WURFL COURT 1450-1456 North Echo Park Avenue; 1461-1465 North Fairbanks Place CHC-2017-4762-HCM ENV-2017-4763-CE

Agenda packet includes:

- 1. Final Staff Recommendation Report
- 2. <u>Committee/ Staff Site Inspection Photos</u>
- 3. Categorical Exemption
- 4. Under Consideration Staff Recommendation Report
- 5. <u>Historic-Cultural Monument Application</u>
- 6. Letter of Support

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 HERITA	GE COMMISSION	CASE NO.: CHC-2017-4762-HCM ENV-2017-4763-CE
HEARING DATE: TIME: PLACE: EXPIRATION DATE:	March 2, 2017 10:00 AM City Hall, Room 1010 200 N. Spring Street Los Angeles, CA 90012 : April 4, 2017	Location: 1450-1456 North Echo Park Avenue; 1461-1465 North Fairbanks Place Council District: 13 Community Plan Area: Silver Lake-Echo Park- Elysian Valley Area Planning Commission: East Los Angeles Neighborhood Council: Greater Echo Park Elysian
		Legal Description: Tract TR 3875, Lots 9-10
PROJECT:	Historic-Cultural Monu WURFL COURT	ment Application for the
REQUEST:	Declare the property a	Historic-Cultural Monument
OWNER(S):	Bixel House LLC c/o S 250 N. Robertson Blvc Beverly Hills, CA 9021	I., Ste. 511
	Bixel House LLC 1055 Wilshire Blvd., S Los Angeles, CA 9001	
APPLICANT:	Lena Kouyoumdjian 1452 ½ Echo Park Ave Los Angeles, CA 9002	-
RECOMMENDATION	M That the Cultural Her	itage 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.

VINCENT P. BERTONI, AICP **Director of Planning**

[SIGNED ORIGINAL IN FILE]

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Ken Bernstein, AICP, Manager Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant Office of Historic Resources

Committee/ Staff Site Inspection Photos Attachments: Historic-Cultural Monument Application

Lambert M. Giessinger, Preservation Architect Office of Historic Resources

FINDINGS

• Wurfl Court "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 bungalow court multi-family housing type in Echo Park.

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

Built for Louis Wurfl in 1922, Wurfl Court is a Mediterranean Revival style bungalow court located at 1450 Echo Park Avenue in the Echo Park neighborhood of Los Angeles.

The subject property is comprised of seven detached one-story 750-square-foot units surrounding a communal courtyard in a U-shaped configuration with seven garages located at the rear of the property. Each unit has a rectangular floor plan, covered stoop front entrance, and a secondary rear entrance leading to a private backyard. The property features stucco siding, red-tile roofs, arches, original carriage-style garage doors, and decorative reliefs.

Louis Wurfl grew up in the Echo Park area and worked in the steel industry, through which he contributed to several prominent projects throughout the city that included the cross on Echo Park's historic Angelus Temple. Wurfl also worked in the film industry as a prop master for MGM studios and constructed sets for movies such as *The Wizard of Oz*.

Over the years there appear to have been only minor alterations to the property that include window replacement on some of the units. Also, one of the complex's garages was repaired following fire damage in 1953.

DISCUSSION

Wurfl Court successfully meets one of the Historic-Cultural Monument criteria: it "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 bungalow court multi-family housing in Los Angeles. While the applicant argues that the subject property also "reflects the broad cultural, economic, or social history of the nation, state, or community" for its association with the rapid development of Los Angeles and its surrounding areas in the early 1920s, the information provided does not support meeting this criterion.

Bungalow court apartments are one of four multi-family housing types that became popular during California's population boom after World War I. Bungalow courts are distinguished by several different types, but most commonly they appear as one-story detached bungalows in a U-shaped configuration with a central courtyard. Most units are entered through private porches or stoops from the courtyard and exhibit similar features of single-family dwellings, but on a more modest scale.

Wurfl Court is a good example of bungalow court housing, as it includes the following characterdefining elements of the housing type: a U-shaped configuration; detached single-story bungalows; private entrances; central open space; garages at the rear; interior features characteristic of a single-family house; and rectangular interior floor plans. Wurfl Court has a unique U-parti layout with individual units stepped up along a slightly sloping central courtyard and garages at the rear of the property facing a back street. The footprint of the subject property has remained the same since 1922 and retains integrity in its site plan, orientation, and interior configurations. Minor cosmetic changes to the property include alterations to windows, kitchens, and bathrooms. Despite these alterations, the overall plan is unchanged and the subject property continues to reflect its bungalow court building type.

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 Wurfl Court as an 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

CHC-2017-4762-HCM 1450 North Echo Park Avenue Page 4 of 4

of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

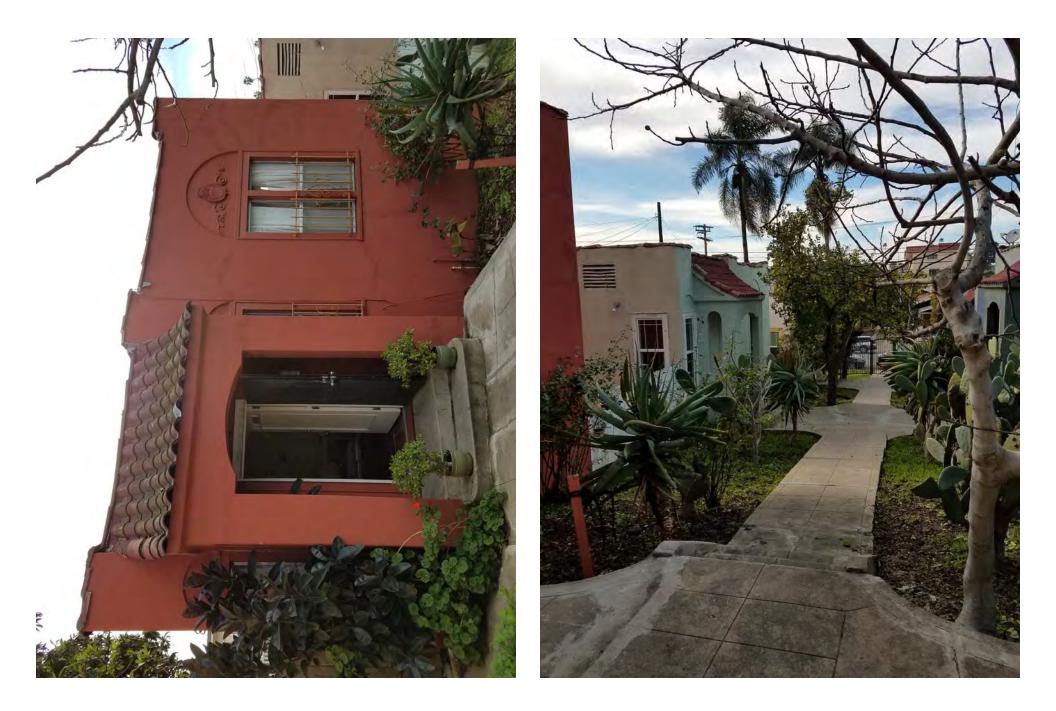
Categorical Exemption ENV-2017-4763-CE was prepared on February 10, 2017.

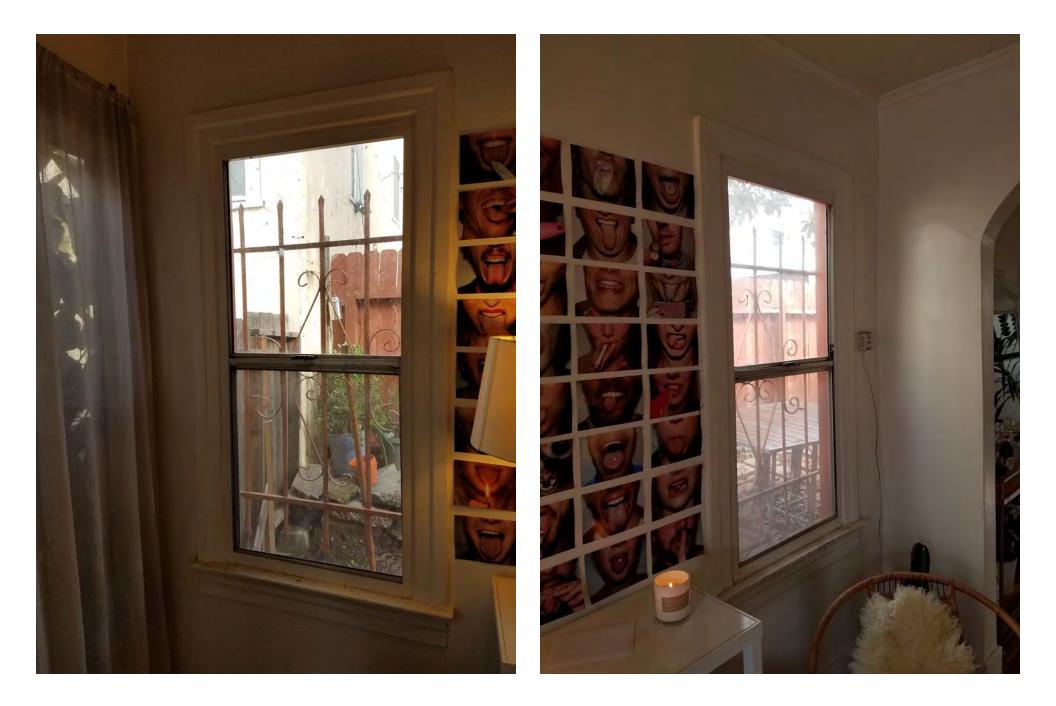
BACKGROUND

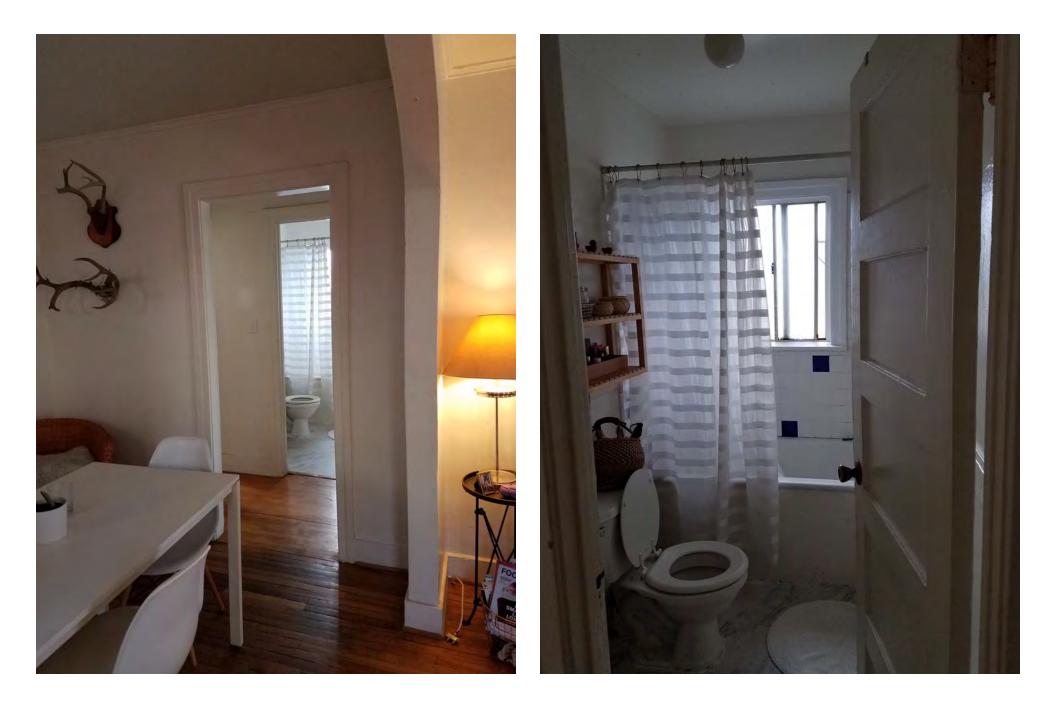
On January 19, 2017 the Cultural Heritage Commission voted to take the property under consideration. On February 9, a subcommittee of the Commission consisting of Commissioner Kennard visited the property, accompanied by staff members from the Office of Historic Resources.

