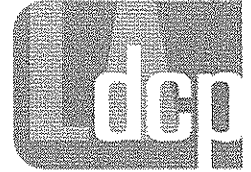




DEPARTMENT OF CITY PLANNING
RECOMMENDATION REPORT



Cultural Heritage Commission

Date: July 10, 2014
Time: 10:00 am
Place: City Hall
200 N. Spring Street, Room 1010
Los Angeles, CA 90012

Case No.: CHC-2014-2190-MS
Council No.: 4 – LaBonge
Plan Area: Wilshire
HPOZ: Hancock Park
Certified NC: Greater Wilshire
GPLU: Very Low II Residential
Zone: RE15-1-HPOZ

Public Hearing: None

Applicant: Margo Avery Trust

Representative: HartmanBaldwin
Design/Build

PROJECT LOCATION: 355 S Muirfield Road, within the Hancock Park Historic Preservation Overlay Zone

PROPOSED PROJECT: A Technical Correction to the Hancock Park HPOZ Historic Resource Survey to change the designation for the property at 355 S. Muirfield Rd, per Section 12.20.3F.3(d)(3) of the Los Angeles Municipal Code.

REQUESTED ACTION: Amend the Hancock Park HPOZ Historic Resource Survey to re-designate the property from a Contributing Element to a Non-Contributing Element.

RECOMMENDED ACTIONS:

1. **Adopt** the staff report and findings.
2. **Amend the Hancock Park Historic Resources Survey and designate** the property at 355 S. Muirfield Rd a Non-Contributing Element to the Hancock Park HPOZ.

MICHAEL J. LOGRANDE
Director of Planning

SIGNED ORIGINAL IN FILE

Ken Bernstein, AICP, Manager
Office of Historic Resources

SIGNED ORIGINAL IN FILE

Michelle Levy, City Planner
Historic Preservation Overlay Zone Unit

SIGNED ORIGINAL IN FILE

Prepared by: Kimberly Henry
Planning Assistant,
Historic Preservation Overlay Zone Unit
(213) 978-1216

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BACKGROUND

The Hancock Park Historic Preservation Overlay Zone (HPOZ) Ordinance was adopted by the City Council on August 13, 2008 and came into effect on October 4, 2008. The HPOZ protects the historic and architectural integrity of the Hancock Park neighborhood through a design review process for exterior alterations. A five member HPOZ Board makes recommendations and acts on proposed changes, depending on the size of the project. The review of minor exterior work can be delegated to the Director of Planning.

In 2008 a Preservation Plan was adopted for Hancock Park with specific design guidelines that expand on the Secretary of the Interior's Standards for Rehabilitation. These design guidelines serve as the basis for design review.

Hancock Park Survey

The Hancock Park Historic Resources Survey was conducted between April 23, 2001 and September 28, 2001 by Myra L. Frank & Associates, Inc., seven years before the adoption of the Hancock Park HPOZ. The Survey is a required component of each HPOZ (per LAMC Section 12.20.3, subsection F.3). The survey includes a listing of properties in the HPOZ, along with photographs and property descriptions. Surveys are required to identify all Contributing and Non-Contributing Elements in the HPOZ, and are certified by the Cultural Heritage Commission as to their accuracy and completeness.

The Survey area comprises a sixty-six block area with 1,282 parcels, the vast majority of which are single-family residential. The Survey area is bounded by Melrose Avenue on the north, Highland Avenue on the west, Rossmore Avenue on the east, and Wilshire Boulevard on the south. These boundaries include both sides of the primarily residential streets of Highland Avenue and Rossmore Avenue. The Survey concluded that the area meets the criteria for HPOZ designation because the majority of the buildings are original structures dating from 1920-1972. On March 2, 2006 the Cultural Heritage Commission certified the Hancock Park Historic Resources Survey modifying the original 2001 Historic Resources Survey and the HPOZ's period of significance from 1920-1972 to 1920-1956, which re-designated structures built in the Ranch, International, or Contemporary architectural styles to Non-Contributors.

Within the HPOZ boundaries, 1,113 (86%) were identified as Contributing Elements as identified in Section 12.20.3 F of the Municipal Code, and 169 were determined to be Non-Contributing Elements. Changing the designation of the property at 355 S. Muirfield Rd from a Contributor to a Non-Contributor will not significantly affect the number of Contributors and Non-Contributors in the district. The percentage of Contributing Elements will remain 86%.

The 2001 Hancock Park Historic Resources Survey page for 355 S. Muirfield Rd notes that the original owners of the property were Merritt H. Adamson and Rhoda Rindge Adamson, who was the daughter of Frederick Hastings Rindge and May Knight Rindge. Mr. and Mrs. Rindge were the original owners of Rancho Malibu, an intact Spanish land grant that stretched twenty-two miles along the coast. Merritt and Rhoda Adamson were the original owners of the Adamson House, a residence they built on 13 acres of the Rancho Malibu land, which was given to Rhoda Adamson by her mother. The Adamson House, located in Malibu, was designed in the Spanish Colonial Revival architectural style, similar to the original architectural style of their home in Hancock Park. Due to the 1963 alterations to 355 S Muirfield Rd, the residence no longer conveys an association with the original ownership or period in which it was built.

The proposed re-designation was brought before the Hancock Park HPOZ Board on May 7, 2014 for review and comment. The board did not make an official recommendation on the matter.

