

SCHLYEN HOUSE
4773 W. Los Feliz Blvd.
CHC-2015-4245-HCM
ENV-2015-4246-CE

Agenda packet includes

1. Final Staff Recommendation Report
2. Categorical Exemption
3. Under Consideration Staff Recommendation Report
4. Nomination

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-4245-HCM
ENV-2015-4246-CE

HEARING DATE: February 4, 2016
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 4773 W. Los Feliz Boulevard / 2210 N.
Berendo Street
Council District: 4
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Los Feliz
Legal Description: Tract TR 3733, Block None, Lot 7

PROJECT: Historic-Cultural Monument Application for the
SCHLYEN HOUSE

REQUEST: Declare the property a Historic-Cultural Monument

**OWNER(S)/
APPLICANT(S):** Anthony Gabriele & Truong Mai
4773 Los Feliz Boulevard
Los Angeles, CA 90027

RECOMMENDATION **That the Cultural Heritage Commission:**

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

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, City Planning Associate
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

- The Schlyen House "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an example of the Spanish Colonial Revival style.

CRITERIA

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

SUMMARY

Architect David F. Picken designed this Spanish Colonial Revival house in 1924 for Russian immigrant and pharmacist, Joseph Schlyen. Picken designed several homes in a variety of revival styles in the Los Feliz area. The Schlyen House is situated on a 16,234 square foot walled and gated lot on the corner of Los Feliz Boulevard and North Berendo Street. The lot includes one of the historic Deodar Cedar trees planted by the Los Feliz Woman's Club in 1916, which are designated HCM #76. Aside from the main residence there is a two-car detached garage at the rear of the lot.

The main residence was originally built as a two-story, five bedroom, and four bathroom house and now has four bedrooms, as the maid's quarters were converted into a family room. The house configuration is a classic "L" shape providing privacy to the backyard and views to downtown and the ocean. It has a crossed gabled roof with barrel shaped terra-cotta tiles and exposed eaves. The exterior of the house is hand troweled stucco. The house features a number of decorative elements on the exterior including an oversized front door with Churrigueresque surround, a two-story round tower, wrought iron grilles, engaged spiral columns, a mix of wood casement and rounded windows, and an elaborate chimney top. The rear façade includes a covered porch with wide arched supports that leads onto the back patio. The interior includes a barrel-vaulted living room, magnesite flooring in the entry hall and staircase, original wrought iron sconces, arched paneled interior doors, hardwood floors, and exposed wood beams.

Previous alterations include the shortening of windows and removal of corbels on the rear portion of the west elevation, installation of a pool, and a small addition to the garage. More recently the kitchen was remodeled for a second time, interior textured plaster walls were resurfaced with a flat finish, original bathroom tiles and fixtures were removed, and bathrooms were reconfigured.

The Hollywood Community Plan Area results from the citywide historic resources survey, SurveyLA, identified the subject property as a contributor to the Los Feliz Heights Residential Historic District.

DISCUSSION

The Schlyen House "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an example of the Spanish Colonial Revival style. Character-defining features of the house include the terra-cotta roof tiles, stucco cladding, exposed rafter tails, wrought iron grill work, wood casement windows, Churrigueresque detailing, rounded turret, decorative balconies, and irregular plan. Though there have been some interior alterations and minor exterior alterations, the Schlyen House retains its character-defining features and association from its construction in 1924 and is a good example of the Spanish Colonial Revival style.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

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

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

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

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

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

Categorical Exemption ENV-2015-4246-CE was prepared on January 20, 2016.

BACKGROUND

On December 3, 2015 the Cultural Heritage Commission voted to take the property under consideration. On January 14, 2016, a subcommittee of the Commission consisting of Commissioners Barron and Irvine visited the property, accompanied by a staff member from the Office of Historic Resources.

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

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

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 4
--	-----------------------

PROJECT TITLE Schlyen House	LOG REFERENCE ENV-2015-4246-CE CHC-2015-4245-HCM
--------------------------------	--

PROJECT LOCATION
4773 W. Los Feliz Blvd.

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
Designation of the Schlyen House as a Historic-Cultural Monument.

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

CONTACT PERSON Shannon Ryan	AREA CODE 213	TELEPHONE NUMBER 978-1192	EXT.
--------------------------------	------------------	------------------------------	------

EXEMPT STATUS: (Check One)

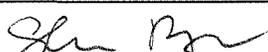
	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 8 & 31 Category _____ (City CEQA Guidelines)

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

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

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

SIGNATURE 	TITLE <i>City Planning Associate</i>	DATE <i>11/20/16</i>
---	--------------------------------------	----------------------

FEE:	RECEIPT NO.	REC'D. BY	DATE
------	-------------	-----------	------

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record

IF FILED BY THE APPLICANT:

NAME (PRINTED) _____

SIGNATURE _____

DATE _____

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-4245-HCM
ENV-2015-4246-CE

HEARING DATE: December 3, 2015
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 4773 W. Los Feliz Boulevard / 2210 N.
Berendo Street
Council District: 4
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Los Feliz
Legal Description: Tract TR 3733, Block None, Lot 7

PROJECT: Historic-Cultural Monument Application for the
SCHLYEN HOUSE

REQUEST: Declare the property a Historic-Cultural Monument

**OWNER(S)/
APPLICANT(S):** Anthony Gabriele & Truong Mai
4773 Los Feliz Boulevard
Los Angeles, CA 90027

RECOMMENDATION **That the Cultural Heritage Commission:**

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

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, City Planning Associate
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

Architect David F. Picken designed the Spanish Colonial Revival styled house in 1924 for Russian immigrant and pharmacist, Joseph Schlyen. David F. Picken designed several homes in a variety of revival styles in the Los Feliz area. The Schlyen House is situated on a 16,234 square foot walled and gated lot on the corner of Los Feliz Boulevard and North Berendo Street. The lot includes one of the historic Deodar Cedar trees planted by the Los Feliz Woman's Club in 1916, which are designated HCM #76. Aside from the main residence there is a two-car detached garage.

The main residence was originally built as a two-story, five bedroom, and four bathroom house and now has four bedrooms, as the maid's quarters were converted into a family room. The house configuration is a classic "L" shape providing privacy to the backyard and views to downtown and the ocean. It has a crossed gabled roof with barrel shaped terra-cotta tiles and exposed eaves. The exterior of the house is hand troweled stucco. The house features a number of decorative elements on the exterior including an oversized front door with Churrigueresque surround, a two-story round tower, wrought iron grilles, engaged spiral columns, a mix of wood casement and rounded windows, and an elaborate chimney top. The rear façade includes a covered porch with wide arched supports that leads onto the back patio. The interior includes a barrel-vaulted living room, magnesite flooring in the entry hall and staircase, original wrought iron scones, arched paneled interior doors, hardwood floors, original bathroom subway tiles, and exposed wood beams.

Minor alterations include the enclosure on one window, the addition of a pool, and a small addition to the garage.

The draft Hollywood Community Plan Area results from the citywide historic resources survey, SurveyLA, identified the subject property as a contributor to the Los Feliz Heights Residential Historic District.

CRITERIA

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

FINDINGS

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

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



1. PROPERTY IDENTIFICATION

Proposed Monument Name: Schlyen House		First Owner/Tenant	
Other Associated Names:			
Street Address: 4773 Los Feliz Blvd		Zip: 90027	Council District: 4
Range of Addresses on Property:		Community Name: Hollywood	
Assessor Parcel Number: 5588016005	Tract: 3733	Block: none	Lot: 7
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
	<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature	
Describe any additional resources located on the property to be included in the nomination, here: two car garage			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1924	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened?	Deterioration
Architect/Designer: David Picken	Contractor: David Picken			
Original Use: single family residential	Present Use: single family residential			
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7)	<input type="radio"/> Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style: Spanish Colonial Revival		Stories: 2	Plan Shape: L-shaped
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Concrete poured/precast	
CLADDING	Material: Stucco, textured	Material: Stone, cast	
ROOF	Type: A-frame	Type: Flat	
	Material: Clay tile, rounded	Material: Rolled asphalt	
WINDOWS	Type: Casement	Type: Double-hung	
	Material: Wood	Material: Wood	
ENTRY	Style: Centered	Style: Centered	
DOOR	Type: Paneled, unglazed	Type: Plank	

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



4. ALTERATION HISTORY

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

1950	lagoon shaped swimming pool
11/6/2008	addition of storage room attached to the back of the existing garage

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

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

NOMINATION FORM



7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

Name: Anthony Gabriele		Company:	
Street Address: 4773 Los Feliz Blvd		City: Los Angeles	State: CA
Zip: 90027	Phone Number: 310-388-7694	Email: tonygatm@gmail.com	

Property Owner

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

Name: Anthony Gabriele & Truong Mai		Company:	
Street Address: 4773 Los Feliz Blvd		City: Los Angeles	State: CA
Zip: 90027	Phone Number: 310-388-7694	Email: tonygatm@gmail.com	

Nomination Preparer/Applicant's Representative

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

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

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

Anthony Gabriele
Name:

11/12/14
Date:

Signature:

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

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

Historic Cultural Monument Application

Schlyen House
4773 Los Feliz Blvd.

Proposed Monument Description:

Architect David F. Picken designed this Spanish Colonial Revival house in 1924 for Russian immigrant and pharmacist Joseph Schlyen. David Picken designed several Spanish Colonial Revival and Colonial Revival homes in the Los Feliz area. The home is situated on a 16,234 square foot walled and gated lot on the corner of Los Feliz Boulevard and North Berendo Street. The lot includes one of the historic Deodar Cedar trees planted by the Los Feliz Woman's Club in 1916 which are designated Historic-Cultural Monument #76. Aside from the main residence there is a two car detached garage. The garage has an attached utility room that was added in 2008.

The main residence was built as a two-story, 5 bedroom, 4 bath home and is now a 4 bedroom, 4 bath home as the maid's quarters were converted into a family room. The house configuration is a classic "L" shape providing privacy to the back yard and views to downtown and the ocean.

The perimeter of the property is surrounded by a concrete half wall and wrought iron perimeter fence with an ornamental entry gate from the sidewalk. The exterior of the home has many Spanish Colonial Revival architectural elements including a white stucco finish, hand-made Spanish terra-cotta barrel roof tiles, oversized paneled hardwood entry door, plank hardwood secondary entry doors with ornamental wrought iron grilles, numerous patios and arcades, arched wood windows with original wavy paned glass, ornamental wrought iron window grilles. Exterior to the front door are a pair of wrought iron entry gates. The front entry is framed by a cast concrete Spanish Baroque "churrigueresque" surround that includes two Corinthian columns and a crest plate. Another cast concrete Spanish Baroque "churrigueresque" surrounds a large arched dining room window. There is also a round two-story tower structure that encloses part of the first floor living room and an upstairs bedroom. On the back of the house is a large chimney capped by a "dog-house" with terra-cotta barrel roof tiles. The majority of the house has an A-frame roof however there is a flat roof on the back portion of the home with a terra cotta barrel tiled parapet. The detached two car garage has an A-frame roof with hand-made terra-cotta barrel tiles and two wood paneled garage doors. There is a lagoon shaped pool that was likely added in the 1950s.

The interior of the house has classic Spanish Colonial Revival features including stucco walls, magnesite flooring in the entry hallway and staircase, original "Cobbs & Mitchell" "Electric" hardwood flooring, arched paneled hardwood interior doors, and many original wrought iron sconce light fixtures.

Upon entering the home there is a grand staircase with decorative wrought iron hand railings and Corinthian columns. The original magnesite staircase has leaded stained-glass "window" lights and a large wrought iron chandelier.

To the right of the entry is a step down 16' x 28' foot barreled ceiling living room framed by an entry arch with two Corinthian columns. There is a fireplace with a large cast concrete Spanish Baroque "churrigueresque" mantle with a cherub relief. The room has four original ornate wrought iron sconce light fixtures. The living room has two large arched French doors that lead onto an exterior arcade with classic Spanish Colonial Revival massive square masonry columns with capitals and arches.

To the left of the main entry is a 15' x 15' formal coved ceiling dining room that is entered by two oversized arched hardwood doors. The room has original wrought iron wall sconce light fixtures and a chandelier.

The kitchen was renovated several times. The original maids quarters adjacent to the kitchen was converted into a family room off of the kitchen.

The lower level includes a half-bath with an original medicine cabinet and updated fixtures.

The first floor of the home is completed by a hexagonal study with a coved ceiling and original built-in cabinets.

The home has a moderate size basement that originally housed several gravity heaters and includes the original floor safe that is still operable. From the basement there are two entries to the large crawl space below the east and west wings of the house.

The staircase to the second floor leads to a landing with a west and east wing hallway. Originally there was an enclosed summer room that was converted to a bathroom and laundry room in the nineteen-fifties.

The east most upstairs bedroom includes a round tower area with a round ceiling and three casement windows. The room includes a Juliet wrought iron balcony accessed by a pair of French doors. At the end of the hallway is an original subway tiled bathroom with a stand-up shower, cast iron tub, pedestal sink and "Standard" "Expulso" toilet. Also in the east wing is a second bedroom with original hardwood floors and wood casement windows.

The west wing includes a 2nd master that is 22' x 15' with an exposed rough sawn wood beamed ceiling. The room has original ornate wrought iron sconce light fixtures. There is a small patio off of the bedroom with a wrought iron railing accessed by a pair of French doors.

The master bedroom is 18' x 15' with a 10' vaulted ceilings. The room has a large arched window with views to downtown and three arched smaller casement windows facing west. There is an enclosed sitting porch off of the master bedroom accessed by a pair of French doors. The porch is exposed to the outside by a pair of arched and columned open "windows". There are two closets off of the master bedroom and a master bath with updated fixtures.

The upstairs level is completed by a 22' x 10' outdoor patio with views of the Griffith Observatory.