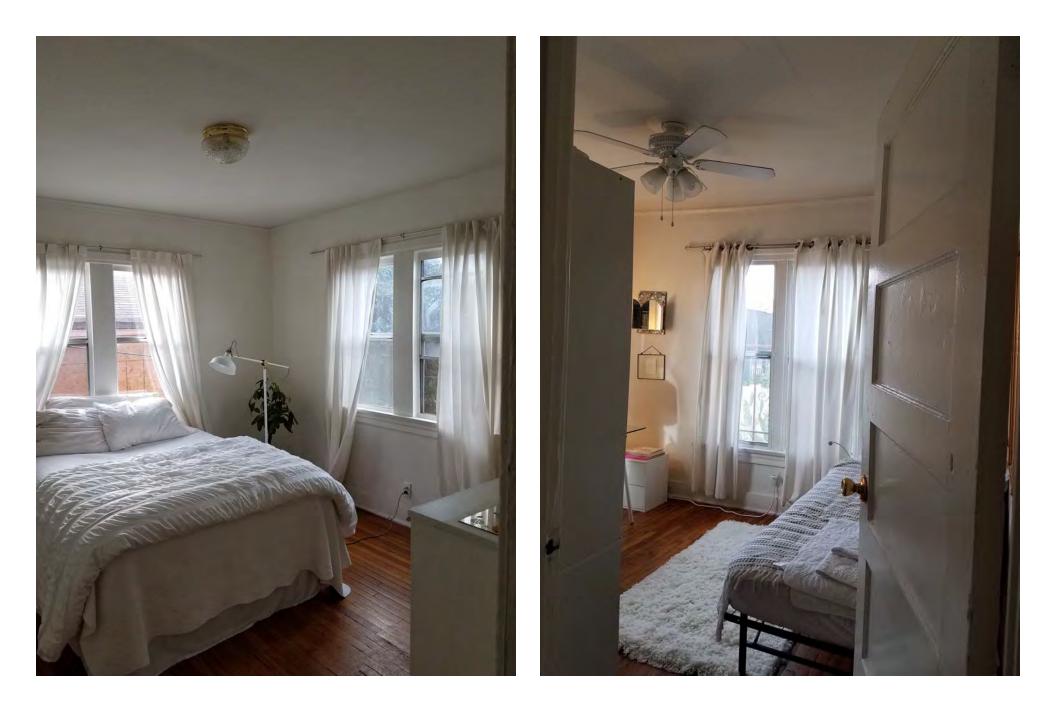
WURFL COURT 1450-1456 North Echo Park Avenue; 1461-1465 North Fairbanks Place CHC-2017-4762-HCM ENV-2017-4763-CE

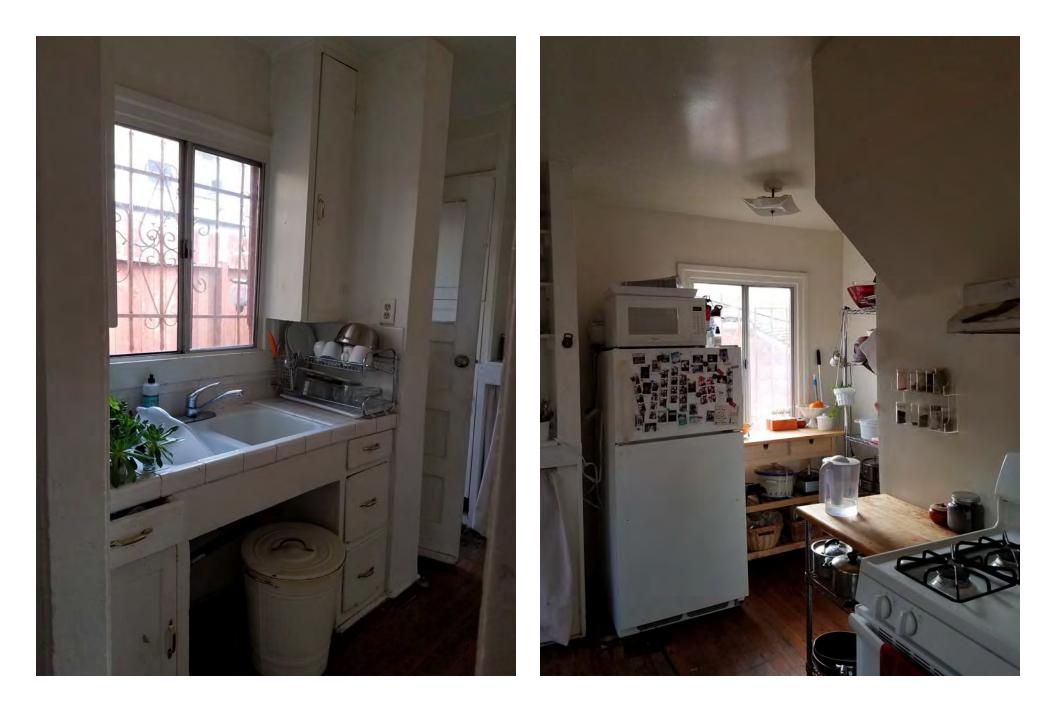
COMMITTEE/ STAFF SITE INSPECTION PHOTOS FEBRUARY 9, 2017