The Historic Resources Survey may be modified according to the provisions in Los Angeles Municipal Code (LAMC) Section 12.20.3.F.3(d). The code section states "The correction of technical errors and omissions in a previously certified Historic Resource Survey can be made by the Director based on input from the Cultural Heritage Commission."

Errors in the Survey

When the Historic Resources Survey was completed in 2001, the house was characterized as "Appears to be unaltered." Most of the visible façade and character defining features of the main residential structure were altered in a 1963 remodel, prior to the Historic Resources Survey and adoption of the HPOZ. Included in the 1963 permitted alterations were a bedroom addition, the addition of a front balcony, the modification of the front entry, and the modification of the roofing material. These alterations effectively changed the structure's architectural style from Mediterranean/Italian Renaissance Revival to Monterey Revival. Had the appropriate construction permit research been conducted at the time of the Hancock Park Historic Resources Survey, the subject property's extensive front and visible façade alterations would have made the property ineligible for designation as a Contributor.

LAMC Section 12.20.3.F3(c), Finding of Contribution, requires that in order for structures, landscaping, natural features, or sites to be considered Contributing to the Zone, they must meet one or more of the criteria listed below:

1. Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance and possesses historic integrity reflecting its character at that time; or
2. Owing to its unique location of singular physical characteristics, represents an established feature of the neighborhood, community or city; or
3. Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the City.

These Findings are addressed on page 8 of this report.

DISCUSSION

The Historic Resources Survey for Hancock Park conducted in October 2001 identified the property at 355 N. Muirfield Road as "Monterey Revival" style. It was evaluated under category 3D, meaning that the property "appears eligible as a Contributor for National Register or California Register through Survey Evaluation." The survey notes that the property "adds to the historic associations for which a property is significant because it was present during the period of significance, and processes historic integrity reflecting its character at that time."

Timeline

Below is a timeline of construction and permit history of the subject building. Photo copies of the relevant building permits and plans are attached as Exhibits D, E, and F. Also included, as Exhibit C, are illustrations demonstrating the construction timeline.

Period of Significance	May 1922	Permit for construction of original house in Mediterranean/Italian Renaissance Revival style
	May 1922	Permit for construction of original 3-car garage
	Sept. 1922	Permit for additional garage space with servant's quarters above to the west of the garage
	Sept. 1927	Permit for the addition of a covered loggia with sleeping porch above on rear of house
	Oct. 1927	Permit for the addition of a laundry and servants' quarters to the north of the house
	Oct. 1927	Permit for the addition of fireplaces in the loggia and sleeping porch
	Jan. 1928	Permit for the addition of a gun room over the original garage
	Jan. 1963	Permit for addition of a covered balcony and addition to a second floor bedroom. House is re-roofed in shakes and style is changed to Monterey Revival
	Feb. 1963	Permit for the partial demolition of the 1927 laundry/servants' wing
	Unknown	House is re-stuccoed, presumably as part of the conversion to Monterey Revival style
	May 1967	Permit for the construction of a swimming pool
	June 2001	Permit for site retaining walls
	Sept. 2001	Historic Resources Survey completed
	Apr. 2002	Permit for wrought iron fence atop retaining walls
	Apr. 2002	Permit for a site wall
	Nov. 2004	Historic Resources Survey revised
	Aug. 2005	Permit for the construction of poolhouse with dressing rooms
	Early 2006	Historic Resources Survey revised
	Mar. 2006	Historic Resources Survey certified by the Cultural Heritage Commission

Alterations

The house pictured in the 2001 Historic Resources Survey is a long, two-story residence on a corner lot with its front façade facing Muirfield Rd. The second story has a covered balcony, commonly seen in Monterey Revival style structures along the length of the front façade. The front entrance is accessed by a walkway leading from the sidewalk to the front porch. The driveway and detached garage structure are accessed from 4th St.

In 1963, work was undertaken to completely alter the appearance of the house and change the architectural style from Mediterranean/Italian Renaissance Revival to Monterey Revival. Two covered balconies on the front façade were enclosed, a covered balcony added across much of the street elevation, and the roof changed from mission tile to concrete shake. Additionally, the front entrance was demolished and a new, smaller design was built in wood to better accommodate for the new front façade balcony. A large portion of the 1927 service wing (located at the north end of the residence) was demolished, and a bedroom on the second floor was enlarged. A water table (stucco molding detail) was added under the upstairs windows, pronounced lintels added over the first floor doors, and a wrought-iron balcony on the 4th Street

elevation removed. The conversion to the Monterey Revival architectural style included re-stuccoing most of the exterior of the house and removing a cornice to add eaves and rafter tails to the roof. By the end of the remodel, many of the original character-defining features of the original Mediterranean/Italian Renaissance Revival style residence had been removed or significantly altered.

The alterations constructed outside of the HPOZ period of significance have significantly and adversely altered the character-defining features of the residence, including the demolition and reconstruction of the front entry that was once much larger, demolishing the service wing in an area directly visible from the street, and using materials and design inconsistent with the house. For these reasons the residence no longer retains qualities that originally qualified it to be a Contributing Element to the Hancock Park HPOZ.



Image 1: 355 S. Muirfield from the Historic Resources Survey, 2001.