Statement of Significance:

The Schylen house is a quintessential example of a Spanish Colonial Revival home built during the early nineteen twenties. Spanish Colonial Revival architecture was born out of Mission Revival architecture and became prevalent following the 1915 Panama California Exposition in San Diego. The Los Feliz area of Los Angeles became a sought after residential area for upper middle class immigrants and Hollywood leading actors & actresses. Within walking distance to the Schylen house are examples of homes built by well known architects including the Frank Lloyd Wright's Ennis House and Hollyhock House and Richard Neutra's Lovell House along with an original Brown Derby restaurant and Walt Disney's longtime home.

Mr Joseph Schylen was a Russian born pharmacist at his brother's drug store in downtown Los Angeles. He and his wife commissioned David Picken to build them a house for their family on a premier corner lot in the newly established Los Feliz neighborhood. David Picken was both the contractor and the architect.

The home embodies the characteristics of a Spanish Colonial Revival home and includes the following defining architectural elements:

1. Hand made Terra-cotta barrel roof tiles
2. White stucco exterior
3. Casement wood windows
4. Planked and paneled hardwood doors with wrought iron grilles
5. Decorative wrought iron window grilles
6. Oversized front door with a cast cement Spanish Baroque "churrigueresque" surround
7. Oversized arched dining room window with a cast cement Spanish Baroque "churrigueresque" surround
8. Exterior and interior wrought iron lights and sconces
9. Enclosed second story patio with arched and columned openings to the exterior

10. Exterior rear arcade with massive square columns, masonry capitals and arches
11. Tower chimney with "dog-house" cap
12. Cast cement Spanish Baroque fireplace mantle
13. Interior magnesite hall and staircase flooring
14. Cobbs & Mitchell "Electric" hardwood flooring
15. Barreled vaulted ceiling in the living room
16. Brass window and door hardware
17. Exposed rough sawn beams in the 2nd master bedroom

Bibliography:

AntiqueHome.org. *Spanish Revival Architecture of the 20th Century*.
AntiqueHome.org online. 2010

Appleton, Marc. *George Washington Smith, An Architect's Scrapbook*. Tailwater Press, 2001

City of Glendale. *Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts*. City of Glendale online documents.

City of San Gabriele. *Architectural Design Standards, San Gabriel Mission District Guide*. City of San Gabriele online documents.

Cook, S.F. & Skinner, Tina. *Spanish Revival Architecture*. Schiffer Publishing. 2005

Gellner, Arrol. *Red Tile Style*. Penguin Group. 2002

Hamilton, Denise. *Floor Show*. Los Angeles Times online, 1999

Los Feliz Improvement Association. *Los Feliz Improvement Association Historic Survey*. Los Feliz Improvement Association online

Massey, James C. & Maxwell. *Spanish Architecture In America*. Old House Journal online. 2005

Masson, Kathryn. *Santa Barbara Style*. Rizzoli International Publications. 2001

McMillian, Elizabeth. *Casa California*. Rizzoli International Publications. 1996
Pennsylvania State University. *National Lumberman, Volume 46*, National Lumberman online. 2010

Snider, Debbie. *9 Architectural Elements of Spanish Revival Style*. Houzz online. 2011

Wyckoff, William. *How to Read the America West, A Field Guide*. University of Washington Press. 2014



City of Los Angeles Department of City Planning

10/5/2015 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

4773 W LOS FELIZ BLVD
2210 N BERENDO ST

ZIP CODES

90027

RECENT ACTIVITY

ZI-2407 Proposed Hillside Area(Zoning), subject to hillside regulations. The eff. date is still undetermined.

CASE NUMBERS

CPC-23357-BL
ORD-144019

Address/Legal Information

PIN Number	150B197 60
Lot/Parcel Area (Calculated)	16,233.3 (sq ft)
Thomas Brothers Grid	PAGE 594 - GRID A3
Assessor Parcel No. (APN)	5588016005
Tract	TR 3733
Map Reference	M B 48-62/63 (SHTS 1-2)
Block	None
Lot	7
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 - David Ryu
Census Tract #	1892.02
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	RE11-1
Zoning Information (ZI)	ZI-2441 Alquist-Priolo Earthquake Fault Zone ZI 145-67
General Plan Land Use	Very 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	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	35
500 Ft School Zone	No

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

500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5588016005
Ownership (Assessor)	
Owner1	GABRIELE,ANTHONY F AND
Owner2	MAI,TRUONG S
Address	4773 LOS FELIZ BLVD LOS ANGELES CA 90027
Ownership (City Clerk)	
Owner	GABRIELE, ANTHONY F MAI, TRUONG S
Address	4773 LOS FELIZ BLVD LOS ANGELES CA 90027
APN Area (Co. Public Works)*	0.373 (ac)
Use Code	0101 - Single Residence with Pool
Assessed Land Val.	\$1,588,555
Assessed Improvement Val.	\$397,138
Last Owner Change	11/15/12
Last Sale Amount	\$1,900,019
Tax Rate Area	13
Deed Ref No. (City Clerk)	7-338
	581630
	4852
	447777
	328459
	2239477
	2040767
	1735458
	1729966
	1597860
Building 1	
Year Built	1924
Building Class	D95B
Number of Units	1
Number of Bedrooms	5
Number of Bathrooms	3
Building Square Footage	3,953.0 (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	Yes
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	

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.

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
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
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
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

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

CASE SUMMARIES

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

Case Number: CPC-23357-BL
Required Action(s): BL-BUILDING LINE
Project Descriptions(s): Data Not Available

DATA NOT AVAILABLE

ORD-144019



Address: 4773 W LOS FELIZ BLVD
 APN: 5588016005
 PIN #: 150B197 60

Tract: TR 3733
 Block: None
 Lot: 7
 Arb: None

Zoning: RE11-1
 General Plan: Very Low II Residential



4773 W. Los Feliz Boulevard

2s Spanish 5588-016-005 1924 [8.02, 80209]



Single residence w/ pool: 13-room, 5-bedroom, 3-bath, 3953 sq/ft.
Tract 03733, Lot 7. 16230 sq/ft. 90027. Sanborn 1098A. District 33, p. 4.

B.P. 25924, 06/13/24, RELOC

2s Residence, 1-family, 11-room, 58 X 58 X 28', \$20,000

Joseph Schlyen, owner. 1163 N. Alexandria.

David F. Picken, architect. 1656 N. Senaus Av.

David F. Picken, contractor.

Cement plaster & frame.

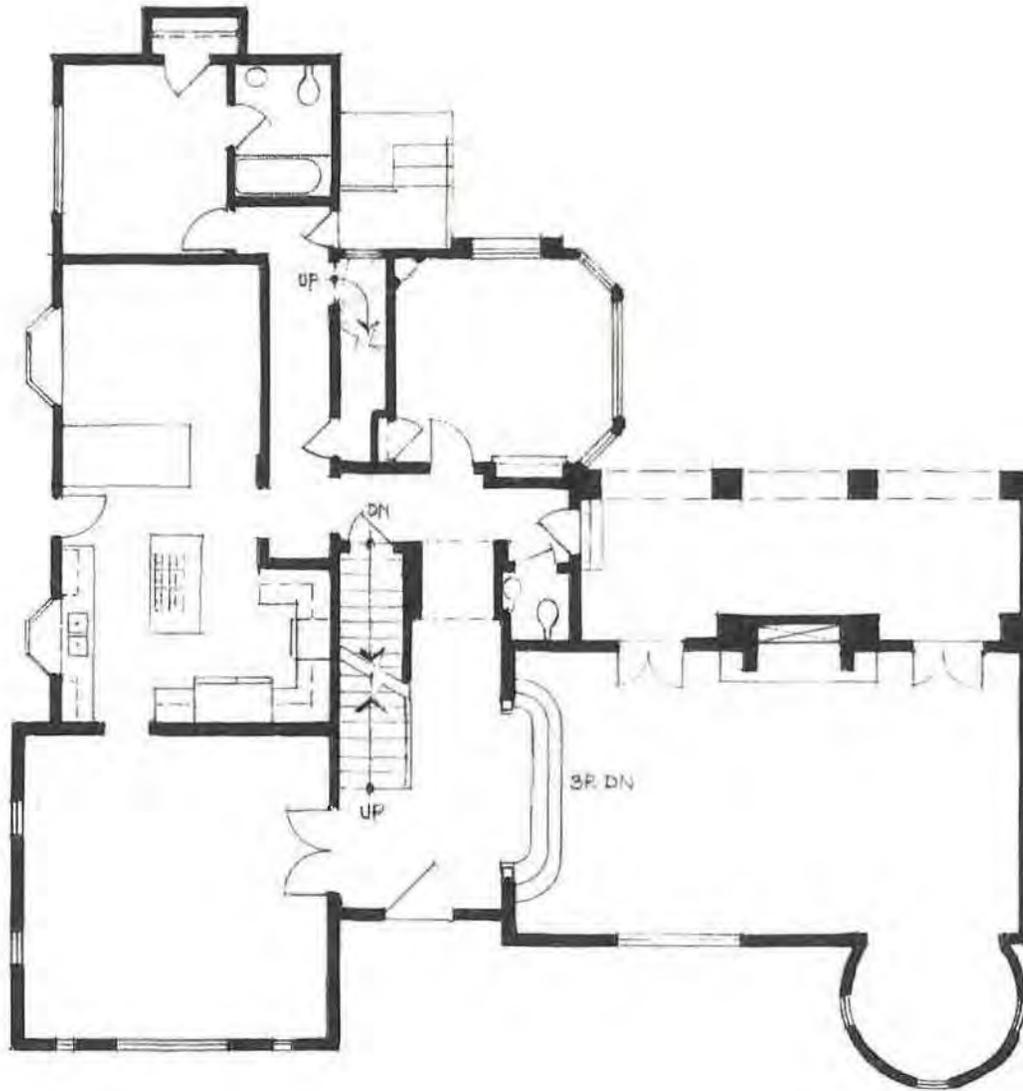
B.P. 32003, 08/06/24, RELOC

1s Garage, 1-room, 20 X 20 X 10', \$1,000

Same as above.

1930 census:

4773 Los Feliz Blvd. (Value: \$40,000): 1) Joseph Schlyen, owner and head of household; 46 year old white married male; married at age 26; born in Russia; parents born in Russia; speaks Russian; to US in 1900; a naturalized citizen; a Pharmacist in a drug store. 2) Sophie J. Schlyen, wife; a 39 year old white married female; married at age 19; born in New York; parents born in Romania; not working. 3) Chester H. Schlyen, son; a 20 year old single white male; in school; born in New York; a clerk in a drug store. 4) Charlotte H. Schlyen, daughter; 16 year old white single female; in school; born in New York. 5) Anna Mudrey, servant; a 27 year old single white female; born in English Canada; parents born in Austria; to US in 1929, a resident alien; a servant in a private family. (19th ED, page 10B; lines 51-55).



FIRST FLOOR PLAN



NO SCALE

4773 Los Feliz Blvd.
Los Angeles, CA

INTERIOR OFFICE SPACE PLANNING **SHANT MELKONIAN, CCID**
21108 Baniynn Ct., Topanga, CA 90290 T (818) 914-6551 F (818) 914-6538 C (818) 730-6118 smccid@verizon.net

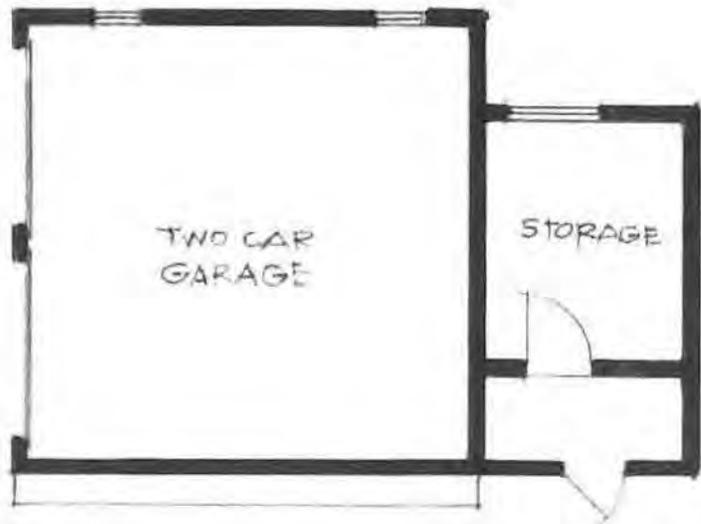


SECOND FLOOR PLAN

NO SCALE

4773 Los Feliz Blvd.
Los Angeles, CA

INTERIOR OFFICE SPACE PLANNING **SHANT MELKONIAN, CCID**
21108 Banlynn Ct., Topanga, CA 90290 T (818) 914-6551 F (818) 914-6538 C (818) 730-6118 smccid@verizon.net



1/8" = 1'-0"

GARAGE PLAN

4773 Los Feliz Blvd.
Los Angeles, CA

INTERIOR OFFICE SPACE PLANNING **SHANT MELKONIAN, CCID**
21108 Banlynn Ct., Topanga, CA 90290 T (818) 914-6551 F (818) 914-6538 C (818) 730-6118 smccid@verizon.net



