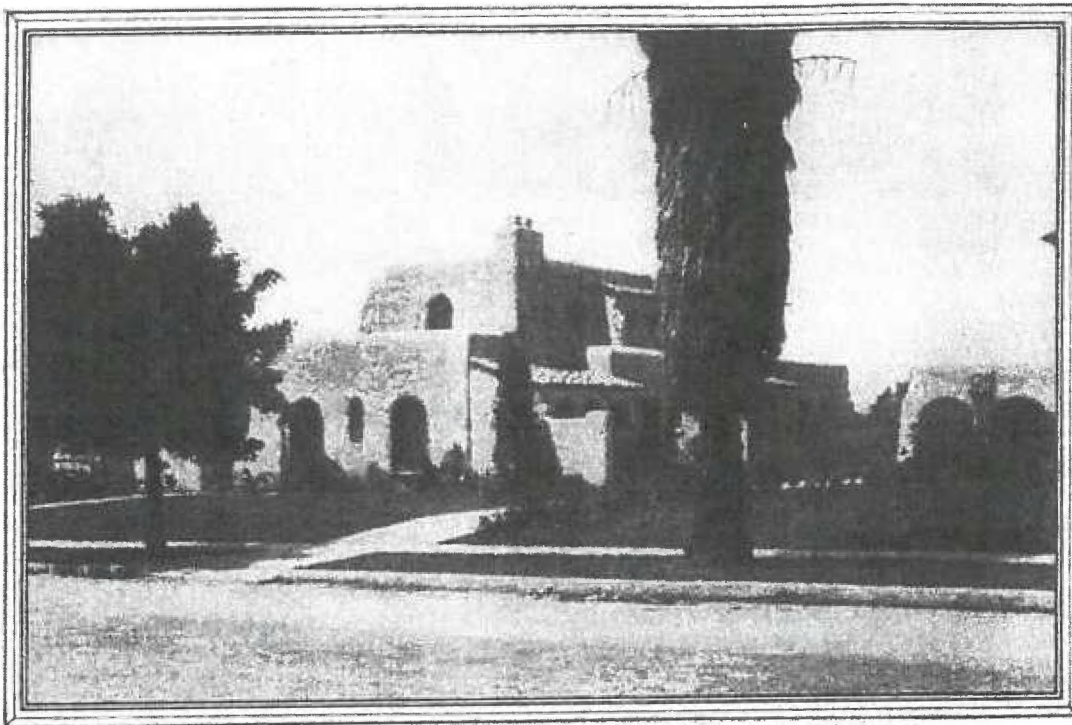


#33)  
13-0303-56



EHREBAR HOME AT LOS ANGELES. DESIGNED BY HOWARD HEWITT. CRANE PLUMBING WAS INSTALLED BY I. T. NEWELL, CONTRACTOR.

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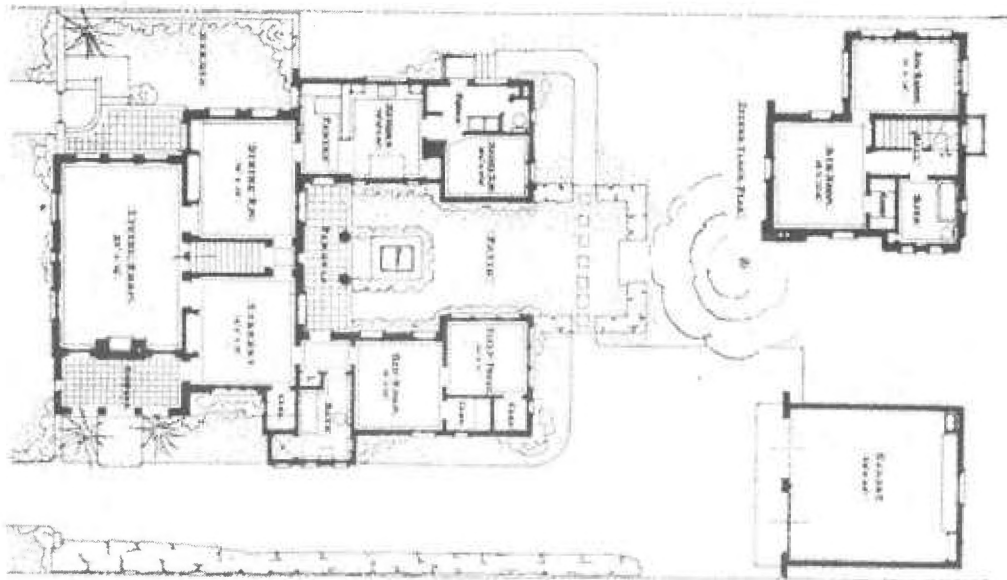
RECEIVED  
MAR 15 2016  
By M.V.