*Image 2: 355 S. Muirfield , Pre-1963 Remodel
(Houses of Los Angeles vol II Sam Watters, Acanthus Press)*



HANCOCK PARK ENTRANCE FACADE
Image 3: 355 S. Muirfield, Pre-1963 Remodel
(Houses of Los Angeles vol II Sam Watters, Acanthus Press)

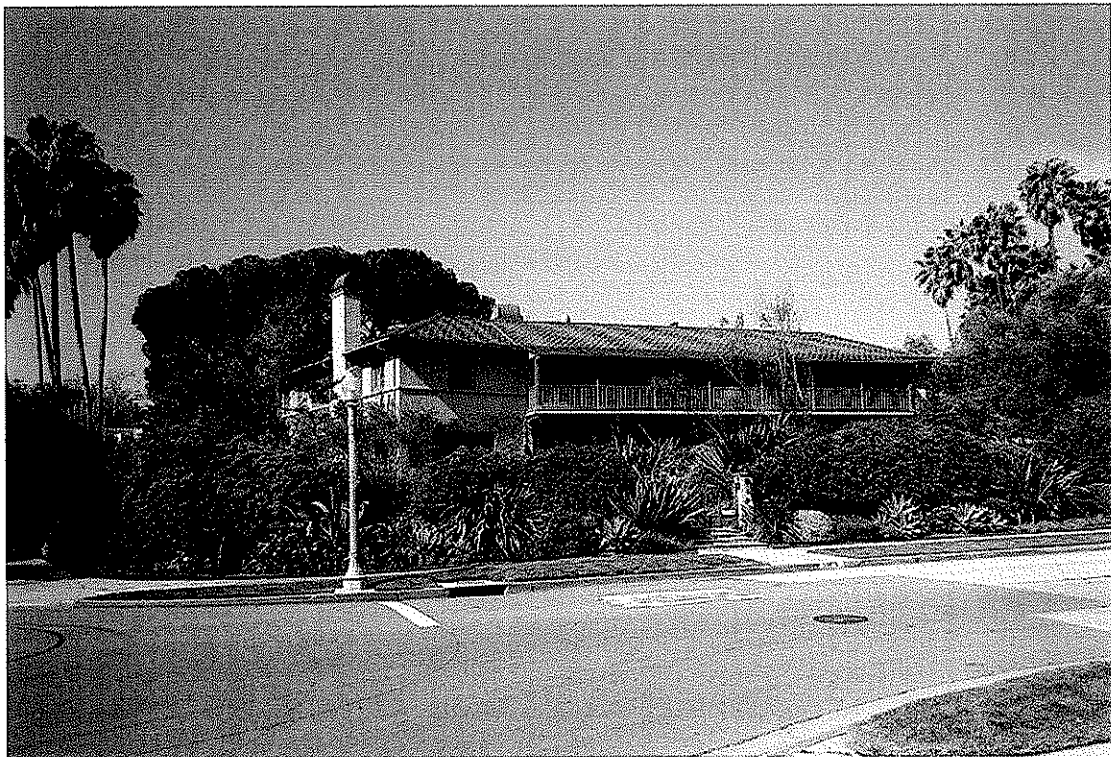


Image 4: 355 S. Muirfield taken after the 1963 Remodel, March 2014

FINDINGS

The property at 355 S. Muirfield Road was designated as a Contributing Element at the time of the Hancock Park Historic Resources Survey in October of 2001. The HPOZ came into effect on October 4, 2008. Several additions and alterations, done in the original architectural style were completed up through 1928. In 1963, major alterations to the main architectural façade were constructed, which changed the architectural style of the residence to Monterey Revival. As a result of the irreversible changes made to the building, the structure no longer meets the qualifications to be classified as a Contributing Element to the district.

LAMC Section 12.20.3.F3(c), Finding of Contribution, requires that in order for structures, landscaping, natural features, or sites to be considered Contributing to the Zone, they must meet one or more of the criteria listed below:

1. Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance and possesses historic integrity reflecting its character at that time

Although the structure was present during the period of significance, it no longer possesses historic integrity reflecting the character at that time. In 1963, work was undertaken to significantly alter the character-defining features of the house and change the style from Mediterranean/Italian Renaissance Revival to Monterey Revival. Two covered balconies on the front facade were enclosed, a long covered balcony added across the second story of the street elevation, and the roof material was changed from clay mission tile to concrete shake. Additionally, the front entrance was demolished and a new, smaller design was built in wood to better accommodate for the new balcony. Much of the service wing (located at the north end of the structure) was demolished, and a bedroom on the second floor was enlarged. A water table (stucco molding detail) was added under the upstairs windows, pronounced lintels added over the first floor doors, and a wrought-iron balcony was also removed. The modification of the original architectural style included re-stuccoing the exterior of the house and removing a cornice to add eaves and rafter tails to the roof. By the end of construction, most of the character-defining features had been removed and replaced.

2. Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city

While the structure dates from the period of significance for the neighborhood, the original style of the residence has been modified in such a way that no singular original character defining feature remains. The existing structure does not represent an established feature of the neighborhood, community, or city.

3. Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the City

Given the significance of the alterations, rehabilitation of the original features is not deemed feasible. Retaining the building's existing architectural features would not contribute to the preservation and protection of an historic place or of a place of historic interest in the City. The historic nature of the property has been compromised and the changes are irreversible. Further alterations, demolition, or removal would not negatively impact the Hancock Park HPOZ. If the structure were to be reclassified as a Non-Contributor, any new work would be reviewed through a Certificate of Compatibility process to ensure it fits in with the neighborhood.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

The requested action is deemed exempt from the provisions of the California Environmental Quality Act (CEQA), under Article II.1 of the City of Los Angeles' CEQA Guidelines. The section exempts actions where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The action corrects the inventory of historic resources within the Hancock Park HPOZ, consistent with the procedures outlined in the HPOZ Ordinance (12.20.3), and has no possibility of negatively affecting the environment because the structure has been significantly altered to the point where it no longer retains its historic significance or its association to the Adamson House and family.

**EXHIBIT A:
2001 Historic Resources Survey sheet for 355 S. Muirfield Rd.**

HANCOCK PARK HISTORIC PRESERVATION OVERLAY ZONE

Contributor

Location: 355 South Muirfield Road, Los Angeles, CA 90020

Historic Name: Residence for M. H. Adamson; *Common Name:* Adamson/Stern/Lund/Viscott Residence

Description: 2-story, Monterey Revival-style Single Family Residence

Alterations: New compatible wood windows

HPOZ Criterion: a) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Significance: Evaluation Code: 3/3D. Original owner Merritt H. Adamson was married to Rhonda Rindge Adamson, the daughter of Frederick Hastings Rindge and May Knight Rindge. May and Frederick Rindge were the last owners of Rancho Malibu, an intact Spanish land grant that stretched twenty-two miles along the coast. May Rindge was also the owner and founder of Malibu Potteries, a factory that produced high-quality and custom tiles, many of which can still be found in Merritt and Rhonda's 1930 beach house in Malibu, the Adamson House. Rhonda was also the namesake (in reverse order) for Adohr Farms Dairy. Significant Features: Landscape architect was Paul Howard. Hardwood doors and entrance surround with fluted pilasters; nearly full length second story balcony; 4-car garage with dwelling above. Other Recognition: Historic Landmark Medalion Award #31

Building Info: Built in 1922 by Heath, Royce H. Permit No. 17080, dated 5/19/1922. Originally owned by Adamson Merritt, H. Designed by Grey, Eimer. Estimated Cost of Construction \$59,566.

Landscape Features: Elm, pine and jacaranda trees and replica streetlight in parkway; gently sloped raised yard, olive trees in yard, brick steps, landings and walkways

Survey Date: 9/11/2001

Photograph Filename: PC09219



355 South Muirfield Road

Prepared by Myra L. Frank Associates, Inc. in 2001. Revised by the Department of City Planning in 2004, 2006, 2007

**EXHIBIT B:
2014 DRAFT Historic Resources Survey sheet for 355 S. Muirfield Rd.**

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer
Page of	Date

*Resource Name or #:

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted ***a. County:**

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** **Date:** T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 355 South Muirfield Road City: Los Angeles Zip: 90020

d. UTM: Zone: 11 mE: 377352 mN: 3770420

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 5505-009-007

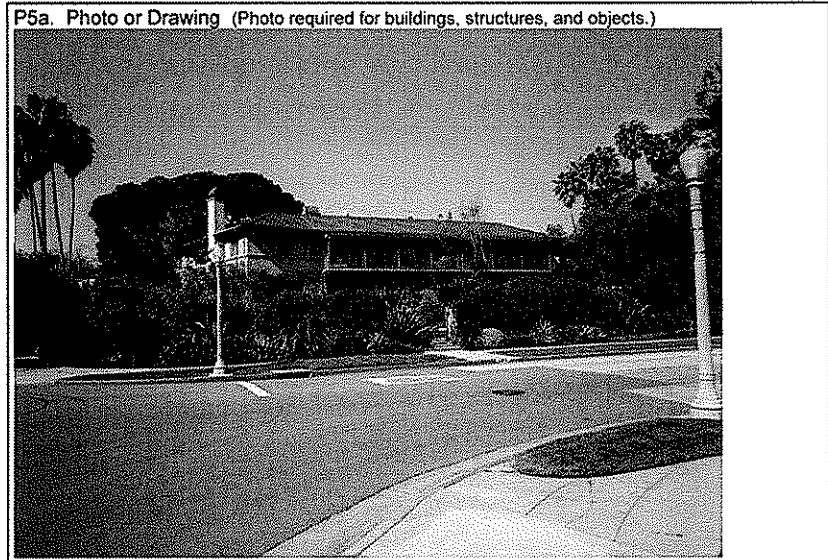
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The house at 355 S. Muirfield Road was designed in 1922 for Merritt Huntley Adamson and his wife, Rhoda Agatha Ringe. They were founders of Adohr Farms, a prominent Los Angeles creamery, and Mrs. Adamson's mother was known for her association with Malibu Potteries. Designed in the Mediterranean/Italian Renaissance Revival style by Elmer Grey, the house was situated on a double lot on the corner of Muirfield and West 4th Street with a grand stone entry facing Muirfield. The Adamsons began alterations almost immediately, adding another garage with servant's quarters later that year, and in 1927 adding a covered loggia and second-story sleeping porch to the rear of the house under the guidance of architects Morgan, Clements, and Wells. Also that year a single-story wing was added to the Muirfield façade containing additional servant's quarters and laundry facilities. The last of the major changes under the Adamsons was the addition of a second-story gun room above the original garage in 1928.