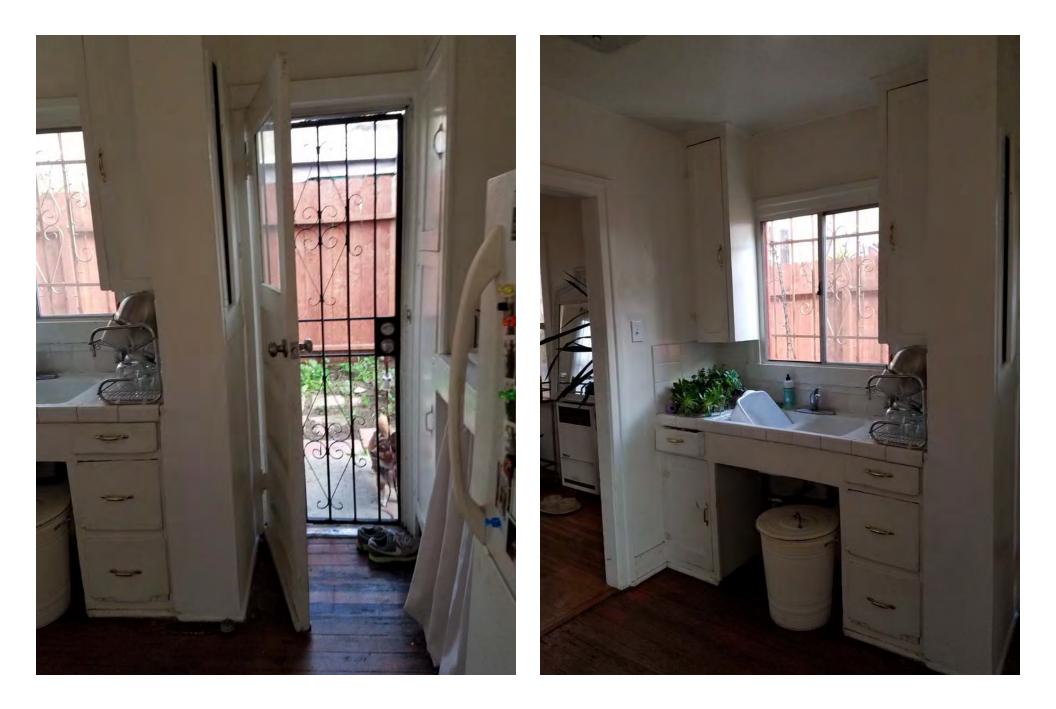




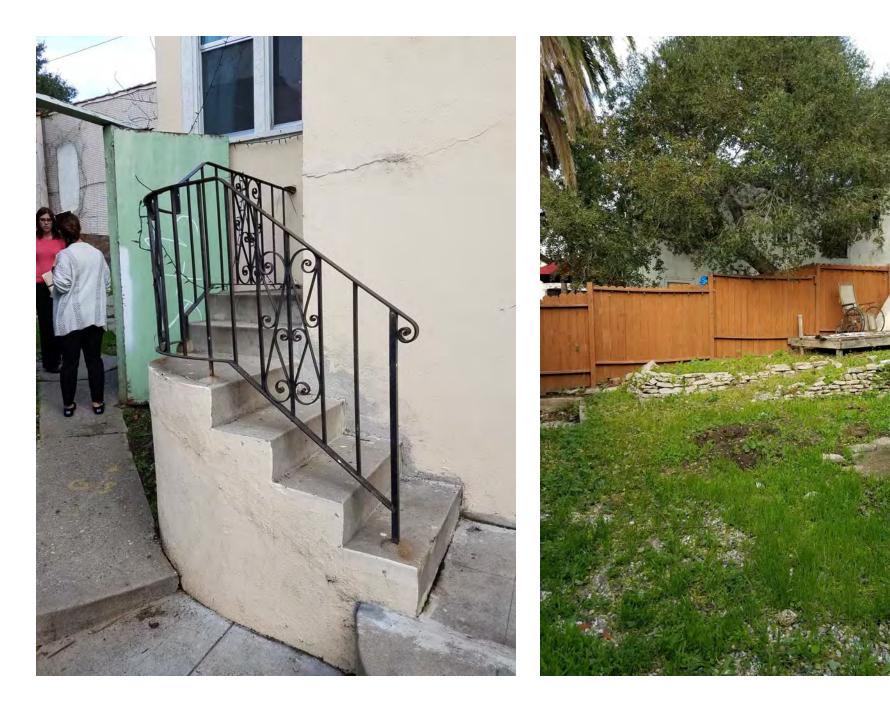


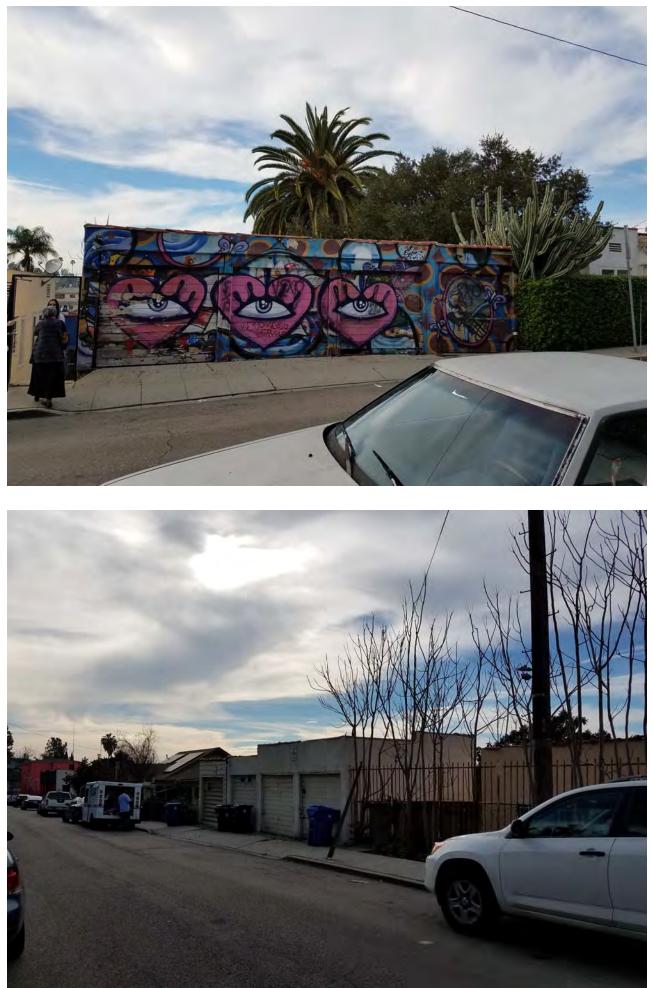




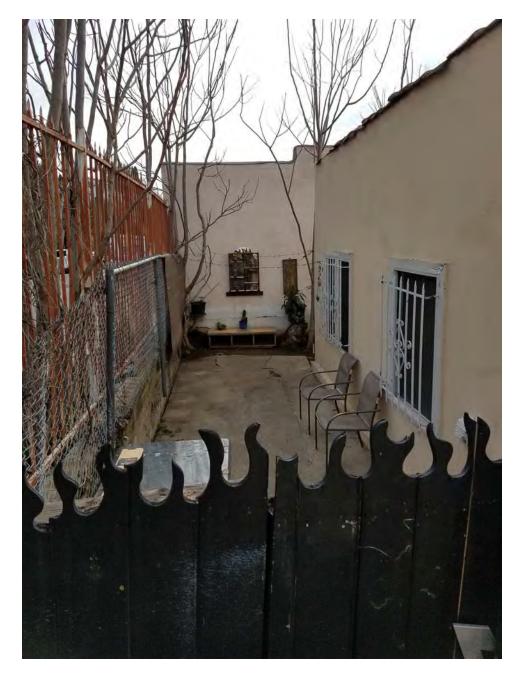




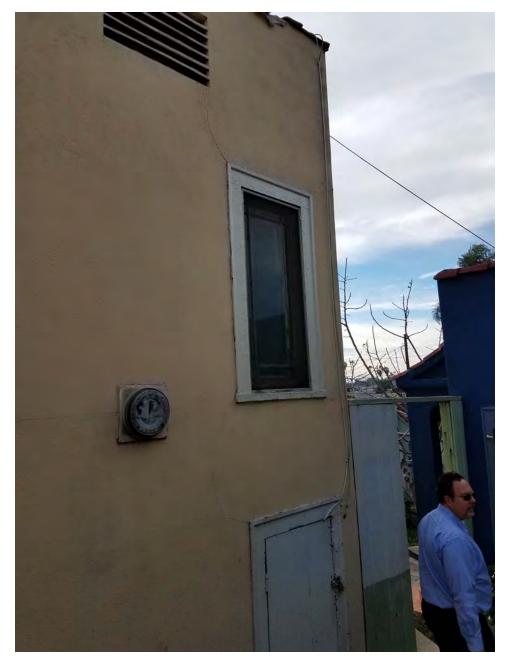




Committee/ Staff Site Inspection Photos, February 9, 2017 Page 9 of 22

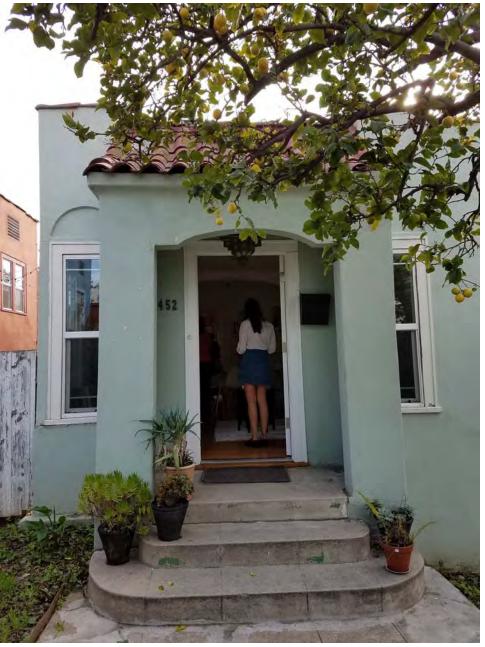




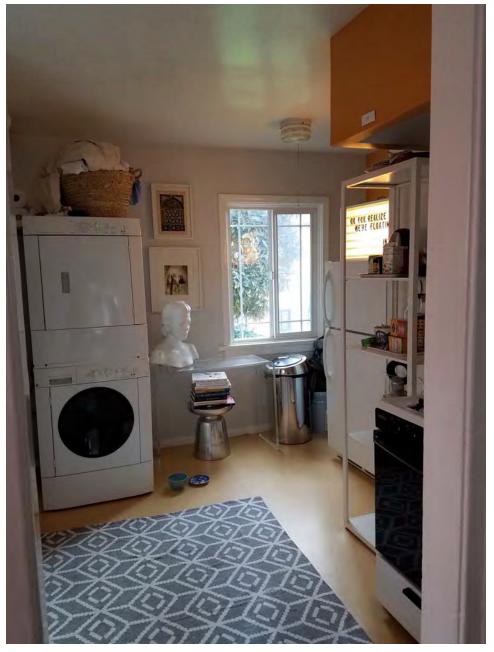


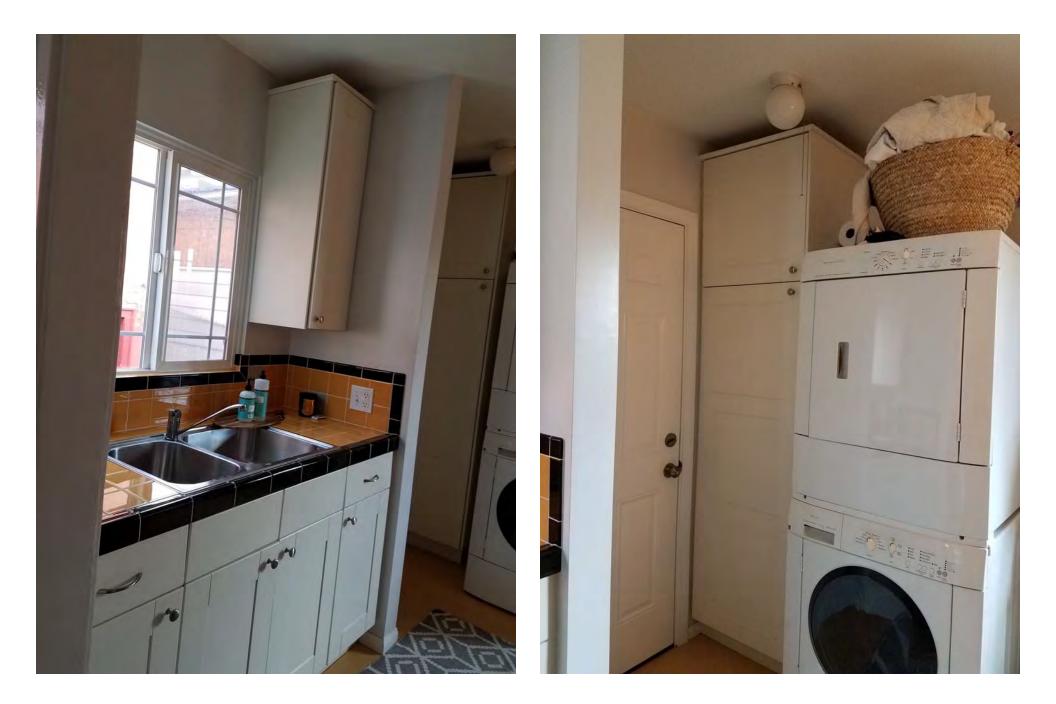


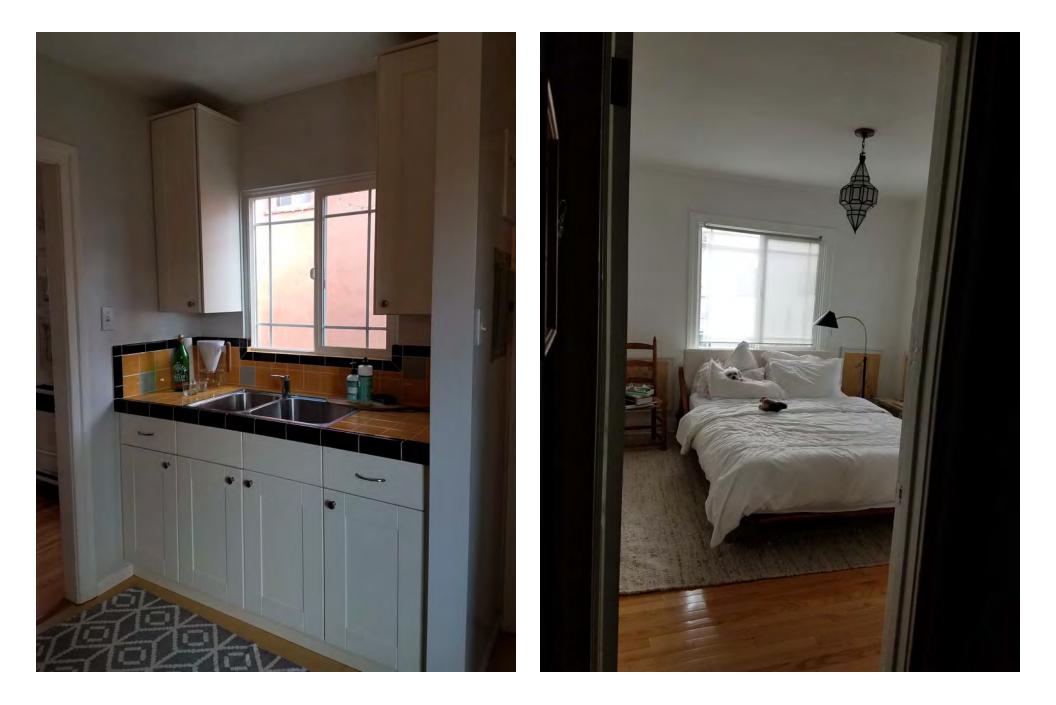


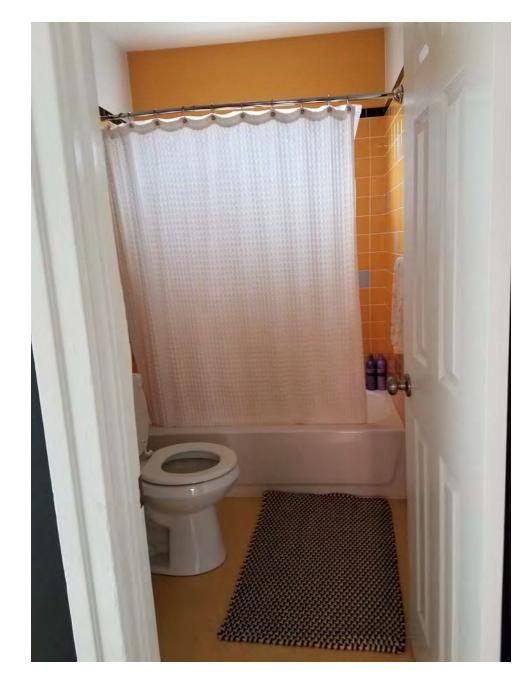








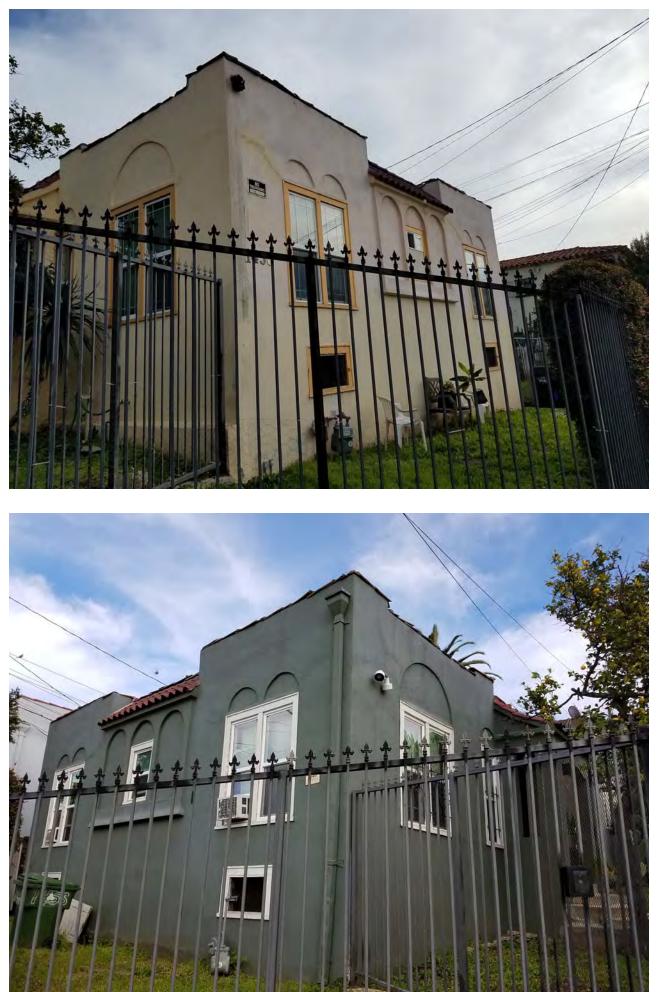




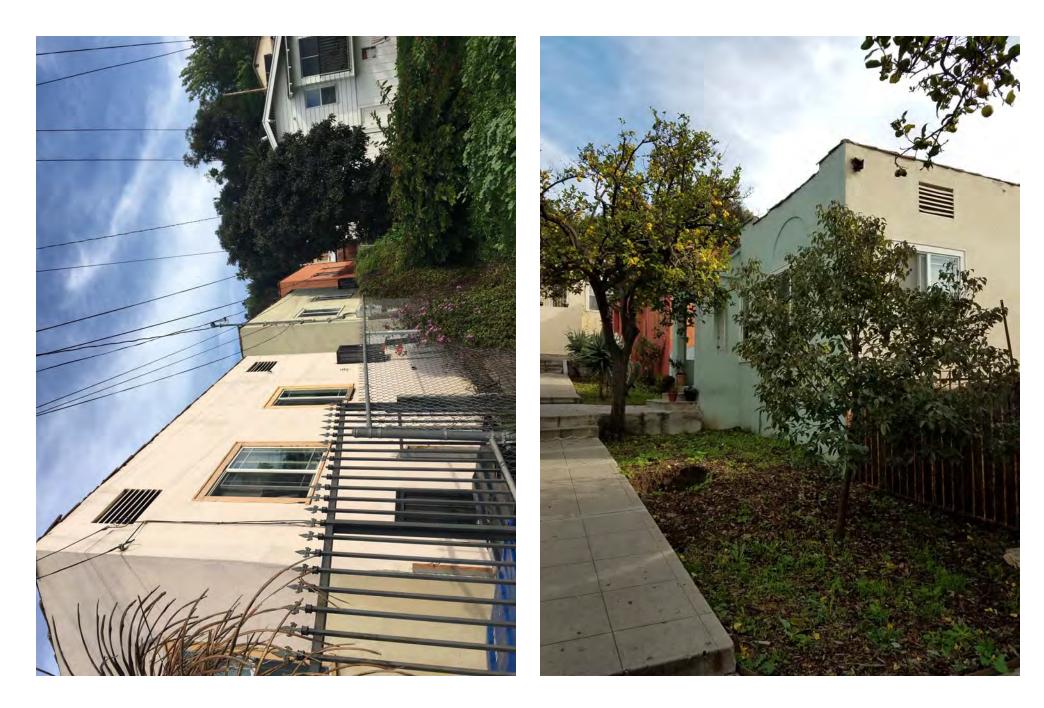




Committee/ Staff Site Inspection Photos, February 9, 2017 Page 17 of 22



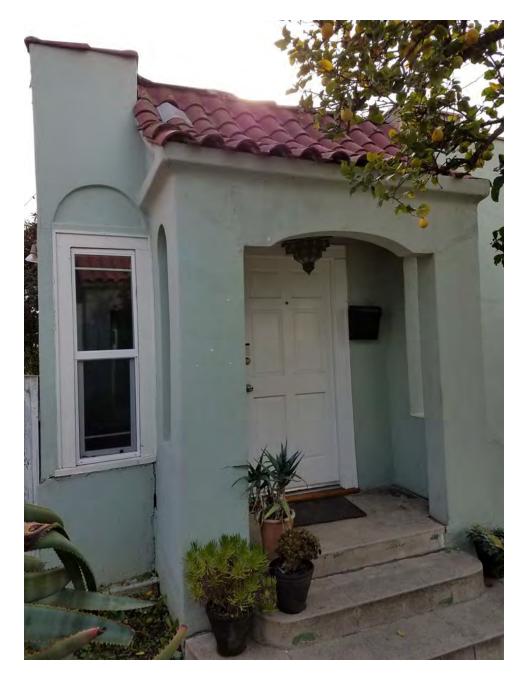
Committee/ Staff Site Inspection Photos, February 9, 2017 Page 18 of 22













COUNTY CLERK'S USE	OFFICE OF TH 200 NORTH SPRING LOS ANGELES, C CALIFORNIA ENVIRON	ALIFORNIA 900	12 LITY ACT	CIT	Y CLERK'S USE		
	(California Environmental Quality Act Section 15062)						
Filing of this form is optional. If fil pursuant to Public Resources Coo starts a 35-day statute of limitation results in the statute of limitations	le Section 21152 (b). Pursuant to ns on court challenges to the app	o Public Resourc	es Code Section	21167 (d), the fil this notice with t	ing of this notice he County Clerk		
LEAD CITY AGENCY City of Los Angeles Depar	tment of City Planning			COUNO 13	CIL DISTRICT		
PROJECT TITLE Wurfl Court			C	OG REFERENCI HC-2017-4762 NV-2017-4763	-HCM		
PROJECT LOCATION 1450 North Echo Park Avenue	, Los Angeles, CA 90026						
DESCRIPTION OF NATURE, PUP Designation of the Wurfl Court							
NAME OF PERSON OR AGENCY			EAD CITY AGEN	ICY:			