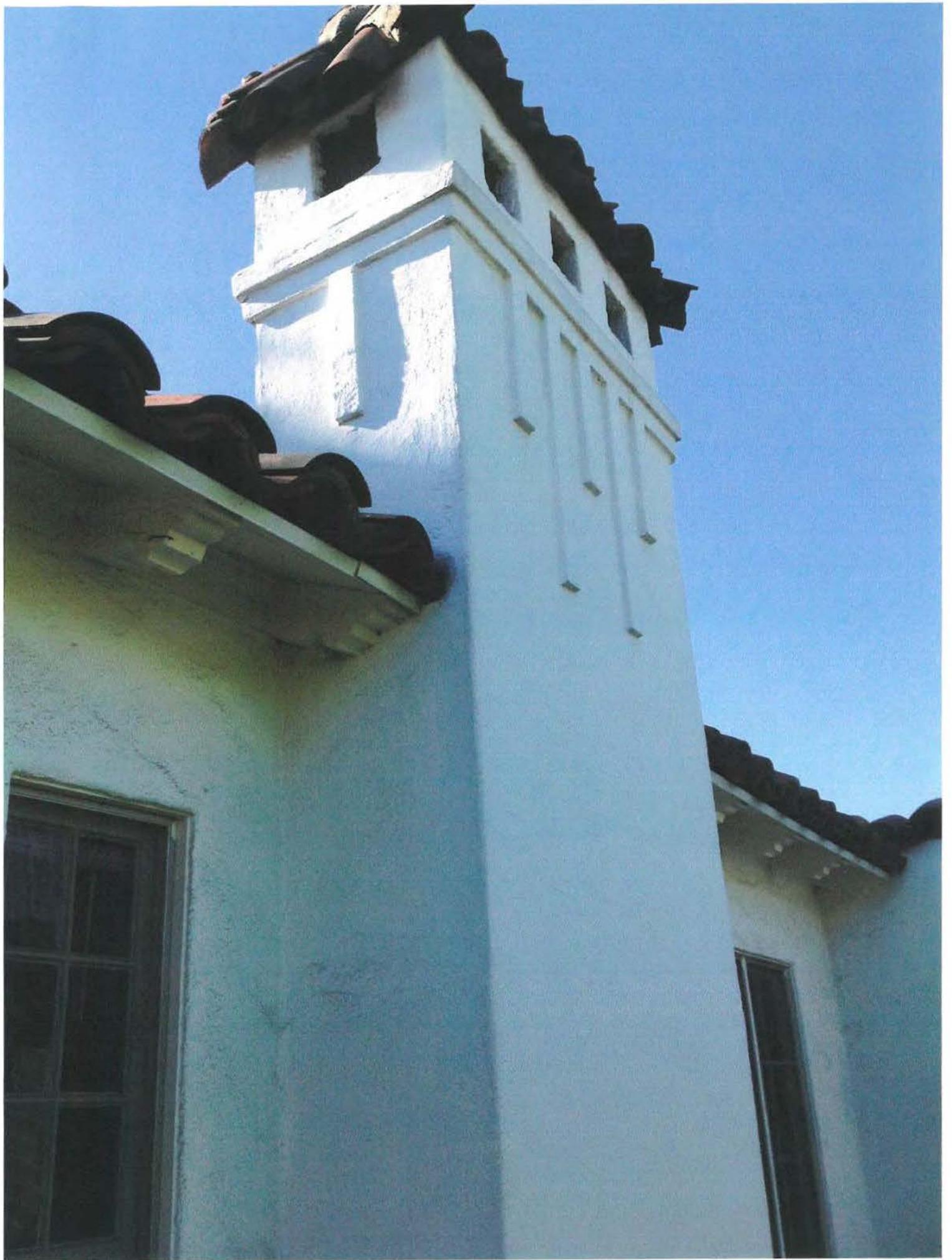




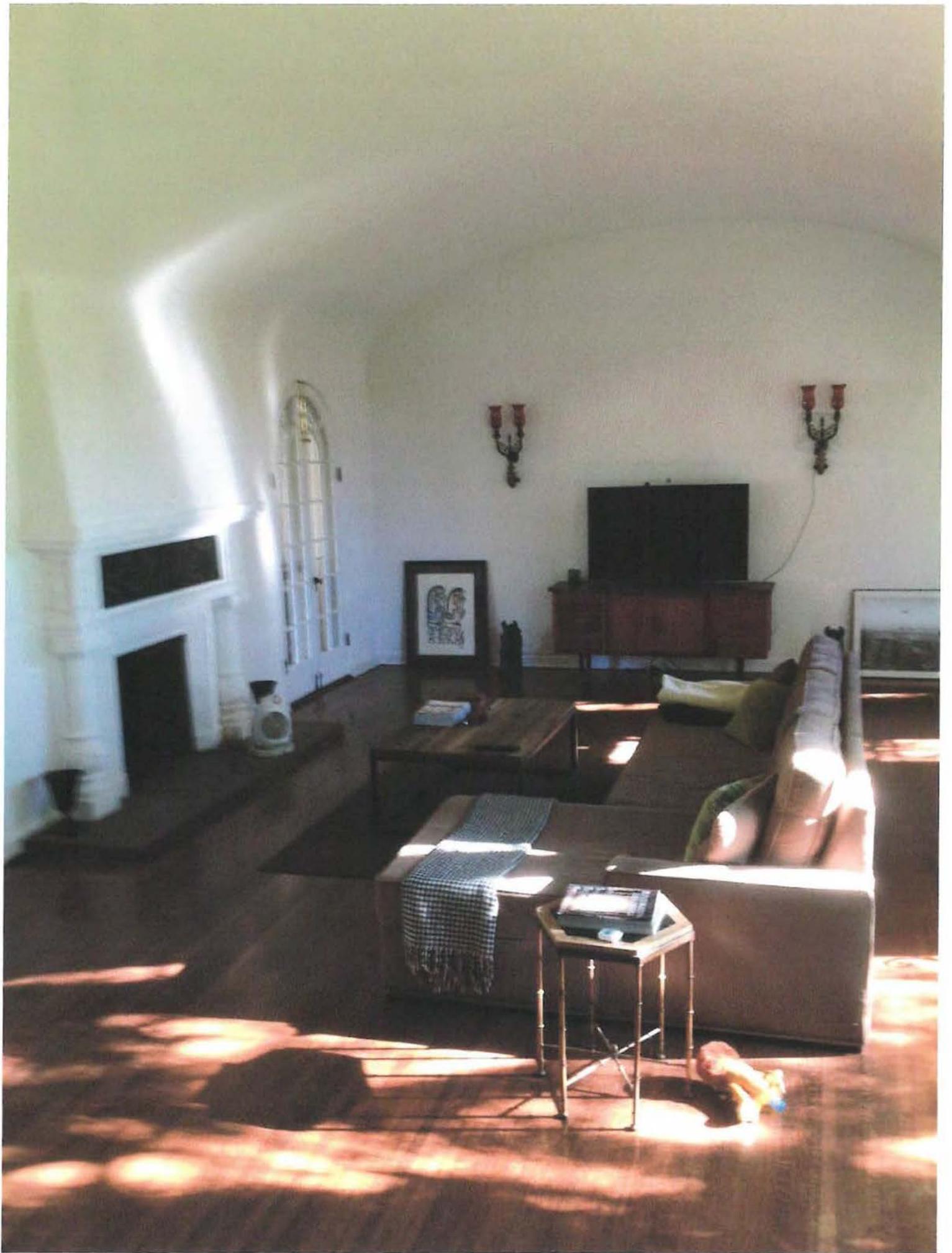










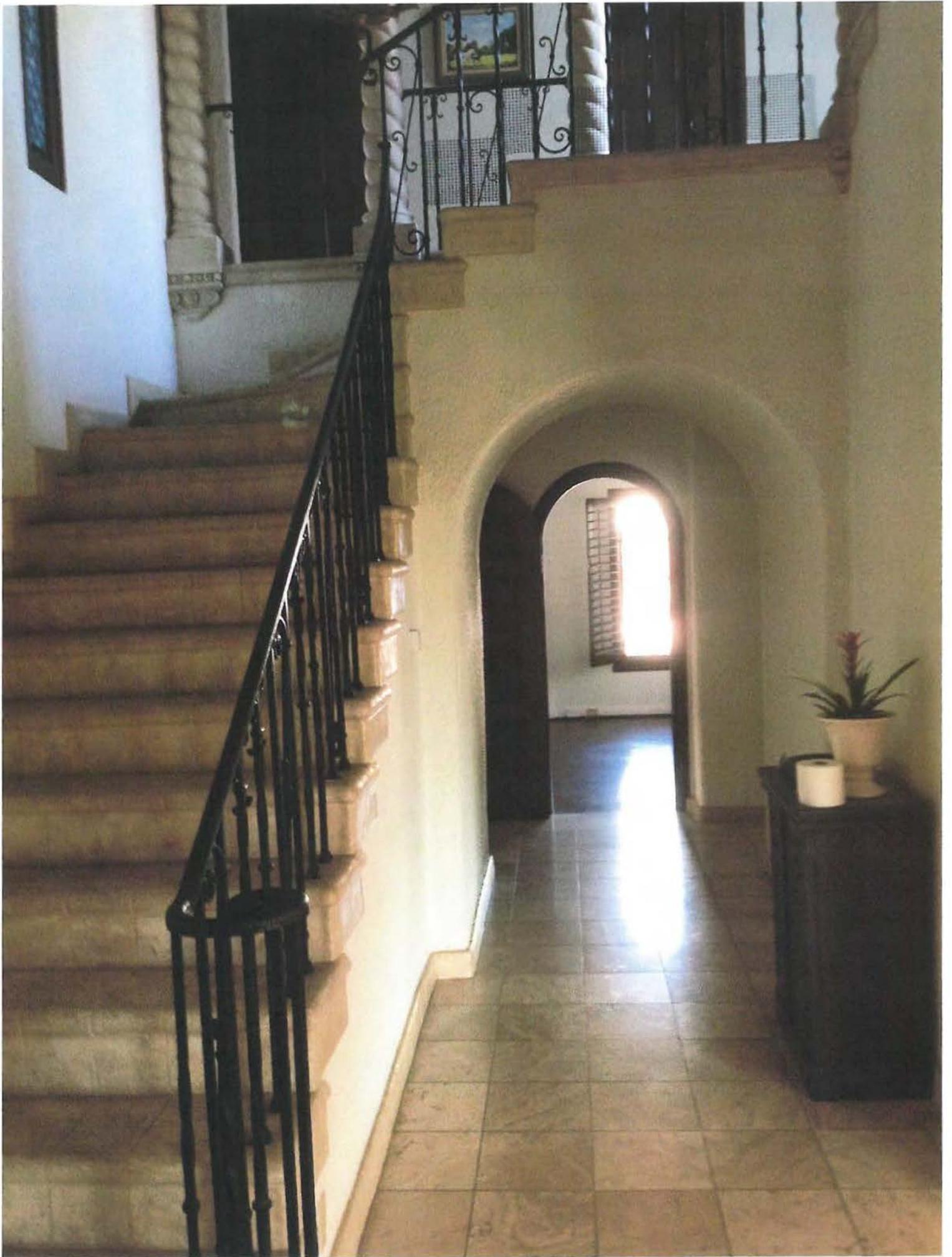


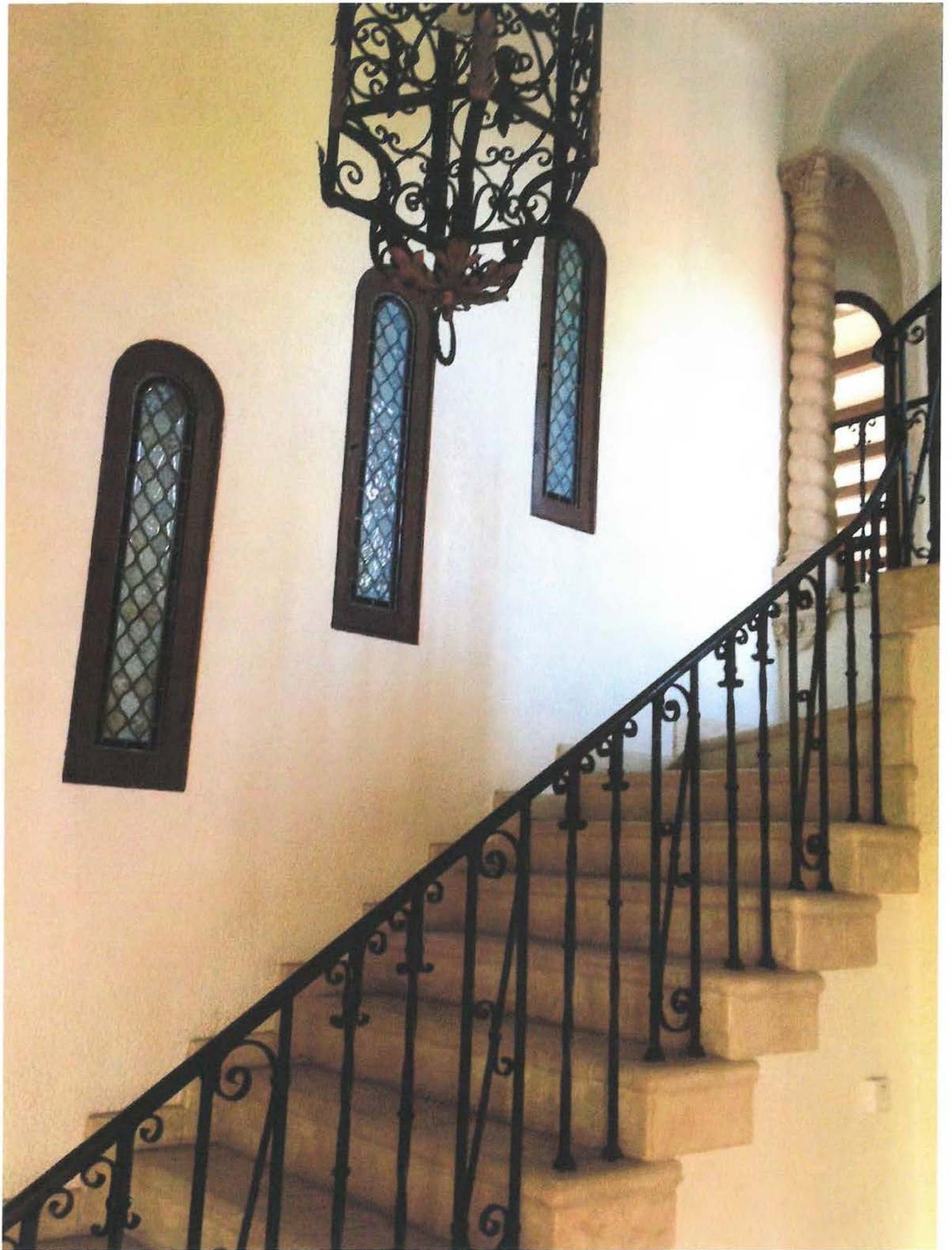






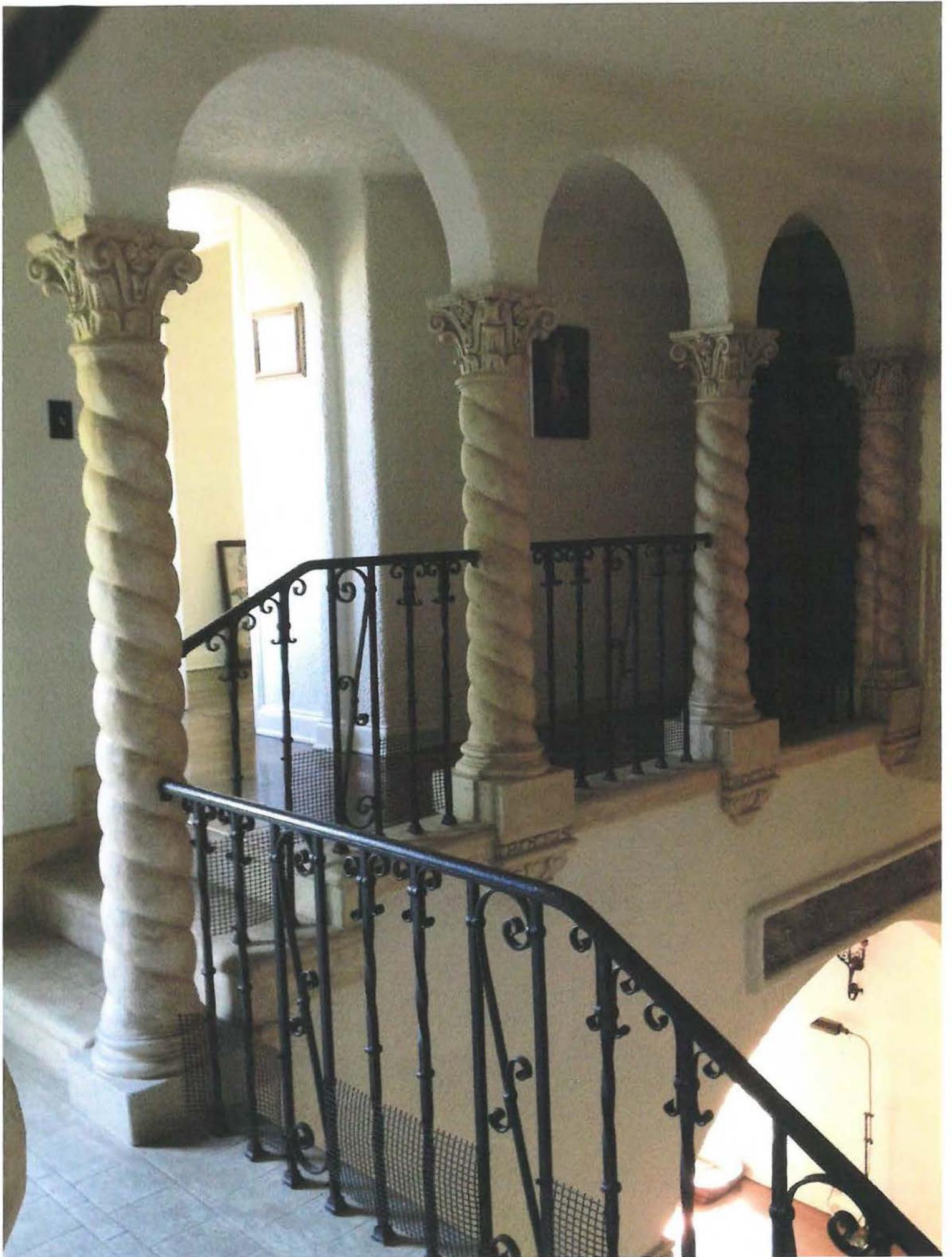


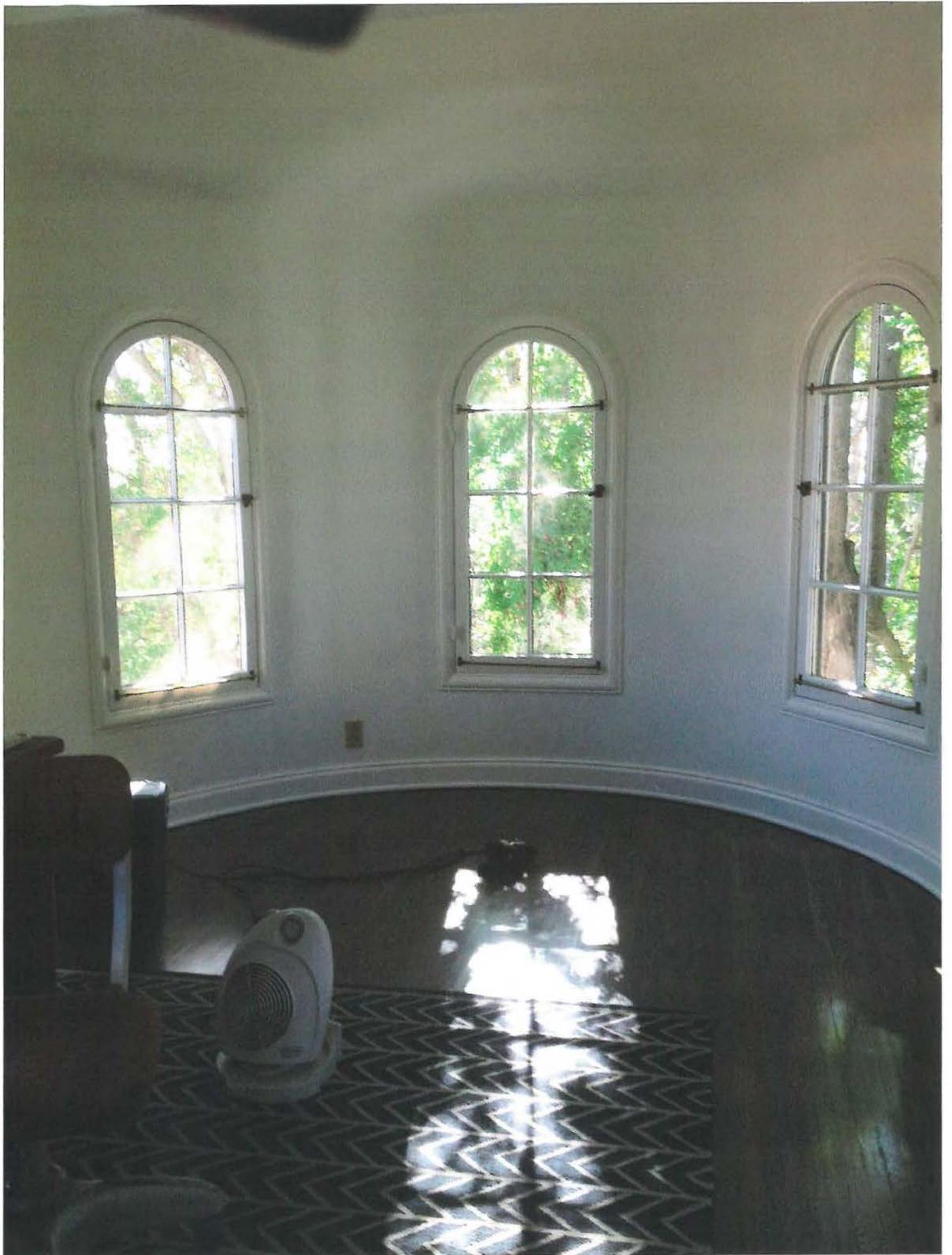








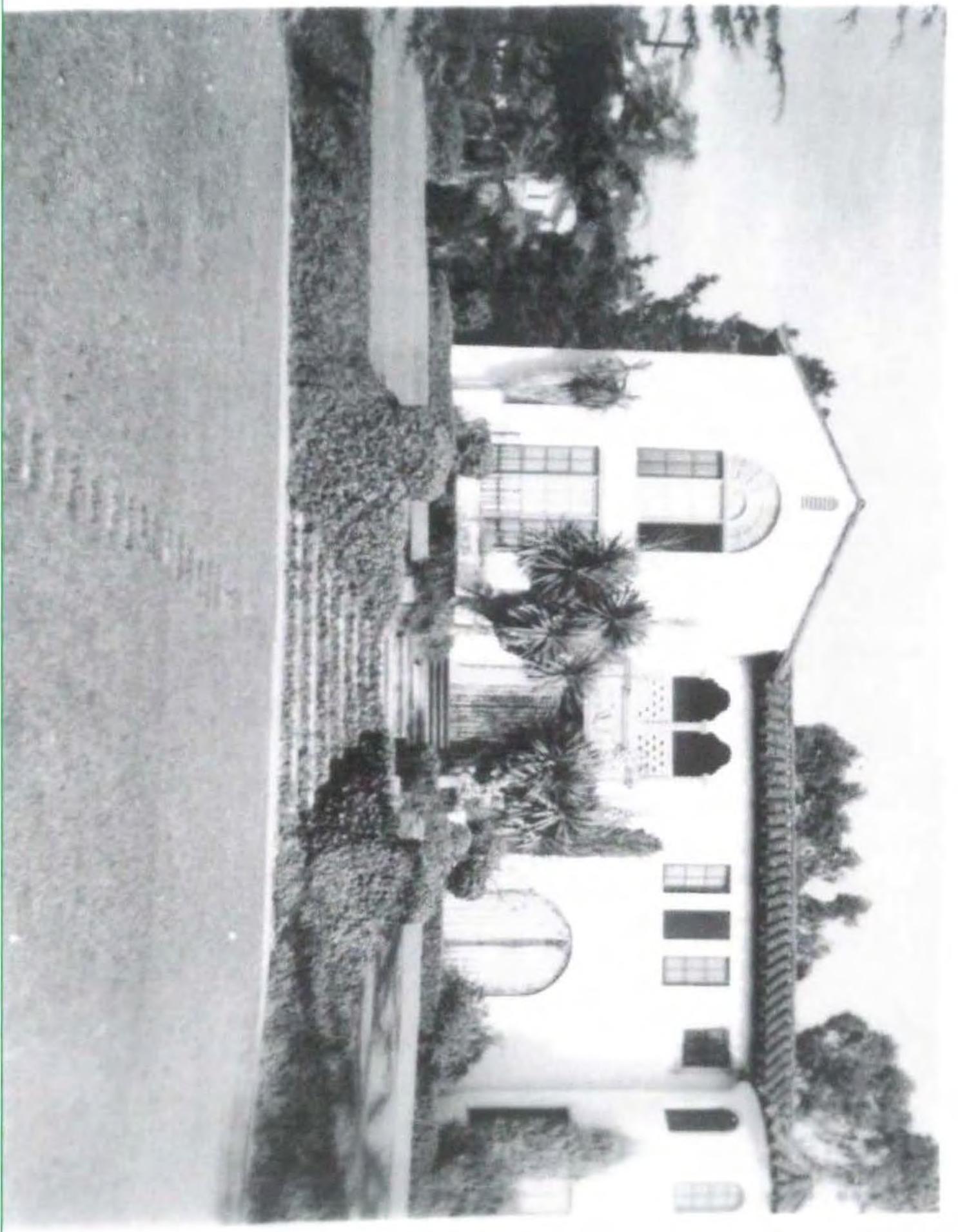


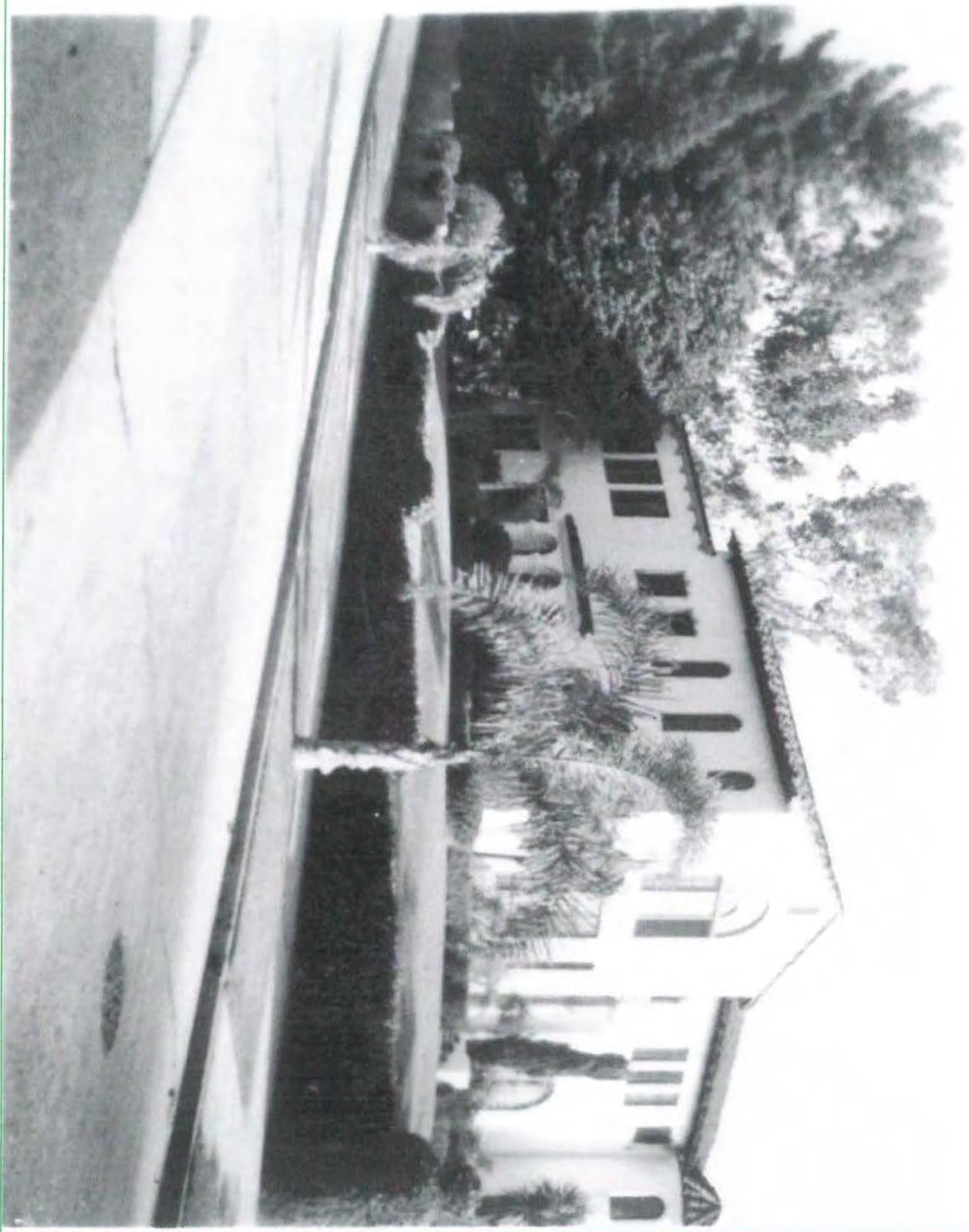




















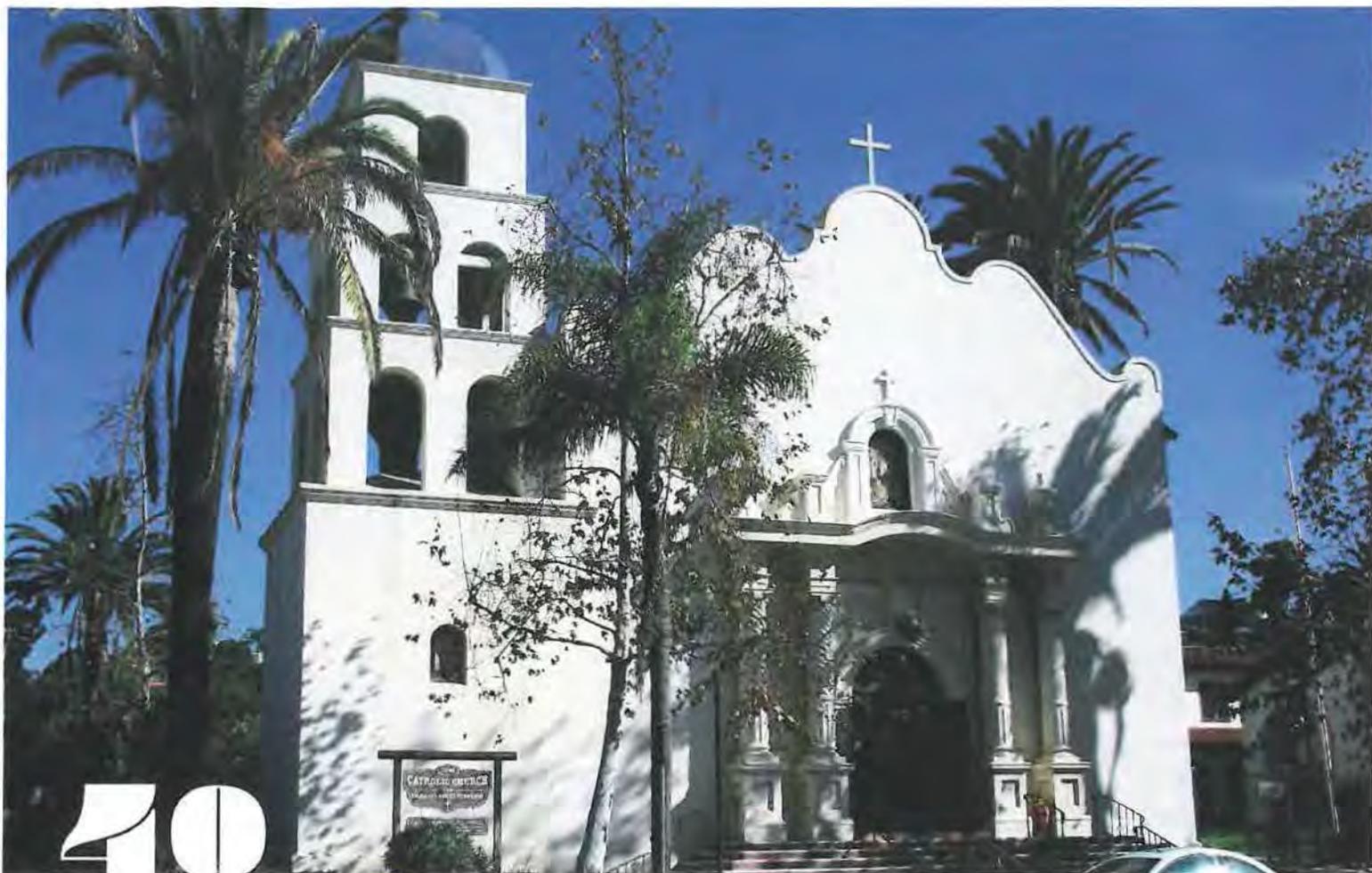












SPANISH COLONIAL REVIVAL ARCHITECTURE

FIG. 4.18 Catholic Church of the Immaculate Conception, Old Town San Diego, California. Completed in 1917, this structure celebrates the Spanish Colonial Revival tradition. The church tower (left) houses one of the original bells from nearby Mission San Diego de Alcalá (1769)

THE TWO EVENTS WERE SEEMINGLY UNRELATED. IN 1884, HELEN HUNT Jackson published the novel *Ramona*, a nostalgic look back at California's Spanish missions and quaint Mexican adobes. Three years later, Florida developer Henry Flagler completed his grand Ponce de León Hotel in Saint Augustine, a resort designed in high Spanish Renaissance style to recall Florida's Iberian glory. Both reimaginings of Spain's legacy in the United States resonated with the public. They were harbingers of a flowering of Spanish Colonial Revival architecture, most designed by Anglos, which shaped many coastal California communities, particularly from San Diego to San Francisco. The revival never recognized the region's contemporary Mexican culture, preferring to identify instead with a more remote, mostly fictional past.

The elements of the revival crystallized at San Diego's Panama-California Exposition, held between 1915 and 1917. Inspired by the exposition, the next generation of Southern and central California's public buildings, railroad depots, churches, commercial structures, and homes combined characteristics of Spanish Baroque, Mission, and Moorish Revival styles, along



