

CITY OF LOS ANGELES  
CALIFORNIA



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MAYOR

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OFFICE OF HISTORIC RESOURCES  
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CULTURAL HERITAGE COMMISSION  
RICHARD BARRON  
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www.lacity.org/PLN

October 6, 2008

Los Angeles City Council  
Room 395, City Hall  
200 North Spring Street  
Los Angeles, California 90012

ATTENTION: Barbara Greaves, Legislative Assistant  
Planning and Land Use Management Committee

CASE NUMBER: **CHC-2008-2716-HCM**  
**SCOTT AVENUE COURT**  
**1463-1469 4/5 WEST SCOTT AVENUE**

At the Cultural Heritage Commission meeting of September 4, 2008, the Commission moved to include the above property in the list of Historic-Cultural Monuments, subject to adoption by the City Council.

As required under the provisions of Section 22.171.10 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Barron  
Seconded: Commissioner Dake  
Ayes: Commissioners Barron, Dake, Lehrer, Louie  
Absent: Commissioner Scott  
Vote: 4 - 0

  
James Williams, Commission Executive Assistant I  
Cultural Heritage Commission

Attachment: Staff Report with Findings

c: Councilmember Eric Garcetti, Thirteenth Council District  
Jim B. Nichols: Applicant/Owner

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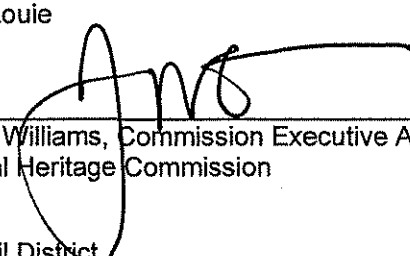
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Vote: 4 - 0

  
James Williams, Commission Executive Assistant I  
Cultural Heritage Commission

Attachment: Staff Report with Findings

c: Councilmember Eric Garcetti, Thirteenth Council District  
Jim B. Nichols: Applicant/Owner



# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2008-2716-HCM

**DATE:** September 4, 2008  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA 90012

Location: 1463-1469 4/5 West Scott Avenue  
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: FR LT3 of DM 779-158,  
Doyle Tract

**PROJECT:** Historic-Cultural Monument Application for the  
SCOTT AVENUE COURT

**REQUEST:** Declare the property a Historic-Cultural Monument


**APPLICANT/  
OWNER:** Jim B. Nichols  
4375 Glencoe Avenue  
Marina del Rey, CA 90292

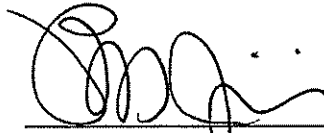
**OWNER'S  
REPRESENTATIVE:** Historic Resources Group  
1728 Whitley Ave.  
Los Angeles, CA 90028

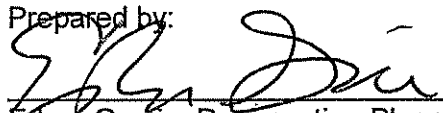
**RECOMMENDATION**      **That the Cultural Heritage Commission:**

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

S. GAIL GOLDBERG, AICP  
Director of Planning

  
\_\_\_\_\_  
Ken Bernstein, Manager  
Office of Historic Resources

  
\_\_\_\_\_  
Lambert M. Glessinger, Preservation Architect  
Office of Historic Resources

Prepared by:  
  
\_\_\_\_\_  
Edgar Garcia, Preservation Planner  
Office of Historic Resources

Attachments:      May 21, 2008 Historic-Cultural Monument Application  
ZIMAS Report

## FINDINGS

The building “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of Spanish Colonial Revival style residential architecture.

## 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

Constructed between 1927-1930 and located in the Echo Park area, this ten-unit residential bungalow court exhibits character-defining features of Spanish Colonial Revival architecture. The complex consists of two rows of one-and two-story detached residential buildings, arranged around a stepped central courtyard and concrete stairwell. Both of the buildings have flat roofs and stepped clay tile parapets, with sloped and gabled section variations. Exteriors are clad in textured stucco, with each building featuring a slightly different arrangement of decorative elements on the façade. Windows are of several varieties, including double hung, casement, aluminum frame sliders, louvered, and multi-paned arched windows. Each unit has a recessed entryway, with some entrances having private patios. Significant interior spaces include original hardwood flooring and baseboards, decorative door and window surrounds, wooden doors with original hardware, built-in cabinetry, and original kitchen tile countertops. Each row of bungalows sits atop four garage bays at the street level.

The proposed Scott Avenue Court historic monument was designed in 1927 by John Freese, a draftsman in the architectural office of Schultz and Weaver. The subject property was constructed during a period of rapid population growth in Los Angeles, particularly in the Echo Park area.

The subject property appears significant as an example of a Spanish Colonial Revival style bungalow court, and also for its association with the development of Echo Park in the 1920s.

Later alterations to the subject property include the renovation of bathrooms over the years, and the enclosure of a porch attached to the front unit on the property's east end.

## DISCUSSION

The Scott Avenue Court property successfully meets one of the specified Historic-Cultural Monument criteria: “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction.” As a significant residential building designed in the Spanish Colonial Revival style, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

**BACKGROUND**

At its meeting of July 17, 2008, the Cultural Heritage Commission voted to take the application under consideration. On August 7, 2008, the Cultural Heritage Commission toured the subject property.

