

DEPARTMENT OF
CITY PLANNING
OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 620
LOS ANGELES, CA 90012-4801
(213) 978-1200

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT
ROELLA H. LOUIE
VICE-PRESIDENT

GLEN DAKE
GAIL KENNARD
OZ SCOTT

LOURDES SANCHEZ
COMMISSION EXECUTIVE ASSISTANT
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CITY OF LOS ANGELES
CALIFORNIA



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INFORMATION
(213) 978-1270
www.planning.lacity.org

Date JUL 30 2010

CD10

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

ATTENTION: Patrice Lattimore, Legislative Assistant
Planning and Land Use Management Committee

CASE NUMBER: CHC-2010-1179-HCM
HAUERWAAS RESIDENCE
3741 WEST 27TH STREET

At the Cultural Heritage Commission meeting of July 15, 2010, the Commission moved to include the above property in the list of Historic-Cultural Monument, 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.

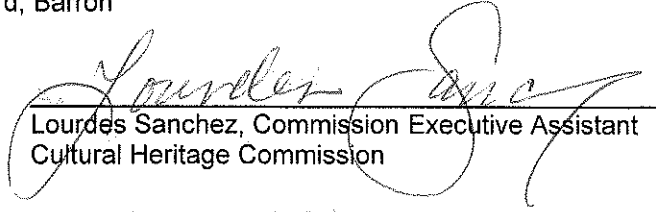
The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause 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 Louie
Seconded: Commissioner Kennard
Ayes: Commissioners Louie, Kennard, Barron

Vote: 3 - 0


Lourdes Sanchez, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Staff Report with Findings

c: Councilmember Herb Wesson, Tenth Council District
Girls and Boys Town of Southern California
Father Flanagan's Boy's Home
Anna Marie Brooks

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(213) 978-1270

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Date JUL 30 2010

Father Flanagan's Boy's Home
14100 Crawford
Boy's Town, NE 68010

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NUMBER: CHC-2010-1179-HCM
HAUERWAAS RESIDENCE
3741 WEST 27TH STREET

As you will note from the attached copy of our communication to the Los Angeles City Council, the Cultural Heritage Commission has moved to include the above-referenced property in the list of Historic-Cultural monuments, subject to adoption by the City Council.

In due course, our transmittal will be given a council file number and will be referred to the Council's Planning and Land Use Management Committee for review and recommendation. If you are interested in attending the Council Committee meeting, you should call Patrice Lattimore at (213) 978-1074 for information as to the time and place of the Committee and City Council meetings regarding this matter. Please give Ms. Lattimore at least one week from the date of this letter to schedule this item on the Committee Agenda before you call her.


Lourdes Sanchez, Commission Executive Assistant
Cultural Heritage Commission

/les

Attachment: CHC Declaration Letter to Council and Staff Report with Findings

C: Girls and Boys Town of Southern California
Anna Marie Brooks
GIS

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CITY PLANNING
OFFICE OF HISTORIC RESOURCES
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INFORMATION
(213) 978-1270

www.planning.lacity.org

Date JUL 30 2010

Girls and Boys Town of Southern California
2740 N. Grand Avenue, 2nd Floor
Santa Ana, CA 92705

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NUMBER: CHC-2010-1179-HCM
HAUERWAAS RESIDENCE
3741 WEST 27TH STREET

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Lourdes Sanchez, Commission Executive Assistant
Cultural Heritage Commission

/les

Attachment: CHC Declaration Letter to Council and Staff Report with Findings

C: Father Flanagan's Boy's Home
Anna Marie Brooks
GIS

**Los Angeles Department of City Planning
RECOMMENDATION REPORT**

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2010-1179-HCM
ENV-2010-1180-CE**

HEARING DATE: July 15, 2010
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 3741 West 27th Street
Council District: 10
Community Plan Area: West Adams-Baldwin Hills-
Leimert
Area Planning Commission: South Los Angeles
Neighborhood Council: United Neighborhoods of
the Historic Arlington Heights, West Adams, and
Jefferson Park
Legal Description: PT 2 of Home Villa Tract

PROJECT: Historic-Cultural Monument Application for the
HAUERWAAS RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

APPLICANT: Anna Marie Brooks
1109 4th Avenue
Los Angeles, CA 90019

OWNER: Girls and Boys Town of Southern California
2740 N. Grand Ave., 2nd Floor
Santa Ana, CA 92705

Father Flanagan's Boy's Home
14100 Crawford
Boy's Town, NE 68010


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.

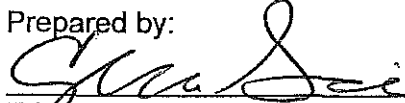
S. GAIL GOLDBERG, AICP
Director of Planning



Ken Bernstein, AICP, Manager
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:


Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: April 26, 2010 Historic-Cultural Monument Application

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 Mission Revival-Craftsman 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

Built in 1914, this two-story residential building exhibits character-defining features of Mission Revival-Craftsman style architecture. The subject building is rectangular in plan with a centered hardwood entry door flanked by single-pane sidelight windows. Having a flat roof, the subject building has a crenellated parapet and an overhang with green-colored glazed Mission tile surrounding the whole building. A deck area on the second level has a center window flanked by three windows on either side. On the ground level, a Mission-style arcade consisting of five archway openings and six large square piers serves as a verandah and supports the second level deck. The piers have stepped horizontal bands with a centered square feature topped by a light fixture. A major character-defining feature of the subject building, this portico feature also flanks part of the side elevations and has a parapet with crenellations. The corner archways on each end of the main elevation are slightly protruding with the western corner arch serving as a porte cochere leading to a secondary archway and a garage. The exterior is clad in a white stucco finish. Windows are double hung vinyl with painted wood trim. Significant elements of its Craftsman-style interior include Batchelder and Grueby-type tile fireplaces, double pocket doors, wood paneling, mirrors, light fixtures, and cabinetry. Secondary buildings include a detached garage with similar green glazed Mission tile as the primary building. Landscape features include mature trees, topiary trees and bushes along the front porch verandah.

The architect of the subject building is listed as William Bosbyshell, a real estate developer and banker. The house was originally built for Lucy Hauerwaas, widow of John A. Hauerwaas, a German immigrant who made his fortune by investing in local real estate and the Wieland Brewery. The second owner, Dr. Masako Kusayanagi, a second generation Japanese-American, purchased the property in 1937. She resided there until she and her family were forcibly relocated to the Manzanar Relocation camp during WWII. Her family retained ownership of the house until 1954 when it was sold to a church. Mr. Logan Westbrooks, a prominent African-American recording executive, purchased the property in 1983 and sold it in 1998 to Father Flanagan's Boys and Girls Home.

Additions and alterations dating to the 1980s include a kitchen remodel and the enclosure of a rear exterior stairwell. The interior of the second floor appears to have been altered significantly for use as group home. The garage has been altered and converted into a computer lab.

DISCUSSION

The Hauerwaas Residence 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 residential building designed in the Mission Revival-Craftsman style, the property qualifies for designation as a Historic-Cultural Monument based on this criterion.

The Hauerwaas Residence appears to be significant for its architectural style and design features, particularly its noteworthy Mission Revival elements such as its arched portico. The subject building appears to have some stylistic relationship to the Powers Residence (HCM #86; 1904) and its distinctive layout and use of the Mission Revival. These character-defining features and building type are not commonly found in buildings from this early 20th century period of residential development in Los Angeles. The interior character-defining features of the subject building, paneling, fireplaces, molding, and cabinetry, appear to be intact and in good condition.

The subject property is associated with several individuals of diverse backgrounds but do not appear to rise to the level of "historic personages" in the criteria for Historic-Cultural Monument designation.

BACKGROUND

At its meeting of May 20, 2010, the Cultural Heritage Commission voted to take the application under consideration. On June 17, 2010, the Cultural Heritage Commission toured the subject property.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW

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

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

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

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

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings 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.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2010-1179-HCM
ENV-2010-1180-CE

HEARING DATE: May 20, 2010
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 3741 West 27th Street
Council District: 10
Community Plan Area: West Adams-Baldwin Hills-
Leimert
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Los Angeles, CA 90019


OWNER: Girls and Boys Town of Southern California
2740 N. Grand Ave., 2nd Floor
Santa Ana, CA 92705


Father Flanagan's Boy's Home
14100 Crawford
Boy's Town, NE 68010

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


Ken Bernstein, AICP, Manager
Office of Historic Resources


Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:

Edgar Garcia, Preservation Planner
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Attachments: April 26, 2010 Historic-Cultural Monument Application

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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 Hauerwaas Residence
2. STREET ADDRESS Originally 2841 West Twenty-seventh Street; now 3741 West 27th Street
- CITY Los Angeles ZIP CODE 90018 COUNCIL DISTRICT 10
3. ASSESSOR'S PARCEL NO. 5051-002-0109
4. COMPLETE LEGAL DESCRIPTION: TRACT Home Villa Tract Lot on N Line of 27th St Com W 231.36 Ft From W Line
- BLOCK None LOT(S) PT2 ARB. NO. 8
5. RANGE OF ADDRESSES ON PROPERTY 3741 West 27th Street
6. PRESENT OWNER Boys Town of California, Inc.
- STREET ADDRESS 2740 N. Grand Avenue 2nd Floor E-MAIL ADDRESS: _____
- CITY Santa Ana STATE CA ZIP CODE 92705 PHONE () _____
- OWNERSHIP: PRIVATE ☒ PUBLIC _____
7. PRESENT USE Group home ORIGINAL USE Private Residence

DESCRIPTION

8. ARCHITECTURAL STYLE Mission Revival
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET, 1 PAGE MAXIMUM)
- The structure has not been greatly altered which is remarkable considering its many non-profit, group home
uses, beginning in the 1930s. Many of its windows and some of its doors have been changed out, although the
surrounds, sizes and pane configuration were retained in the substituted windows. The rear added exterior
stairwell has been reinforced and partially enclosed for group home use. The interior staircase which runs from
the central ground floor hallway to the second floor was enclosed at the top for group home use. This
necessitated the removal of a section of balustrade which is stored in the attic. The second floor bedrooms have
had counters and sinks added, which are easily removable. Otherwise the upstairs is in quite original condition.
Its rooms are off the central hallway and are to the north, south, east and west of it. The broad second floor

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT Hauerwaas Residence

10. CONSTRUCTION DATE: 1914 FACTUAL: ☒ ESTIMATED: ☐

11. ARCHITECT, DESIGNER, OR ENGINEER William Bosbyshell

12. CONTRACTOR OR OTHER BUILDER William Bosbyshell

13. DATES OF ENCLOSED PHOTOGRAPHS April 2010

(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 1933: Take down & rebuild 3 chimneys as result of Long Beach earthquake; 1955: "only with
survey letter File X3750 (not found); 1985: Enclose stairway at first story level; 2000: N exterior stair & int remodel
to an E hotel/room & board (philanthropic institution); Change out 2 windows & 1 door (same size and location)
use of bldg-Boys Home); Extend riser for service; Add new sub panel, rewire existing garage, reconnect existing

16. THREATS TO SITE: ☐ NONE KNOWN ☒ PRIVATE DEVELOPMENT ☐ VANDALISM ☐ PUBLIC WORKS PROJECT
☐ ZONING ☐ OTHER Optioned by developer who intends to level it

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)

The Hauerwaas Residence is both historically and architecturally significant. The original permits for the house &
garage have been located. The building of the residence was also fully covered by the Mar 22, 1914
Los Angeles Times, pg. V14 including a sketch of the house. Lucy Hauerwaas, who built the house and garage,
married a very prominent & rich German businessman, who died in 1906 leaving her with three girls and
a boy to raise. She did very well, listing herself as a capitalist on the Census. (con't)

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) Please see attached Bibliography

20. DATE FORM PREPARED 04/22/2010 PREPARER'S NAME Anna Marie Brooks

ORGANIZATION _____ STREET ADDRESS 1109 4th Avenue

CITY Los Angeles STATE CA ZIP CODE 90019 PHONE (310) 650-2143

E-MAIL ADDRESS: historichomesla@aol.com

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE Hauerwaas Residence IS A two-STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

Mission Revival, rectangular PLAN group home
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

WITH A stucco FINISH AND wood TRIM.
MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

IT'S flat w/ projecting eaves ROOF IS green tile and composition wood
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

multipane-over-single pane WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE (DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.)

THE ENTRY FEATURES A Centered
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

single panel w/ wood trim & paired single-pane side panels DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE massive stucco piers w/ deep, 3 horizontally banded stepped back cornice with central
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

stepped back square button at center of each supporting curved openings of the 4 arches of the west end porte-
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

cochere & raised, deep wrapping porch to the south & continuing veranda to the east which is finished in piers that
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

terminate in the cornice pattern and allow sun to flood the east side of the residence. The raised, recessed entry
VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A garage in matching architectural style of three bays w/ half-bath.
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE the reception room, living room and dining room are finished in crotch
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

mahogany. The central hallway w/ massive, decorative pier newell posts and a wall of solid uncut balusters at the
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

base of the semi-open stairway with a decorative uncut baluster wall and banister to the second floor. There are

IMPORTANT LANDSCAPING INCLUDES mature avocado, fig and fruit trees
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

Architectural Description
3741 West 27th Street

The Hauerwaas Residence was built in the Mission Revival style in 1914. Sited on the crest of the hill on what was originally a 32,000 square foot parcel, its east lawn was reduced during the Depression leaving a 19,994.04 square foot parcel. The 6,692 square foot residence is the most architecturally impressive on the long block.