with vernacular pueblo and rancho elements (fig. 4.18). The legacy of those decades is in place-names (including a plethora of Ramonas) and in a blending of architectural traditions that includes white stucco and earth-toned structures; low-pitched clay-tile roofs; arched windows, walkways, doors, and bell towers; circular Moorish-style domes; decorative balconies and iron grillwork; and a landscape of Mediterranean plantings (such as cypress trees and Mediterranean dwarf palms), fountains, decorative tile and red brick, outdoor patios, and arcaded courtyards (figs. 4.5 and 4.18–4.20).

Stylish archways and tile roofs dominate Santa Barbara, California, where city fathers decreed, after an earthquake in 1925, that new downtown construction would reflect that look. Many subsequent redevelopment efforts in the city, including the Paseo Nuevo midtown commercial district in the 1980s, reinforced the enduring visual power of Revival architecture. You can also see signs of this tradition in San Diego's Balboa Park, the site of the exposition; in the Mission Inn Hotel and Spa in Riverside, California; at Stanford University and many other college campuses; and in the Pima County Courthouse in Tucson. Based on the style's popularity in exclusive California communities such as Carmel, Montecito, San Clemente, and Avalon (on Santa Catalina Island), the Spanish Colonial Revival's architectural appeal was embraced in dozens of middle-class communities from Glendale to Fresno (fig. 4.5). Decades later, the Revival is evident in upscale shopping centers such as Tlaquepaque in Sedona, Arizona, in master-planned housing developments (79; fig. 4.20), and in many retirement communities (98). *

FIG. 4.19 Inner courtyard, San Francisco Art Institute. Tiled roofs, arched walkways and windows, bricked courtyard, Moorish-tiled fountain, Mediterranean plantings, and a nearby mural (Diego Rivera artwork inside) make this 1920s-era Bakewell and Brown–designed building a classic celebration of the Spanish Colonial Revival.

FIG. 4.20 Nouveau Mediterranean-style home, Verrado, Arizona. This post-2000 Spanish Colonial Revival home, built in a planned subdivision west of Phoenix, suggests that this architectural impulse remains alive and well in the twenty-first-century West.

9 Architectural Elements of Spanish Revival Style