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2008-2716-HCM

**DATE:** July 17, 2008  
**TIME:** 11:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA 90012

Location: 1463-1469 4/5 West Scott Avenue  
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: FR LT3 of DM 779-158,  
Doyle Tract

**PROJECT:** Historic-Cultural Monument Application for the  
SCOTT AVENUE COURT

**REQUEST:** Declare the property a Historic-Cultural Monument

**APPLICANT/  
OWNER:** Jim B. Nichols  
4375 Glencoe Avenue  
Marina del Rey, CA 90292

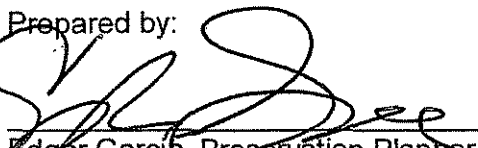
**OWNER'S  
REPRESENTATIVE:** Historic Resources Group  
1728 Whitley Ave.  
Los Angeles, CA 90028

**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 may warrant further investigation.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP  
Director of Planning

  
Janet Hansen, Deputy Manager  
Office of Historic Resources

Prepared by:  
  
Edgar Garcia, Preservation Planner  
Office of Historic Resources

Attachments: May 21, 2008 Historic-Cultural Monument Application  
ZIMAS Report

## **SUMMARY**

Constructed between 1927-1930 and located in the Echo Park area, this ten-unit residential bungalow court exhibits character-defining features of Spanish Colonial Revival architecture. The complex consists of two rows of one-and two-story detached residential buildings, arranged around a stepped central courtyard and concrete stairwell. Both of the buildings have flat roofs and stepped clay tile parapets, with sloped and gabled section variations. Exteriors are clad in textured stucco, with each building featuring a slightly different arrangement of decorative elements on the façade. Windows are of several varieties, including double hung, casement, aluminum frame sliders, louvered, and multi-paned arched windows. Each unit has a recessed entryway, with some entrances having private patios. Significant interior spaces include original hardwood flooring and baseboards, decorative door and window surrounds, wooden doors with original hardware, built-in cabinetry, and original kitchen tile countertops. Each row of bungalows sits atop four garage bays at the street level.

The proposed Scott Avenue Court historic monument was designed in 1927 by John Freese, a draftsman in the architectural office of Schultz and Weaver. The subject property was constructed during a period of rapid population growth in Los Angeles, particularly in the Echo Park area.

The subject property appears significant as an example of a Spanish Colonial Revival style bungalow court, and also for its association with the development of Echo Park in the 1920s.

Later alterations to the subject property include the renovation of bathrooms over the years, and the enclosure of a porch attached to the front unit on the property's east end.

## **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  
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

**IDENTIFICATION**

1. NAME OF PROPOSED MONUMENT Scott Avenue Court
2. STREET ADDRESS 1463-1469 4/5 West Scott Avenue
- CITY Los Angeles ZIP CODE 90026 COUNCIL DISTRICT 13
3. ASSESSOR'S PARCEL NO. 5406003018
4. COMPLETE LEGAL DESCRIPTION: TRACT Doyle
- BLOCK none LOT(S) FR LT 3 ARB. NO. 2
5. RANGE OF ADDRESSES ON PROPERTY 1463-1469 4/5 West Scott Avenue
6. PRESENT OWNER Jim B. Nichols
- STREET ADDRESS 4375 Glencoe Avenue E-MAIL ADDRESS: J.Jimmy@Verizon.net
- CITY Marina Del Rey STATE CA ZIP CODE 90292 PHONE (310) 2613636
- OWNERSHIP: PRIVATE  PUBLIC
7. PRESENT USE Apartment Building ORIGINAL USE Apartment Building

**DESCRIPTION**

8. ARCHITECTURAL STYLE Spanish Colonial Revival  
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET. 1 PAGE MAXIMUM)
- See attached.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_



HISTORIC-CULTURAL MONUMENT  
APPLICATION

NAME OF PROPOSED MONUMENT Scott Avenue Court

10. CONSTRUCTION DATE: 1927 FACTUAL:  ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER John Freese

12. CONTRACTOR OR OTHER BUILDER NA

13. DATES OF ENCLOSED PHOTOGRAPHS April 3, 2008

(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)

14. CONDITION:  EXCELLENT  GOOD  FAIR  DETERIORATED  NO LONGER IN EXISTENCE

15. ALTERATIONS Bathrooms: typically altered over the years, most retain the hexagonal floor tiling. Prches; front unit on east end has been enclosed.

16. THREATS TO SITE:  NONE KNOWN  PRIVATE DEVELOPMENT  VANDALISM  PUBLIC WORKS PROJECT

ZONING  OTHER some deferred maintenance

17. IS THE STRUCTURE:  ON ITS ORIGINAL SITE  MOVED  UNKNOWN

**SIGNIFICANCE**

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

See attached.

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) See attached.

20. DATE FORM PREPARED 05/21/2008 PREPARER'S NAME Christy McAvoy

ORGANIZATION Historic Resources Group STREET ADDRESS 1728 Whitley Avenue

CITY Hollywood STATE CA ZIP CODE 90028 PHONE (323) 469-2349

E-MAIL ADDRESS: HRG@historicLA.com

## 9. HCM Physical Description

1 of 1

Property: 1463-1469 4/5 Scott Avenue aka Scott Avenue Court

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The ten-unit residential bungalow court occupies a sloped rectangular parcel on the north side of Scott Avenue in the Echo Park area of Los Angeles. The approximately 11,600 square feet parcel is located on a street of single- and multi-family residential buildings. This bungalow court displays elements of the Spanish Colonial Revival style, and is composed of two rows of single- and two-story residential units arranged around a steep, stepped courtyard. Original scored concrete stairs run up the center of the courtyard, and provide accessed to each unit. A metal hand rail runs through the center of the bottom flight of stairs and along the sides of the remaining higher flights. Planter beds flanking each bungalow entry contain small shrubs, flowers, and mature trees. A concrete walkway runs the length of the property behind each row of bungalows. Many of the units have private patio areas flanking the front entry doors.

The street level front façade of the two rows of bungalows bisected by the central courtyard and stairway, are dominated by two units in each building sitting atop four garage bays. Each of the eight garage bays are closed with a wooden tongue-and-groove pull-up door. The front unit on the east end has a porch that has been enclosed, and retains its original scored concrete floor. The space is accessed through the original porch doors, a pair of wood sash, multi-light French doors.