Erected in white stucco, in 1914, the residence was originally addressed as 2814 West Twenty-seventh Street. It has a very deep south set-back and is approached by the pedestrian walkway, up steps at the mid lawn and more steps to the porch. The residence has a deeply recessed, raised porch of four arches to the south plus the porte-cochere on the west end and one arch to the east with a portico of piers at the east outer edge of the deep wrapping veranda, each arch detailed, with a cornice composed of three step-back bands with a drop square which is also triple banded and continuing the concept of the arches with piers each ending in the three step cornice, while opening the residence to the sun on the east. It ends in a double pier at the beginning of the breakfast room. There is an open portion of veranda in front of the breakfast room with three steps to the east and north. There is a low shaped wall running along the outer edge of the porch and veranda which angles downward at the center with a shaped drain also at the center of each segment, the whole banded with a single edging with a square drop button at the mid-point of each segment. The floor of the porch and veranda is concrete, scored in squares.

The rear wall of the final arch on the east continues east with a vertical planked wooden door with two cross-pieces, and a shed roof, front and rear, in the wall. There is then a lower

Architectural Description—2

pier, a section of open work enclosed near the top of a lower wall, another pier, a shorter section of open work wall and a final pier with a single row of cornice work, ending just west of the wire fence down the east property line.

Projecting from the raised, recessed entry to the west and east is a wall topped by cast corbels. The south main entry features a raised, recessed mahogany entry composed of single side panels with a single band of trim, at right angles to the single sidelights and a solid mahogany door with a single panel of decoratively banded mahogany. The entry is also paneled above and has an original lighting fixture which matches the one in the front porte-cochere. The brass escutcheon and opener are original. The recessed, raised entry floor has a marble nosing, then tile field with a Greek key tiled border all around and an inset centered snowflake.

The entry is flanked on the west by a large original single-paned window with a single-pane side light to either side. All windows are recessed and have a raised cornice at the top and a slanted stucco sill at the base. To the east of the entry is a large single-paned window.

The arches are contained in a two piece spandrel design, the front-most being a low faux wall with four equally spaced angular design motifs. The "floor" of the wall is composed of an asymmetrical grid of 2" x 4"s. The second, functional parapet wall surrounds the second floor veranda and is shaped with an angular pattern, repeating at three equally spaced intervals. The

Architectural Description—3

eastern parapet wall copies the height and angularity of the parapet wall over the porte-cochere, but is open at the bottom with a "floor" of open grid work 2" x 4"s.

The second floor has two groupings of three openings which now contain an 8-pane-over-single-pane double-hung window to either side of the single former French door of 24 panes to either side of the central 24-pane single former French door (the number of panels in the original was likely less) which, before it became a group home, opened to the second level veranda. The concrete floor is scored in squares.

There is a cast band of dentils at the base of the projecting eaves, which are topped by a hipped roof of green glazed Mission tiles finished with antefix at the corners, topped by a low parapet wall of three, equally spaced angular elements. The flat roof behind is covered in composition.

The elevated east ground-floor elevation contains two original clerestory library windows, the chimney mass for the library fireplace, the original paired 10-pane French doors of the library. The exterior of the billiard room contains two deep windows (believed to have originally been single pane windows), to either side of the original 10-pane paired French doors. The exterior of the breakfast room is recessed and raised with original 10-pane paired French doors and sidelights, which were also believed to have been single-paned.

Architectural Description—4

The end of the east veranda segues into a much narrower cement handicapped ramp which heads north along the exterior of the maid's room and turns west into the sidewalk along the rear of the residence.

The exterior of the maid's room has one six-over-one (most likely one-over-one original window) double-hung window to the east and one six-over-one (likely originally one-over-one) double-hung window to the north.

The east wall sets back and contains a horizontal slider and a single pane vertical window in the east side of the exterior of the laundry room.

The second level east wall has a large window at the north end which is a six-over-one pane double-hung window. There is a pair of eight-over-one double-hung windows; two small rectangular single-pane opaque glass windows in the east bathroom, and two eight-over-one double-hung windows at the south end of the east elevation.

The north elevation has an added dog-legged staircase, heading first east, then turning to the west. It has a stucco wall to banister height on the east-facing leg, is open at the bottom to the west, then is enclosed to the second story level with and down to the banister height with three built-in enclosures of lattice with a fourth panel on the west wall. Beneath the stairs on the west wall is a solid metal door to an unknown location. Up a short run of stairs is a non-original

Architectural Description—5

vertical window and a metal door with a small window. Along the north return wall is a tri-panel window containing a single panel at the center and single side lights at each end.

The second level north elevation contains one eight-over-one double-hung sash window at the northeast corner and a grouping of four six-over-one double-hung sash windows. The roof at the north end has an egress to the roof which opens to the south. The hipped green Mission tiled roof goes about a third of the way from the west to the east, then there is a flat roofed segment over the added stairs, and about a fourth of the segment to the east is a hipped roof tiled in green glossy Mission tiles.

The section of the hipped roof to the east is devoid of green tiles and has a brown composition tiled roof, as does the west portion. The parapet wall above the roof tiles continues around the residence. There is an angled trim band that runs from the east side of the area above the maid's room, across the old part of the north elevation and picks up on the west segment of the north elevation.

The west elevation of the residence begins with a broad driveway, composed of scored cement, which approaches the front/south porte-cochere with deep steps to the west side of the front porch. The rear wall of the porte-cochere is the front line of the residence. The porte-cochere is made up of an arch on each side. It has a flat ceiling with an original square lighting fixture which matches the one over the recessed main entry.

Architectural Description—6

There is an original one-over-one double-hung window to each side of the living room chimney mass. In the exterior dining room wall is a triptych of a large fixed centered pane with one-over-one double-hung sidelights. Then the kitchen exterior has two original paired clerestory windows. There is a dentil trim band at the west elevation above the ground floor windows that wraps onto the rear porte-cochere at the midpoint and travels across the front. The top of the porte-cochere is trimmed with a single shaped band at the top. The west side and north side are lower and different than the south face. The rear porte-cochere has its front edge in line with the rear of the residence and possesses a flat ceiling.

On the second level west elevation there is an eight-over-one double-hung window; two vertical single-pane opaque windows of the west bathroom; two large eight-over-one double-hung windows; and two small six-over-one double-hung windows at the north end.

INTERIOR:

The first room off the entry to the west is the living room which is entered through double pocket doors in the east wall. There is a single pane window with single pane sidelights centered on the east wall; a large Grubby fireplace with impressive floor to mantel mahogany corbels supporting the deep mahogany mantel with a original one-over-one double-hung windows to the south and north of the fireplace. The north wall has centered, paired pocket doors which enter the dining

Architectural Description—7

room to the north. The room is plastered with a deep cornice immediately below the ceiling and a deep base board of mahogany. All of the wood in the room is crotch mahogany. The room is carpeted.

The dining room has paired pocket doors in the south wall. The west wall contains a triptych of a large fixed pane central window with one-over-one double-hung sidelights. The north wall has a breakfront of four massive corbels which reach from floor to the base of the counter. The outside corbels frame a single vertical door in the base of the breakfront; the interior corbels frame a set of two drawers, topped by two drawers, topped by three drawers. There is a counter top, a recessed mirror, and three panels, the centered one being the largest. The room is wainscoted, topped by a plate rail, then a picture rail meeting the top of the door framing, and a deep cornice and deep baseboard. The north wall also contains a door to the rear hallway. The east wall is wainscoted. All woodwork in the living room and dining room is crotch mahogany.

The kitchen has been converted to a semi-commercial one. There is a center island. The west wall has two clerestory windows over the sink and counter. There is a row of four one-over-one windows in the north wall and an entry to the laundry room. The south wall is cabinets and counters.

Architectural Description—8

The laundry room is entered from the west through a metal door with a single vertical window to the north. There is a single window and a vertical slider to the east. The north and south walls are solid. There is a door to the California cellar in the south wall. There is a nondescript pantry to the south.

The central hallway contains the main stairwell with impressive decorative square piers as newel posts, the stairs head east, then north with a solid decorated wall to banister height. It is enclosed for group home use at the top but the wall and banister have been retained in the attic. The mahogany has been stained dark.

Back on the ground floor, to the east of the entry, the library is entered through a single pocket door. There are shelves on the west wall; the north wall is paneled to three-quarter height. The south wall is wainscoted and contains a large, fixed pane window. The east wall has original paired French doors at the north end, a Grubby fireplace; shelves with two original clerestory windows above. There is a deep cornice and a deep base board all around.

The billiard room is entered from a single door to the south of the main staircase and there is a matching door which enters a closet. There is paneling to three quarters height; there is a picture rail at the height of the top of the door framing; there is a deeply coved ceiling outlined with beams at the base, on the angles, and at the top. The south wall has a figural Batchelder fireplace with corbels at the outer corners, a wooden mantle, and a graduated tiled hood. The

Architectural Description—9

recessed east wall contains the original paired 10-paned French doors. The north wall is plain. All the woodwork in the library and billiard room is of Tabasco mahogany.

The breakfast room is entered from the rear hallway through a single door at the south on the west wall. It has a breakfront in the west wall which contains three sets of two drawers topped by one set of three drawers. There is a recessed counter, a recessed mirror with small corbels at the front corners of the two glass doors that are in line with the drawers and are single pane divided in two at the top third. The room is wainscoted. All woodwork is painted.

The maid's room is plain with painted woodwork. There is a half bath in the west wall. There is a window in the east corner and another in the north corner.

Most of the original lighting fixtures remain on the ground floor.

Less is known about the second floor. At the top of the stairs is a large figural stained glass panel in the ceiling which was indistinguishable in the low light. I believe that there is one bedroom to the north of the staircase, two to the west of the staircase with a bath centered between them, a center room at the south, between the south bedrooms to the east and west, and two bedrooms to the east with a bathroom between, although I am not absolutely certain of this. The woodwork is white enameled cedar with mahogany doors. According to the original article

Architectural Description—10

there were four bedrooms, four dressing rooms, a sunroom, a sewing room and two bathrooms. There is the added staircase at the north/rear. The broad open veranda with shaped parapet walls on the second story had access through French doors to the south façade.

GARAGE

The three-bay garage, at the northwest, is also built in the Mission Revival architectural style. There is a flat roof, with a shaped parapet wall, with a projecting eaves topped by a hipped green Mission tiled roof. There is a replaced two-bay door (to a three bay garage) and a window to the east in the south façade with multi-panes-over-a-single-pane double-hung window. The west side has a one one-over-one double-hung window. The east side has a door and a smaller one-over-one double-hung window. The inside was converted to a large computer lab with a half-bath at the northeast corner. The garage door still functions. The north elevation is flush with the property line stucco wall, which as it travels east becomes the rear wall of the wooden carriage house on the property to the north, and open wire fencing to the east property line. The east property line is concrete block at the north and then wire as it travels south.

YARDS

The rear/north and side/east yards contains many specimens of mature

Architectural Description—11

landscaping including fruit trees, very mature pine trees, fig trees and avocado trees. There is a rock garden to either side and between the pine trees at the east side. At the south elevation there are sculpted trees at each pier, a medium height interspersed hedge row with a low hedge row at the front. There is bougainvillea interspersed along the front/south non-original wire fence. There is an assortment of mostly over-grown plants to the south of the east garden wall. Heavy non-original gates have been added at the driveway.

Revised Significance (con't)

In 1910 she took their car and her children across Canada and the United States to New York, boarded a boat, with the car, and autoed across Germany, visiting relatives there; then on to Holland, Switzerland, Italy, and France. They then put the car on another ship to New York, returning to Los Angeles by auto. Toward the end of her life Mrs. Hauerwaas married a farming baron, Jasper Newton Teague who pre-deceased her. She died at age 70.

The Bank of Hollywood owned the parcel and rented the property to non-profits in the thirties. A 1935 *Los Angeles Times* ad on January 11, 1935 for Kalif Kiddie Kollege declares it the, "Nicest day & resident school in L.A." (pg. A16). There are also ads in the City Directory, though not much else could be discovered about this school.

In 1937, Dr. Masako Kusayanagi purchased the residence for herself and her parents. She was a Nisei who took great pride in both her Japanese and American roots. During World War II she and her parents were relocated to the Manzanar center, where she was one of three Japanese doctors of the centers' hospital staff, serving its 10,000 residents. Somehow they were able to retain their property by transferring it to an investment company in the family's name. They returned at War's end and moved back into the residence, which they sold to the Japanese Methodist Church in Los Angeles in 1954, the Centenary Methodist Church who applied for a philanthropic permit to operate a group home.

The next owners were Mr. & Mrs. Logan H. Westbrooks who purchased the property in 1983. The African-American major recording company executive and his family owned the residence until 1998 when it was purchased by Boys Town.

Father Flanagan's Boys [and Girls] Home purchased the property in 1998 and managed it until recently.

The ownership has truly been multi-cultural and high level. It is believed that the residence was the second to be built at the crown of the hill—most others were built in the 1920s and later. The first home to be built was a pedestrian Craftsman constructed a few months earlier, to the southwest on the same block, which has fallen into its current state of disrepair. At the time of their erection the residences offered sweeping views of the almost entirely pristine valley to the south and west.

The architect is a bit of a mystery. According to the *Los Angeles Times* the residence and garage were designed by William Bosbyshell, and this is confirmed by the original building permits for the residence and garage. Although Mr. Bosbyshell is not a recorded architect he dealt heavily in real estate all of his life and did design other residences. He died the day after Christmas, 1913, at age 95. The residence was announced in March of 1914. The construction stayed very close to the published sketch.

Architecturally, the Hauerwaas Residence was built in the Mission Revival style. It would be a remarkable residence and garage had it been designed by an architect. But, it was

designed by an unlicensed architect in his ninth decade and would be the envy of his licensed juniors and retired fellows. Sited on the crest of the hill on what was originally a 32,000 square foot lot, which was reduced to an adequate 19,994.04 square foot lot during the Depression, the 6,692 square foot residence is the most architecturally impressive on the block. And, it does not have an equal in the Mission Revival category in the farther-ranging neighborhood.