After Mrs. Adamson died in 1962 the house was purchased by David Stern. In 1963, work was undertaken to completely alter the appearance of the house and change the style to Monterey Revival. Two covered balconies on the front façade were enclosed, a covered balcony added across much of the street elevation, and the roof changed from mission tile to concrete shake. The front entrance demolished and a new, smaller design was built in wood to fit under the new balcony. A large portion of the 1927 service wing was demolished, and a bedroom on the second floor was enlarged. A water table was added under the upstairs windows, pronounced lintels added over the first floor doors, and a wrought-iron balcony on the 4th Street elevation removed. The conversion to Monterey Revival style included re-stuccoing most of the exterior of the house and removing a cornice to add eaves and rafter tails to the roof. By the end of construction, all of the major character-defining elements had been replaced.

***P3b. Resource Attributes:** (List attributes and codes)

***P4. Resources Present:** Building Structure Object Site District Element of District Other (isolates, etc.)



P5b. Description of Photo: (View, date, accession #)

Photo of 355 S. Muirfield Rd. from the public way.

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both

***P7. Owner and Address:**
 Margot Avery Trust
 355 S. Muirfield Rd.
 Los Angeles, CA 90020

***P8. Recorded by:** (Name, affiliation, and address)

***P9. Date Recorded:**

***P10. Survey Type:** (Describe)
 Technical correction

EXHIBIT B (continued):
2014 DRAFT Historic Resources Survey sheet for 355 S. Muirfield Rd.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____
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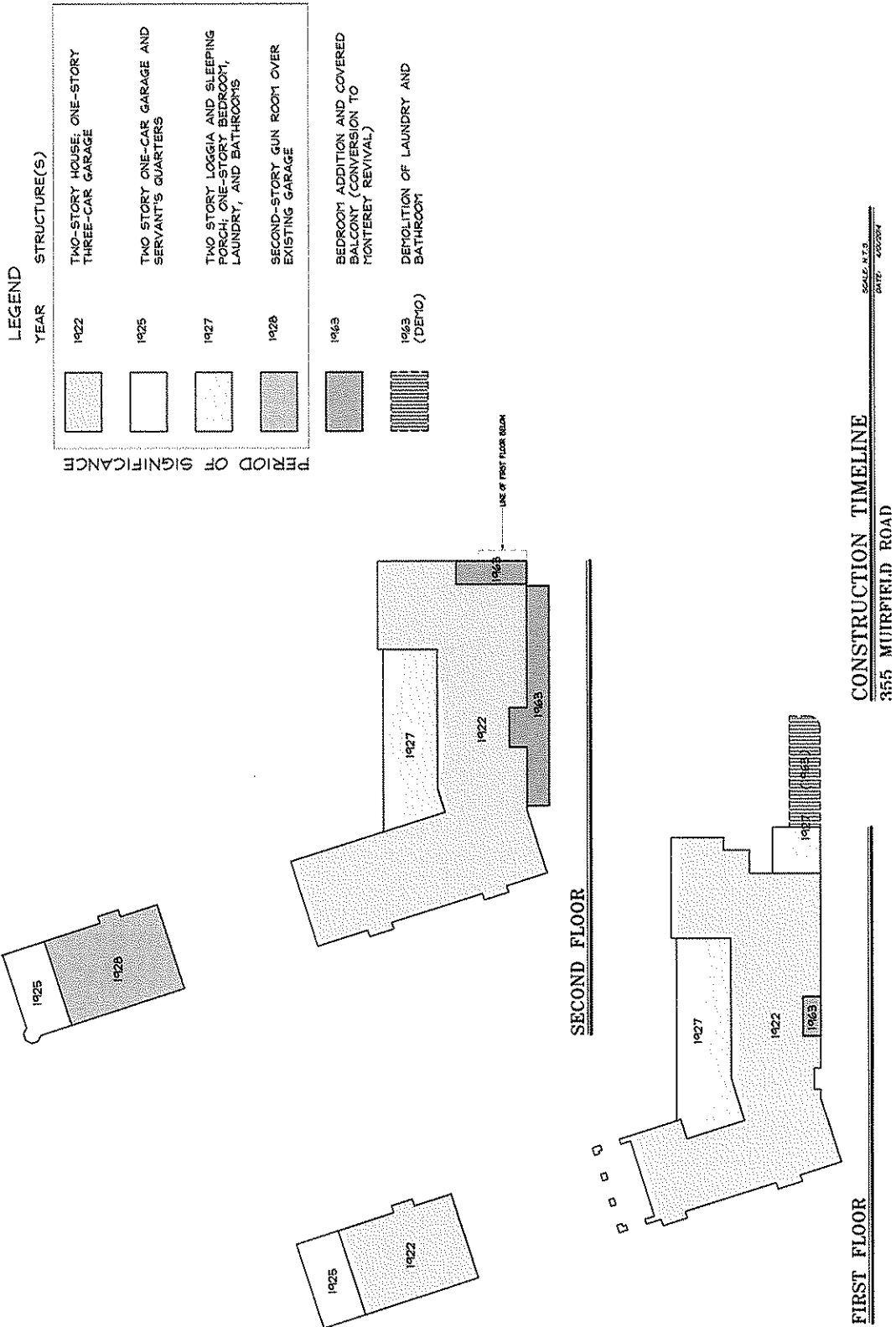
Page 2 of 2 Resource Name or #: (Assigned by recorder) _____