See the Details That Keep Spanish Revival Such a Sought-After Design



Debbie Snider, Allied Member ASID, Member NKBA
Houzz Contributor.

Email

Comment 21 Like 23 Bookmark 268 Print Embed

Click "Embed" to display an article on your own website or blog.

As a fan and owner of a 1927 Spanish Colonial Revival home, I can't get enough of them. Every one I have come across has been unique and well-constructed with lots of character and charm. This type of architecture was born as a result of the Panama-California Exposition, and became a U.S. style movement from 1915 to 1931. It is a hybrid style based on the architecture found during the early Spanish colonization of North and South Americas. It started in California and Florida, which had the ideal climate for Mediterranean-inspired homes, and remains popular today. In Spanish Revival architecture, new features were added to classic ones to create a distinct look. Let's explore some of the exterior elements which define this style:



1. Curves and arches. Here, curved steps lead to a graceful archway to the front door.



"One of the most comprehensive collections of home design images"

More press >



What are you working on?



Before & After kitchen desi...
by Talia cohen abutbul
 20



Mixing finishes in kitchen
Hi, I am having the hardest time with the finishing...
 6

News From Our Partners

- 21 Ways to Create a Classically Nostalgic Christmas
- 10 Ways Your Bathroom is Making You Sick
- 25 modern ways to style a home

People who liked this story also liked

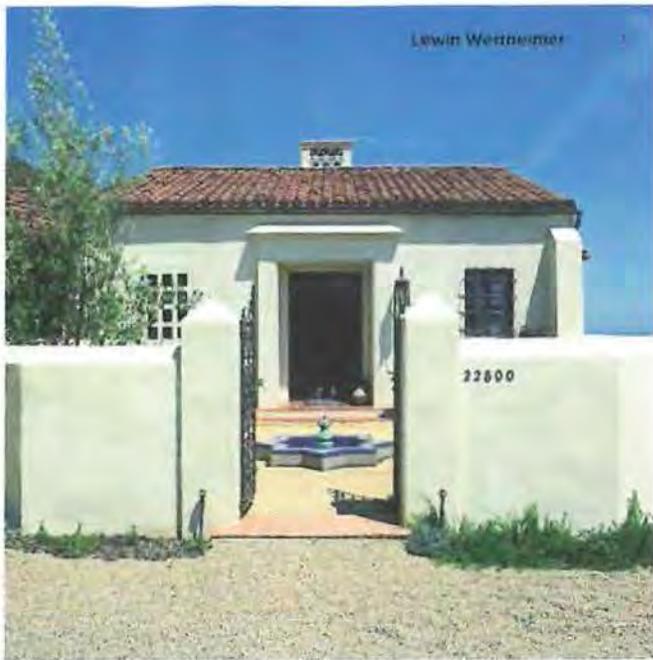


10 Favorite Features of Spanish Revival Style
Full Story >

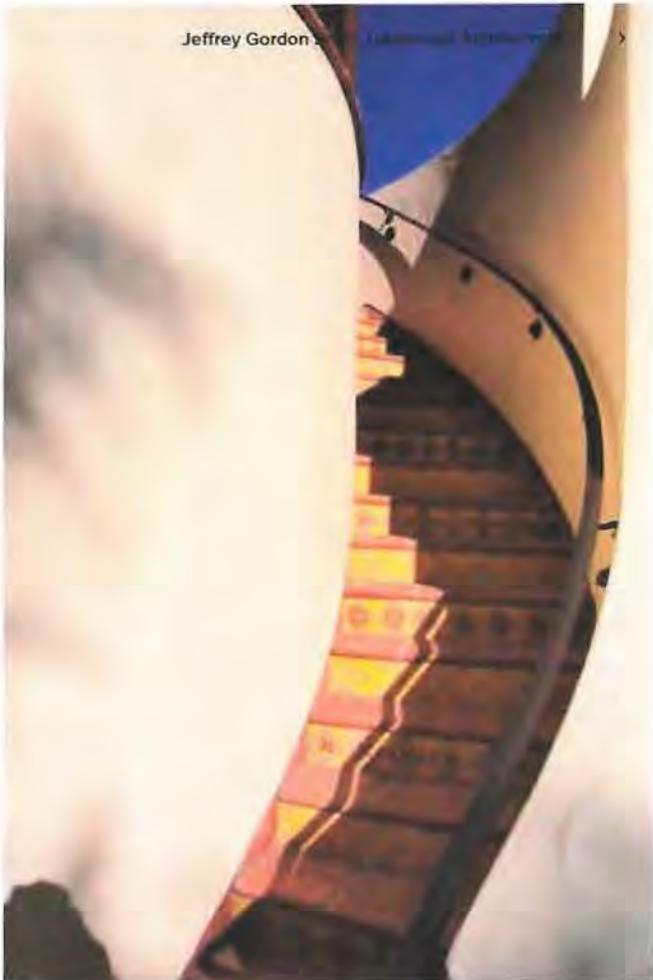


Get the Look: Spanish-Mediterranean Courtyard
Full Story >

9 Elements of Spanish Revival Kitchens
Full Story >



2. White stucco exterior and walls. Fresh white paint covers roughly textured stucco — a hand-applied mix of cement, water and sand or lime. The result is an aged-looking Old World surface.



3. Painted tile. Here, a beautifully curved staircase reveals another classic feature: handpainted tiles on the stair risers.