CONTACT PERSON Melissa Jones		AREA CODE 213	TELEPHONE N 978-1192	NUMBER	EXT.		
EXEMPT STATUS: (Check One)							
	STATE CEQA	GUIDELINES	C	ITY CEQA GUID	ELINES		
MINISTERIAL	Sec. 15	268		Art. II, Sec. 2	b		
DECLARED EMERGEN	CY Sec. 15	269		Art. II, Sec. 2	a (1)		
EMERGENCY PROJEC	T Sec. 15	269 (b) & (c)		Art. II, Sec. 2	a (2) & (3)		
× CATEGORICAL EXEMP	TION Sec. 15	300 et seq.		Art. III, Sec. 1			
Class <u>8 & 3</u>	31 Category (C	ity CEQA Guideli	nes)				
	Resources Code Sec. 21080 (b			-			
JUSTIFICATION FOR PROJECT consists of "actions taken by regu enhancement, or protection of the Class 31 applies "to maintenar resources in a manner consistent Wurfl Court as an Historic-Cul regulations based on the Secretar IF FILED BY APPLICANT, ATTAC THE DEPARTMENT HAS FOUND	alatory agencies, as authorized by e environment where the regulated ince, repair, stabilization, rehability with the Secretary of Interior's S tural Monument will assure the ry of Interior's Standards to mainted CH CERTIFIED DOCUMENT ISS	by state or local of ory process invol- ilitation, restoration tandards for the protection of the tain and preserve GUED BY THE CI	ordinance, to assuves procedures for on, preservation Treatment of Histor environment by the historic site.	ure the maintena or protection of th , or reconstruct oric Buildings." D the enactment of	nce, restoration, ne environment." ion of historical esignation of the of project review		
SIGNATURE [SIGNED COPY IN FILE]	TITLE Planning As	sistant		DATE February	10 2017		
FEE:	RECEIPT NO.	REC'D. BY		DATE	10, 2017		
DISTRIBUTION: (1) County Clerk	(2) City Clerk, (3) Agency Reco	rd		I			
IF FILED BY THE APPLICANT:							