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Watters, Sam. Houses of Los Angeles, 1920-1935 Volume II. New York, Acanthus Press, 2007. Print.
Los Angeles Department of Building and Safety. Various permits.
Roland H. Crawford. *Alterations to Residence for Mr. & Mrs. David Stern*. 1963. Collection of the Owner.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List): _____

DPR 523A (1/95) *Required Information

EXHIBIT C: Construction Timeline Floor Plan Diagram:



**EXHIBIT C (continued):
Construction Timeline Elevations Diagram:**

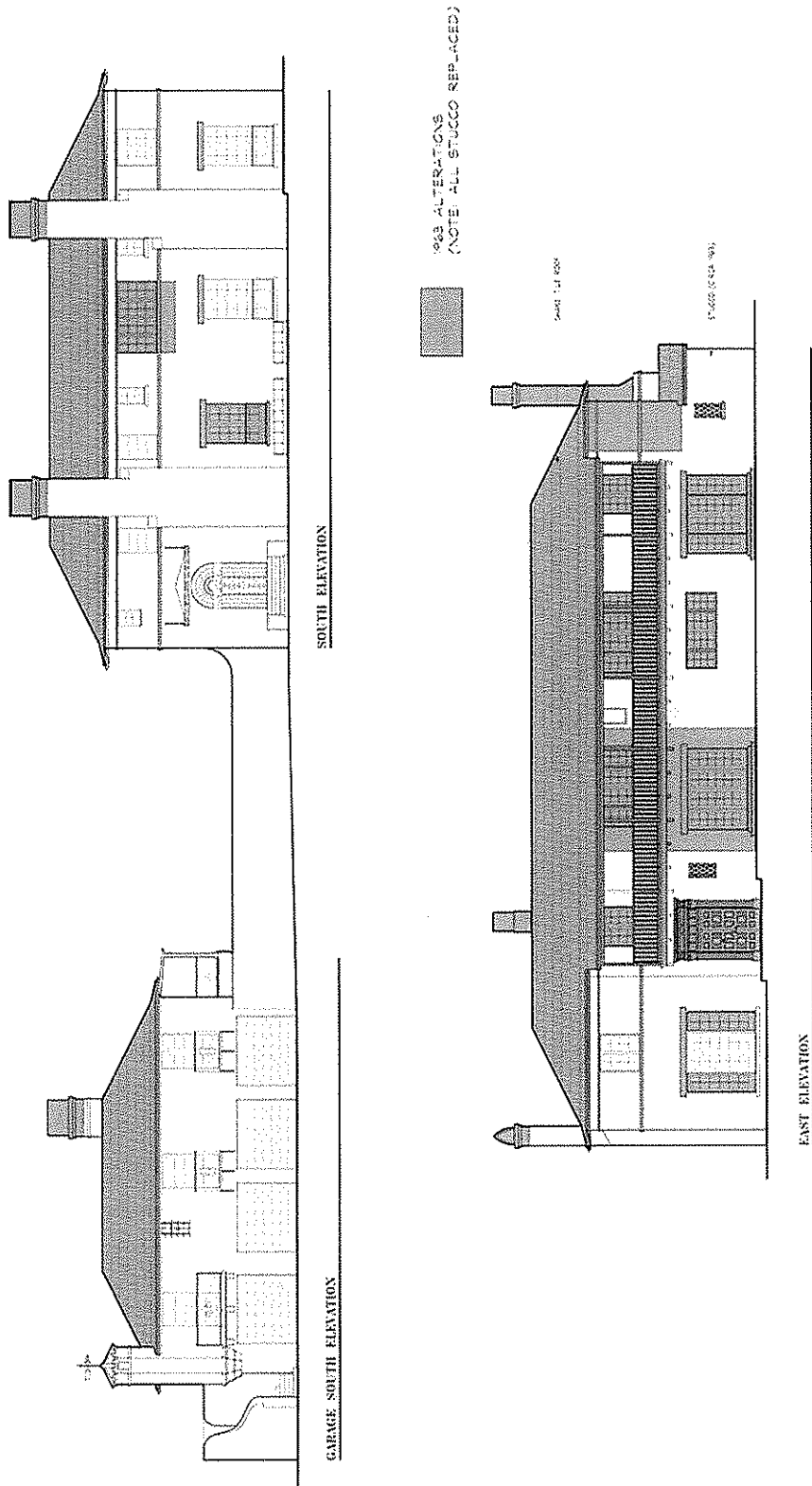


EXHIBIT D:
1963 Building Permit:
Addition 6'x19' Bedroom on 2nd floor & 6'x60' Balcony