The bungalows are of wood-frame construction clad with textured stucco with each having a slightly different arrangement of common façade decorative architectural elements and window configurations. All have flat roofs and stepped molded parapets capped with clay tile, with sloped, gabled or shed roofs section variations, also with clay tile. There are pedimented protruding bays with large multi-light windows. The front doors are recessed, and some have pent or pedimented overhangs and are clad in clay tile. Each unit has a light fixture above the front door or set within a recessed arched decoration that sits on the wall next to the door. Windows consist of large fixed wood sash multi-light rectangular and arched windows, one-over-one double hung wood sash, wood sash multi-light casements, aluminum sliders, and louvered windows. Many of the windows retain their original wood sills. The primary façades of many of the units open up to the courtyard. Two units display a faux chimney on this façade. The faux chimneys each have an arched multi-light window. The rear facades face away from the courtyard, and most units have back entrances. Many have intact paneled wood doors.

Each bungalow units is between 800 and 1800 square feet and contains a living room, dining room, kitchen, bathroom, one or two bedrooms and closets. Variation in the arrangement of common architectural details in each unit interior is a recurring theme. All units exhibit many original interior features, including hardwood flooring, smooth and rough plaster walls, wood baseboards, decorative wooden window and door surrounds, single-panel wood interior doors with original hardware, wooden built-in cabinetry, and kitchen tile countertops.

All but one of the living rooms of the units retains the original arched cutout leading into the living room from the dining area. Walls and coved or arched ceilings are finished in rough plaster, smooth plaster or a spray-on acoustical finish. Most units have new light fixtures and wall heaters, though one unit retains the original floor heater. Most units display one or more of the following: a double-wide closet with wood shelving, a closet with an original single panel wood door with original glass hardware, a pair of multi-light wood frame doors and arched alcoves. Dining areas feature original hardwood flooring, except for one unit which has resilient flooring; there are rough plaster walls, and ceilings are coved and have either a rough plaster or spray-on acoustical finish. One unit has a half-height wood built-in shelving unit that flanks a square cutout leading in to the dining area from the kitchen. Another unit has a built-in wood china cabinet with multi-light, wood frame doors. Another retains an original ironing board closet with the original panel wood door.

All kitchen spaces feature resilient flooring, smooth plaster walls and ceilings, and non-original light fixtures. Most units retain their original enameled cast iron sinks. Two double sinks can also be found. About half of the units still have original tile counters and backsplashes. Much of the upper and lower cabinetry has been replaced. There is an original built-in wood China cabinet with multi-light glass doors in one unit and an original ironing board closet can be found in another.

The bathrooms typically have been altered over the years. Many have their original hexagonal floor tiling, though one has resilient flooring. Most walls and ceilings are smooth plaster. There are a variety of sink designs including, original wall mounted enameled cast iron, non-original wall mounted porcelain and a non-original porcelain pedestal units. There are a variety of medicine cabinet designs including, original wood, non-original wood and non-original metal. Some medicine cabinets retain original decorative wood surrounds. All units retain original enameled cast iron bathtubs. Some showers retain their original tile, and the remaining are updated replacements.

All bedrooms feature single-panel interior and closet doors. Walls are clad in smooth plaster and ceilings are clad in smooth plaster or have a spray-on acoustic finish. One unit has a built-in wood linen closet, and another has a shallow rectangular alcove.

The property at 1463-1469 4/5 West Scott Avenue aka the Scott Avenue Court meets the requirements set forth by the Cultural Heritage Ordinance for a Historic-Cultural Monument because of its historical and cultural significance. The property is significant due to its association with the development of the Echo Park neighborhood and the Los Angeles region during the 1920s. The Spanish Colonial Revival style, Scott Avenue Court is an exceptional representation of a multiple family, housing type built on a tight budget, and in a hillside context for inhabitants of modest incomes. The dwellings of the site embody the distinctive characteristics of the bungalow court, a building type characteristic of residential development in Los Angeles during the early decades of the 20<sup>th</sup> century.

Close to Downtown Los Angeles, the development of the hilly Echo Park neighborhood began in the 1860s with a reservoir catch-basin. In 1868 a dam was installed across the canyon where a park now lies near Glendale and Sunset Boulevards. Echo Park benefited from the philosophies of Fredrick Law Olmstead when in 1895 the city dredged the site to create a lake, and landscaped its perimeter with willows, eucalyptus and garden shrubs, ensuring the character of the area for the future. At the end of the 19<sup>th</sup> century, a horse-drawn trolley carried passengers up a dirt road that is now Echo Park Avenue from the street car line at Temple Street, which lead into hills covered with fields of native grasses and wild flowers. At that time small farms and ranches dotted the hills and canyons of Echo Park, and its sister neighborhoods of Elysian Heights and Angelino Heights.<sup>1</sup>

Street car lines helped to connect Echo Park with central Los Angeles and other nearby towns, hence lending a hand to make it a viable community. After the area was subdivided by a team of investors lead by carriage maker turned real estate developer Thomas Kelley, in the 1890s property owners began to develop the business district along Sunset Boulevard and the dense single-family and apartment houses near Echo Park Lake. With the dramatic population growth of Los Angeles between 1880 to 1930 from 11,183 to 1,238,028 the bucolic fields and farm houses gave way to Victorian mansions, Craftsman bungalows, Spanish Colonial style homes and court dwellings of various styles, and brick storefronts. By the Great Depression of the 1930s, there were few empty lots to build upon in Echo Park.<sup>2</sup>

The Scott Avenue Court is a skillful example of the a multiple family courtyard building variation that consciously attempted to duplicate the amenities of the single family, freestanding house (or apartment house) in a landscaped park and the promise of a sublime existence in sun-drenched Los Angeles. The low-rise courtyard building would become the dominant multiple family dwelling type in Southern California, with the earliest occurrence of this type being the bungalow court. In the first three decades of the 20<sup>th</sup> century, the bungalow court was very popular throughout the Los Angeles region, especially in Pasadena, Santa Monica and Hollywood. Composed of a series of individual dwelling units oriented around a central courtyard, this property type promised much of the quiet and privacy of a single-family house with the flexibility and affordability of rental housing.<sup>3</sup>