Erected in white stucco, in 1914, the residence was originally addressed as 2814 West Twenty-seventh Street. It has a very deep set-back and was approached by steps at the mid lawn and at the porch. The residence has a deeply recessed, raised porch of four arches to the south plus the porte-cochere on the west end and one arch to the east with a portico of piers at the east outer edge of the deep wrapping veranda, continuing the concept of the arches while opening the residence to the sun on the east. All of the piers end in a 3-tiered cornice of stepped back horizontal bands with square stepped back buttons at the center of each. The main south entry to the residence is further raised, featuring a recessed mahogany entry composed of single paneled side pieces with decorative bands at right angles to the single sidelights and a solid mahogany door with a single panel of decoratively banded mahogany. The entry is also paneled above and has the original square light fixture, as does the south porte-cochere. There is a second porte-cochere at the rear line of the property. The original windows are retained in the south and west first floor and all French doors on the east side. The majority of window and door openings are original.

The interior has a Grubby fireplace with impressive corbels which run from floor to mantel supporting the deep mahogany mantel in the living room, a second Grubby fireplace in the library, and a large figural Batchelder fireplace with a tiled hood in the billiard room. The living room and dining room are massive with crotch mahogany woodwork. The dining room has a large built-in breakfront on the north wall, all of crotch mahogany, with four large corbels which run from the floor to the counter and the room is wainscoted and corniced and has plate rails and picture rails.

On the east side of the residence are the library and billiard room which are somewhat smaller, but no less impressive in their Tabasco Mahogany details and in the fact that each opens through paired French doors, some with sidelights, to the eastern veranda and the side yard beyond. There is a breakfast room with a built-in breakfront and wainscoting, plate rail, picture rail, cornices, and baseboard which also opens through French doors to the east veranda. There is a maid's room at the northeast. Most of the original lighting fixtures remain on the ground floor.

The main staircase from the central hallway to the second floor is unusual. It begins with two square, decorative piers as newel posts at the foot, and heads to the east with a solid, decorative wall of mahogany with a broad banister, that switches to the north with the same wall of mahogany with the broad banister proceeding to the second floor. Above the stairs and over part of the central hallway is a large stained glass panel whose figural details were not distinguishable in the diminished light. The broad open veranda with shaped parapet walls on the

Revised Significance—3

second story had access through French doors to the south façade before it became a group home.

The three-bay garage, at the northwest, is built in the same architectural style. There is a flat roof, with a shaped parapet wall, with a projecting eaves topped by green Mission tiled hipped roof. There is a replaced two-bay door (to a three bay garage) and a window to the east in the south façade with multi-panes-over-a-single-pane. There is a window in the west and a door and window on the east with a stucco wall at the north/property line.

There is much mature landscaping including avocado trees, fig trees, fruit trees, and pine trees particularly in the north/back and east/side yards. There is also a rock garden on the east lawn as well as an extension of the east wall of piers across the east lawn. There are sculpted trees on the east lawn as well as a double row of hedges.

The Mission Revival residence and garage at 3741 West Twenty-seventh Street is truly significant both in terms of ownership and architecture.

Alterations (con't)
3741 West 27th Street

Reconnect existing exterior lights to new panel; 2001: G/E Pkg Unit C/O HVAC; 2003: Garden/retaining wall along W property line. 140'-0" long. 8'0" max height above grade, max retained soil is 2'-8"; 2004: Install additional fire alarm devices; 2005: Supplemental permit for new fire alarm system; HVAC-Replace (2) Package Unit. Add (1) mini-split.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2010-1179-HCM
ENV-2010-1180-CE

HEARING DATE: July 15, 2010
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 3741 West 27th Street
Council District: 10
Community Plan Area: West Adams-Baldwin Hills-
Leimert
Area Planning Commission: South Los Angeles
Neighborhood Council: United Neighborhoods of
the Historic Arlington Heights, West Adams, and
Jefferson Park
Legal Description: PT 2 of Home Villa Tract

PROJECT: Historic-Cultural Monument Application for the
HAUERWAAS RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

APPLICANT: Anna Marie Brooks
1109 4th Avenue
Los Angeles, CA 90019


OWNER: Girls and Boys Town of Southern California
2740 N. Grand Ave., 2nd Floor
Santa Ana, CA 92705


Father Flanagan's Boy's Home
14100 Crawford
Boy's Town, NE 68010

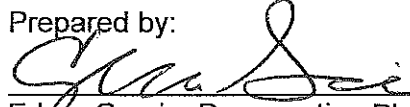
RECOMMENDATION That the Cultural Heritage Commission:

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, AICP, Manager
Office of Historic Resources


Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: April 26, 2010 Historic-Cultural Monument Application

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 Mission Revival-Craftsman 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

Built in 1914, this two-story residential building exhibits character-defining features of Mission Revival-Craftsman style architecture. The subject building is rectangular in plan with a centered hardwood entry door flanked by single-pane sidelight windows. Having a flat roof, the subject building has a crenellated parapet and an overhang with green-colored glazed Mission tile surrounding the whole building. A deck area on the second level has a center window flanked by three windows on either side. On the ground level, a Mission-style arcade consisting of five archway openings and six large square piers serves as a verandah and supports the second level deck. The piers have stepped horizontal bands with a centered square feature topped by a light fixture. A major character-defining feature of the subject building, this portico feature also flanks part of the side elevations and has a parapet with crenellations. The corner archways on each end of the main elevation are slightly protruding with the western corner arch serving as a porte cochere leading to a secondary archway and a garage. The exterior is clad in a white stucco finish. Windows are double hung vinyl with painted wood trim. Significant elements of its Craftsman-style interior include Batchelder and Grueby-type tile fireplaces, double pocket doors, wood paneling, mirrors, light fixtures, and cabinetry. Secondary buildings include a detached garage with similar green glazed Mission tile as the primary building. Landscape features include mature trees, topiary trees and bushes along the front porch verandah.

The architect of the subject building is listed as William Bosbyshell, a real estate developer and banker. The house was originally built for Lucy Hauerwaas, widow of John A. Hauerwaas, a German immigrant who made his fortune by investing in local real estate and the Wieland Brewery. The second owner, Dr. Masako Kusayanagi, a second generation Japanese-American, purchased the property in 1937. She resided there until she and her family were forcibly relocated to the Manzanar Relocation camp during WWII. Her family retained ownership of the house until 1954 when it was sold to a church. Mr. Logan Westbrooks, a prominent African-American recording executive, purchased the property in 1983 and sold it in 1998 to Father Flanagan's Boys and Girls Home.

Additions and alterations dating to the 1980s include a kitchen remodel and the enclosure of a rear exterior stairwell. The interior of the second floor appears to have been altered significantly for use as group home. The garage has been altered and converted into a computer lab.

DISCUSSION

The Hauerwaas Residence 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 residential building designed in the Mission Revival-Craftsman style, the property qualifies for designation as a Historic-Cultural Monument based on this criterion.

The Hauerwaas Residence appears to be significant for its architectural style and design features, particularly its noteworthy Mission Revival elements such as its arched portico. The subject building appears to have some stylistic relationship to the Powers Residence (HCM #86; 1904) and its distinctive layout and use of the Mission Revival. These character-defining features and building type are not commonly found in buildings from this early 20th century period of residential development in Los Angeles. The interior character-defining features of the subject building, paneling, fireplaces, molding, and cabinetry, appear to be intact and in good condition.

The subject property is associated with several individuals of diverse backgrounds but do not appear to rise to the level of "historic personages" in the criteria for Historic-Cultural Monument designation.

BACKGROUND

At its meeting of May 20, 2010, the Cultural Heritage Commission voted to take the application under consideration. On June 17, 2010, the Cultural Heritage Commission toured the subject property.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW

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

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

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

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

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings 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.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2010-1179-HCM
ENV-2010-1180-CE

HEARING DATE: May 20, 2010
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 3741 West 27th Street
Council District: 10
Community Plan Area: West Adams-Baldwin Hills-Leimert
Area Planning Commission: South Los Angeles
Neighborhood Council: United Neighborhoods of the Historic Arlington Heights, West Adams, and Jefferson Park
Legal Description: PT 2 of Home Villa Tract

PROJECT: Historic-Cultural Monument Application for the
HAUERWAAS RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

APPLICANT: Anna Marie Brooks
1109 4th Avenue
Los Angeles, CA 90019

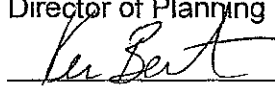
OWNER: Girls and Boys Town of Southern California
2740 N. Grand Ave., 2nd Floor
Santa Ana, CA 92705

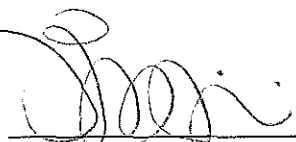
Father Flanagan's Boy's Home
14100 Crawford
Boy's Town, NE 68010

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


Ken Bernstein, AICP, Manager
Office of Historic Resources


Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: April 26, 2010 Historic-Cultural Monument Application

SUMMARY

Built in 1914, this two-story residential building exhibits character-defining features of Mission Revival-Craftsman style architecture. The subject building is rectangular in plan with a centered hardwood entry door flanked by single-pane sidelight windows. Having a flat roof, the subject building has a crenellated parapet and an overhang with green-colored glazed Mission tile surrounding the whole building. A deck area on the second level has a center window flanked by three windows on either side. On the ground level, a Mission-style arcade consisting of five archway openings and six large square piers serves as a verandah and supports the second level deck. The piers have stepped horizontal bands with a centered square feature topped by a light fixture. A major character-defining feature of the subject building, this portico feature also flanks part of the side elevations and has a parapet with crenellations. The corner archways on each end of the main elevation are slightly protruding with the western corner arch serving as a porte cochere leading to a secondary archway and a garage. The exterior is clad in a white stucco finish. Windows are double hung vinyl with painted wood trim. Significant elements of its Craftsman-style interior include Batchelder and Grueby-type tile fireplaces, double pocket doors, wood paneling, mirrors, light fixtures, and cabinetry. Secondary buildings include a detached garage with similar green glazed Mission tile as the primary building. Landscape features include mature trees, topiary trees and bushes along the front porch verandah.

The architect of the subject building is listed as William Bosbyshell, a real estate developer and banker. The house was originally built for Lucy Hauerwaas, widow of John A. Hauerwaas, a German immigrant who made his fortune by investing in local real estate and the Wieland Brewery. The second owner, Dr. Masako Kusayanagi, a second generation Japanese-American, purchased the property in 1937. She resided there until she and her family were forcibly relocated to the Manzanar Relocation camp during WWII. Her family retained ownership of the house until 1954 when it was sold to a church. Mr. Logan Westbrook, a prominent African-American recording executive, purchased the property in 1983 and sold it in 1998 to Father Flanagan's Boys and Girls Home.

Additions and alterations dating to the 1980s include a kitchen remodel and the enclosure of a rear exterior stairwell. The interior of the second floor has been altered significantly for use as group home. The garage has been severely altered and converted into a computer lab.

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 Hauerwaas Residence
2. STREET ADDRESS Originally 2841 West Twenty-seventh Street; now 3741 West 27th Street
- CITY Los Angeles ZIP CODE 90018 COUNCIL DISTRICT 10
3. ASSESSOR'S PARCEL NO. 5051-002-0109
4. COMPLETE LEGAL DESCRIPTION: TRACT Home Villa Tract Lot on N Line of 27th St Com W 231.36 Ft From W Line
- BLOCK None LOT(S) PT2 ARB. NO. 8
5. RANGE OF ADDRESSES ON PROPERTY 3741 West 27th Street
6. PRESENT OWNER Boys Town of California, Inc.
- STREET ADDRESS 2740 N. Grand Avenue 2nd Floor E-MAIL ADDRESS: _____
- CITY Santa Ana STATE CA ZIP CODE 92705 PHONE () _____
- OWNERSHIP: PRIVATE ☒ PUBLIC ☐
7. PRESENT USE Group home ORIGINAL USE Private Residence

DESCRIPTION

8. ARCHITECTURAL STYLE Mission Revival
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET, 1 PAGE MAXIMUM)
- The structure has not been greatly altered which is remarkable considering its many non-profit, group home
uses, beginning in the 1930s. Many of its windows and some of its doors have been changed out, although the
surrounds, sizes and pane configuration were retained in the substituted windows. The rear added exterior
stairwell has been reinforced and partially enclosed for group home use. The interior staircase which runs from
the central ground floor hallway to the second floor was enclosed at the top for group home use. This
necessitated the removal of a section of balustrade which is stored in the attic. The second floor bedrooms have
had counters and sinks added, which are easily removable. Otherwise the upstairs is in quite original condition.
Its rooms are off the central hallway and are to the north, south, east and west of it. The broad second floor

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT Hauerwaas Residence

10. CONSTRUCTION DATE: 1914 FACTUAL: ☒ ESTIMATED: ☐

11. ARCHITECT, DESIGNER, OR ENGINEER William Bosbyshell

12. CONTRACTOR OR OTHER BUILDER William Bosbyshell

13. DATES OF ENCLOSED PHOTOGRAPHS April 2010

(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 1933: Take down & rebuild 3 chimneys as result of Long Beach earthquake; 1955: "only with
survey letter File X3750 (not found); 1985: Enclose stairway at first story level; 2000: N exterior stair & int remodel
to an E hotel/room & board (philanthropic institution); Change out 2 windows & 1 door (same size and location)
use of bldg-Boys Home); Extend riser for service; Add new sub panel, rewire existing garage, reconnect existing

16. THREATS TO SITE: ☐ NONE KNOWN ☒ PRIVATE DEVELOPMENT ☐ VANDALISM ☐ PUBLIC WORKS PROJECT
☐ ZONING ☐ OTHER Optioned by developer who intends to level it

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)

The Hauerwaas Residence is both historically and architecturally significant. The original permits for the house &
garage have been located. The building of the residence was also fully covered by the Mar 22, 1914
Los Angeles Times, pg. V14 including a sketch of the house. Lucy Hauerwaas, who built the house and garage,
married a very prominent & rich German businessman, who died in 1906 leaving her with three girls and
a boy to raise. She did very well, listing herself as a capitalist on the Census. (con't)

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) Please see attached Bibliography

20. DATE FORM PREPARED 04/22/2010 PREPARER'S NAME Anna Marie Brooks

ORGANIZATION STREET ADDRESS 1109 4th Avenue

CITY Los Angeles STATE CA ZIP CODE 90019 PHONE (310) 650-2143

E-MAIL ADDRESS: historichomesla@aol.com

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE Hauerwaas Residence IS A two-STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

Mission Revival, rectangular PLAN group home
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

WITH A stucco FINISH AND wood TRIM.
MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

IT'S flat w/ projecting eaves ROOF IS green tile and composition wood,
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

multi-pane-over-single pane WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE (DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.)