NAME (PRINTED)

SIGNATURE

Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITA	AGE COMMISSION	CASE NO.: CHC-2017-4762-HCM ENV-2017-4763-CE			
HEARING DATE: TIME: PLACE:	January 19, 2017 10:00 AM City Hall, Room 1010 200 N. Spring Street Los Angeles, CA 90012	Location: 1450-1456 North Echo Park Avenue; 1461-1465 North Fairbanks Place Council District: 13 Community Plan Area: Silver Lake-Echo Park- Elysian Valley Area Planning Commission: East Los Angeles Neighborhood Council: Greater Echo Park Elysian Legal Description: Tract TR 3875, Lots 9-10			
PROJECT:	Historic-Cultural Monu WURFL COURT	Historic-Cultural Monument Application for the WURFL COURT			
REQUEST:	Declare the property a	Declare the property a Historic-Cultural Monument			
OWNER(S):	250 N. Robertson Blvd Beverly Hills, CA 9021 Bixel House LLC	1055 Wilshire Blvd., Ste. 15			
APPLICANT:	Lena Kouyoumdjian 1452 ½ Echo Park Ave Los Angeles, CA 9002	-			

<u>RECOMMENDATION</u> That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP Director of Planning

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[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant Office of Historic Resources

Attachment: Historic-Cultural Monument Application

Lambert M. Giessinger, Preservation Architect Office of Historic Resources

SUMMARY

Built for Louis Wurfl in 1922, Wurfl Court is a Mediterranean Revival style bungalow court located at 1450 Echo Park Avenue in the Echo Park neighborhood of Los Angeles.

The subject property is comprised of seven detached one-story 750-square-foot units surrounding a communal courtyard in a U-shaped configuration with seven garages located at the rear of the property. Each unit has a rectangular floor plan, covered stoop front entrance, and a secondary rear entrance leading to a private backyard. The property features stucco siding, red-tile roofs, arches, original carriage-style garage doors, and decorative reliefs.

Louis Wurfl grew up in the Echo Park area and worked in the steel industry, through which he contributed to several prominent projects throughout the city that included the cross on Echo Park's historic Angelus Temple. Wurfl also worked in the film industry as a prop master for MGM studios and constructed sets for movies such as *The Wizard of Oz*.

Over the years there appear to have been only minor alterations to the property that include window replacement on some of the units. Also, one of garages was repaired following fire damage in 1953.

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.

RISTORIC-CULTURAL MONUMENT

NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Wurfl Court			First Owner/Tenant		
Other Associated Names:					
Street Address: 1450 Echo Park Ave.		Zip:	90026	Council District: 13	
Range of Addresses on Property: 1450 - 1	456	Con	nmunity Name:		
Assessor Parcel Number: 5419024008 Tract: TR 3875			Block:	Lot: 9	
Identification cont'd:					
Proposed Monument Property Type: Building	Structure	Object	Site/Open S	Space Natura Feature	
Describe any additional resources located on th	e property to be included in	the nomination,	here:		

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1922 • F	Factual	Estimated	Threatened? Private Devel	opment	
Architect/Designer:			Contractor: J.M. Close		
Original Use: Residential			Present Use: Residential		
Is the Proposed Monument on its Orig	inal Site?	• Yes	No (explain in section 7)	Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style: Bungalow Court			Stories: 1	Plan Shape: U-shaped
FEATURE	PRIMARY	SECONDARY		SECONDARY
CONSTRUCTION	Type: Unknown	Type: Unknown		1
CLADDING	Material: Stucco, smooth	Material: Stucco, smooth		, smooth
ROOF	Type: Flat	Type: Select		
	Material: Clay tile, rounded	Material: Select		
WINDOWS	Type: Unknown	Type:	Select	
WINDOWS Material: Select		Material: Select		
ENTRY	Style: Centered	Style: Select		
DOOR	Type: Paneled, unglazed	Type:	Select	

NOMINATION FORM



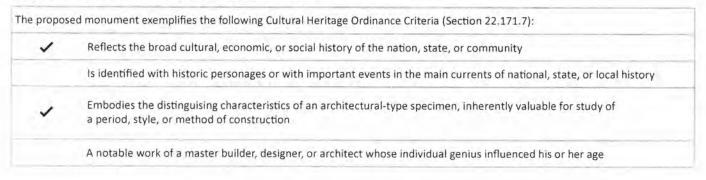
4. ALTERATION HISTORY

r	No alterations/additions.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

listed in the California Register of Historical Resources	
Formally determined eligible for the National and/or California	Registers
ocated 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):

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA



CITY OF LOS ANGELES Office of Historic Resources/Cultural Heritage Commission



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 attech 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: Lena Kouyou	mdjian	Company:	
Street Address: 145	2 1/2 Echo Park Ave	City: Los Angeles	State: CA
Zip:	Phone Number: 5105085941	Email: lena.christine	e.k@gmail.com

Property Owner Is the owner in		support of the nomination? Yes	No 🔍 Unknown
Name:		Company: Bixel House LLC	
Street Address:	1055 Wilshire Boulevard, Suite 15	City: Los Angeles	State: CA
Zip: 90017	Phone Number: (213) 221-1220	Email: twarren@hollandre	sidential.com

Nomination Preparer/Applicant's Representative

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

THE FURTHER MONTHAIL

NOMINATION FORM



9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

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

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

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

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

Kouyound Name: Signature: Date:

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

Written Statement

There is no housing structure more quintessentially Los Angeles than the bungalow court. The court rose to popularity because it offered the Los Angeles dream--sunshine and space--at an affordable price. Per *Courtyard Housing In Los Angeles*, "The [courts] that remain continue to embody all that is quintessentially Angeleno: the promise of a sublime existence in a sun-drenched Garden of Eden filled with orange blossoms and palm trees; the mythology of Los Angeles's Spanish origins, expressed in place names and building forms; the ephemeral flamboyance of Hollywood and the imagery of lie as some kind of transitional stage set; the freedom implied in the canonization of the automobile; and the appeal of an undelified speculative frontier capable of bringing instant wealth and well-being within everyone's reach."

Proposed Monument Description

Built in 1922, 1450 Echo Park Avenue is a Mediterranean Revival style Bungalow Court comprised of seven individual free-standing 750 square foot units surrounding a communal courtyard in a U-parti shape. Six of the units face inwards, and one faces Echo Park Ave. Each unit has a front entrance facing the courtyard, and a back entrance off of the kitchen into the backyard, leading to access paths stretching from Echo Park Ave to Fairbanks Place.

The bungalows feature Mediterranean Revival architectural elements, including stucco, red-tiled roofs, arches, and covered front stoops. The units blend indoor and outdoor space with private areas and public space, and open seamlessly onto the street.

Built on a sloping 0.3443 acre lot, each bungalow receives ample natural light due to the rise in elevation from Echo Park Ave. to Fairbanks Place. The property is the last remaining court in Echo Park that features substantial individual private yards for each unit, in addition to the communal public space. The yards of five of the units measure 8.5 by 30 feet, and two of the units have double yards. The property contains five mature fruit trees: Meyer lemon, fig, and loguat.

The bungalow court as a housing type was designed with pragmatism in mind, and the 1450 court is an excellent example of the intention to seamlessly blend the automobile into a pedestrian-friendly atmosphere, with seven Mediterranean Revival style garages at the back of the property on Fairbanks Place. The garages have red tiled roofs and flat garage doors. 1450 Echo Park Ave. is also the last remaining bungalow court with the traditional front "public" entrance and back "service" entrance. Per the Sanborn Maps, Fairbanks Place, the alley running behind the property that is now a street, was created with the building of the complex.

In summary, character defining aspects of the courtyard include, but are not limited to:

- · U-parti courtyard shape of detached, free-standing bungalows
- Individual private yards
- · Concrete pathways through the courtyard with plant areas and garden space

- Mediterranean Revival style architectural elements, including red-tiled roof, stucco, and arches.
- Mature cacti and fruit trees
- Discreet incorporation of vehicle storage
- Front "public" entrance and back "service" entrance with the creation of Fairbanks Place
- · Inward facing front entrances and secondary back entrances
- High ceilings, natural light, large windows
- · Interior features of a single-family house
- Arched, covered stoop entrances
- Rectangular floor-plan

Statement of Significance

Building History

1450 Echo Park Ave was built in 1922 by Louis Wurfl. Born to German immigrants, Louis grew up in Echo Park and eventually began working in the family business: steel. He worked on many prominent steel projects in the Los Angeles area, including the cross on Echo Park's historic Angelus Temple and several neon signs throughout the city..

The growth of Los Angeles housing has always been intertwined with the city's film industry, and 1450 Echo Park Ave. is a prime example of that. Like many people who built housing complexes in the 20's, Louis worked in the film industry as a prop master for MGM, building pieces for movies including the Wizard of Oz's Tin Man, as well as several properties in Los Angeles.

Architectural Significance:

The 1450 Echo Park Ave. court "embodies the characteristics of an architectural-type specimen inherently valuable for a study of a period, style, or method of construction." It is an excellent and well-maintained example of both Mediterranean Revival architecture and the Bungalow Court.

From Edinburgh Court findings document: "Bungalow court apartments are one of four multi-family housing types that became popular during California's population boom after World War I. Bungalow courts are distinguished by their U-shaped plan of one-story detached bungalows with a central courtyard. Most units are entered through private porches or stoops from the courtyard and implement similar features of single-family dwellings but on a more modest scale."

1450 Echo Park Ave. is an excellent example of bungalow court housing. 1450 Echo Park Ave includes the following character-defining elements: a U-parti layout; detached bungalows; private entrances; central open space; garages at rear; interior features of a single-family house; arched entrance; rectangular interior floor plans. The footprint of the property has

retained its integrity since its construction in 1922. Minor changes have made as necessary repairs for upkeep have been made, mainly in the kitchens and bathrooms, but the overall bungalow court has remained unchanged.

Cultural Significance

The 1450 Echo Park Ave court "reflects the broad cultural, political, economic, or social history of the nation, State, or community" for its association with the rapid expansion of Hollywood and its surrounding areas in the early teens and 1920s.

From Edinburgh Court findings document: "With the boom of the film industry came new jobs and an influx of people employed to support all aspects of film production. The increase in population lead to an increased need for housing and the bungalow court became a popular alternative to single-family houses. As such, bungalow courts were once prevalent throughout Echo Park and are associated with its early expansion." As one of the dwindling number of remaining courts, 1450 Echo Park Ave is an example of early Echo Park development, and represents the rapid growth of Echo Park and Los Angeles in the early part of the twentieth century and "reflects the economic changes occurring in the community at the time."