Early versions of the bungalow court were often composed of a single row of detached units arranged along a side court featuring vernacular Craftsman style detailing. In the 1920s, it became more common for the courts to be composed of somewhat larger buildings, or a series of attached units, designed in one of the period revival styles popular at the time. Spanish Colonial Revival became the most popular architectural style in the design of bungalow courts after World War I.<sup>4</sup>

The Spanish Colonial Revival style emerged due to a conscious effort by architects to emulate historic Spanish architectural traditions borrowed from Moorish, Byzantine, Gothic or Renaissance inspiration and decorative precedents. Well suited to Southern California's warm dry climate, the exotic appearance and a sense of historic depth of these styles appealed to many Southern California residents, particularly those relocating from other parts of the United States. Characteristic features of the style include smooth stucco wall cladding, low-pitched tiled or parapeted roofs, pedimented overhangs, arched window and door openings, balconies, porches and patios, asymmetrical façade arrangements and decorative tile or ironwork. As can be seen at the Scott Avenue Court, the bungalow courts tended to adopt a somewhat simplified version of the style.<sup>5</sup>

<sup>1</sup> "Historic Echo Park," From the Internet: <http://www.historicechopark.org/>, 15 April 2008; Leonard Pitt and Dale Pitt, *Los Angeles A to Z: An Encyclopedia of the City and County*, (Berkeley: University of California Press, 1997), 131; and Lynn C. Kronzek, *Los Angeles: Place of Possibilities*, (Carlsbad, CA: Heritage Media Corporation, 1998), 173.

<sup>2</sup> "Historic Echo Park," From the Internet: <http://www.historicechopark.org/>, 15 April 2008; and "L. A. Almanac," From the Internet: [www.laalmanac.com](http://www.laalmanac.com), 15 April 2008.

<sup>3</sup> Stephanos Polyzoides, Roger Sherwood and James Tice, *Courtyard Housing in Los Angeles: A Typological Analysis*, (New York: Princeton Architectural Press, 1992), 9-10.

<sup>4</sup> *Ibid.*, 14-16; and Robert Winter, *The California Bungalow*, (Los Angeles: Hennessey + Ingalls, 1980), 35, 67.

<sup>5</sup> Polyzoides, 19-27, 30; and Virginia and Lee McAlister, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2000), 416-429.

Built in 1927 and 1930, the compact Scott Avenue Court dwellings, designed by John Freese, a draftsman in the architectural office of Schultz and Weaver, are organized around a central axis and a unique topography--the sloping context of the site. One of the diverse examples of courtyard architecture in this region, the two rows of detached, one- and two-story structures are situated at street level and on three terraces up a steep hill. The structures are a mix of single, one- and two-bedroom dwelling units. The car is accommodated in garages situated in the lower level of the two-story buildings at the street level of this hillside property.<sup>6</sup>

The terraced dwelling rows are bisected by a concrete stairwell that resembles a village street more than a courtyard in a similar manner to the cul-de-sac or dead-end streets of the Arab cities of Southern Spain. The climb to the top of the stairs offers views of the valley, the surrounding hillsides and the horizon beyond; some of the dwelling units also have these views and sun-drenched light depending on their site orientation. The staircase landings are the entrance platforms to the dwellings; most have ample outdoor space for resident's relaxation. Landscaping and gardens along the semipublic and private spaces contribute to the overall ambience of this hillside court.

Today, bungalow courts are becoming increasingly rare. With rising land values and intensifying development pressures, lower-density multiple family housing in Los Angeles are rapidly being demolished at an increasingly alarming rate. The larger lots they occupy are highly appealing to developers who replace them with multi-story buildings with larger units and subterranean parking.

The property at 1463-1469 4/5 West Scott Avenue is eligible for designation as a Los Angeles Historic-Cultural Monument for its association with the growth and development of Los Angeles in the 1920s, and as a good example of the bungalow court, a building type that is highly characteristic of residential development in the area during the early decades of the 20<sup>th</sup> century, yet increasing rare in Los Angeles today. The site displays the characteristic orientation of an even number of buildings around a central axis, running from the street to the rear of the property. The sloping context of the site is a unique topography feature for the bungalow court building type. The picturesque massing of the buildings with Spanish Colonial Revival architectural details, including stucco exterior cladding and parapeted roofs, are also common features of the type as constructed in Los Angeles during the 1920s.

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<sup>6</sup> Building Permits, City of Los Angeles Department of Building and Safety; and Site Visit by Author, 3 April 2008. The author learned Freese worked for Schultz and Weaver at the time of the Scott Avenue Court construction from the *Los Angeles City Directories* of 1925 and 1926. The author learned from other *Los Angeles City Directories* Freese also worked for other prominent architects in the region: John Parkinson & Donald B. Parkinson (1929); and John C. Austin and Fredrick M. Ashley (1931, 1936).

## 19. HCM Significance, Sources

1 of 1

Property: 1463-1469 4/5 West Scott Avenue aka Scott Avenue Court

### Source

City of Los Angeles Department of Building and Safety, Building Permits.

City of Los Angeles Department of City Planning, Parcel Profile Report.

County of Los Angeles, Tax Assessor Records.

"Historic Echo Park." From the Internet: <http://www.historicechopark.org/>. 15 April 2008.

Kronzek, Lynn C. *Los Angeles: Place of Possibilities*. Carlsbad, CA: Heritage Media Corporation, 1998.

Kuzma, Kevin, President, Echo Park Historical Society. Interview at site, 3 April 2008.

"L. A. Almanac." From the Internet: [www.laalmanac.com](http://www.laalmanac.com). 15 April 2008.

Lancaster, Clay. *The American Bungalow 1880-1930*. New York, NY: Abbeville Press, Inc., 1985.