THE ENTRY FEATURES A Centered,
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

single panel w/ wood trim & paired single-pane side panels DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE massive stucco piers w/ deep, 3 horizontally banded stepped back cornice with central
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

stepped back square button at center of each supporting curved openings of the 4 arches of the west end porte-
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

cochere & raised, deep wrapping porch to the south & continuing veranda to the east which is finished in piers that
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

terminate in the cornice pattern and allow sun to flood the east side of the residence. The raised, recessed entry
VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A garage in matching architectural style of three bays w/ half-bath.
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE the reception room, living room and dining room are finished in crotch
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

mahogany. The central hallway w/ massive, decorative pier newell posts and a wall of solid uncut balusters at the
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

base of the semi-open stairway with a decorative uncut baluster wall and banister to the second floor. There are

IMPORTANT LANDSCAPING INCLUDES mature avocado, fig and fruit trees
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

Architectural Description
3741 West 27th Street

The Hauerwaas Residence was built in the Mission Revival style in 1914. Sited on the crest of the hill on what was originally a 32,000 square foot parcel, its east lawn was reduced during the Depression leaving a 19,994.04 square foot parcel. The 6,692 square foot residence is the most architecturally impressive on the long block.

Erected in white stucco, in 1914, the residence was originally addressed as 2814 West Twenty-seventh Street. It has a very deep south set-back and is approached by the pedestrian walkway, up steps at the mid lawn and more steps to the porch. The residence has a deeply recessed, raised porch of four arches to the south plus the porte-cochere on the west end and one arch to the east with a portico of piers at the east outer edge of the deep wrapping veranda, each arch detailed, with a cornice composed of three step-back bands with a drop square which is also triple banded and continuing the concept of the arches with piers each ending in the three step cornice, while opening the residence to the sun on the east. It ends in a double pier at the beginning of the breakfast room. There is an open portion of veranda in front of the breakfast room with three steps to the east and north. There is a low shaped wall running along the outer edge of the porch and veranda which angles downward at the center with a shaped drain also at the center of each segment, the whole banded with a single edging with a square drop button at the mid-point of each segment. The floor of the porch and veranda is concrete, scored in squares.

The rear wall of the final arch on the east continues east with a vertical planked wooden door with two cross-pieces, and a shed roof, front and rear, in the wall. There is then a lower

Architectural Description—2

pier, a section of open work enclosed near the top of a lower wall, another pier, a shorter section of open work wall and a final pier with a single row of cornice work, ending just west of the wire fence down the east property line.

Projecting from the raised, recessed entry to the west and east is a wall topped by cast corbels. The south main entry features a raised, recessed mahogany entry composed of single side panels with a single band of trim, at right angles to the single sidelights and a solid mahogany door with a single panel of decoratively banded mahogany. The entry is also paneled above and has an original lighting fixture which matches the one in the front porte-cochere. The brass escutcheon and opener are original. The recessed, raised entry floor has a marble nosing, then tile field with a Greek key tiled border all around and an inset centered snowflake.

The entry is flanked on the west by a large original single-paned window with a single-pane side light to either side. All windows are recessed and have a raised cornice at the top and a slanted stucco sill at the base. To the east of the entry is a large single-paned window.

The arches are contained in a two piece spandrel design, the front-most being a low faux wall with four equally spaced angular design motifs. The "floor" of the wall is composed of an asymmetrical grid of 2" x 4"s. The second, functional parapet wall surrounds the second floor veranda and is shaped with an angular pattern, repeating at three equally spaced intervals. The

Architectural Description—3

eastern parapet wall copies the height and angularity of the parapet wall over the porte-cochere, but is open at the bottom with a "floor" of open grid work 2" x 4"s.

The second floor has two groupings of three openings which now contain an 8-pane-over-single-pane double-hung window to either side of the single former French door of 24 panes to either side of the central 24-pane single former French door (the number of panels in the original was likely less) which, before it became a group home, opened to the second level veranda. The concrete floor is scored in squares.

There is a cast band of dentils at the base of the projecting eaves, which are topped by a hipped roof of green glazed Mission tiles finished with antefix at the corners, topped by a low parapet wall of three, equally spaced angular elements. The flat roof behind is covered in composition.

The elevated east ground-floor elevation contains two original clerestory library windows, the chimney mass for the library fireplace, the original paired 10-pane French doors of the library. The exterior of the billiard room contains two deep windows (believed to have originally been single pane windows), to either side of the original 10-pane paired French doors. The exterior of the breakfast room is recessed and raised with original 10-pane paired French doors and sidelights, which were also believed to have been single-paned.

Architectural Description—4

The end of the east veranda segues into a much narrower cement handicapped ramp which heads north along the exterior of the maid's room and turns west into the sidewalk along the rear of the residence.

The exterior of the maid's room has one six-over-one (most likely one-over-one original window) double-hung window to the east and one six-over-one (likely originally one-over-one) double-hung window to the north.

The east wall sets back and contains a horizontal slider and a single pane vertical window in the east side of the exterior of the laundry room.

The second level east wall has a large window at the north end which is a six-over-one pane double-hung window. There is a pair of eight-over-one double-hung windows; two small rectangular single-pane opaque glass windows in the east bathroom, and two eight-over-one double-hung windows at the south end of the east elevation.

The north elevation has an added dog-legged staircase, heading first east, then turning to the west. It has a stucco wall to banister height on the east-facing leg, is open at the bottom to the west, then is enclosed to the second story level with and down to the banister height with three built-in enclosures of lattice with a fourth panel on the west wall. Beneath the stairs on the west wall is a solid metal door to an unknown location. Up a short run of stairs is a non-original

Architectural Description—5

vertical window and a metal door with a small window. Along the north return wall is a tri-panel window containing a single panel at the center and single side lights at each end.

The second level north elevation contains one eight-over-one double-hung sash window at the northeast corner and a grouping of four six-over-one double-hung sash windows. The roof at the north end has an egress to the roof which opens to the south. The hipped green Mission tiled roof goes about a third of the way from the west to the east, then there is a flat roofed segment over the added stairs, and about a fourth of the segment to the east is a hipped roof tiled in green glossy Mission tiles.

The section of the hipped roof to the east is devoid of green tiles and has a brown composition tiled roof, as does the west portion. The parapet wall above the roof tiles continues around the residence. There is an angled trim band that runs from the east side of the area above the maid's room, across the old part of the north elevation and picks up on the west segment of the north elevation.

The west elevation of the residence begins with a broad driveway, composed of scored cement, which approaches the front/south porte-cochere with deep steps to the west side of the front porch. The rear wall of the porte-cochere is the front line of the residence. The porte-cochere is made up of an arch on each side. It has a flat ceiling with an original square lighting fixture which matches the one over the recessed main entry.

Architectural Description—6

There is an original one-over-one double-hung window to each side of the living room chimney mass. In the exterior dining room wall is a triptych of a large fixed centered pane with one-over-one double-hung sidelights. Then the kitchen exterior has two original paired clerestory windows. There is a dentil trim band at the west elevation above the ground floor windows that wraps onto the rear porte-cochere at the midpoint and travels across the front. The top of the porte-cochere is trimmed with a single shaped band at the top. The west side and north side are lower and different than the south face. The rear porte-cochere has its front edge in line with the rear of the residence and possesses a flat ceiling.

On the second level west elevation there is an eight-over-one double-hung window; two vertical single-pane opaque windows of the west bathroom; two large eight-over-one double-hung windows; and two small six-over-one double-hung windows at the north end.

INTERIOR:

The first room off the entry to the west is the living room which is entered through double pocket doors in the east wall. There is a single pane window with single pane sidelights centered on the east wall; a large Grubby fireplace with impressive floor to mantel mahogany corbels supporting the deep mahogany mantel with a original one-over-one double-hung windows to the south and north of the fireplace. The north wall has centered, paired pocket doors which enter the dining

Architectural Description—7

room to the north. The room is plastered with a deep cornice immediately below the ceiling and a deep base board of mahogany. All of the wood in the room is crotch mahogany. The room is carpeted.

The dining room has paired pocket doors in the south wall. The west wall contains a triptych of a large fixed pane central window with one-over-one double-hung sidelights. The north wall has a breakfront of four massive corbels which reach from floor to the base of the counter. The outside corbels frame a single vertical door in the base of the breakfront; the interior corbels frame a set of two drawers, topped by two drawers, topped by three drawers. There is a counter top, a recessed mirror, and three panels, the centered one being the largest. The room is wainscoted, topped by a plate rail, then a picture rail meeting the top of the door framing, and a deep cornice and deep baseboard. The north wall also contains a door to the rear hallway. The east wall is wainscoted. All woodwork in the living room and dining room is crotch mahogany.

The kitchen has been converted to a semi-commercial one. There is a center island. The west wall has two clerestory windows over the sink and counter. There is a row of four one-over-one windows in the north wall and an entry to the laundry room. The south wall is cabinets and counters.

Architectural Description—8

The laundry room is entered from the west through a metal door with a single vertical window to the north. There is a single window and a vertical slider to the east. The north and south walls are solid. There is a door to the California cellar in the south wall. There is a non-descript pantry to the south.

The central hallway contains the main stairwell with impressive decorative square piers as newel posts, the stairs head east, then north with a solid decorated wall to banister height. It is enclosed for group home use at the top but the wall and banister have been retained in the attic. The mahogany has been stained dark.

Back on the ground floor, to the east of the entry, the library is entered through a single pocket door. There are shelves on the west wall; the north wall is paneled to three-quarter height. The south wall is wainscoted and contains a large, fixed pane window. The east wall has original paired French doors at the north end, a Grubby fireplace; shelves with two original clerestory windows above. There is a deep cornice and a deep base board all around.

The billiard room is entered from a single door to the south of the main staircase and there is a matching door which enters a closet. There is paneling to three quarters height; there is a picture rail at the height of the top of the door framing; there is a deeply coved ceiling outlined with beams at the base, on the angles, and at the top. The south wall has a figural Batchelder fireplace with corbels at the outer corners, a wooden mantle, and a graduated tiled hood. The

Architectural Description—9

recessed east wall contains the original paired 10-paned French doors. The north wall is plain.

All the woodwork in the library and billiard room is of Tabasco mahogany.

The breakfast room is entered from the rear hallway through a single door at the south on the west wall. It has a breakfront in the west wall which contains three sets of two drawers topped by one set of three drawers. There is a recessed counter, a recessed mirror with small corbels at the front corners of the two glass doors that are in line with the drawers and are single pane divided in two at the top third. The room is wainscoted. All woodwork is painted.

The maid's room is plain with painted woodwork. There is a half bath in the west wall. There is a window in the east corner and another in the north corner.

Most of the original lighting fixtures remain on the ground floor.

Less is known about the second floor. At the top of the stairs is a large figural stained glass panel in the ceiling which was indistinguishable in the low light. I believe that there is one bedroom to the north of the staircase, two to the west of the staircase with a bath centered between them, a center room at the south, between the south bedrooms to the east and west, and two bedrooms to the east with a bathroom between, although I am not absolutely certain of this. The woodwork is white enameled cedar with mahogany doors. According to the original article

Architectural Description—10

there were four bedrooms, four dressing rooms, a sunroom, a sewing room and two bathrooms. There is the added staircase at the north/rear. The broad open veranda with shaped parapet walls on the second story had access through French doors to the south façade.

GARAGE

The three-bay garage, at the northwest, is also built in the Mission Revival architectural style. There is a flat roof, with a shaped parapet wall, with a projecting eaves topped by a hipped green Mission tiled roof. There is a replaced two-bay door (to a three bay garage) and a window to the east in the south façade with multi-panes-over-a-single-pane double-hung window. The west side has a one one-over-one double-hung window. The east side has a door and a smaller one-over-one double-hung window. The inside was converted to a large computer lab with a half-bath at the northeast corner. The garage door still functions. The north elevation is flush with the property line stucco wall, which as it travels east becomes the rear wall of the wooden carriage house on the property to the north, and open wire fencing to the east property line. The east property line is concrete block at the north and then wire as it travels south.

YARDS

The rear/north and side/east yards contains many specimens of mature

Architectural Description—11

landscaping including fruit trees, very mature pine trees, fig trees and avocado trees. There is a rock garden to either side and between the pine trees at the east side. At the south elevation there are sculpted trees at each pier, a medium height interspersed hedge row with a low hedge row at the front. There is bougainvillea interspersed along the front/south non-original wire fence. There is an assortment of mostly over-grown plants to the south of the east garden wall. Heavy non-original gates have been added at the driveway.

Revised Significance (con't)

In 1910 she took their car and her children across Canada and the United States to New York, boarded a boat, with the car, and autoed across Germany, visiting relatives there; then on to Holland, Switzerland, Italy, and France. They then put the car on another ship to New York, returning to Los Angeles by auto. Toward the end of her life Mrs. Hauerwaas married a farming baron, Jasper Newton Teague who pre-deceased her. She died at age 70.

The Bank of Hollywood owned the parcel and rented the property to non-profits in the thirties. A 1935 *Los Angeles Times* ad on January 11, 1935 for Kalif Kiddie Kollege declares it the, "Nicest day & resident school in L.A." (pg. A16). There are also ads in the City Directory, though not much else could be discovered about this school.