15 Ways to Make Your Home Speak Spanish

[Full Story >](#)



My Houzz: Spanish Colonial Restoration in Hollywood

[Full Story >](#)



12 Design Features That Bring Spanish Flavor to a Kitchen

[Full Story >](#)



Roots of Style: Spanish Eclectic Homes Find a Place in the Sun

[Full Story >](#)



Roots of Style: Many Cultures Make Their Marks on Mediterranean Design

[Full Story >](#)



Kitchen Workbook: 8 Elements of a Mediterranean Kitchen

[Full Story >](#)



Mediterranean Style: A Bonanza of Coastal Flair

[Full Story >](#)

People found the photos in this ideabook after searching for:

mediterranean patio furniture and outdoor furniture · grills · traditional patio furniture and outdoor furniture · stucco stone · window grill · decorative tile

View over a million photos:

basement design · bedroom design · dining room design · entry design · family room design · garage and shed design · hall design · home bar design · home office design · landscape design · laundry room design · nursery design · powder room design · wine cellar design and more.



4. **Terracotta roof tiles.** The red clay roof tops give the homes a warm, earthy, rustic look. Often the roof lines are multi-level to create interest and asymmetry. This home features a turret.



5. **Tower-like chimneys.** No detail is too small. This functional chimney is given special treatment with moldings and little windows.

Here is one which stands proudly with little arched windows and its own tile roof. The decorative ledges below it are perfect for displaying rustic planters.

Pella WINDOWS AND DOORS SHARE YOUR VIEW

ENTER NOW

For an opportunity to win a \$5,000 getaway to Laguna Beach

© 2018 Pella Corporation See terms and conditions for details

Mahoney Architects & Interiors >



Cohn + Associates



6. **Balconies.** These were designed so that you could step out from your room above to enjoy the fresh air and views.

7. **Ornamental iron work.** Finely crafted wrought iron work graces stair railings, gates, window grilles and lanterns. Here is a closeup of a window grille.



Wooden doors and gates often feature iron details. These lanterns are typical Spanish Revival.

Here are some scrolled stair railings.



8. Courtyards and patios. The mild climate of the Mediterranean encouraged outdoor living, so the Spanish created lots of spaces to enjoy outside. The patios often had fireplaces which allowed you to linger outside late into the night.



9. Arcades. A series of arches supported by columns is called an arcade. This is an old architectural feature which originated in Rome. In the Mediterranean, the arcades sheltered walkways in town squares.



Here is an inside view of another arcade. Notice the expansive terracotta tiled patio it covers, the impressive woodwork above and the outdoor fireplace. All you need is some comfy furniture and you'll never want to leave.



Like this style? See how to get the warm, rustic feel of Spanish-style interiors.

Next: Browse more Mediterranean-style photos

[f](#) [t](#) [g+](#) [Email](#) [Embed](#)

[Browse more home design photos >](#)



Other stories you might like



[10 Favorite Features of Spanish Revival Style >](#)

[Get the Look: Spanish-Mediterranean Courtyard >](#)

[9 Elements of Spanish Revival Kitchens >](#)

[15 Ways to Make Your Home Speak Spanish >](#)

ævalouise

Probably my favorite architectural style. Wish I lived in a part of the country that was better suited for this style. Loved the close up of the window!

[3 Likes](#) February 25, 2011 at 5:56PM



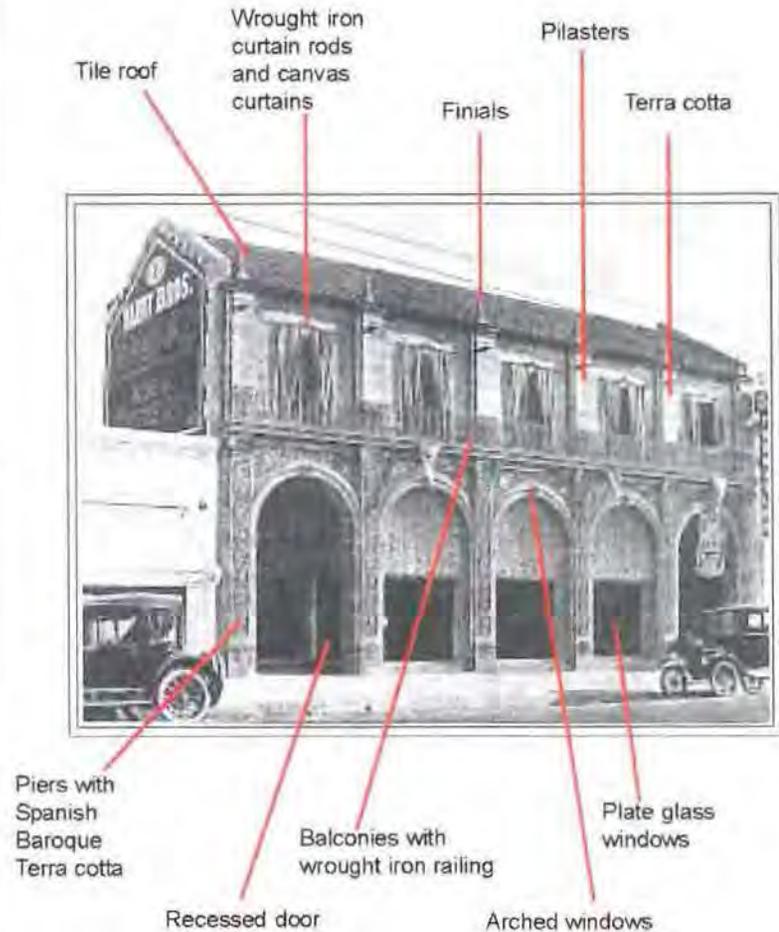
Carolyn Zone9alady

I absolutely love this style. Our home in Florida in an eclectic mix of European Traditional and Spanish Revival. Courtyards, portals and fountains with lots of thick stucco, stone and tile. Love the stairs with the Tavalera tiles.

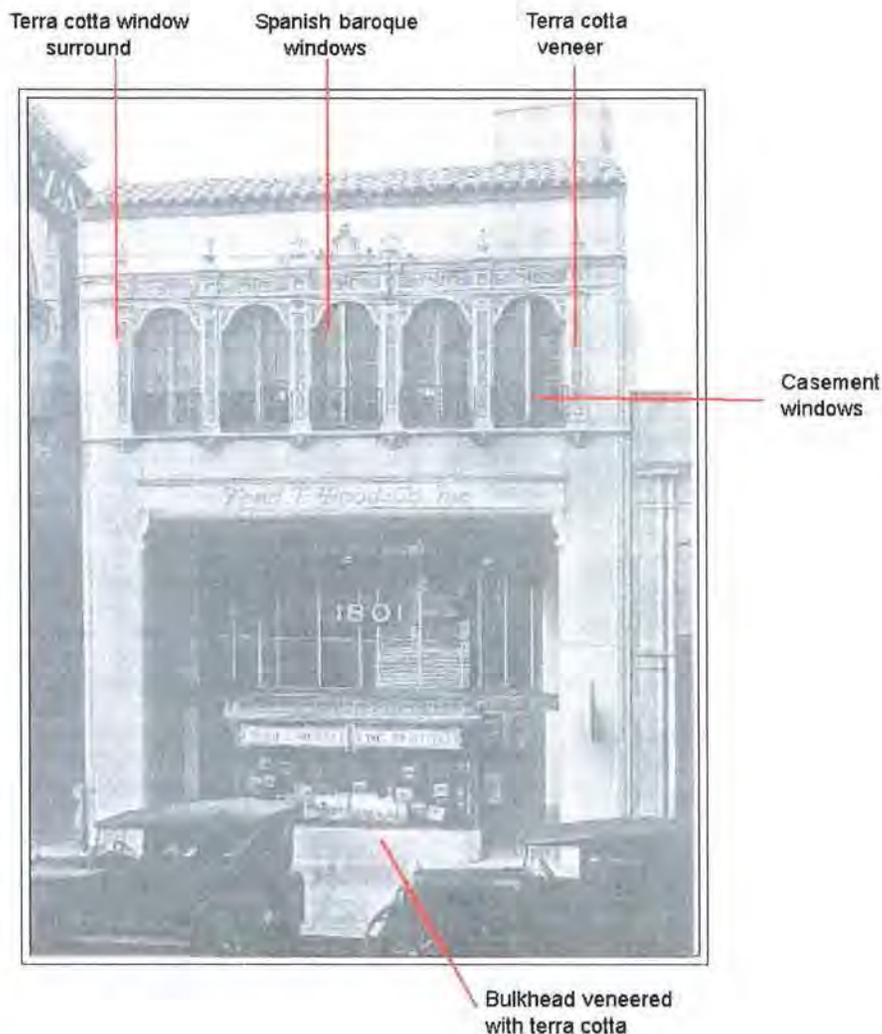
[1 Like](#) February 27, 2011 at 8:01AM

tīnamhuffman

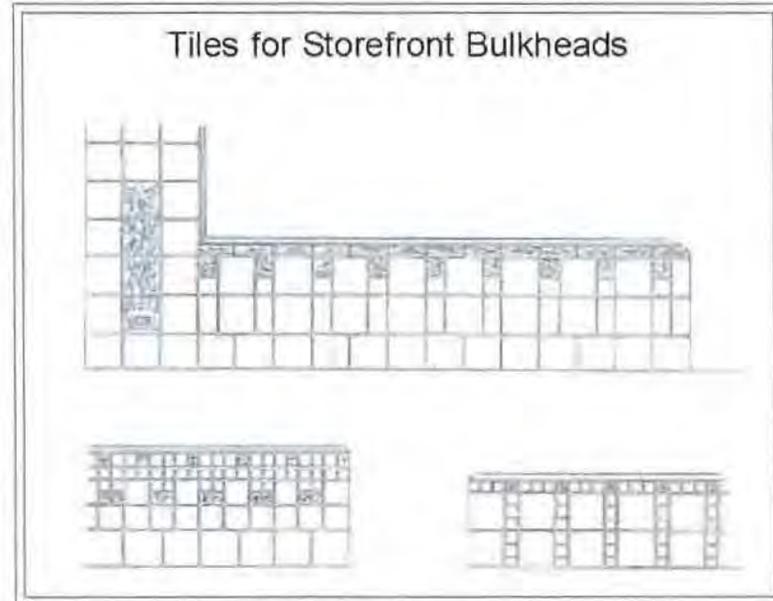
SPANISH COLONIAL REVIVAL (SCR) 1920 - 1939	
<p>1. ARCADE, LOGGIA, BALCONY, & PORCH CEILINGS</p>	<ul style="list-style-type: none"> a. Barrel vaulted or double barrel-vaulted ceilings with a smooth plaster finish to be plain plaster or with painted, stenciled, or hand-painted designs. b. Exposed rough sawn beams that are painted with or without stencils. c. Ceiling with smooth plaster that is painted or stenciled. d. Ceiling with California finished plaster. e. Ceiling with wood panels left natural or stained or with wood planks left natural, stained, or painted.
<p>2. ARCADES & LOGGIAS WITH MASONRY, PIERS, AND COLUMNS</p>	<ul style="list-style-type: none"> a. Substantial square piers that are circular or have flat arches. b. Stone columns with Doric capitals and bases. c. Spanish Gothic, Spanish Renaissance, Spanish Baroque or Spanish Colonial styles
<p>3. BALCONIES</p>	<ul style="list-style-type: none"> a. Cantilevered balconies with wrought iron floors and railings. b. Balconies situated over projecting entrances. c. Balustrades covered with cement plaster. d. Recessed balconies extend slightly beyond the face of the first floor wall. They have turned or carved wood posts, turned wood balusters, wood hand rails, and exposed beams with or without decorative ends. The wood is stained with or without decorative painted finishes on selected features. e. Recessed balconies with cast stone columns and arched openings f. Open or recessed balconies with plaster covered balustrades with decorative pierced openings in the plaster or pierced screens made of cast stone or terra cotta.



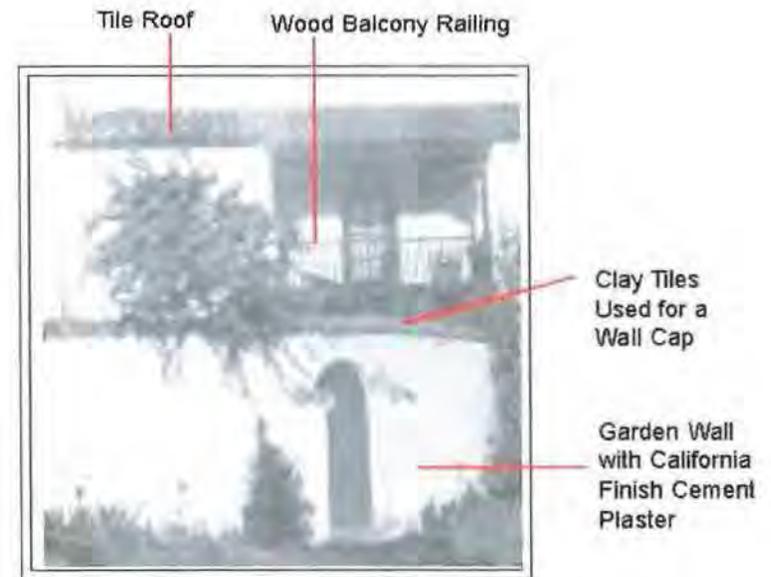
SPANISH COLONIAL REVIVAL (SCR) 1920 - 1939	
4. CAP PARAPET WALLS	a. Cement plaster or cast stone caps with Moorish, Spanish Gothic, Spanish Renaissance, or Spanish Baroque details.
5. CHIMNEYS	a. Chimneys have cement plaster finishes and are located on the roof or wall. b. Chimneys can have a simple cap, a terra cotta chimney pot, or a pierced screen made of red tile or cast stone. c. Chimneys are decorated with a glazed tile panel.
6. COLUMNS & PILASTERS	a. Columns or pilasters are cast stone in the Moorish, Spanish Gothic, Spanish Renaissance, or Spanish Baroque style.
7. DECORATIVE WINDOW & DOOR DETAILS	a. Cast stone or cement plaster in Moorish, Spanish Gothic, Spanish Renaissance, or Spanish Baroque styles surrounds on windows or main entrance doors. b. Cast stone or cement plaster in Moorish, Spanish Gothic, Spanish Renaissance, or Spanish Baroque entablature will be placed around the main entrance door.
8. DOORS EXTERIOR	a. Door openings will be a minimum of 5 ½ inches deep for small-scale residences and a minimum of 9 ½ inches deep for larger scale buildings. b. Front doors for residences will be hardwood with panel doors with or without decorative glass panels, clear coat finish, and wrought iron or brass hardware. c. French doors with wood or steel frames, round or flat arches, and two to four horizontal muntins. Individual panes of glass will be square or oblong with the width greater than the height. Wood and steel will be painted. d. Secondary doors will be softwood or hardwood with period decorative panels or decorative glass panels. e. Softwood will be painted. Hardwood will have a clear coating.