Summary

1450 Echo Park Ave faces possible demolition in the coming months to be replaced by a high density townhouse complex. We lose nothing by preventing the building of another townhouse complex, but the loss of this bungalow court would mean losing a huge piece of Echo Park and Los Angeles history as well. As the number of courts like this one has dwindled, the fabric of the city has changed. While we do need more high density housing to accommodate the housing shortage, we need to be smart about how we do it, focusing on areas that should become more urbanized while maintaining the city's character--after all, that's what drew people here in the first place.

There are currently fewer than 18 bungalow courts left in Echo Park, most of which are not detached like 1450 Echo Park Ave, or with yards as substantial. It is imperative that we take action to protect the courts that remain.

Bibliography

Cultural Heritage Commission. "Edinburgh Court Recommendation Report." (n.d.): n. pag. 2 Nov. 2015. Web. 4 Apr. 2016.

Polyzoides, Stefanos, Roger Sherwood, and James Tice. *Courtyard Housing in Los Angeles: A Typological Analysis*. New York, NY: Princeton Architectural, 1992, Print.

Sanborn Maps

Bidg. Form 2	BOARD OF PUBLIC	
50)	DEPARTMENT OF	BUILDINGS
Appl i	cation for the Erectio CLASS	
To the Board of Public Work Application is hereby me	of the City of Los Angelest, de to the Board of Public Works of the Cit;	of Los Angeles, through the office of the Chief Inspector o
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	(Location of	Ave. Street
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	USE INK OR INDE	IBLE PENCIL)
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2. Owner's name	Louis Wurfl	Phone
4. Architect's name		Phone
		Phone 66739
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4. Architer	t's name	Phone
	or's name J. M. Close	
6. Contrac	or's address	Lan Oct Titling Source 1
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	any existing (old) building on lot?	How used?
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4	Application for the Erection of Frame Buildings CLASS "D"
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TAKE TO REAR OF NORTH ANNEX In FLOOR	Lot No. 9 and 10 of Tract #3875 Block Description of Property In the City of and County of Los Angeles, State of California, as per map recorded in
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3. Owner 4. Archite	s address
6. Contrac	ctor's address <u>422 Chapman Bldg</u> . ATION OF PROPOSED WORK { Caspools, Elevators, Painting, Suvers, } \$ 2775.00
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1	Application for the Erection of Frame Buildings
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	(USE INK OR INDELIBLE FENCIE)
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2.	Owner's nameLouis_WurflPhonePhone
3.	Owner's address 422 Chapman Bldg.
4.	Architect's name
5.	Contractor's name J. M. Close Phone 66739
6.	Contractor's address 422 Chapman Bldg.
7.	VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers. all Labor, etc. status, Painting, Fibishing, \$2775.00
8.	Is there any existing (old) building on lot?
9.	Size of proposed building
10.	Number of Stories in height Character of groundClay
11.	Material of foundation_concreteSize of footings_12" Size of wall_6" Depth below ground 6"
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	Second floor joists
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	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,
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## REMARKS

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ZONING	о. к.
SET-BACK LINE	о. к.
ORD. 33761 (N. S.)	о. к.
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4	Applic	ation for the Ere	ction of Frame	Buildings	
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o the Board of Application	Public Works of is hereby made	f the City of Los Angeles: to the Board of Public Works of	the City of Los Angeles, thro	ugh the office of the Chief Inspect ter sat forth. This application is which shall be deemed conditions end thar structure therein described, o they structure therein, described, oo of Los Angeles. or right of possession in, the pro	or of made
nto the exercise	of the permit	is, which are hereby agreed to by oes not grant any right or privi	the undersigned applicant and the	which shall be deemed conditions ent other structure therein described, o	r any
Second: T Sortion thereof,	upon any street hat the permit for any purpose	, alley, or other public place or p does not grant any right or privi that is, or may hereafter be proh	loge to use any building or of blted by ordinance of the City	ther structure therein described, or of Los Angeles. or right of possession in, the pro-	perty
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TAKE TO		and 10 of Tract	tion of Property)	2 P. M. V.	Deputy
REAR OF NORTH ANNEX		n the City of and tate of California	County of LOB AN	orded in	K
1st FLOOR CITY CLERK	(I	Book 53, Page 44 01	Maps.	)-B	21
PLEASE VERIFY		Л. В.		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	BY
TAKE TO					15
SOUTH ANNEX	No	1450 Echo Park At	ntion of Job) A	Street,	Deb
ENGINEER PLEASE	)E	Bet Sunset 45	catt	18	X
VERIFY	(	USE INK OR IN	NDELIBLE PENC	IL) B	By
1 Dummar	of Building	Dwelling	No. of Rooms 5	No. of Families1	
				Phone	
3. Owner	s address	422 Chapman Bldg.	,		
4. Archite	ct's name			Phone	
				Phone 66739	
		422 Chapman Bld	G iding Plumbing, Gas Fitting, Se pools, Elevators, Painting, Finis abor, etc.	wors, \$.2775.00	
		ROPOSED WORK	noois, Elevators, Painting, Pine abor, etc. 10 How used	?	
10. Numbe	r of Stories in	height	Character of ground9	ley	
1.1. Materia	al of foundation	on concrete Size of foot	ings.12" Size of wall	6" Depth below ground 6	
				terior size of flues	
				Girders 4 x 6	
				3 Interior Non-Bearing FLOOR JOISTS 2 x 6	
		0 x 0 Specify mate			
14. Will al	provisions o	f State Dwelling House Act	be complied with?	98.	
11	ave carefully	examined and read the abo	ove application and know	the same is true and correct	, and
that all	provisions of herein specia	of the Ordinances and Lav	vs governing Building Co	nstruction will be complied	with
0	VER 7/		ign here)	or Authorized Agent.)	
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Bidg. Form 2	PLANS AND SPECIFICAT and other data must also be
2	BOARD OF PUBLIC WORKS DEPARTMENT OF BUILDINGS
6	Application for the Erection of Frame Buildings
To the Baard	of Public Works of the City of Los Angeles:
Applicati Buildings, for subject to the into the exerc portion thereo Second:	of Public Works of the City of Lee Angeles: on is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspec a building permit in accordance with the description and for the purpose hereinsfer set forth. This application is following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions er see of the permit. See of the permit does not grant any right or privilege to erect any building or other structure therein described, if upon any street, alley, of other public place or portion thereof. That the permit does not grant any right or privilege to use any building or other structure therein described, f, for any purposa that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. That the granting of the permit does not affect or prejudice any claim of the to, or right of possession in, the pr buck permit.
Third: described in a	That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the pr such permit.
	(Lot No. 9 and 10 of Tract #3875 Block
TAKE TO REAR OF NORTH	(Description of Property) in the City of and County of Los Angeles,
ANNEX 1# FLOOR	State of California, as per map recorded in
CITY CLER PLEASE	
VERIFY	District No
TAKE TO	
ROOM No. 4 SOUTH ANNEX	05 No. 1452 F. Egho Park Ave. Street
ENGINEER	
VERIFY	(USE INK OR INDELIBLE PENCIL)
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	actor's address. 422 Chapman Bldg. UATION OF PROPOSED WORK { Campools, Elevators, Fainting, Finishing; all Labor, stc.
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100 100 100	UATION OF PROPOSED WORK {Compose Blevators, Painting, Finishing, } \$27.10.00
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8. Is the 9. Size of 10. Numbre 11. Mater 12. Mater 13. Give EXTI Second 14. Will that a wheth PER	re any existing (old) building on lot? <u>10</u> How used? by proposed building <u>24 x 31</u> Height to highest point <u>14</u> ber of Stories in height <u>1</u> Character of ground <u>clay</u> trial of foundation <u>CONCRETE</u> Size of footings <u>12</u> " Size of wall <u>6</u> " Depth below ground trial of chimmeys <u>0</u> Number of inlets to flue <u>0</u> Interior size of flues <u>0</u> x. sizes of following materials: REDWOOD MUDSILLS <u>2x 6</u> Girders <u>4x</u> ERIOR studs <u>2 x 3</u> INTERIOR BEARING studs <u>2 x 3</u> Interior Non-Bearing <u>2 x 3</u> Ceiling joists <u>2 x 4</u> Roof rafters <u>2 x 6</u> FIRST FLOOR JOISTS <u>2 x6</u> and floor joists <u>0 x 0</u> Specify material of roof <u>Composition</u> have carefully examined and read the above application and know the same is true and correc all provisions of State Dwelling House Act be complied with? <u>YAB</u> have carefully examined and read the above application and know the same is true and correc all provisions of the Ordinances and Laws governing Building Construction will be complied er herein specified or not. <u>OVER</u> <u>7/19/55</u> (Sign here) <u>14 55</u> (Sign here) FOR <u>DEPARTMENT</u> USE ONLY FOR <u>DEPARTMENT</u> USE ONLY MIT N(). Plans and Specifications checked and fourd to conform to Ordinances and Laws governing Building Construction will be complied or K. Space (Sign here) <u>14 55</u> (Sign here) <u>15 500000000000000000000000000000000000</u>
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2	See See .	DEPARTMEN	T OF BUIL	DINGS		
	Appli	cation for the E	rection of F ASS "D"	rame Bı	uldings	
To the Board	of Public Works	of the City of Los Angeles:		celes, through th	office of the Ohie	f Inspector o
Buildings, for subject to the into the exerc	a building permit following conditions of the permit	te to the Board of Public Work in accordance with the descri- ns, which are hereby agreed to	ption and for the purpos by the undersigned appl	o heroinafter' set leant and which i	forth. This application of the shall be deemed cond	ation is mad litions enterin
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ANNEX 1st FLOOR CITY CLER PLEASE		tate of Californ ook 53, Page 44		o recorde	1 in	E. City
VERIFY	District No.	М	B. Page	F. B. Page		0
TAKE TO ROOM No. 4	05	- /		1		1 .
SOUTH	J. NO		(Location of Job)		Street	Engio
ENGINEER PLEASE VERIFY	1	Bet Sunse	et + Scott			Caty
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		422 Chapman Bldg				
2			X 1			
5, Contr	actor's name	J. M. Close			Phone66739	)
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		PROPOSED WORK	including Plumbing, Gas F Jesspools, Elevators, Paint Il Labor, etc.	ing, Finishing,	\$.2775.00	
Sec. 1		(old) building on lot?	no H	ow used?		
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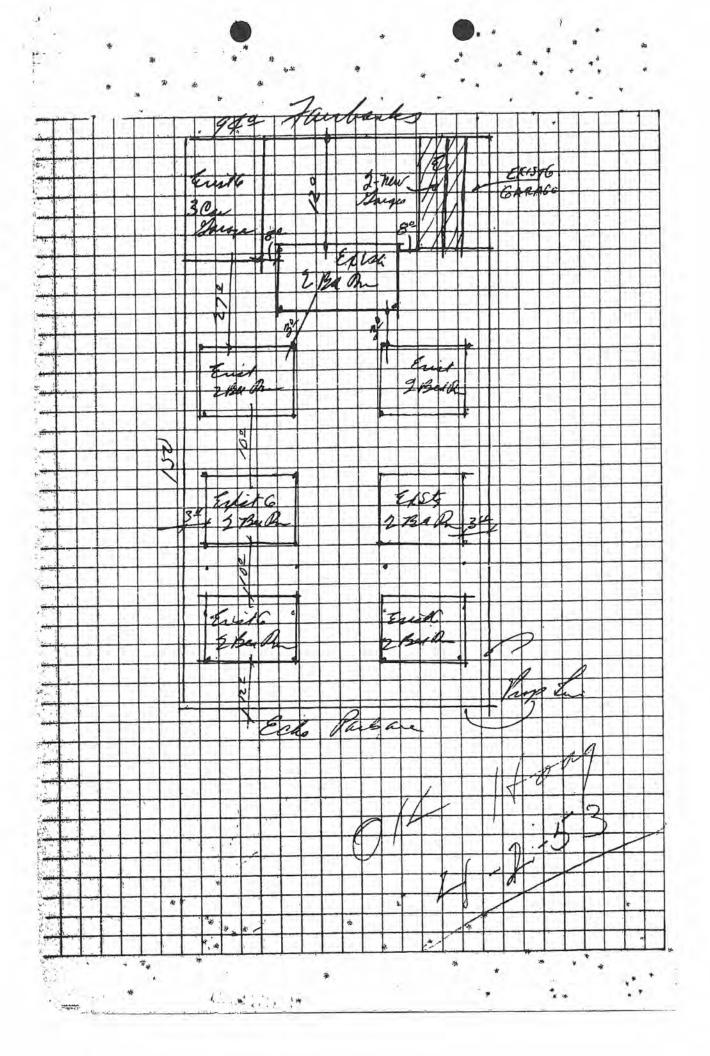
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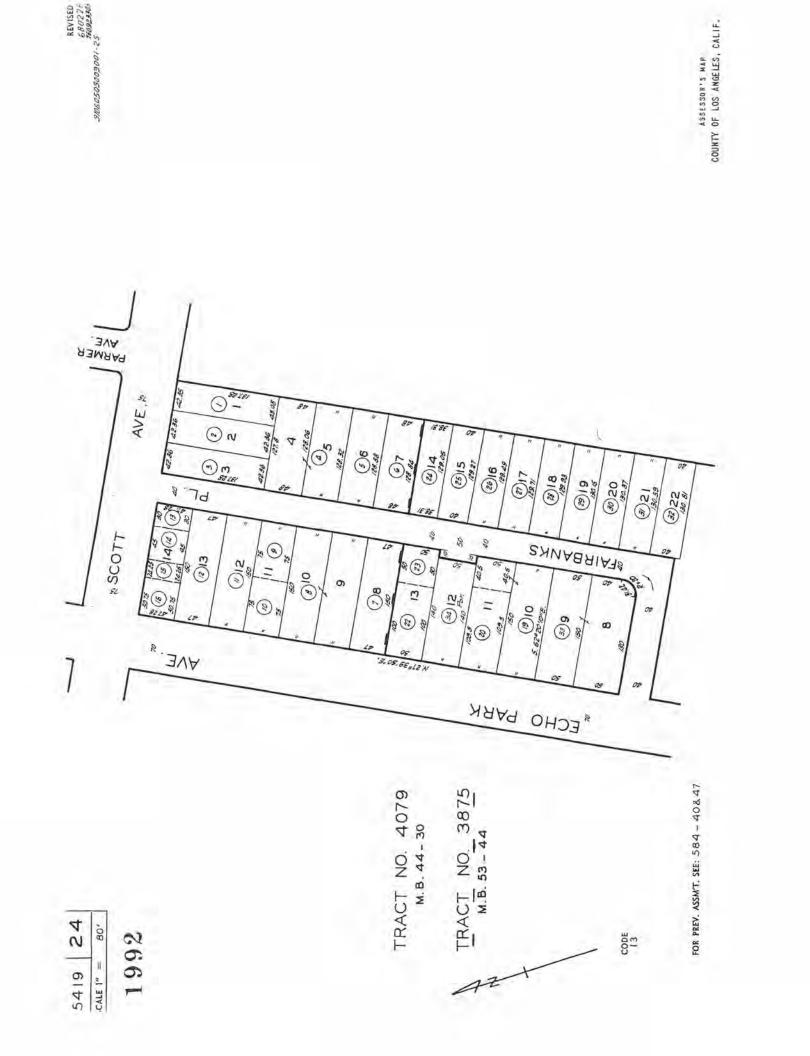
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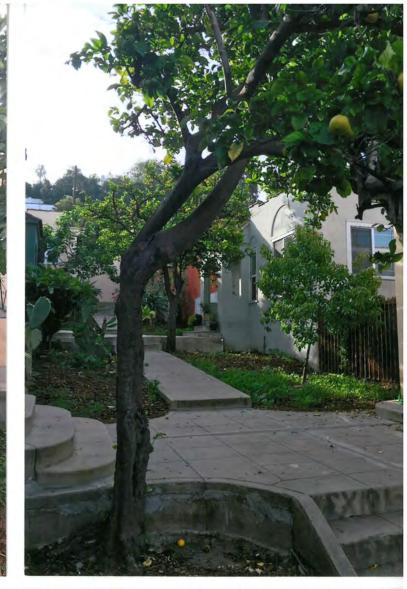