*Los Angeles City Directories*, 1925, 1926, 1929, 1931, 1936, 1938.

McAlister, Virginia and Lee. *A Field Guide to American Houses*. New York, NY: Alfred A. Knopf, 2000.

Ovnick, Merry. *Los Angeles: The End of the Rainbow*. Los Angeles, CA: Balcony Press, 1994.

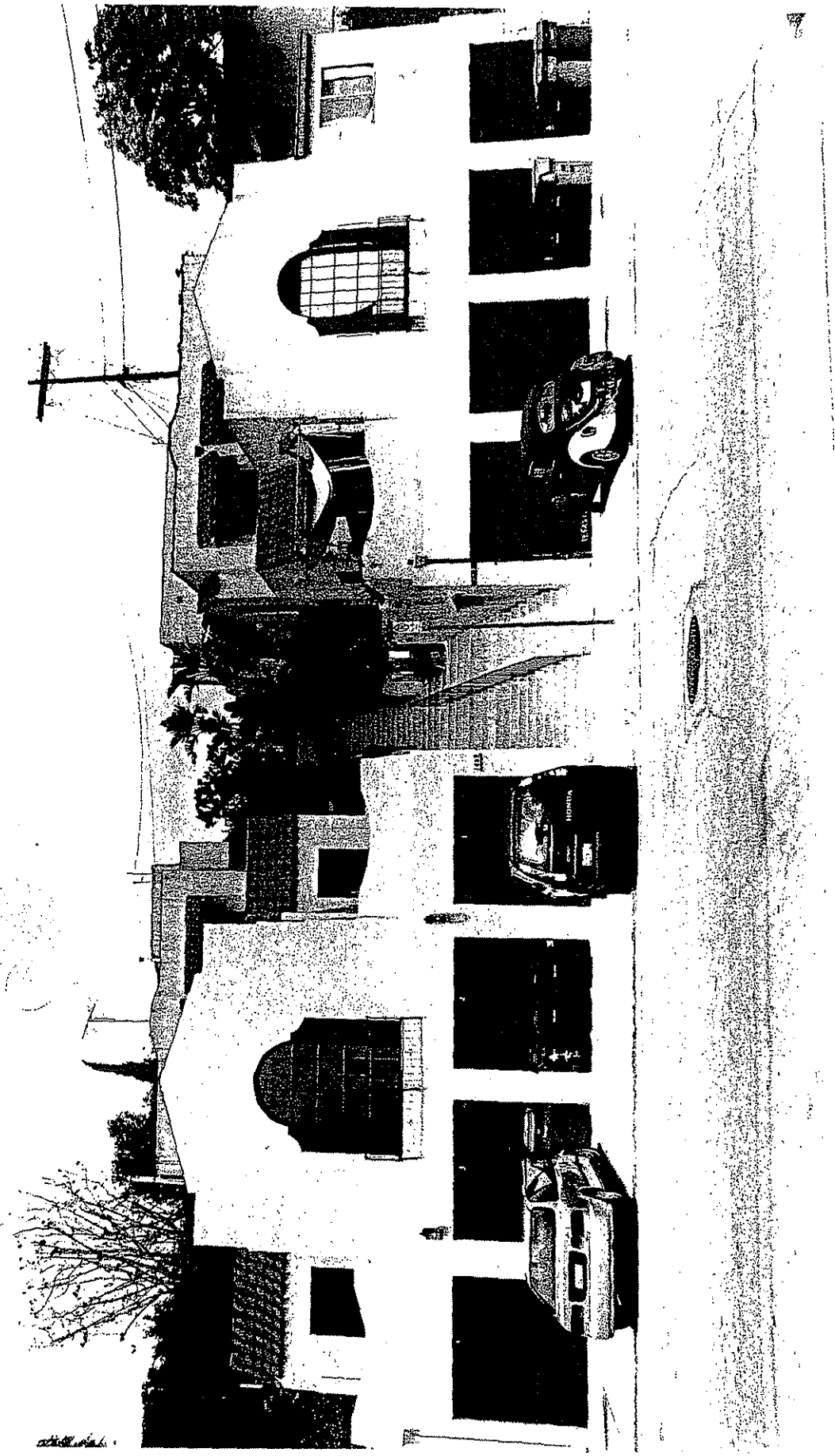
Pitt, Leonard and Dale Pitt. *Los Angeles A to Z: An Encyclopedia of the City and County*. Berkeley, CA: University of California Press, 1997.