3 APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY					Form 5-A
CITY OF LOS ANGELES			DEPT. OF BUILDING AND SAFETY		
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.					
1. LEGAL DESC.	LOT	BLK.	TRACT	ADDRESS APPROVED	
	39 & 40		3810		
2. BUILDING ADDRESS	355 Muirfield Road			DIST. MAP	4684
3. BETWEEN CROSS STREETS	Third AND Fourth			ZONE	R-1
4. PRESENT USE OF BUILDING	dwelling			NEW USE OF BUILDING	same
5. OWNER'S NAME	David Stern			PHONE	
6. OWNER'S ADDRESS	355 Muirfield Road			F.O.	ZONE
7. CERT. AUTH.	Rowland H. Crawford			STATE LICENSE	PHONE
8. LIC. NO.	S. B. Barnes			STATE LICENSE	PHONE
9. CONTRACTOR	Ray R. Saylor			STATE LICENSE	PHONE
10. CONTRACTOR'S ADDRESS	2569 S. Bentley Ave.			F.O.	ZONE
SITE OF EXISTING BLDG. STORES HEIGHT				NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA
80 x 40 2 28				two res. & garage	6000'
12. MATERIAL <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONG. BLOCK ROOF <input type="checkbox"/> WOOD <input checked="" type="checkbox"/> STEEL ROOFING					
EXT. WALLS <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> CONG. CONST. <input type="checkbox"/> OTHER TILE					
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.					
14. SIDE OF ADDITION					
15. NEW WORK: EXT. WALLS (Doubles) 6' x 19' on 2nd fl. addition to bedroom & new balcony 6 x 60'					
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.					
This Form When Properly Validated is a Permit to Do the Work Described.					
ISSUED	BY	EX. NO.	F.A.	S.P.C.	DATE
X	R	FAM			7-24-63
JAN-23-63 03937			NL - 2 CK 83.00		
LA 30082 FEB-5-63 06157			NL - 1 CK 162.00		
JJ 1354			P.C. No. BOARDING CRIT. SOIL CONVE. X		

1963 Certificate of Occupancy:
Addition 6'x19' Bedroom on 2nd floor & 6'x60' Balcony


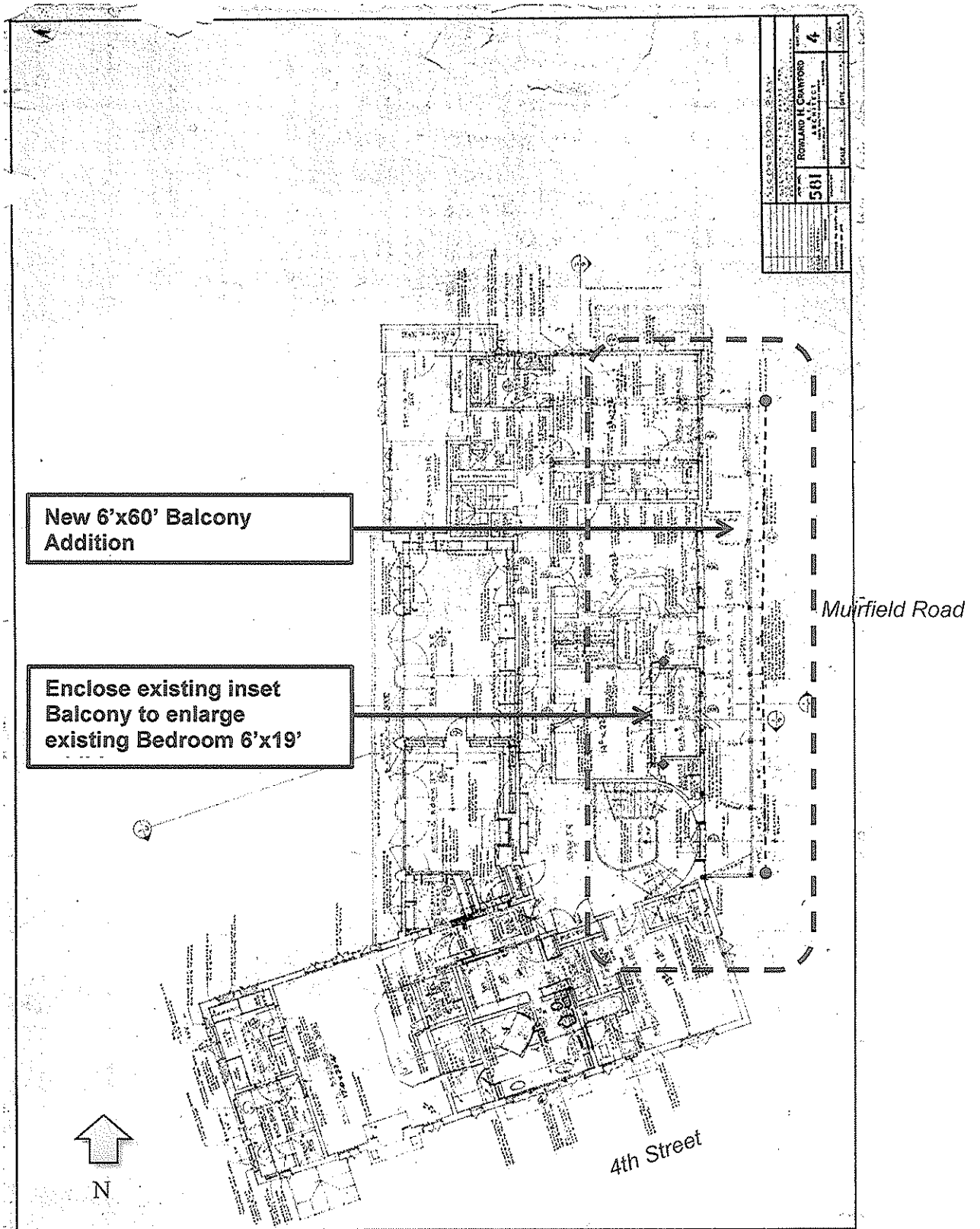
Address of Buildings	355 S. Muirfield Rd. CITY OF LOS ANGELES	
Certificate of Occupancy		
NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:		
Issued	7-24-63	Permit No. and Year LA 30082 - 63
6' x 19' & 6' x 60' additions to an existing 2 story, type V, 40' x 80' dwelling. R-1 occupancy.		
Owner	David Stern	
Owner's Address	355 Muirfield Rd. Los Angeles, Calif.	
865 Form B-95a—4M Sheet Sets—3-63 (C-10) J. C. MORNING, Superintendent of Building—By K. W. HULL myb		