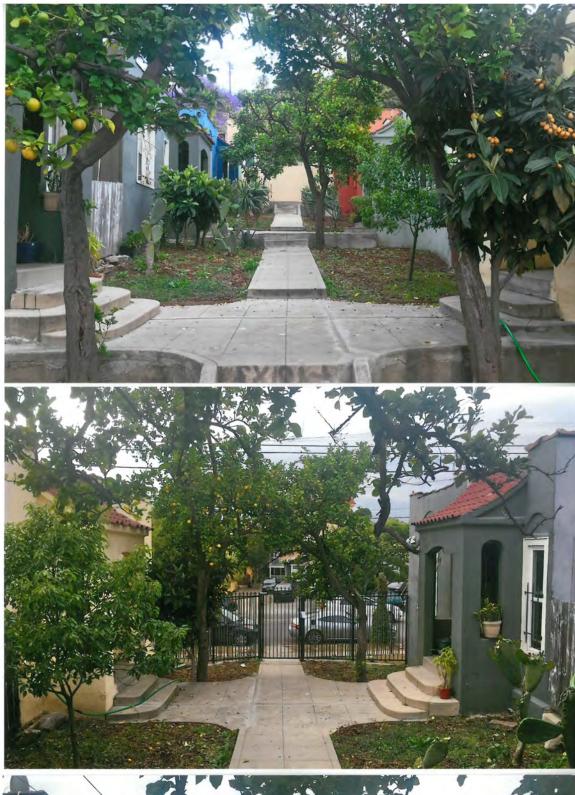




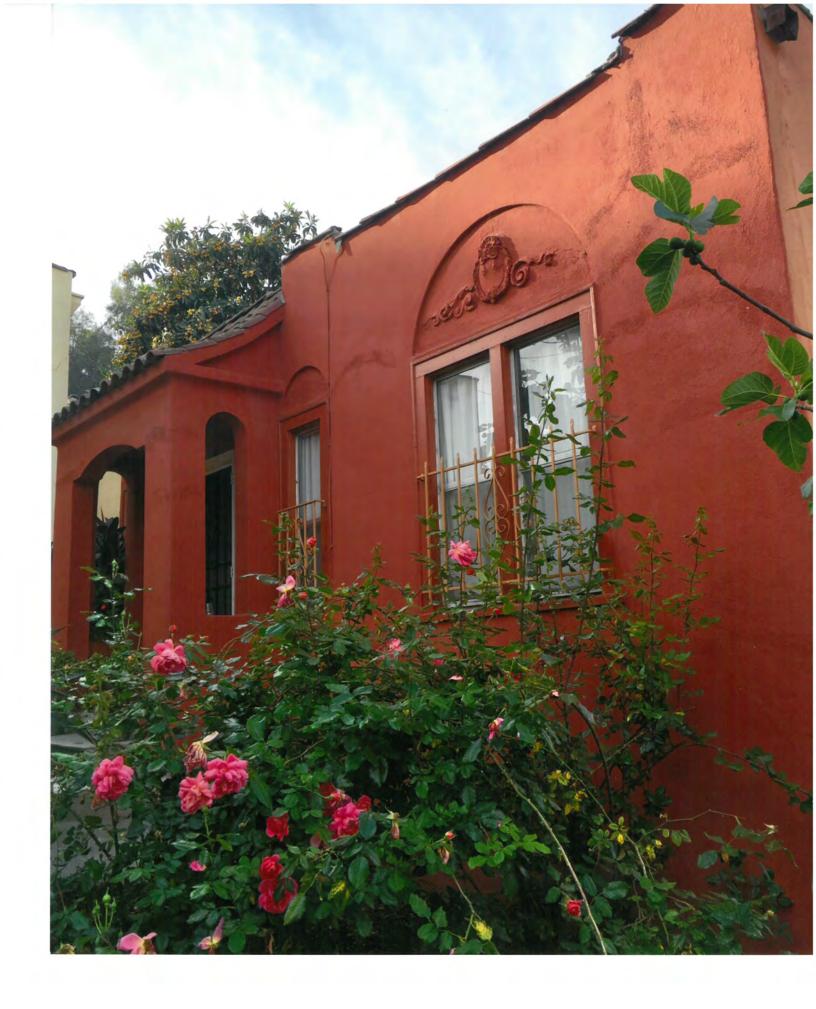


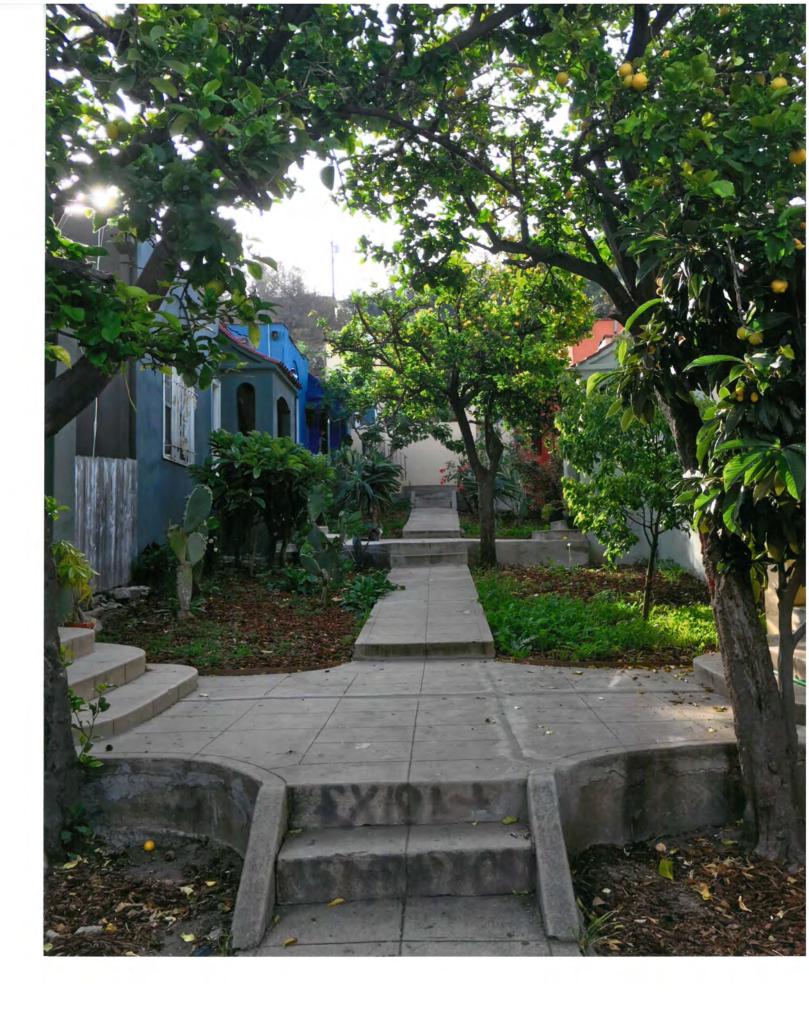














## **City of Los Angeles** Department of City Planning

## 12/13/2016 PARCEL PROFILE REPORT

PROPERTY ADDRESSES	Address/Legal Information	
1452 N ECHO PARK AVE	PIN Number	141A209 428
1450 N ECHO PARK AVE	Lot/Parcel Area (Calculated)	7,048.0 (sq ft)
1452 1/2 N ECHO PARK AVE	Thomas Brothers Grid	PAGE 594 - GRID E7
1461 N FAIRBANKS PL	Assessor Parcel No. (APN)	5419024008
	Tract	TR 3875
ZIP CODES	Map Reference	M B 53-44
90026	Block	None
	Lot	9
RECENT ACTIVITY	Arb (Lot Cut Reference)	None
VTT-74664-SL	Map Sheet	141A209
CHC-2017-4762-HCM	Jurisdictional Information	
ENV-2017-4763-CE	Community Plan Area	Silver Lake - Echo Park - Elysian Valley
ENV-2016-4527-EAF	Area Planning Commission	East Los Angeles
	Neighborhood Council	Greater Echo Park Elysian
CASE NUMBERS	Council District	CD 13 - Mitch O'Farrell
CPC-1986-255	Census Tract #	1973.00
ORD-165167-SA4000	LADBS District Office	Los Angeles Metro
ORD-129279	Planning and Zoning Information	
	Special Notes	None
	Zoning	R3-1VL
	Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
	General Plan Land Use	Medium Residential
	General Plan Footnote(s)	Yes
	Hillside Area (Zoning Code)	Yes
	Baseline Hillside Ordinance	No
	Baseline Mansionization Ordinance	No
	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
	Sign District	No
	Streetscape	No
	Adaptive Reuse Incentive Area	None
	Ellis Act Property	No
	Rent Stabilization Ordinance (RSO)	Yes
	CRA - Community Redevelopment Agency	None
	Central City Parking	No
	Downtown Parking	No
	Building Line	None
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500 Ft School Zone	Active: Gabriella Charter School Active: Logan Elementary School
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5419024008
Ownership (Assessor)	
Owner1	BIXEL HOUSE LLC C/O C/O SAM MARK
Address	250 N ROBERTSON BLVD STE 511 BEVERLY HILLS CA 90211
Ownership (Bureau of Engineering, Land Records)	
Owner	BIXEL HOUSE LLC C/O SAM MARK
Address	215 N ROBERTSON BLVD # 511 BEVERLY HILLS CA 90211
APN Area (Co. Public Works)*	0.324 (ac)
Use Code	0500 - 5 or more units (4 stories or less)
Assessed Land Val.	\$1,275,000
Assessed Improvement Val.	\$637,500
Last Owner Change	10/26/15
Last Sale Amount	\$1,875,018
Tax Rate Area	13
Deed Ref No. (City Clerk)	85101
	650720
	2141903-4
	1514323
	1307685
	1284226
	1284225
	1088329
Building 1	
Year Built	1922
Building Class	D45A
Number of Units	7
Number of Bedrooms	14
Number of Bathrooms	7
Building Square Footage	5,208.0 (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	

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)	1.3000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.0000000
Rupture Top	3.0000000
Rupture Bottom	13.0000000
Dip Angle (degrees)	50.0000000
Maximum Magnitude	6.4000000
Alquist-Priolo Fault Zone	No
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	1184
Fire Information	
Bureau	Central
Batallion	11
District / Fire Station	20
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.

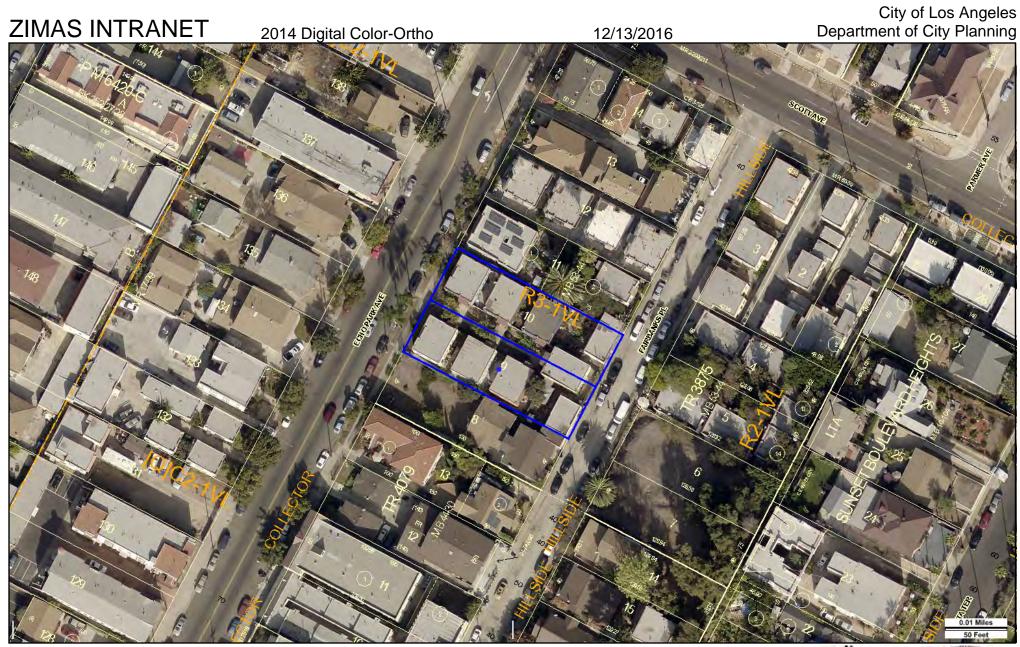
 
 Case Number:
 CPC-1986-255

 Required Action(s):
 Data Not Available

 Project Descriptions(s):
 AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - SILVER LAKE AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TOBRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT

### DATA NOT AVAILABLE

ORD-165167-SA4000 ORD-129279



Address: 1450 N ECHO PARK AVE APN: 5419024008 PIN #: 141A209 428 Tract: TR 3875 Block: None Lot: 9 Arb: None Zoning: R3-1VL General Plan: Medium Residential





## ECHO PARK NEIGHBORHOOD COUNCIL



CERTIFIED NEIGHBORHOOD COUNCIL APRIL 16, 2002