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

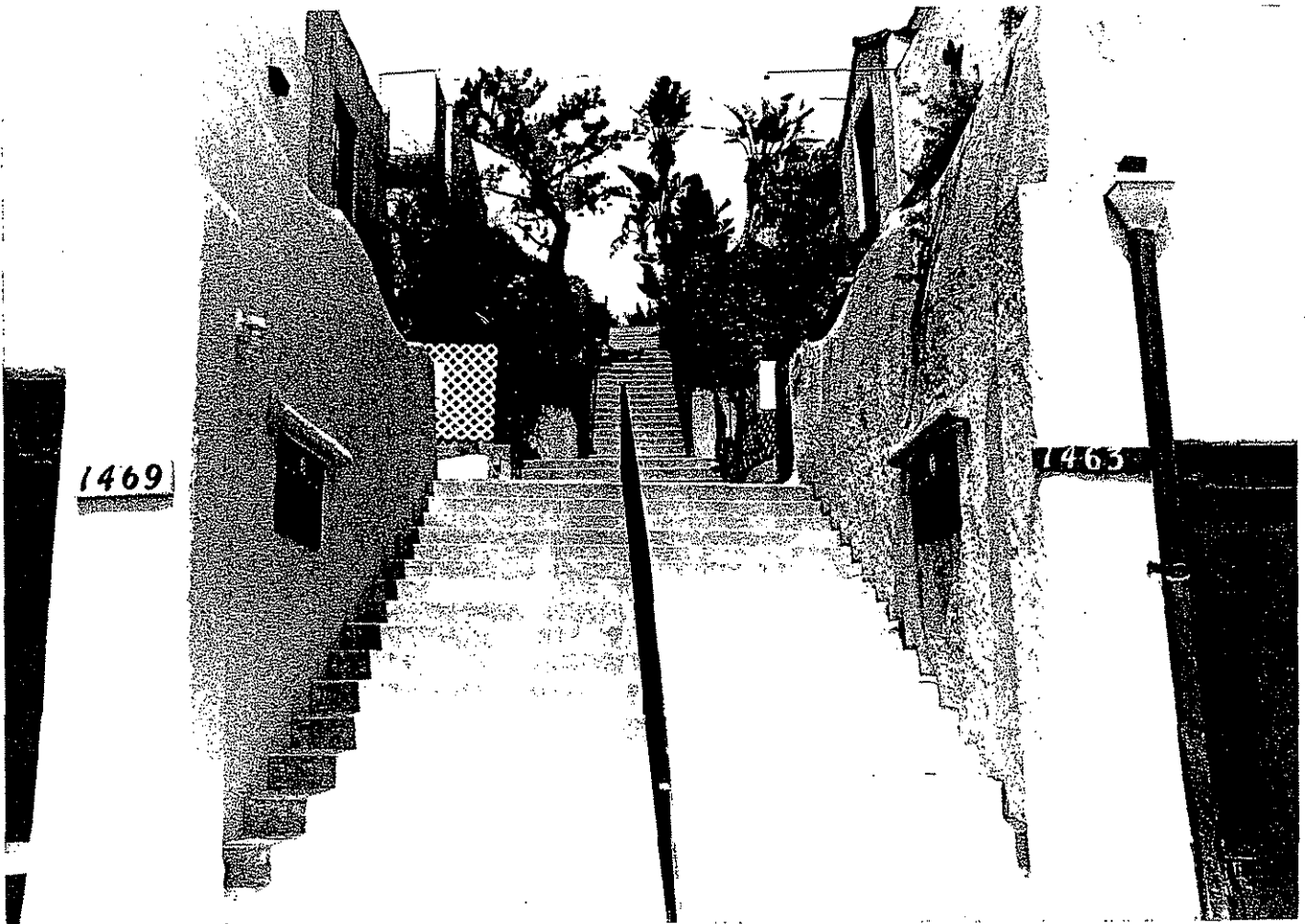
Sanborn Maps, City of Los Angeles, 1951.

Site visit by Author, 3 April 2008.

Winter, Robert. *The California Bungalow*. Los Angeles, CA: Hennessey + Ingalls, 1980.