In 1937, Dr. Masako Kusayanagi purchased the residence for herself and her parents. She was a Nisei who took great pride in both her Japanese and American roots. During World War II she and her parents were relocated to the Manzanar center, where she was one of three Japanese doctors of the centers' hospital staff, serving its 10,000 residents. Somehow they were able to retain their property by transferring it to an investment company in the family's name. They returned at War's end and moved back into the residence, which they sold to the Japanese Methodist Church in Los Angeles in 1954, the Centenary Methodist Church who applied for a philanthropic permit to operate a group home.

The next owners were Mr. & Mrs. Logan H. Westbrooks who purchased the property in 1983. The African-American major recording company executive and his family owned the residence until 1998 when it was purchased by Boys Town.

Father Flanagan's Boys [and Girls] Home purchased the property in 1998 and managed it until recently.

The ownership has truly been multi-cultural and high level. It is believed that the residence was the second to be built at the crown of the hill—most others were built in the 1920s and later. The first home to be built was a pedestrian Craftsman constructed a few months earlier, to the southwest on the same block, which has fallen into its current state of disrepair. At the time of their erection the residences offered sweeping views of the almost entirely pristine valley to the south and west.

The architect is a bit of a mystery. According to the *Los Angeles Times* the residence and garage were designed by William Bosbyshell, and this is confirmed by the original building permits for the residence and garage. Although Mr. Bosbyshell is not a recorded architect he dealt heavily in real estate all of his life and did design other residences. He died the day after Christmas, 1913, at age 95. The residence was announced in March of 1914. The construction stayed very close to the published sketch.

Architecturally, the Hauerwaas Residence was built in the Mission Revival style. It would be a remarkable residence and garage had it been designed by an architect. But, it was

designed by an unlicensed architect in his ninth decade and would be the envy of his licensed juniors and retired fellows. Sited on the crest of the hill on what was originally a 32,000 square foot lot, which was reduced to an adequate 19,994.04 square foot lot during the Depression, the 6,692 square foot residence is the most architecturally impressive on the block. And, it does not have an equal in the Mission Revival category in the farther-ranging neighborhood.

Erected in white stucco, in 1914, the residence was originally addressed as 2814 West Twenty-seventh Street. It has a very deep set-back and was approached by steps at the mid lawn and at the porch. The residence has a deeply recessed, raised porch of four arches to the south plus the porte-cochere on the west end and one arch to the east with a portico of piers at the east outer edge of the deep wrapping veranda, continuing the concept of the arches while opening the residence to the sun on the east. All of the piers end in a 3-tiered cornice of stepped back horizontal bands with square stepped back buttons at the center of each. The main south entry to the residence is further raised, featuring a recessed mahogany entry composed of single paneled side pieces with decorative bands at right angles to the single sidelights and a solid mahogany door with a single panel of decoratively banded mahogany. The entry is also paneled above and has the original square light fixture, as does the south porte-cochere. There is a second porte-cochere at the rear line of the property. The original windows are retained in the south and west first floor and all French doors on the east side. The majority of window and door openings are original.

The interior has a Grubby fireplace with impressive corbels which run from floor to mantel supporting the deep mahogany mantel in the living room, a second Grubby fireplace in the library, and a large figural Batchelder fireplace with a tiled hood in the billiard room. The living room and dining room are massive with crotch mahogany woodwork. The dining room has a large built-in breakfront on the north wall, all of crotch mahogany, with four large corbels which run from the floor to the counter and the room is wainscoted and corniced and has plate rails and picture rails.

On the east side of the residence are the library and billiard room which are somewhat smaller, but no less impressive in their Tabasco Mahogany details and in the fact that each opens through paired French doors, some with sidelights, to the eastern veranda and the side yard beyond. There is a breakfast room with a built-in breakfront and wainscoting, plate rail, picture rail, cornices, and baseboard which also opens through French doors to the east veranda. There is a maid's room at the northeast. Most of the original lighting fixtures remain on the ground floor.

The main staircase from the central hallway to the second floor is unusual. It begins with two square, decorative piers as newel posts at the foot, and heads to the east with a solid, decorative wall of mahogany with a broad banister, that switches to the north with the same wall of mahogany with the broad banister proceeding to the second floor. Above the stairs and over part of the central hallway is a large stained glass panel whose figural details were not distinguishable in the diminished light. The broad open veranda with shaped parapet walls on the

Revised Significance—3

second story had access through French doors to the south façade before it became a group home.

The three-bay garage, at the northwest, is built in the same architectural style. There is a flat roof, with a shaped parapet wall, with a projecting eaves topped by green Mission tiled hipped roof. There is a replaced two-bay door (to a three bay garage) and a window to the east in the south façade with multi-panes-over-a-single-pane. There is a window in the west and a door and window on the east with a stucco wall at the north/property line.

There is much mature landscaping including avocado trees, fig trees, fruit trees, and pine trees particularly in the north/back and east/side yards. There is also a rock garden on the east lawn as well as an extension of the east wall of piers across the east lawn. There are sculpted trees on the east lawn as well as a double row of hedges.

The Mission Revival residence and garage at 3741 West Twenty-seventh Street is truly significant both in terms of ownership and architecture.

Alterations (con't)
3741 West 27th Street

Reconnect existing exterior lights to new panel; 2001: G/E Pkg Unit C/O HVAC; 2003: Garden/retaining wall along W property line. 140'-0" long. 8'0" max height above grade, max retained soil is 2'-8"; 2004: Install additional fire alarm devices; 2005: Supplemental permit for new fire alarm system; HVAC-Replace (2) Package Unit. Add (1) mini-split.

William Bosbyshell
Designer of 3741 West 27th Street

William Bosbyshell was a, "pioneer capitalist and leader in the progressive life of Southern California," according to his obituary in the *Los Angeles Times* (Dec. 27, 1913, pg. II3). Bosbyshell and a group of friends founded the Southern California National Bank. Mr. Bosbyshell became a cashier, then vice-president of the Bank, which later changed its name to Merchants National Bank.

Bosbyshell organized the United Wholesale Grocery Association following the panic of 1893 and saw it grow from a small organization into one of the strong mercantile establishments of the West coast. He was also active in the Chamber of Commerce, the Board of Trade, the Credit Men's Association and other organizations which funded and forwarded the monetary march of the men of the coast.

He was an enthusiastic member of the South Coast Yacht Club and raced one of his speedy yachts whenever the opportunity presented. He was a thorough business man and dealt heavily in real estate. He designed the residence at 2841 (later 3741) West 27th Street, among others.

Bosbyshell was born in Calhoun County, Illinois on July 7, 1818. When he died on December 26, 1913, at the age of 95, he left behind his widow Mrs. Anna P. and five children. His funeral service was at the First Congregational Church where he had been president of the board of trustees for 17 years. William Bosbyshell was interred at Rosedale Cemetery.

Lucy Hauerwaas
First Owner

The Hauerwaas family was prominent in turn of the 20th Century Los Angeles. John A. Hauerwaas was a German who came to the United States in 1883, when he was 21 years old. He arrived in this country poor, but bettered his lot by wise investments in real estate until he became very wealthy. He was a principal in the firm of Adloff and Hauerwaas and owned interests in the Wieland Brewery. He and his compatriots journeyed to their native Germany in 1904 to visit the homeland and take part in shooting contests, as Mr. Hauerwaas was a champion shooter in Southern California.

John A. Hauerwaas died December 19, 1906, of an abscess, at age 44. He left behind his wife Lucy, three daughters and a son. He was a member of the Masonic order, the Odd Fellows, Foresters, Red Men, Germania, Turners, Herman Sons and several other orders. The funeral was held at the former residence of Mr. Hauerwaas at 2703 Hoover and was one of the largest ever in Los Angeles. The cortege was met at the corner of Seventh and Spring by a procession of 800 men with a brass band, representing the brotherhoods to which Hauerwaas was a member. The floral tributes were "especially beautiful" and were conveyed to Evergreen Cemetery in two large express wagons.

Lucy Hauerwaas and her four children: Lucy, Gertrude, Edna and John, went to Europe by automobile in 1910. According to the book, Around the World: the Grand Tour in Photo Albums:

Beginning their eight-month [April – November] journey in Los Angeles, they drove up the coast to Vancouver, Canada, across the Canadian Rockies, stopped in Chicago, then drove on to New York, where they boarded the *SS Amerika* bound for Cuxhaven, Germany, at the mouth of the Elbe River. The family then proceeded to drive through Germany, Holland, Switzerland, Italy, and France, where they and their car boarded the *SS Kaiserin Augusta Victoria* en route for New York...The car is the star of their album's show: it appears in almost every photograph. Many of the photographs of the countryside, castles, churches, statues, fountains, and street views in Berlin, Dresden, and Munich appear to be taken while leaning out the car window and vividly convey a sense of the open road. If the automobile was shortly to transform American life, then the Hauerwaases were trailblazers, using it to transform their experience of Europe."

In 1914 Lucy Hauerwaas decided to build a new home at 2841 West Twenty-seventh Street on a 150' X 200' lot. [The address at some later time changed, the address of the residence becoming 3741 West 27th Street.] The house was designed by William Bosbyshell, who appears to not have been an architect. It is, however, a distinguished residence with a compatible garage, the whole costing approximately \$25,000 to erect. It is sited at the apex of the hill, overlooking, at the time it was built, a mostly pristine valley to the south and west.

Lucy Hauerwaas's daughter Edna F. was married to Kurt J. Koebig, son of a civil engineer, at the residence of her mother, at 2841 West Twenty-seventh Street, on the evening of February 26, 1916. Their honeymoon was a two week automobile tour of Southern California.

In 1926 Lucy Hauerwaas married Jasper Newton Teague, a widower, and farming pioneer of Los Angeles and the Pomona Valley. In the 1930 Census the couple lived in Pasadena. J. N. Teague died December 11, 1934. His obituary stated that he had lived in Los Angeles County sixty-nine years, having crossed the plains with his parents at the age of nine. He had been known as the "Cauliflower King" until he turned his attention to citrus crops. He farmed over 7,000 acres in San Dimas, Charter Oak and the La Verne districts and had later holdings including 640 acres in what, in 1934, was the heart of Los Angeles industrial district, the then site of the Goodyear tire plant.

John Hauerwaas, Jr., in his adult years, became President of U. S. Steel in New York City, based at Rockefeller Plaza.

Lucy H. Teague, nee Lucy Hartje Preston, died March 16, 1941, at age 70.

Masako Kusayanagi and the
Kusayanagi Investment Co.



Masako Kusayanagi was a Nisei, a second generation Japanese; American-born and American-educated. She was heavily involved with the Nisei Festival founded in 1934 in Little Tokyo (the spelling at the time). A student at USC, she was the second Japanese female to win the coveted Phi Beta Kappa key making her a member of the leading honorary scholarship group in the United States. She was the first Japanese to be elected to the Amazons: USC's all university service organization for women. Masako became a physician after graduating from USC.

When Miss Kusayanagi was interviewed in 1935, she was asked what the Nisei festival meant to her. "We want the isei--the first generation in America [who were not allowed to become citizens of the United States]-to realize that we are able to stand on our own feet... We are proving our self-sufficiency every day by the fact that we are solving the three fold problem each nisei must meet," she replied.

Masako Kusayanagi "First, we must be good Americans," she stated. "Second, we owe our loyalty to our mothers and fathers. This means we must be faithful to our cultural heritage from them. This is harder...", she admitted. "And third, we must make a place for ourselves in the world. For we are the link between Japan and America. We belong to two spheres--the Orient and the Occident," Masako asserted.

Miss Kusayanagi related her opportunity to study in Japan for a year, following her graduation from Hollywood High School. Her parents sent her and her sister abroad: she to study at a school in Tokio directed by a Japanese educator who was a graduate of Bryn Mawr, while her sister attended the university there. "That year in Japan made many things clear to me, things my parents had been trying to explain to me for years. I learned why my mother always insisted upon the observance of certain conventions. I grew to know her so much better during that year than I ever had before in my life! For I was living in the Japan she knew and understood," Kusayanagi stated appreciatively.

Bank of Hollywood took over ownership of the Hauerwaas Residence in 1933. The Bank sold off 50 feet of the east side street frontage during their ownership. The lot had originally been 200 feet X 150 feet and the sale reduced it to 200 feet by 100 feet, making a far less generous east side yard.

In 1937, Masako Kusayanagi purchased the Hauerwaas Residence from the Bank of Hollywood. She and her parents, Takegiro and Matsu, lived there. Masako is listed as a resident physician at General Hospital in the 1942 City of Los Angeles Directory. Mr. Takegiro

Kusayanagi owned a men's clothing store at 146 North Main Street. The family enjoyed the residence until World War II.

The Kusayanagi family, like all West-coast Japanese were "relocated." The war took them to the relocation center at Manzanar. Somehow they managed to transfer ownership of the property at 3741 West 27th Street to the Kusayanagi Investment Co. and retain ownership throughout the War and beyond. Following the War the ownership of their property was transferred to Kusayanagi Hall.

While the family lived out the War at Manzanar, Dr. Masako Kusayanagi served on the staff of the camp's hospital which served the relocation center's 10,000 residents. Apparently sometime before the war Dr. Kusayanagi married Dr. James Goto, and he, too, served on the Manzanar hospital staff, according to the book Remembering Manzanar.

When Dr. Masako Kusayanagi returned home she went back to General Hospital, expecting to reclaim her job there. Sadly, she was told she had been replaced. So far, no record of the remainder of her practice has been found.

The property at 3741 West 27th Street was held by the Kusayanagi family until it was sold to the Centenary Methodist Church, the Japanese Methodist Church in Los Angeles, in 1954. The church applied for a permit for a philanthropic home in 1955.

Father Flanagan's Boys Town

Father Flanagan's Boys Town, the Price Family Campus, is the current owner of the Hauerwaas Residence.