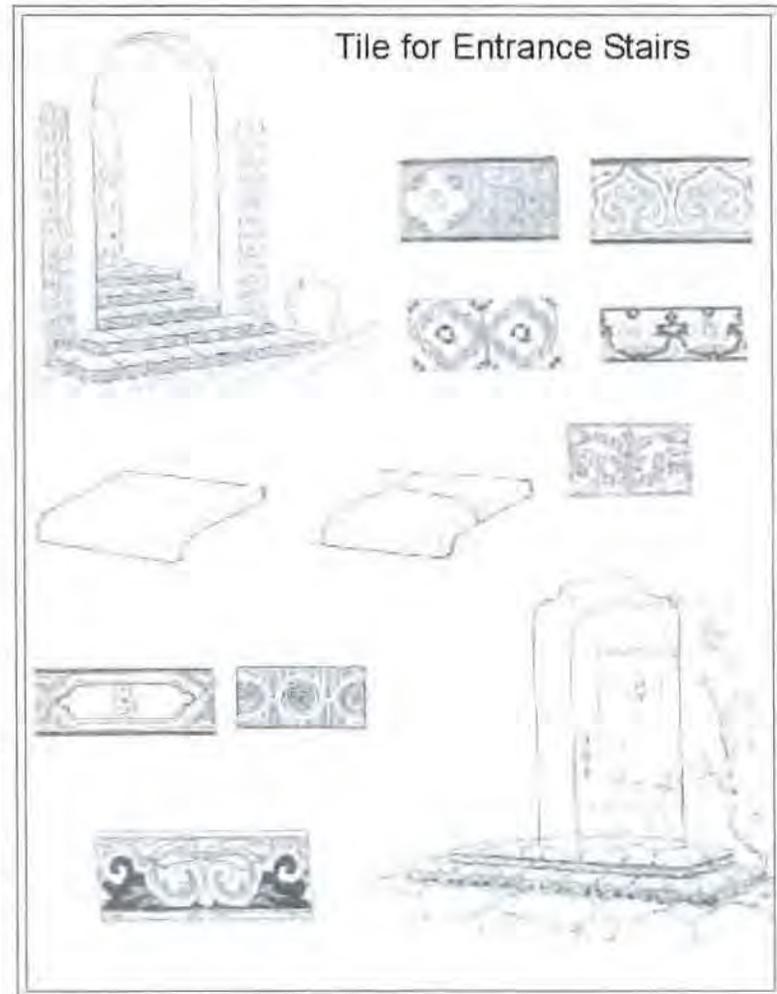
SPANISH COLONIAL REVIVAL (SCR) 1920 - 1939	
9. DOORS GARAGE	<ul style="list-style-type: none"> a. Paneled wood doors with or without decorative details. b. Plank wood doors.
10. EXTERIOR WALLS	
Brick	<ul style="list-style-type: none"> a. Eighteenth and early nineteenth century style hand made Mission brick b. Exposed early twentieth century manufactured brick partially covered with cement plaster as an accent. c. Twentieth century manufactured brick with one coat of white paint.
Adobe	<ul style="list-style-type: none"> a. Imitation adobe brick covered with cement plaster to imitate mud plaster.
Tile	<ul style="list-style-type: none"> a. Spanish Colonial Style, Malibu, Catalina, Gladding McBean decorative panels on bulkhead walls below storefront windows.
Plaster	<ul style="list-style-type: none"> a. Cement plaster with sand finish. b. Cement plaster with California finish.
Concrete	<ul style="list-style-type: none"> a. Exposed reinforced concrete with exposed horizontal form boards pattern.
Cast Stone	<ul style="list-style-type: none"> a. Spanish Renaissance or Baroque architectural details on the projecting or recessed walls at the main entrance.
Wood Paneling	<ul style="list-style-type: none"> a. Oak paneling with dropped panels on walls and soffits of a recessed main entrance.
11. GABLE WALLS	<ul style="list-style-type: none"> a. Cement plaster with sand or California finish. b. Raised gable end over main entrance doors can be veneered in cast stone with Spanish Renaissance or Baroque details.



SPANISH COLONIAL REVIVAL (SCR) 1920 - 1939	
12. GARDEN WALLS	<ul style="list-style-type: none"> a. Adobe brick, Spanish Colonial style brick, or twentieth century style brick walls covered with cement plaster. b. The cement plaster is often left off in places to give the picturesque appearance of deteriorated plaster that reveals the brick wall. c. Twentieth century manufactured brick walls with a wash of white paint that simulates deteriorated paint. d. Concrete walls covered with cement plaster that has a Californian finish. e. Reinforced concrete walls with exposed board form marks left unpainted. f. Masonry walls veneered with glazed Spanish Colonial, Malibu, Batchelder, or other 1920s California tile. g. Terra cotta tile, red clay roof tile, cast stone, Spanish colonial style brick, or twentieth century brick can be used as a cap on walls with cement plaster.
13. LIGHTING FIXTURES	<ul style="list-style-type: none"> a. Wrought iron and glass hanging lanterns along and wall sconces. b. Tin hanging lanterns with cut and pierced designs. c. Sheet metal and glass lanterns and wall sconces.
14. MONUMENT SIGNS	<ul style="list-style-type: none"> a. Materials include cement stucco with California or Spanish finish, standard bricks partially covered with cement stucco or painted white, Spanish Colonial tile, California art tile, wrought iron, planed wood with painted finish, and hewn wood with a stain finish. b. Lighting fixtures include wrought iron or sheet metal.



SPANISH COLONIAL REVIVAL (SCR) 1920 - 1939	
15. PAVING	<ul style="list-style-type: none"> a. Terra cotta tiles are square, hexagonal, or octagonal. b. Different sized tiles laid in various geometric patterns. c. Moorish, Spanish Colonial, and 1920s California manufactured glazed or matte finished tile laid in various geometric patterns. d. Terra cotta and glazed tile used together. e. Mission style bricks and twentieth century bricks laid in basket weave, herringbone, running flat, cross flat, and diagonal flat patterns. f. Concrete scored to look like irregular stone paving. g. Flagstone paving with irregular, random rectangular, or rectangular patterns. h. Decomposed granite.
16. PERGOLAS	<ul style="list-style-type: none"> a. Cast stone Spanish Renaissance or Baroque column. b. Square or round columns covered with cement plaster. c. Wood beams and rafters with plain or decorative beam ends and rafter tails.
17. PORCH ENTRANCE LANDINGS	<ul style="list-style-type: none"> a. Porch landings with tile, terra cotta, or cement paving on the treads and landing. b. Porches with wrought iron railings.
18. ROOF BRACKETS	<ul style="list-style-type: none"> a. Wood decorative brackets stained or painted. b. Cement plaster molding.
19. ROOF CONFIGURATION	<ul style="list-style-type: none"> a. Gable, Hip, and Shed. b. Towers to have domes. c. Commercial buildings can have flat roofs with decorative tile roof above street facade.
20. ROOF MATERIALS	<ul style="list-style-type: none"> a. Terra cotta flat tiles, terra cotta barrel tiles, or imitation terra cotta tiles. b. Glazed Spanish Colonial tiles will be used on dome roofs.

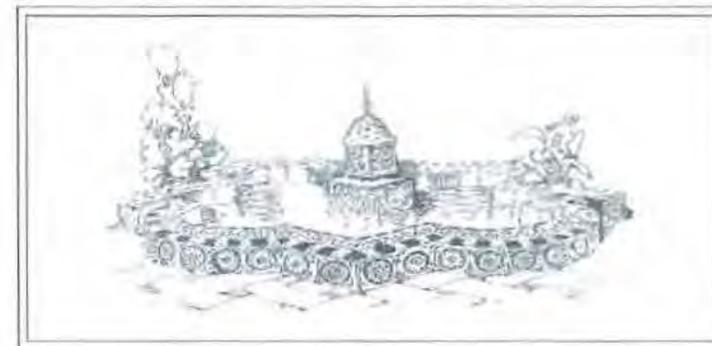


SPANISH COLONIAL REVIVAL (SCR) 1920 - 1939	
21. ROOF RAFTER TAILS	a. Plain or decorative rafter tails 16 inches on center.
22. SCREENS & GRILLES ON WINDOWS, DOORS, & TRANSOMS	a. Turned wood grilles. b. Wrought iron grilles with or without cast iron decorative elements. c. Bronze grilles on commercial buildings. d. Terra cotta tile screens. e. Reinforced concrete pierced screens. f. Cast stone pierced screens.
23. STAIRCASES	a. Solid balustrades covered with plaster with California finish. b. Stair risers and treads will be covered with terra cotta, glazed decorative period tiles, magnesite, or finished concrete.
24. TOWERS	a. Square and octagonal.
25. WATER TANK, POOLS, & FOUNTAINS	a. Round, octagonal, star, and quatrefoil shape pools with basins, 12 to 18 inches high. b. Spanish Baroque stone fountains, 1920's terra cotta or tile fountains manufactured in California, and fountains veneered with tile placed in the center of large pools. c. Semi-circular, square, and oblong pools attached to a garden wall or a wall of a building. d. Pool basins veneered with Spanish Colonial, Andalusian, Moorish, Malibu, Batchelder, or other 1920s California tile. e. Tiles set in geometric patterns or broken tiles laid in an irregular crazy quilt pattern.

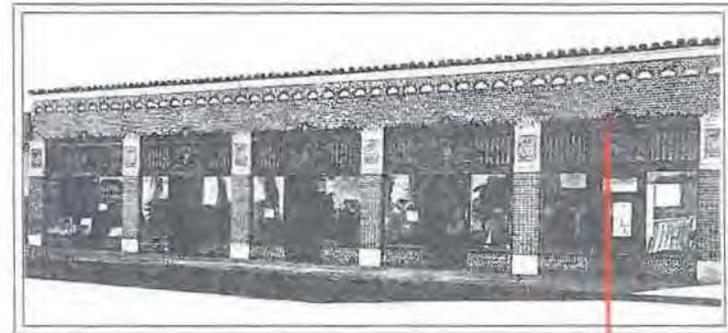
Tiled Dome



Fountains and Pools

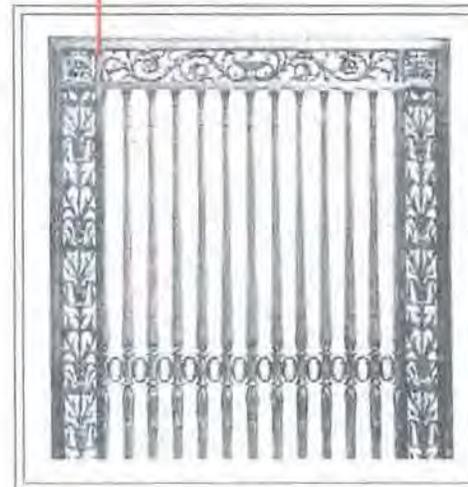


SPANISH COLONIAL REVIVAL (SCR) 1920 - 1939	
26. WINDOWS	
Residential	<ul style="list-style-type: none"> a. Window openings have a minimum depth of 5 ½ inches on residences and 9 ½ inches on larger scale buildings. b. Wood or metal casement windows have two to four horizontal muntins. The individual panes of glass are square or wider than they are tall. The wood or metal is painted on all buildings. c. Single large circular, parabolic, pointed, or flat arch. Wood or metal window. Glazing can be single sheet of clear glass, square or vertical panes. Leaded clear glass panes with or without colored glass inserts can also be used on residential buildings.
Institutional	<ul style="list-style-type: none"> a. Steel casement windows with horizontal and vertical muntins. b. Large-scale wood or steel windows with fixed and/or movable sections.
Commercial	<ul style="list-style-type: none"> a. Display windows with wood or metal frame and a single pane of glass b. Transom windows above display windows c. The bulkhead panel below the display window will be covered with plain dark glazed tile, Spanish Colonial tile, or 1920s California art tile.
All Building Types	<ul style="list-style-type: none"> a. Decorative windows will be round, oval, or square. b. Decorative windows will have Moorish or Spanish Gothic details.

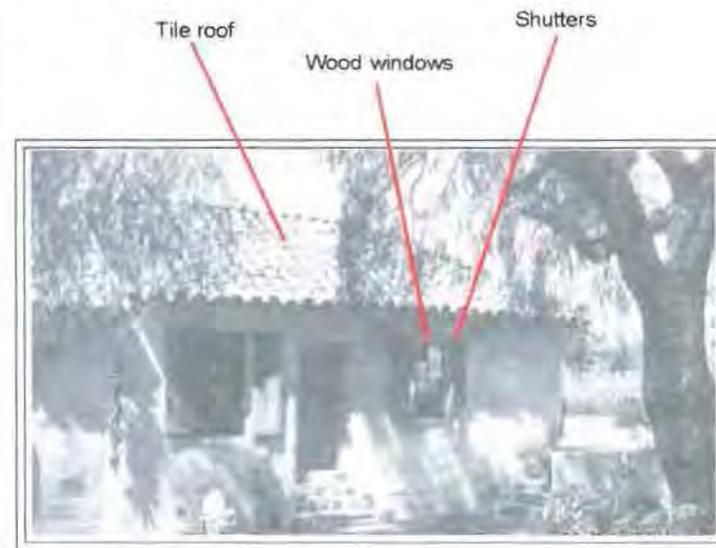


Wrought iron grilles over transoms

Bronze window grille for institutional or commercial structure



SPANISH COLONIAL REVIVAL (SCR) 1920 - 1939	
27. WINDOW AWNINGS & CURTAINS	<ul style="list-style-type: none"> a. Simple straight awnings with sides or awnings with front flap and sides that have straight or scalloped edges are hung on a utilitarian metal frame. b. Simple straight awnings without side panels or a straight or scalloped front flap are hung over decorative wrought iron frames. c. Canvas curtains, attached to wrought iron rings and decorative wrought iron curtain rods are attached to the exterior wall.
28. WINDOW SHUTTERS	<ul style="list-style-type: none"> a. Wood plank shutters with two or three exposed horizontal nailers. b. Wood louvered shutters. c. A pair of shutters for each window. d. The width of each leaf of the shutter will be one half of the window opening.