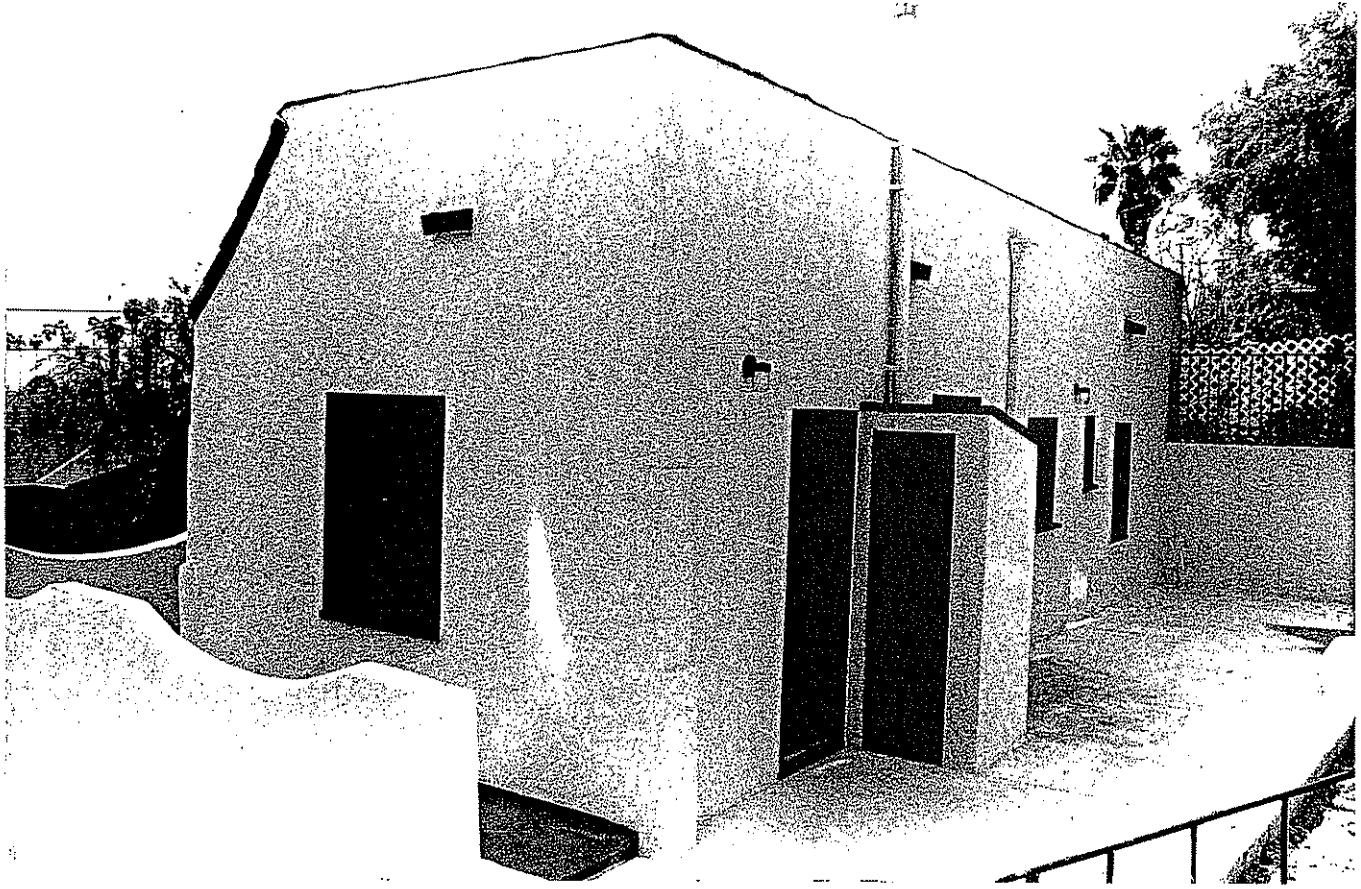






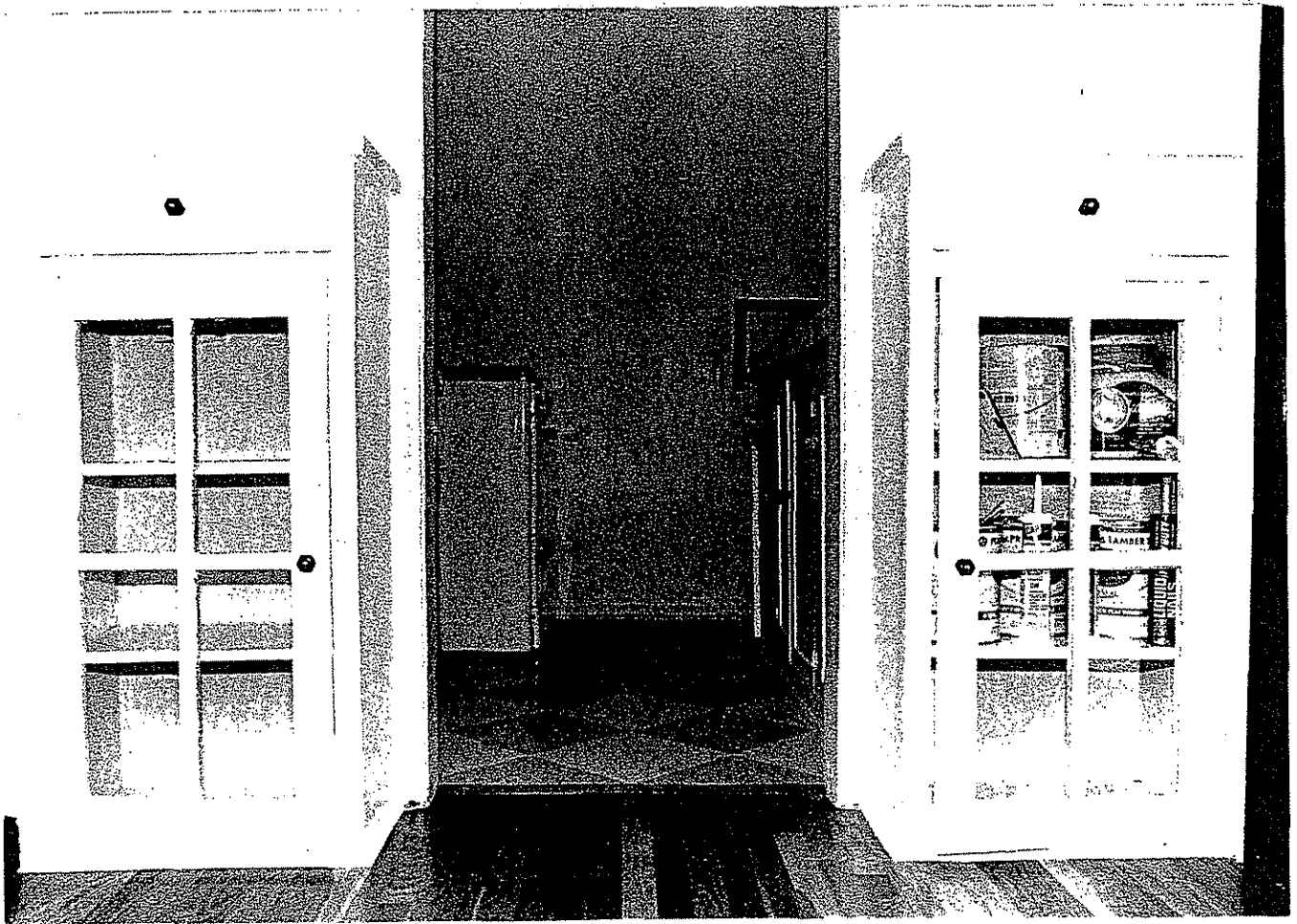












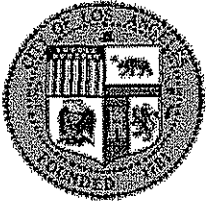
## HCM Photographic Documentation List

1463 - 1469 4/5 Scott Ave.

Los Angeles, CA

1. 1463 - 1469 4/5: South (primary) Elevation; View: North
2. 1463 & 1469 4/5: West and South Elevations; View: Northeast
3. 1469 4/5: South and East Elevations; View: Northwest
4. Center stairs between 1463 & 1469; View: North
5. View from center stair landing; View: South
6. 1463 & 1463 1/5: West Elevation; View: Northeast
7. 1463 1/5: West and South Elevations; View: Northeast
8. 1463 3/5: North and West Elevations; View: Southeast
9. 1469: North Elevation and adjacent yard; View: Southeast
10. 1469 2/5: East and North Elevations; View: Southwest
11. 1469 4/5: East and North Elevations; View: Southwest
12. 1463 1/5: Studio living area; View: Northwest
13. 1463 2/5: Kitchen with built-ins; View: Northeast
14. 1463 3/5: Living room and front door; View: North
15. 1469: Living room; View: East
16. 1469 4/5: Living room; View: Southwest
17. 1469 4/5: Kitchen with built-ins; View: West