Father Edward Flanagan founded his Boys Town in 1917, a 1,500 acre operation just outside Omaha, Nebraska. Over time he expanded his operation and in 1938 a popular movie by the name of *Boys Town* with Spencer Tracy and Mickey Rooney hit the screen, making Father Flanagan's town even more well-known.

By 1972 the reputation of his Boys Town had grown greater and it became the richest incorporated village in the United States—at \$209 million. Boys Town became Boys and Girls Town in the 1970s and expanded to Southern California and other areas of the country.

For Christmas 2000 the U. S. Secret Service's Los Angeles Presidential motorcade, accompanied by CHPS motorcycle and helicopter units, and LAPD Metropolitan Division patrol cars made their annual "A Better Christmas" stop at the Los Angeles Boys Town bringing gifts from Ralphs, Mattel, Valle Wholesale Flowers and See's Candy. They also made visits to Our Lady of Loreto Elementary School, and the Good Shepherd Center for Homeless Women.

By Christmas 2010, 3741 West 27th Street stood vacant.

PLANS AND SPECIFICATIONS
and other data must also be filed

Wpłata

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building

CLASS'D

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

[illegible]

2. West of 1st North E. St. 2
 Lot of 6100 sq ft 11 North of 1st E. St. 2
 Lot No. 28 Block 1
 (Description of Property)
 Home Villa Tract
 District No. 28 M. B. Page 1 P. B. Page 51
 No. 2841-11-27 St. 11th
 (Location of Job)
 Street

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Garage No. of Rooms 1 No. of families 1
2. Owner's name Mrs. E. J. Ameringer Phone _____
3. Owner's address House 4 27th St.
4. Architect's name Wm. J. Lockbell Phone _____
5. Contractor's name T. J. 2166 Phone _____
6. Contractor's address 1021 Robert + Callender Bldg
7. ENTIRE COST OF PROPOSED BUILDING

Land	Planning	City	Permit
Excavation	Interest	Finance	Insurance

150.00
8. Any other building on the lot None How used? Garage
9. Size of proposed building 32 x 20 Height to highest point 16' feet
10. Number of stories in height One Character of ground _____
11. Material of Foundation Concrete Size Footings 12" Size walls 9 1/2" Depth below ground 1' 6"
12. Material of chimney Stone Number of chimneys _____ Interior size of flues _____
13. Give sizes of following materials: REDWOOD MUDDSILLS 2 x 6 Curbs _____
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 8 Interior Non-bearing studs _____
Ceiling joists 2 x 10 Roof rafters _____ FIRST FLOOR JOISTS 2x10
Second floor joists _____ Third floor joists _____ Specially mentioned roof _____
14. Specify Number of Plumbing Fixtures to be installed Two Number of gas outlets One
15. Specify if there is a porch or terrace to be constructed on this lot Yes
16. Plumbing and gas fitting contractor's name H. G. Egan (If previously advised where there is a street sewer)

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

(See here)

*Quarry at Antioch, N. H.

FOR DEPARTMENT USE ONLY			
PERMIT NO. 5859	Name and specific address of owner and owner's home address, State, City, etc. (See last)	Application received and found correct. (Use rubber stamp)	RECEIVED MAR 19 1914 INSPECTION
PLAN EXAMINED _____		MAR 19 1914 G.R. (Date)	

Original Garage Permit: 1914LA05859, issued 3/19/1914.

PLANS AND SPECIFICATIONS
and other data may also be filed

WARD

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building

CLASS "D"

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

7. The Board of Home Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the Office of the Chief Engineer of the City of Los Angeles, for a license to use the corner of the lot for the purpose of erecting a building in the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions binding upon the exercise of the permit:

That the applicant does not intend any use or activity to erect any building or other structure within the property, or any portion thereof, which may interfere with the public place of public utility.

Second: That the permit does not grant any right or privilege to use any building or other structure therein, as any building or other structure within the property shall be subject to the jurisdiction of the City of Los Angeles.

Third: That the applicant of the permit does not intend or require any new use or right of possession in the property described in such permit.

TAKE TO
ROOM N. 6
FIRST
FLOOR
ASSESSOR
PLEASE
VERIFY

TAKE TO
ROOM No. 34
THIRD
FLOOR
ENGINEER
PLEASE
VERIFY

Lat No. 28 South of 11 North of Block
(Description of Property)
Home Villa Tract
District No. 28 M. H. Page 1 C. B. Page 51
No. 2841- W. 27th St.
(Location of job)
Name

(USE INK OR INDELIBLE PENCIL)

1. Name of Building Mixidance No. of Rooms 17 No. of families 1
2. Owner's name Mr & Mrs W. A. Henderson Phone _____
3. Owner's address Avenue 2 20th St
4. Architect's name J. M. Buchanan Phone 78166
5. Contractor's name Danahy Phone 11
6. Contractor's address 1021 Wright & Calender Bldg
7. ENTIRE COST OF PROPOSED BUILDING (including planning, engineering, drawings, permits, etc.) \$ 13,000.⁰⁰
8. Are other buildings on the lot? Garage
9. Size of proposed building 43' x 66' Height to highest point 28'
10. Number of stories in height Two Character of ground Black Limestone
11. Material of foundation Concrete San Eooling 18" Size walls 3' x 4' Depth below ground 1 1/2'
12. Material of chimney Brick Number of chimneys 1 Interior size of flues 8" x 8"
13. Give sizes of following members REDWOOD MISCELLS 2 x 6 Girders 6 x 6
EXTERIOR STUDS 2 x 4 INTERIOR BEARING JOISTS 3 x 4 Interior Non-bearing studs
2 x 4 Ceiling joists 2 x 6 Roof rafters 2 x 12 FIRST FLOOR JOISTS 2 x 6
Second floor joists 2 x 12 Third floor joists 2 x 12 Sills or material of foot 2 x 12
14. Specify Number of Plumbing Fixtures to be installed 3 Number of gas outlets 2
15. Specify if there is a sewer or cesspool to be constructed on this lot Woodsboro
16. Plumbing and gas fitting contractor's name H. J. Cook
I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Building Ordinance will be complied with, whether herein specified or not.

(Sign here)

George W. Agnew & Son

FOR DEPARTMENT USE ONLY

PERMIT NO. 5981	Plans and specifications checked and found to conform to the requirements of the <i>[Signature]</i> City Engineer	Application checked and found correct (See Backer Stamp) MAR 20 1914	RECEIVED MAR 20 1914 TOLLEU
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Original Residence Permit: 1914LA05931, issued 3/20/1914

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

Application to Alter, Repair, Move or Demolish

[illegible]

REMOVED FROM

REMOVED TO

Lot Tract Present location of building New location of building Estimate when (House Number and Street)	Lot Tract 3741 W 27 ST (House Number and Street)	Approved by City Engineer Deputy
--	---	--

Present location of building	3741 W 27 ST (Name Number and Street)	Approved by City Engineer
New location of building	 (Name Number and Street)	Inspector
Remarks when work was done		

100-443887-100

CONFIDENTIAL

Approved by
City Engineer

1997

1. Purpose of PRESENT building Boarding school Families _____ Rooms 10
(House, Warehouse, Apartment House, or any other purpose)
2. Use of building AFTER alteration or moving Boarding school Families _____ Rooms 10
3. Owner's (Print Name) MRS. PAUL MSBELL Phone PA 3710
4. Owner's address MRS. PAUL MSBELL 3741 W 27 ST
5. Certificated Architect _____ State License No. 4921 Phone PR 0701
6. Licensed Engineer _____ State License No. 4921 Phone _____
7. Contractor R. H. Mammert State License No. 4921 Phone _____
8. Contractor's address 3084 W 10 ST
9. VALUATION OF PROPOSED WORK [including all Material, Labor, Fixtures, Equipment, and Appliances in Completed Building] \$ 5000
10. State how many buildings NOW 1 Boarding school
on lot and give use of each. about (Warehouse, Hotel, Apartment House, or any other purpose) 25
11. Size of existing building 60 40 Number of stories high 2 Height to highest point _____
12. Class of building D Material of existing walls _____ Exterior framework _____
(Steel or Iron)
- Describe briefly and fully all proposed construction and work:
3 Brick chimneys to take down
and R. H. Mammert

Fill in Application on other Side and Sign Statement (OVER)

PERMIT NO. 38772	FOR DEPARTMENT USE ONLY			For State use when Permit is issued JAN 12 1964
	Place and Specifications checked	Base	See District	
PLANS	Deposition verified	Set Back	Direct Width	Inspector
	Draw, Specifications and Application reviewed and approved	Application checked and approved		
	For Plans See	For Plans See	For Plans See	

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition ☒ Size of Lot ☒ Number of Stories ☒ When complete ☒
 Material of Foundation ☒ Width of Footing ☒ Depth of Footing below ground ☒
 Width Foundation Wall ☒ Size of Redwood Sill ☒ Material Exterior Walls ☒
 Size of Exterior Sills ☒ Size of Interior Bearing Sills ☒
 Interior First Floor ☒ Second Floor ☒ Rattlers ☒ Roofing Material ☒

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree that all the provisions of the Building Ordinance and State laws will be complied with whether herein specified or not; also certify that plans and specifications if required to be filed will conform to all of the provisions of the Building Ordinance and State laws.

Sign Here

A. H. Mankin

Owner or Authorized Agent

R. Pay Woodard

FOR DEPARTMENT USE ONLY

Application <i>CH</i>	Fire District	Set back	Termite Inspection
Construction	Zone	Street Siding	Excess Draft Ventil.
(1) REINFORCED CONCRETE	(2) The building (and, on additions referred to in this Application is, or will be when moved, more than 100 feet from		
Barrels of Cement	Street		
Tons of Reinforcing Steel	Sign Here		
(3) No required windows will be obstructed.	(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.		
Sign Here	Sign Here		
Owner or Authorized Agent	Owner or Authorized Agent		

REMARKS:

APPLICANT'S NAME - JOSEPH A. MARRAS		DATE OF APPLICATION - 10/1/55	
TYPE OF WORK	1. REPAIR		
ADDRESS	2. 3742 N. 27th Street		
OWNER	3. Home		
DATE OF WORK	4. 5th Ave. 9th Ave.		
DATE OF WORK	5. Dwelling for 20 People		
DATE OF WORK	6. Sanitary Meth odical Church		
DATE OF WORK	7. 1500 So. Hollywood Ave.		
DATE OF WORK	8. 1st Ave.		
DATE OF WORK	9. 2nd Ave.		
DATE OF WORK	10. 10. 10th St. Blvd.		
DATE OF WORK	11. 11. 11th St. Blvd.		
DATE OF WORK	12. 12. 12th St. Blvd.		
DATE OF WORK	13. 13. 13th St. Blvd.		
DATE OF WORK	14. 14. 14th St. Blvd.		
DATE OF WORK	15. 15. 15th St. Blvd.		
DATE OF WORK	16. 16. 16th St. Blvd.		
DATE OF WORK	17. 17. 17th St. Blvd.		
DATE OF WORK	18. 18. 18th St. Blvd.		
DATE OF WORK	19. 19. 19th St. Blvd.		
DATE OF WORK	20. 20. 20th St. Blvd.		
DATE OF WORK	21. 21. 21st St. Blvd.		
DATE OF WORK	22. 22. 22nd St. Blvd.		
DATE OF WORK	23. 23. 23rd St. Blvd.		
DATE OF WORK	24. 24. 24th St. Blvd.		
DATE OF WORK	25. 25. 25th St. Blvd.		
DATE OF WORK	26. 26. 26th St. Blvd.		
DATE OF WORK	27. 27. 27th St. Blvd.		
DATE OF WORK	28. 28. 28th St. Blvd.		
DATE OF WORK	29. 29. 29th St. Blvd.		
DATE OF WORK	30. 30. 30th St. Blvd.		
DATE OF WORK	31. 31. 31st St. Blvd.		
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DATE OF WORK	86. 86. 86th St. Blvd.		
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DATE OF WORK	89. 89. 89th St. Blvd.		
DATE OF WORK	90. 90. 90th St. Blvd.		
DATE OF WORK	91. 91. 91st St. Blvd.		
DATE OF WORK	92. 92. 92nd St. Blvd.		
DATE OF WORK	93. 93. 93rd St. Blvd.		
DATE OF WORK	94. 94. 94th St. Blvd.		
DATE OF WORK	95. 95. 95th St. Blvd.		

Permit No. 1955LA09574, issued 3/1/1955

Address of Building 0 5 0 3741 W. 27th St. 9 9

CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY



Note: Any change of use of occupancy must be approved by the Department of Building and Safety.

- ☐ This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)
- ☒ This certifies that, so far as ascertained by or made known to the undersigned, the building or portion of building described below and located 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 Law for following occupancies.* (Residential Uses)

Permit No. and Year LA63556/87

Single story, size 23'1"x 16', Type V, porch enclosure.
addition to rear of existing two-story single family
dwelling. R-3 Occupancy.

5888228288688884615

Total Parking Required _____ ☐ No Change in Parking requirement.

Total Parking Provided _____ - Standard _____ + Compact _____

* ALSO SUBJECT TO ANY AFFIDAVITS OF BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By/ Office: LA-VN-WLA-SP-C.D. #10

Bureau: BLDG (BCS)

Division: GEN-MS-EQ (BML) COMM

Owner Logan Westbrook
Owner's Address 3741 W. 27th St.
Los Angeles, Ca. 90018

Issued: July 6, 1989 By: R.C. Sanchez/cw

UAS B-05A (R 3/88)

COA 1987LA635556, issued 7/6/1989



CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY



ADDRESS OF BUILDING: 3741 W. 27TH ST

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

- [] This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.
(Non-Residential Uses)
- [X] This certifies that, so far as ascertained by or make known to the undersigned, the building or portion of building described below and located 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 Law for following occupancies:
(Residential uses)

Permit No. and Year: 03016-10000-12327

CONVERT EXISTING TWO STORY, TYPE V 60' X 50' SINGLE FAMILY DWELLING TO BOARDING HOUSE.