EXHIBIT E:
1963 2nd Floor Building Plan:
Addition 6'x19' Bedroom on 2nd floor & 6'x60' Balcony

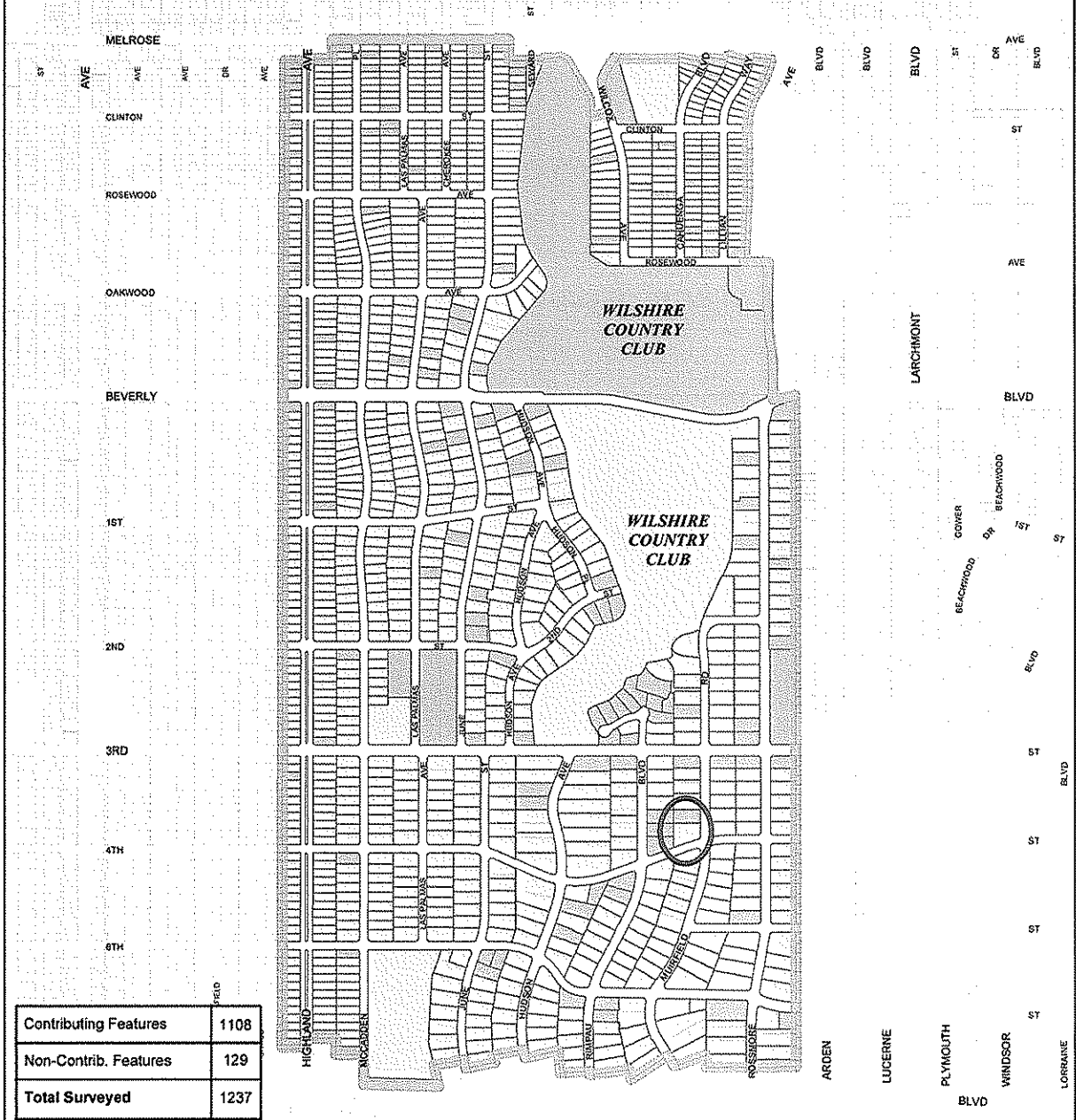


**EXHIBIT H:
Hancock Park HPOZ Survey Map of Contributors and Non-Contributors**




Hancock Park Historic Preservation Overlay Zone HPOZ Historic Resources Inventory

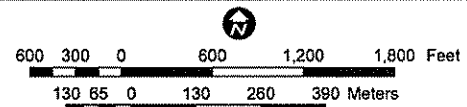
Ordinance No: 180,162
Adoption Date: 08/13/2008
Effective Date: 10/04/2008

CPC-2007-2705-HPOZ-MSC
ENV-2007-2706-CE
Council File Index 08-1757



Structure Designation

	Contributing Feature
	Non-Contributing Feature
	HPOZ Boundary



City of Los Angeles - Department of City Planning - Michael J. LoGrande, Director



Last Updated: 11/15/2013