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

07/03/2008

**PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

1469 W SCOTT AVE  
1463 W SCOTT AVE  
1469 1/5 W SCOTT AVE  
1463 1/5 W SCOTT AVE  
1469 2/5 W SCOTT AVE  
1463 2/5 W SCOTT AVE  
1469 3/5 W SCOTT AVE  
1463 3/5 W SCOTT AVE  
1469 4/5 W SCOTT AVE  
1463 4/5 W SCOTT AVE

**ZIP CODES**

90026

**REGENT ACTIVITY**

None

**CASE NUMBERS**

CPC-1986-255  
ORD-165167-SA3870  
PRIOR-07/29/1962

**Address/Legal Information**

PIN Number: 141A211 161  
Area (Calculated): 11,634.3 (sq ft)  
Thomas Brothers Grid: PAGE 594 - GRID F7  
PAGE 594 - GRID E7  
Assessor Parcel Number: 5406003018  
Tract: DOYLE TRACT  
Map Reference: DM 779-158  
Block: None  
Lot: FR LT 3  
Arb (Lot Cut Reference): 2  
Map Sheet: 141A211

**Jurisdictional Information**

Community Plan Area: Silver Lake - Echo Park - Elysian Valley  
Area Planning Commission: East Los Angeles  
Neighborhood Council: Greater Echo Park Elysian  
Council District: CD 13 - Eric Garcetti  
Census Tract #: 1973.00  
LADBS District Office: Los Angeles Metro

**Planning and Zoning Information**

Special Notes: None  
Zoning: RD2-1VL  
Zoning Information (ZI): None  
General Plan Land Use: Low Medium II Residential  
Plan Footnote - Site Req.: See Plan Footnotes  
Additional Plan Footnotes: Silver Lake  
Specific Plan Area: 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  
Streetscape: No  
Sign District: No  
Adaptive Reuse Incentive Area: None  
CRA - Community Redevelopment Agency: None  
Central City Parking: No  
Downtown Parking: No  
Building Line: None  
500 Ft School Zone: No  
500 Ft Park Zone: Active: Elysian Park  
Active: Chavez Ravine Arboretum

**Assessor Information**

Assessor Parcel Number: 5406003018  
Parcel Area (Approximate): 14,418.4 (sq ft)  
Use Code: 0500 - 5 or more units (4 stories or less)  
Assessed Land Val.: \$870,190  
Assessed Improvement Val.: \$403,259  
Last Owner Change: 09/07/04  
Last Sale Amount: \$1,200,012  
Tax Rate Area: 13  
Deed Reference No.: 2287364

|                             |                 |
|-----------------------------|-----------------|
| <b>Building 1:</b>          |                 |
| 1. Year Built:              | 1927            |
| 1. Building Class:          | D55             |
| 1. Number of Units:         | 2               |
| 1. Number of Bedrooms:      | 1               |
| 1. Number of Bathrooms:     | 2               |
| 1. Building Square Footage: | 807.0 (sq ft)   |
| <b>Building 2:</b>          |                 |
| 2. Year Built:              | 1927            |
| 2. Building Class:          | D55A            |
| 2. Number of Units:         | 1               |
| 2. Number of Bedrooms:      | 2               |
| 2. Number of Bathrooms:     | 1               |
| 2. Building Square Footage: | 845.0 (sq ft)   |
| <b>Building 3:</b>          |                 |
| 3. Year Built:              | 1927            |
| 3. Building Class:          | D55             |
| 3. Number of Units:         | 2               |
| 3. Number of Bedrooms:      | 1               |
| 3. Number of Bathrooms:     | 2               |
| 3. Building Square Footage: | 932.0 (sq ft)   |
| <b>Building 4:</b>          |                 |
| 4. Year Built:              | 1927            |
| 4. Building Class:          | D55             |
| 4. Number of Units:         | 2               |
| 4. Number of Bedrooms:      | 2               |
| 4. Number of Bathrooms:     | 2               |
| 4. Building Square Footage: | None            |
| <b>Building 5:</b>          |                 |
| 5. Year Built:              | 1927            |
| 5. Building Class:          | D55A            |
| 5. Number of Units:         | 3               |
| 5. Number of Bedrooms:      | 3               |
| 5. Number of Bathrooms:     | 3               |
| 5. Building Square Footage: | 1,826.0 (sq ft) |

**Additional Information**

|   |                 |
|---|-----------------|
| Airport Hazard:                           | None            |
| Coastal Zone:                             | None            |
| Farmland:                                 | Area not Mapped |
| Very High Fire Hazard Severity Zone:      | Yes             |
| Fire District No. 1:                      | No              |
| Fire District No. 2:                      | No              |
| Flood Zone:                               | None            |
| Hazardous Waste / Border Zone Properties: | No              |
| Methane Hazard Site:                      | None            |
| High Wind Velocity Areas:                 | No              |
| Hillside Grading:                         | Yes             |
| Oil Wells:                                | None            |
| Alquist-Priolo Fault Zone:                | No              |
| Distance to Nearest Fault:                | 4.18682 (km)    |
| Landslide:                                | No              |
| Liquefaction:                             | No              |

**Economic Development Areas**

|                                   |      |
|-----------------------------------|------|
| Business Improvement District:    | None |
| Federal Empowerment Zone:         | None |
| Renewal Community:                | No   |
| Revitalization Zone:              | None |
| State Enterprise Zone:            | None |
| Targeted Neighborhood Initiative: | None |

**Public Safety**

|                            |           |
|----------------------------|-----------|
| <b>Police Information:</b> |           |
| Bureau:                    | Central   |
| Division / Station:        | Northeast |
| Report District:           | 1184      |
| <b>Fire Information:</b>   |           |
| District / Fire Station:   | 20        |

|                              |    |
|------------------------------|----|
| Battalion:                   | 11 |
| Division:                    | 1  |
| 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 Description(s):** AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - SILVER LAKE AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING 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

CONTINUATION OF CPC-86-255. SEE GENERAL COMMENTS FOR CONTINUATION.

## DATA NOT AVAILABLE

ORD-165167-SA3870

PRIOR-07/29/1962