TELEPHONE: 323 487 9124 WEBSITE: echoparknc.com EMAIL: paul.bowers.epnc@gmail.com MAILING ADDRESS P.O. BOX 26557 LOS ANGELES, CA 90026

Chair: Tad Yenawine Vice Chair: Darcy Harris Chief Information Officer: Paul Bowers Treasurer: Michael Galano Second Signatory: Jackelyn Valladares

December 23, 2016

VIA EMAIL

Cultural Heritage Commission 200 N. Spring Street, Room 532 Los Angeles, CA 90012 Attn: melissa.jones@lacity.org

Re: Case No. CHC-2017-4762-HCM – Bungalow Court at 1450 Echo Park Ave

Dear President Barron and Commissioners:

The Echo Park Neighborhood Council (EPNC) writes to express its full support for designating the Bungalow Court at 1450-1456 Echo Park Ave as a historic-cultural monument.

The bungalow court is the quintessential Los Angeles building, and the Echo Park Ave bungalows are a prime example. As set forth in detail in the nomination application, the bungalows are of historical, architectural and cultural significance.

Historically, the Bungalow Court is connected with the film industry and the rapid expansion associated with it in the 1920's and 30's. Built in 1922 by Louis Wurfl, who worked in the film industry himself as well as on steel projects throughout the City, these bungalows represented a popular alternative to the single family home to accommodate the influx of population due to the film industry boom.

ECHO PARK NEIGHBORHOOD COUNCIL Re: Support for HCM Nomination of 1450 Echo Park Ave Bungalow Court Case No. CHC-2017-4762-HCM December 23, 2016

Architecturally, the Bungalow Court is a wonderful example of the Mediterranean Revival style, with its stucco, red tile roofs, arches and covered stoops. In addition, it features the classic bungalow court design, built in a U shape, with detached buildings all facing a communal shared courtyard fronting the street, and separate private yards, with garages incorporated at the rear.

Culturally, the Bungalow Court represents the cultural and economic changes occurring in Los Angeles in the early 20th century, including the population growth and film industry boom mentioned above. While these bungalows are disappearing across Los Angeles in the face of new development pressures, they represent an important time of development that must be maintained; in particular, the unique combination they provided to residents of parks and shared spaces for communal interaction within a dense urban setting.

In Echo Park, one of Los Angeles' oldest neighborhoods, the bungalow courts are disappearing; there are now only 18 left. It is important to note, this particular Bungalow Court is the only one left in Echo Park with the traditional front public entrance and back service entrance. It is on a well-traveled street blocks from a major intersection in the heart of Echo Park, and helps set the tone of the entire area. Designating this property as a historic-cultural monument will also address needs of affordability and community now, just as the bungalow courts did when they were first built.

In a time of rapid flux, such as what Echo Park is now undergoing, it is vital to retain pieces of history that make the community so attractive to those very forces of change, to provide continuity and maintain the foundation of the neighborhood. The Echo Park Ave Bungalow Court is one such piece that deserves recognition.

On December 20, 2016, at a Brown Act noticed meeting, the EPNC Board of Governors voted 12 yeas, 0 nays and 0 abstentions to support the designation of the Bungalow Court at 1450-1456 Echo Park Ave as a historic-cultural monument and to submit this letter of support.

Thank you for your consideration.

Respectfully,

Tad Yenawine Chair, Echo Park Neighborhood Council

cc: Councilmember Mitch O'Farrell