Internet Document Imaging System

[Home](#)

[Ligon](#)

[Print](#)

[Stored Search](#)

[Help](#)

[Contact Us](#)

[LADBS Home](#)

New Search
Address
Legal Description
Assessor Number
Document Number
Products
Miscellaneous

© 2004 City of Los Angeles. All rights reserved.

Result of Document Search by Address

Address: 4773 LOS FELIZ

- To print a summary overview, check mark the column for the desired record, then click here for [printer friendly format](#).
- To obtain the summary of the document, click on any of the result records below. (i.e. Document Type, ... Doc number).
- To view the digital document, click on the digital icon

Sort By	Doc Type ▼	Ascending ▼
Then By	Sub Type ▼	Ascending ▼
Then By	Doc Date ▼	Ascending ▼
Then By	Doc Number ▼	Ascending ▼

Pre-selected addresses:

All ▼

<input type="checkbox"/>	Document Type	Sub Type	Doc Date	User Doc Number	Digital Image
<input type="checkbox"/>	BUILDING PERMIT	ALTERATION	3/10/1962	1962LA05396	
<input type="checkbox"/>	BUILDING PERMIT	ALTERATION	12/4/1981	1981LA35434	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ADDITION	2/6/2006	05014-20000-10661	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ADDITION	7/24/2008	08014-30000-03096	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	3/20/1962	1962LA05396	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-NEW	6/13/1924	1924LA25924	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-NEW	8/6/1924	1924LA32003	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-NEW	8/6/1924	1924LA32003	
<input type="checkbox"/>	BUILDING PERMIT	NEW CONSTRUCTION	6/13/1924	1924LA25924	
<input type="checkbox"/>	BUILDING PERMIT	SWIMMING-POOL/SPA	4/10/1969	1969LA86225	
<input type="checkbox"/>	BUILDING PERMIT	SWIMMING-POOL/SPA	4/16/1969	1969LA86225	
<input type="checkbox"/>	CERTIFICATE OF COMPLIANCE	RE-ROOFING	3/16/2005	R-20622	
<input type="checkbox"/>	CERTIFICATE OF OCCUPANCY		12/9/1969	1969LA86225	
<input type="checkbox"/>	CERTIFICATE OF OCCUPANCY		11/6/2008	08014-30000-03096	
<input type="checkbox"/>	CERTIFICATE OF OCCUPANCY		11/6/2008	CERT 67654	
<input type="checkbox"/>	GRADING	GRADING PRE-INSPECTION REPORT	11/10/2005		
<input type="checkbox"/>	MECHANICAL PERMIT	PLUMBING	2/9/2012	12042-90000-02479	
<input type="checkbox"/>	MECHANICAL PERMIT	PLUMBING	4/26/2012	12042-90000-07578	
<input type="checkbox"/>	RANGE FILE	MISCELLANEOUS	2/17/2012		
<input type="checkbox"/>	RANGE FILE	MISCELLANEOUS	3/7/2012		

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Blg. Form 1

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Buildings CLASS "D"

To the Board of Public Works of the City of Los Angeles:

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

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

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

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

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY

Lot No. 7 Tr 3733 - Block _____
(Description of Property)

District No. 33 M. B. Page 4 F. B. Page _____

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

No. 4773 In Feliz Blvd Street _____
(Location of Job)

M.C. Co. Builders
(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Residence No. of Rooms 11 No. of Families one
2. Owner's name Joseph Schlegel Phone 595-819
3. Owner's address 1163 In Alexandria
4. Architect's name David F. Pickens Phone 439-871
5. Contractor's name _____ Phone _____
6. Contractor's address 1656 Hollywood Ave
7. VALUATION OF PROPOSED WORK [Including Plumbing, Gas Fitting, Sewers, Pools, Elevators, Painting, Finishing, all Labor, etc.] \$ 20,000
8. Is there any existing building on lot? no How used? no
9. Size of proposed Building 58' x 68' Height to highest point 28'-0" feet
10. Number of Stories in height Two Character of ground Sandy Clay
11. Material of exterior walls concrete plaster & frame
12. 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) David F. Pickens
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>25924</u> 25924	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>Kaween</u> Plan Examiner	Application checked and found O.K. <u>6/12/24 ZA-110513</u> <u>Pickens</u> Clerk	Stamp here when issued RECEIVED JUN 13 1924 L. A. Bldg. Dept.
--	---	---	--

H J Bullman - 4 - 3500

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Bldg. Form 2

2

BOARD OF PUBLIC WORKS DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings CLASS "D"

To the Board of Public Works of the City of Los Angeles:

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

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

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

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

TAKE TO
ROOM No. 6
REAR OF
NORTH
ANNEX
1st FLOOR
CITY CLERK
PLEASE
VERIFY

Lot No. 7 Block 7 3733
(Description of Property)

District No. 33 M. B. Page 4 F. B. Page

TAKE TO
ROOM No. 405
SOUTH
ANNEX
ENGINEER
PLEASE
VERIFY

No. 4773 Los Feliz Blvd Street
(Location of Job)

NE Cor Berendo
(USE INK OR INDELIBLE PENCIL)

O. K. City Clerk

O. K. City Engineer

- Purpose of Building Garage No. of Rooms One No. of Families None
- Owner's name Joseph Schlyer Phone 595-819
- Owner's address 1163 No Alexandrie
- Architect's name David F. Picken Phone 439-871
- Contractor's name ✓ Phone
- Contractor's address 1656 No Semans Ave
- VALUATION OF PROPOSED WORK [Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.] \$ 1000
- Is there any existing building on lot? Yes How used? Res
- Size of proposed building 20 20 Height to highest point 10 feet
- Number of Stories in height one Character of ground Dec. Gravel
- Material of exterior walls Frame & Plaster
- 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)

David F. Picken
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 32003	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued AUG 6 1924 L. A. Reg. Dept.
	Plan Examiner	Clerk	

H F Bullman 3



Permit and Inspection Report

4773 W LOS FELIZ BLVD 90027

APPLICATION / PERMIT NUMBER: 08014-30000-03096

PLAN CHECK / JOB NUMBER: B08WL02497

[Home](#)

[Help](#)

[Parcel Profile Report](#)

[LADBS Home](#)

[LAD Property Activity Report](#)

[Disclaimer](#)

Plan Check and Permit Information

GROUP: Building
TYPE: Bldg-Addition
SUB-TYPE: 1 or 2 Family Dwelling
PRIMARY USE: (7) Garage - Private
WORK DESCRIPTION: ADDITION OF STORAGE ROOM ATTACHED TO EXISTING GARAGE
PERMIT ISSUED: Yes **PERMIT ISSUE DATE:** 07/24/2008 **ISSUING OFFICE:** West LA
CURRENT STATUS: CofO Issued **CURRENT STATUS DATE:** 11/06/2008

Permit Application Status History

Submitted	07/03/2008	APPLICANT
Assigned to Plan Check Engineer	07/03/2008	CHUN PANG
Corrections Issued	07/03/2008	CHUN PANG
Plan Check Approved	07/24/2008	JOSEPHINE HANDJOJO
Issued	07/24/2008	LADBS
CofO in Progress	11/05/2008	LOUIS BARRALES
Permit Finaled	11/06/2008	BRADLEY NEIGHBORS
CofO Issued	11/06/2008	BRADLEY NEIGHBORS
Permit Finaled	11/06/2008	BRADLEY NEIGHBORS

Permit Application Clearance Information

Eng Process Fee Ord 176,300	Cleared	07/03/2008	CARLTON GRAY
Roof/Waste drainage to street	Cleared	07/03/2008	VALENTINO PUEBLOS
Grading Pre-Inspection	Cleared	07/24/2008	JERRY MARTINEZ
Miscellaneous	Cleared	07/24/2008	JULIA LI

© Copyright 2006
City of Los Angeles.
All rights reserved.

Licensed Professional/Contractor Information

Architect Information

Hofmeister, Richard G II; Lic. No. C28486
7825 MCCONNELL AVENUE
LOS ANGELES, CA 90045

Contractor Information

Owner-Builder

Engineer Information

Howe, Carl William; Lic. No. C44773
20972 RIOS STREET
WOODLAND HILLS, CA 91364

Inspection Activity Information

Inspector Information

JOHN JAEGER, (213) 252-3073
Office Hours: 7:00-8:00 AM MON-FRI

Pending Inspection Request(s)

No data available

Inspection Request History

Footing/Foundation/Slab	08/14/2008	Not Ready for Inspection	LUIS BARRALES
Footing/Foundation/Slab	08/19/2008	Approved	LUIS BARRALES
BUILDING-Rough-Frame	09/03/2008	Approved	WILLIAM MITCHELL
Interior/Exterior Lathing	09/08/2008	Approved	LUIS BARRALES
Final	09/19/2008	Conditional Approval	LUIS BARRALES
Final	09/23/2008	Conditional Approval	LUIS BARRALES

[BACK](#) [NEW SEARCH](#)

Name: Los Feliz Heights Residential Historic District

Description:

This historic district is a cohesive collection of Period Revival-style residential architecture in Los Feliz. The district contains approximately 317 one- and two-story single-family residences. The residences are designed in the popular Period Revival styles of the day, including the American Colonial, Spanish Colonial, Mediterranean, and Tudor Revival styles. Many of these residences were designed by some of the city's most notable architects, including Paul R. Williams, Milton J. Black, Gordon Kaufmann, Wallace Neff, and Morgan Walls & Clements.

The district sits in the shadow of the Griffith Observatory, from Nottingham Avenue on the west to Vermont Avenue on the east, extending northward from Los Feliz Boulevard to the edge of Griffith Park. The area's topography is hilly, occupying a south-facing slope of Mt. Hollywood. This hillside setting creates a curvilinear street pattern that follows the natural contours of the Hollywood foothills. Residences occupy irregularly-shaped, sloping sites, some of which enjoy expansive city views. Other features include concrete sidewalks (without parkways), mature vegetation (including cedar and carob trees), and period street lights. The district also contains several public stairways.

Significance:

The Los Feliz Heights Residential Historic District is significant as a highly-intact collection of Period Revival residential architecture from the 1920s through the 1940s, and as an excellent example of a prestigious Hollywood Hills neighborhood historically occupied by people working in the entertainment industry. The district is composed of 317 properties. Of these, 232 are contributors, or approximately 73%. The period of significance is 1920-1949, when the contributing properties were constructed.

Los Feliz Heights was originally subdivided in 1921 (Tracts 3733, 5337 and 4441) by land developers C.F. Cook, F.E. Woodley and William F. Thompson. The subdivision was situated immediately adjacent to the two city-owned parkland amenities: the landscaped parkway along Vermont Avenue to the east, and Griffith Park to the north.

Los Feliz Heights was conceived as an elegant, exclusive hillside community to be developed with architect-designed homes in the popular styles of the day. Advertisements touted the area's bucolic hillside setting, panoramic city views, and easy access to Hollywood or downtown Los Angeles via streetcar or automobile. Hillside slopes were graded to accommodate curvilinear streets and irregularly-shaped home sites. Subdivision improvements included paved streets, concrete sidewalks, water, sewer, gas, telephone and electric street lights. The subdivision was developed lot-by-lot, with property owners hiring their own architect to design a residence specifically for the site.

Los Feliz Heights is also significant for its association with the entertainment industry in Hollywood. Due to its proximity to the film studios, this neighborhood has also attracted influential people working in the entertainment industry, from the days of silent film through Hollywood's golden age and recent decades. Film industry residents have included actress/director Bebe Daniels, director Victor Schertzinger, producer Hal Roach, Alan Ladd, Bing Crosby, Carmen Miranda and Adolphe Menjou.

The Los Feliz Heights Residential District is significant as a cohesive collection of exclusive 1920s-1940s Period Revival residential architecture and as an excellent example of a hillside subdivision that has been home to many important persons in the entertainment industry.

Los Feliz Heights Residential Historic District



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Period Revival Neighborhoods, 1918-1942
Property type:	Automobile Suburb
Property sub type:	Subdivision
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	The Los Feliz Heights Residential Historic District is significant as a highly-intact collection of Period Revival residential architecture from the 1920s through the 1940s.

Context 2:

Context:	Entertainment Industry, 1908-1980
Sub context:	No Sub-context
Theme:	Residential Properties Associated with the Entertainment Industry, 1908-1980
Sub theme:	Entertainment Industry Housing and Neighborhoods, 1908-1949
Property type:	Residential
Property sub type:	Residential District
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	The Los Feliz Heights Residential Historic District is significant as an excellent example of a prestigious Hollywood Hills neighborhood historically occupied by people working in the entertainment industry.

Contributors/Non-Contributors:



Primary Address: 2220 N BERENDO ST
 Type: Contributor
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 2226 N BERENDO ST
 Type: Contributor
 Year built: 1922
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Primary Address: 4760 W LOS FELIZ BLVD
 Type: Contributor
 Year built: 1948
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Primary Address: 4763 W LOS FELIZ BLVD
 Type: Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Prairie; Spanish Colonial Revival



Primary Address: 4773 W LOS FELIZ BLVD
 Other Address: 2210 N BERENDO ST
 Type: Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 4800 W LOS FELIZ BLVD
 Other Address: 2121 N BERENDO ST
 Type: Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Mediterranean Revival



Primary Address: 4801 W LOS FELIZ BLVD
 Other Address: 2205 N BERENDO ST
 Type: Non-Contributor
 Year built: 1995
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other