R-3 OCCUPANCY

Total Parking Required: 7 - [X] No Change in Parking Requirement.

Total Parking Provided: 7 = Standard: 7 + Compact: + Disabled:

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By/Office:
LA-C.D. #: 10

Bureau:
(INSP):

Division:
(BMT):

OWNER: FATHER FLANAGAN'S BOYS HOME
OWNER'S: 14100 CRAWFORD
ADDRESS: BOYS TOWN, NE 68010

Issued: OCTOBER 22, 2003

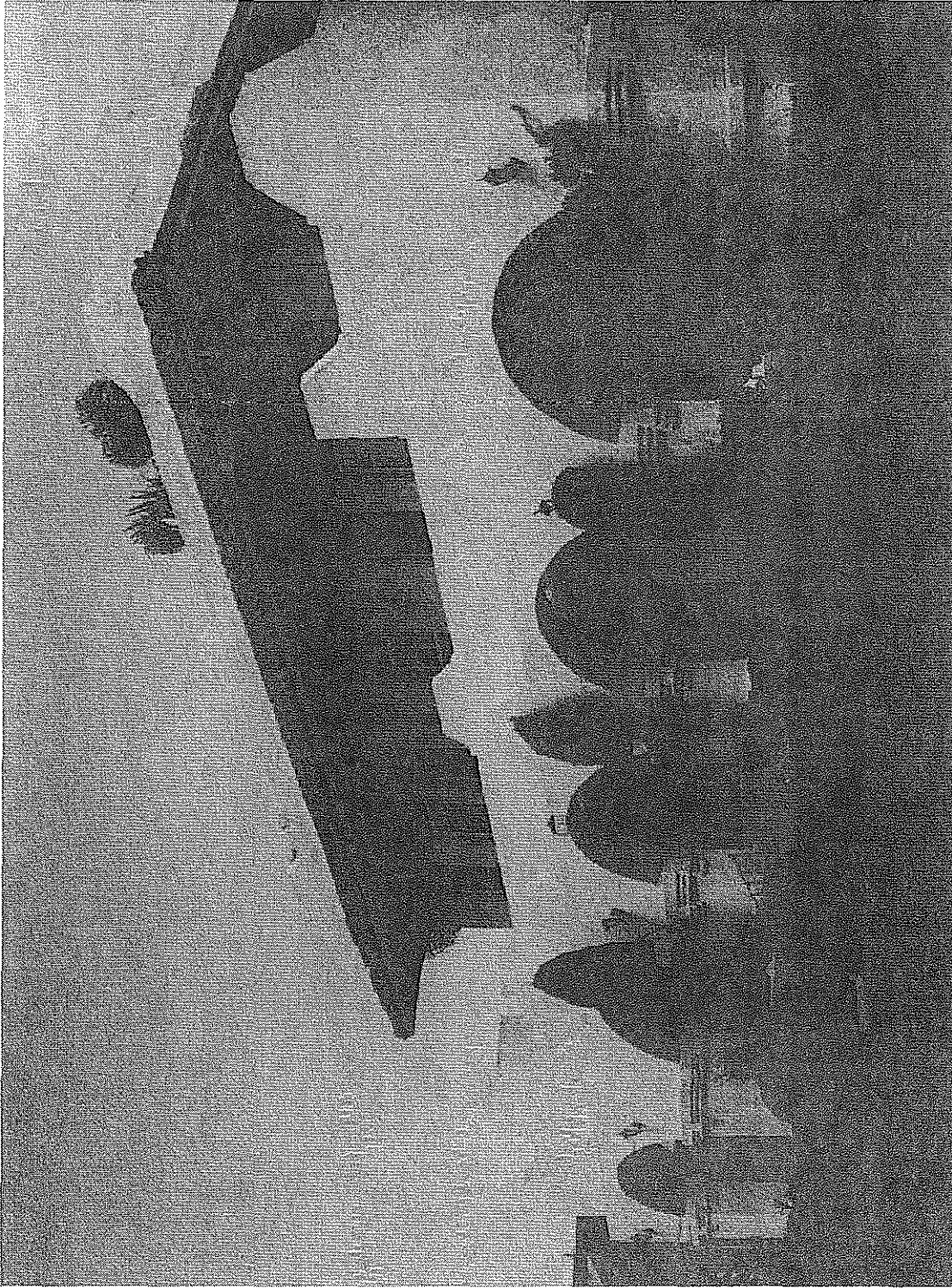
BY: *Todd Borzi*
TODD BORZI /ww
08-B-05C (R.11/89)

COA 03016-10000-12327, issued 10/22/2003

Address of Building Permit No. and Year Certificate Issued		CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY CERTIFICATE OF OCCUPANCY Notice: Any change in use or occupancy must be approved by the Department of Building and Safety.
This certifies that the building described by the above address is in compliance with the applicable provisions of the Municipal Code, as follows:		
Code Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000		

NO PLOT PLAN

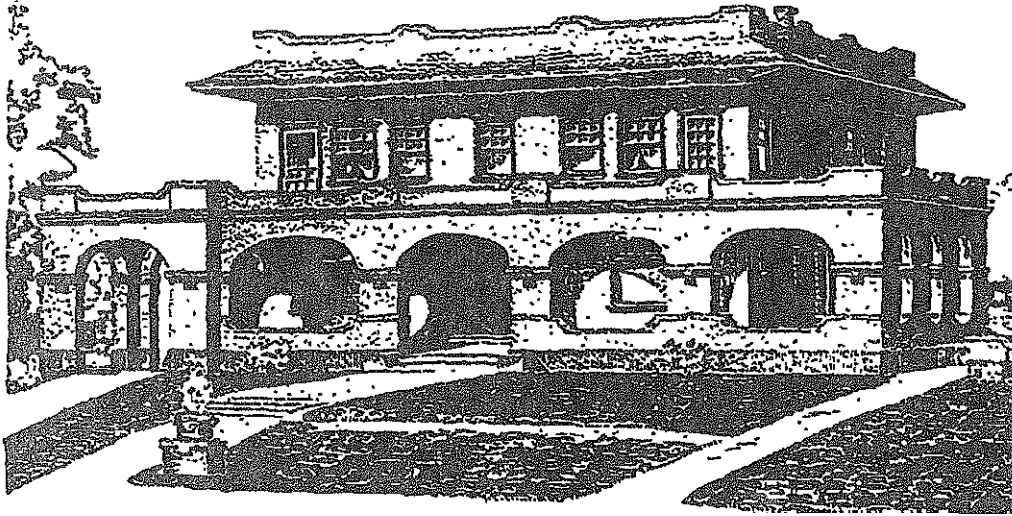
COA 1955LA09574, issued 4/19/1955



UV

2841 West Twenty-seventh Street: Now 3741 W. 27th St., Los Angeles, CA 90018:
Lucy Hauerwaas Residence

For Sightly Lot on West Twenty-seventh.

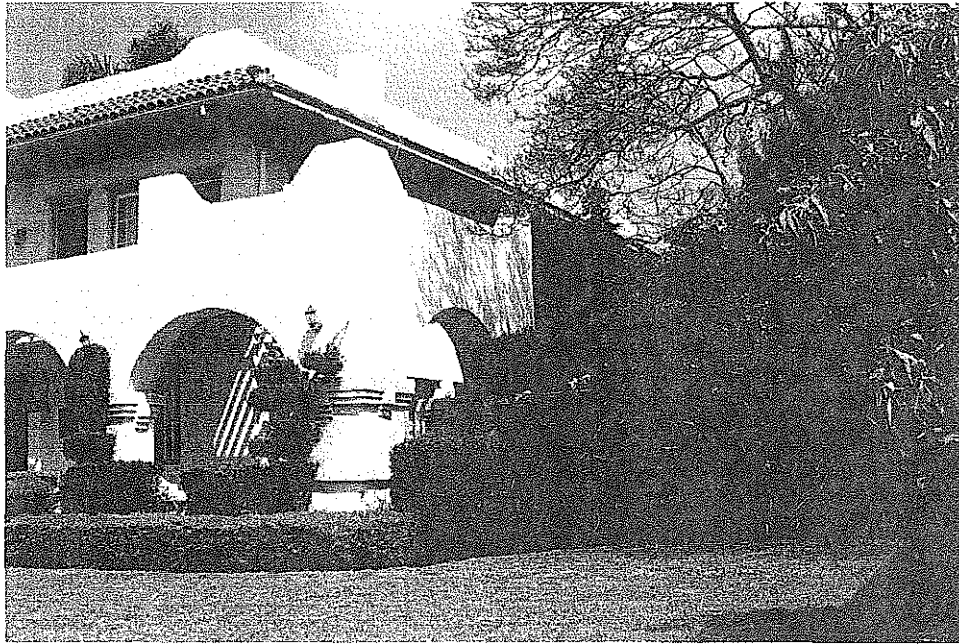


Original drawing for Lucy Hauerwaas Residence
Source: *Los Angeles Times*, March 22, 1914. pg. V15.

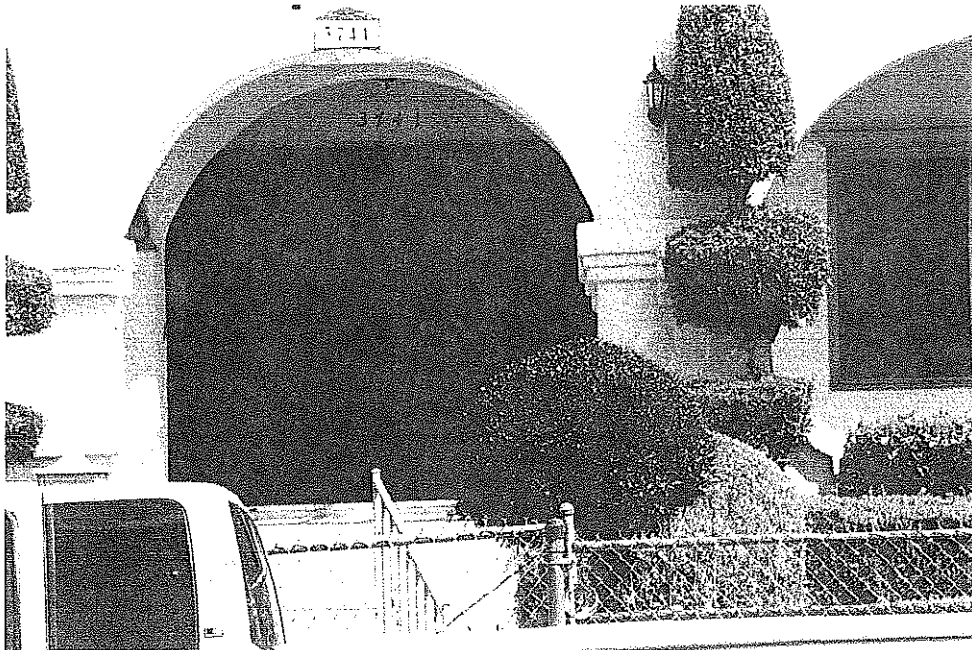


Recent view of Lucy Hauerwaas Residence
Source: LoopNet photograph © 2009 LoopNet.com

3741 W. 27th St., Los Angeles, CA 90018: Lucy Hauerwaas Residence

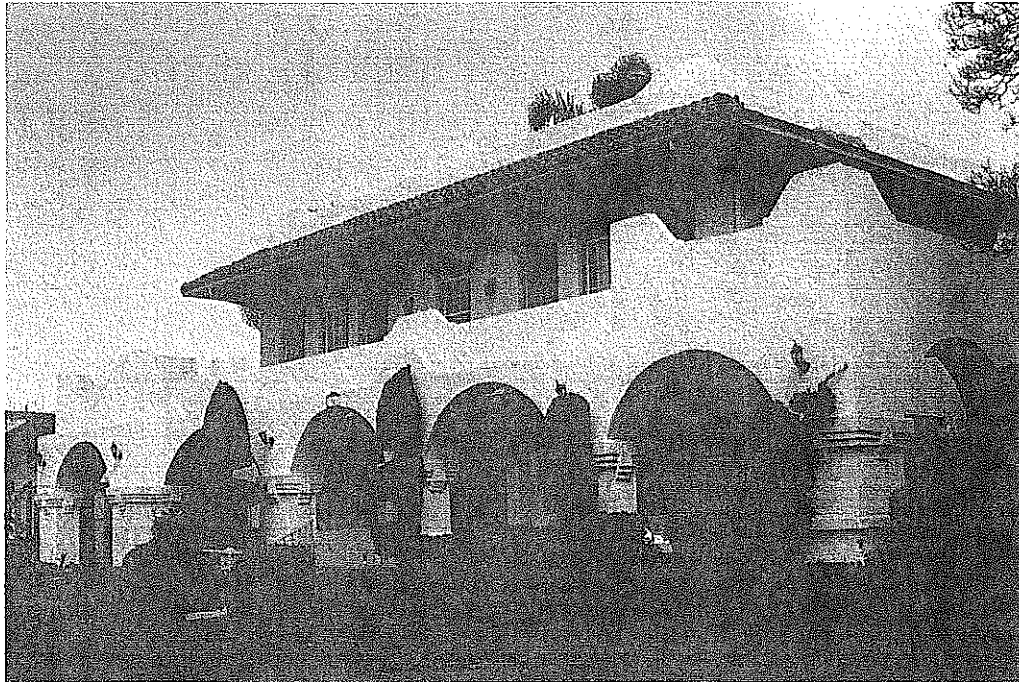


East side yard and southeast corner of residence, viewed to the northwest.
Photograph: April 19, 2010 ~ © Anna Marie Brooks

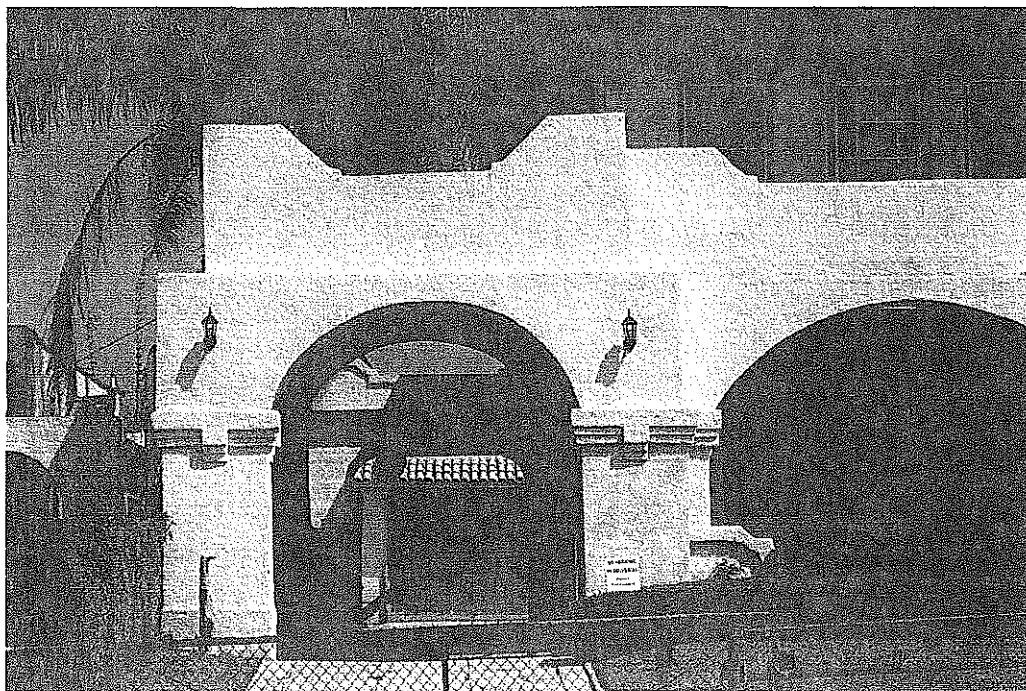


South façade w/ centered door, single sidelights and original hardware.
Photograph: April 19, 2010 ~ © Anna Marie Brooks

3741 W. 27th St., Los Angeles, CA 90018: Lucy Hauerwaas Residence



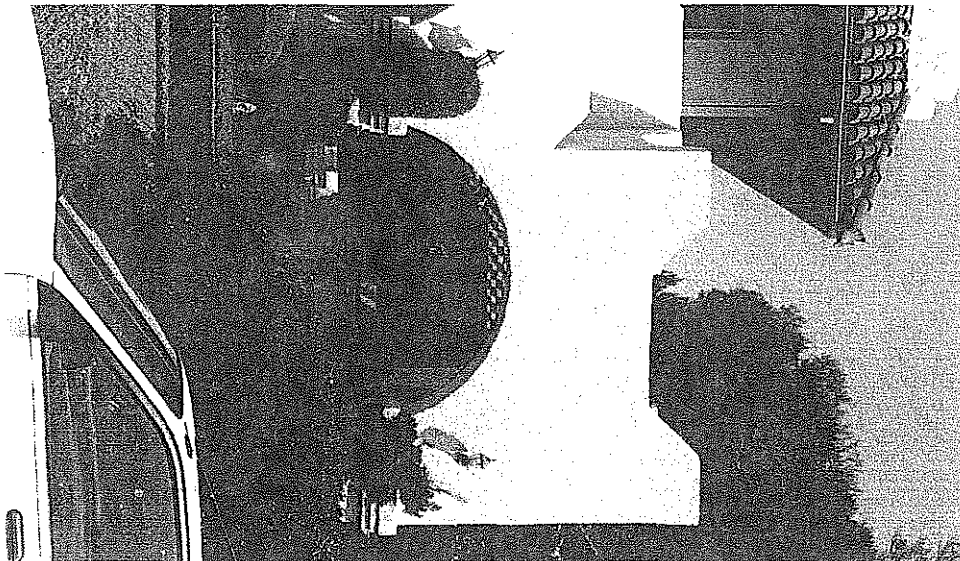
South façade of residence, viewed to northwest.
Photograph: April 19, 2010 ~ © Anna Marie Brooks



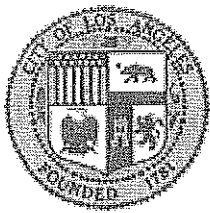
Driveway, at west, through front & rear porte-cocheres to garage w/ changed out door.
Photograph: April 19, 2010 ~ © Anna Marie Brooks



Rear/north elevation of Lucy Hauerwaas Residence.
Source: LoopNet photograph © 2009 LoopNet.com



View north along east side veranda piers into east side yard.
Photograph: April 19, 2010 ~ © Anna Marie Brooks



City of Los Angeles
Department of City Planning

04/26/2010

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

3741 W 27TH ST

ZIP CODES

90018

RECENT ACTIVITY

None

CASE NUMBERS

CPC-9904
CPC-2004-2395-ICO
CPC-1986-821-GPC
CPC-1983-506-SP
CASE-4217
ORD-177323
ORD-171682
ORD-165481-SA2785
ORD-162128
ZA-4217
ZA-13347
ZA-10950

Address/Legal Information

PIN Number: 123B189 775
Lot Area (Calculated): 20,000.3 (sq ft)
Thomas Brothers Grid: PAGE 633 - GRID F7
Assessor Parcel No. (APN): 5051002009
Tract: HOME VILLA TRACT
Map Reference: M R 72-23/28
Block: None
Lot: PT 2
Arb (Lot Cut Reference): 8
Map Sheet: 123B189

Jurisdictional Information

Community Plan Area: West Adams - Baldwin Hills - Leimert
Area Planning Commission: South Los Angeles
Neighborhood Council: United Neighborhoods of the Historic Arlington Heights, West Adams, and Je*
Council District: CD 10 - Herb J. Wesson, Jr.
Census Tract #: 2189.00
LADBS District Office: Los Angeles Metro

Planning and Zoning Information

Special Notes: None
Zoning: R3-1-O
Zoning Information (ZI): ZI-2374 Los Angeles State Enterprise Zone
General Plan Land Use: Medium Residential
Plan Footnote - Site Req.: See Plan Footnotes
Additional Plan Footnotes: West Adams
Hillside Area (Zoning Code): No
Specific Plan Area: South Los Angeles Alcohol Sales
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: 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: 18
500 Ft School Zone: No
500 Ft Park Zone: No

Assessor Information

Assessor Parcel No. (APN): 5051002009
APN Area (Co. Public Works)*: 0.459 (ac)
Use Code: 7500 - Home for the Aged or Other
Assessed Land Val.: \$561,012
Assessed Improvement Val.: \$95,368
Last Owner Change: 07/18/03

Last Sale Amount:	\$0
Tax Rate Area:	67
Deed Ref No. (City Clerk):	387355
	2632
	1068901
Building 1:	
1. Year Built:	1914
1. Building Class:	D7B
1. Number of Units:	1
1. Number of Bedrooms:	6
1. Number of Bathrooms:	4
1. Building Square Footage:	6,692.0 (sq ft)
Building 2:	
2. Year Built:	Not Available
2. Building Class:	Not Available
2. Number of Units:	0
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	0.0 (sq ft)
Building 3:	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
Building 4:	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
Building 5:	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

Additional Information

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	Methane Buffer Zone
High Wind Velocity Areas:	No
Hillside Grading:	No
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	3.41002 (km)
Landslide:	No
Liquefaction:	No

Economic Development Areas

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	Central City
State Enterprise Zone:	Los Angeles State Enterprise Zone
Targeted Neighborhood Initiative:	None

Public Safety

Police Information:

Bureau:	South
Division / Station:	Southwest
Report District:	314

Fire Information:

District / Fire Station:	34
Batallion:	3
Division:	2
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-2004-2395-ICO

Required Action(s): ICO-INTERIM CONTROL ORDINANCE

Project Description(s): ICO TO REGULATE THE ISSUANCE OF PERMITS RELATED TO AUTOMOTIVE-RELATED USES, INCLUDING BUT NOT LIMITED TO AUTOMOBILE, TRAILER SALES, ETC

Case Number: CPC-1986-821-GPC

Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

Project Description(s): AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WEST ADAMS 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

Case Number: CPC-1983-506-SP

Required Action(s): SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)

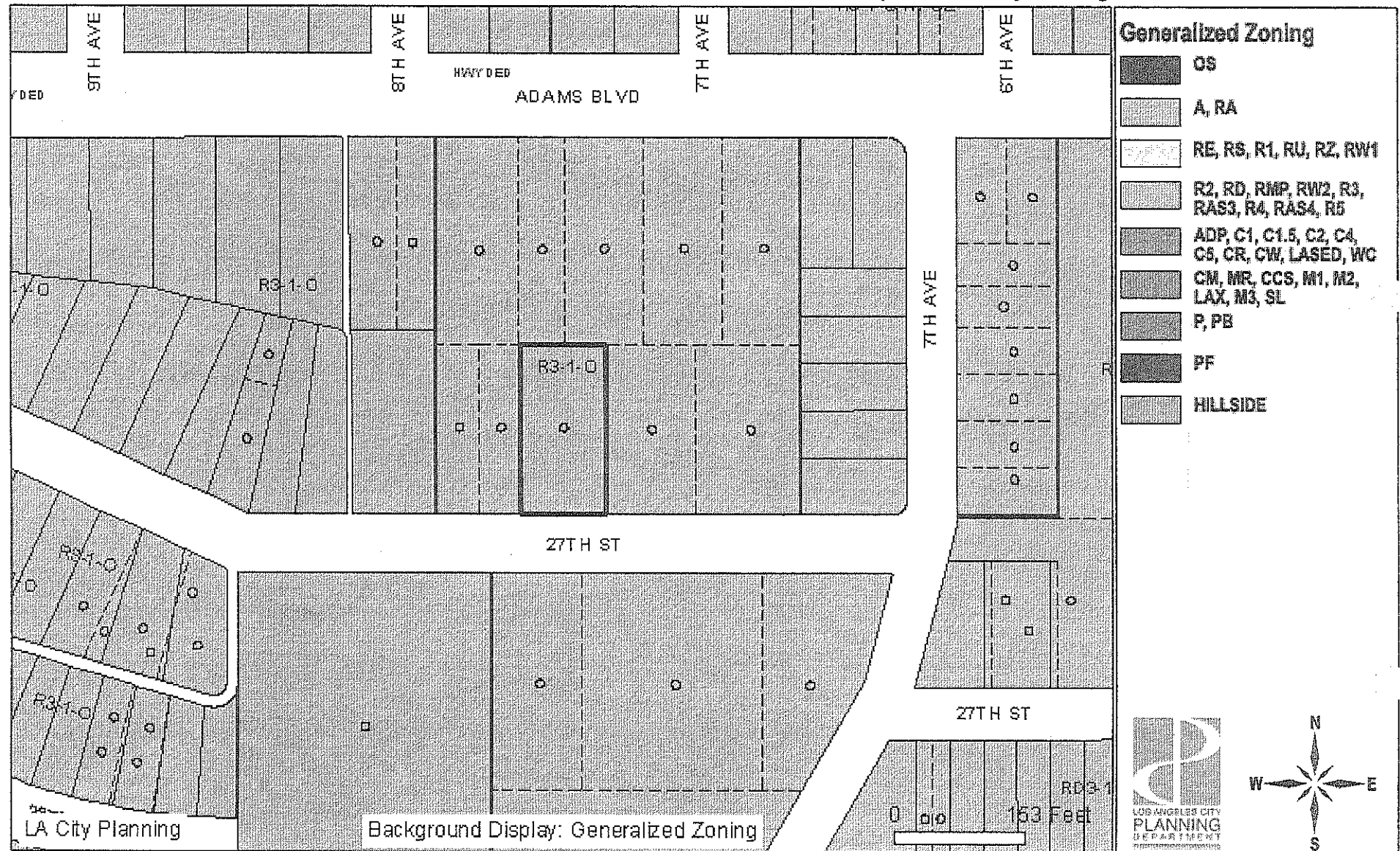
Project Description(s): SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED IN THE SOUTH CENTRAL AREA OF THE CITY

SEE GENERAL COMMENTS

CONTINUATION OF CPC-83-506. SEE GENERAL COMMENTS FOR CONTINUATION.

DATA NOT AVAILABLE

CPC-9904
CASE-4217
ORD-177323
ORD-171682
ORD-165481-SA2785
ORD-162128
ZA-4217
ZA-13347
ZA-10950



Address: 3741 W 27TH ST
APN: 5051002009
PIN #: 123B189 775

Tract: HOME VILLA TRACT
Block: None
Lot: PT 2
Arb: 8

Zoning: R3-1-O
General Plan: Medium Residential

Case Number:

CHC-2010-1179-HCM

Declaration Letter Mailing List

MAILING DATE: **July 30, 2010**GIS/Fae Tsukamoto
City Hall, Room 825
Mail Stop 395Council District 10
City Hall, Room 430
Mail Stop 217

CRA/LA

Attn: Cynthia Foronda

354 S. Spring St., Ste. 800

Mail Stop 182

CRA/LA

Attn: Cynthia Foronda

cforonda@cra.lacity.orgGirls and Boys Town of So. Cal.
2740 N. Grand Ave., 2nd Fl.
Santa Ana, CA 92705

Laura Meyers

1818 S. Gramercy Pl.

Los Angeles, CA 90019

Anna Marie Brooks

1109 4th Ave.

Los Angeles, CA 92705

John Patterson

2708 Kenwood Ave.

Los Angeles, CA 90007

Mike Medina

11645 Montana Ave. #224

Los Angeles, CA 90049

Father Flanagan's Boy's Home

14100 Crawford

Boy's Town, NE 68010

Mohsen Ghane

1158 Las Pulgas Road

Pacific Palisades, CA 90272

CPC-00-0289-SPR