"Empire" bath of mill porcelain



A. L. EHRBAR HOUSE, HOLLYWOOD  
HARWOOD HEWITT, ARCHITECT





November 21, 2013

Mr. Alex Fu  
Los Angeles Housing and Community Investment Dept.  
1200 W. 7th Street, 8th Floor  
Los Angeles, CA 90017

**Subject: Section 106 Review for Coronel Apartments  
1601-1605 N. Hobart Blvd. & 1600-1602 N. Serrano Avenue, Los Angeles, CA**

Dear Mr. Fu:

Pursuant to your request, ICF International (ICF) is carrying out a review of the undertaking at the above-referenced address under Section 106 of the National Historic Preservation Act. Acting as the City's Historic Preservation Consultant, ICF is carrying out this review under the terms of the Programmatic Agreement (PA) of September 6, 1995 among the City of Los Angeles, the State Historic Preservation Officer, and the Advisory Council on Historic Preservation.

ICF has established an Area of Potential Effects (APE) for the proposed undertaking and conducted a review of the properties located in this area, per the requirements of Stipulation VI (Identification and Evaluation of Historic Properties) of the PA. Based on our review, we have concluded that properties eligible for and listed in the National Register of Historic Places (NRHP) are located in the project APE.

We recommend that the City consider the house at 1601 N. Hobart Boulevard NRHP eligible for the purposes of Section 106 review under the PA. There are also two other properties already listed in the NRHP located in the APE adjacent to the subject property. The bungalow courts located at 1544 and 1554 N. Serrano Avenue were identified as NRHP eligible as part of prior Section 106 review undertakings in 1994 and 2007, and listed in the NRHP in September 2010 as part of federal historic preservation tax credit projects.

The buildings on the project site were previously evaluated by historic resources assessment included as part of the draft and final Environmental Impact Reports for the project in 2012 and 2013. There are several opposing opinions expressed in these documents about whether the house at 1601 N. Hobart Boulevard is NRHP eligible, including in the submitted public comment letters. We have reviewed each of these opinions, and contacted several of the consultants and interested parties involved to better understand how this property is being considered. In addition, we conducted our own assessment of the property based on NRHP criteria for eligibility. The result is our aforementioned recommendation. We believe a strong argument can be made that 1601 N. Hobart Boulevard is NRHP eligible.

It also should be noted that several of the organizations/individuals that expressed opinions during the EIR comment period about house's NRHP eligibility would also be considered interested parties under

Section 106 for the for Coronel Apartments  
November 21, 2013  
Page 2 of 2

Section 106, and would need to be consulted as part of the Section 106 review process. According to the PA, any of these interested parties could disagree with the City's findings and force consultation with the SHPO and Advisory Council to resolve the disagreement (Stipulation XIII). Therefore, consideration of their opinions is important.

Because there are NRHP-eligible properties in the APE, under Stipulation VI.D.1.a of the PA, these properties are considered "historic properties" and the undertaking must be reviewed for conformance with the Secretary of the Interior's Standards for Rehabilitation and the California Historical Building Code. To complete a review of the undertaking on behalf of the City, the NRHP-eligibility determination for 1601 N. Hobart Boulevard will need to be submitted to the SHPO for review and concurrence. As the project currently calls for the demolition of this property, we also suggest that a meeting be scheduled to discuss whether the adverse effect can be avoided, or if the SHPO should be consulted and the process of preparing and implementing a Standard Mitigation Measures Agreement (SMMA) initiated.

Please feel free to contact me at (206) 801-2817 or Colleen Davis at (213) 312-1759 should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. J. Hetzel', written in a cursive style.

Christopher J. Hetzel  
Project Manager/Senior Architectural Historian

Cc: Shelly Lo





April 8, 2013

**Submitted by email**

Ms. Srimal Hewawitharana  
 Environmental Specialist II  
 Department of City Planning  
 Environmental Review Section  
 200 N. Spring Street, Room 750  
 Los Angeles, CA 90012  
 Email: [srimal.hewawitharana@lacity.org](mailto:srimal.hewawitharana@lacity.org)

**Re: Coronel Apartment Project Draft EIR, ENV-2012-110-EIR**

Dear Ms. Hewawitharana:

On behalf of the Los Angeles Conservancy, we submit these comments on the Coronel Apartment Project Draft EIR providing additional information establishing the architectural significance of the Ehrbar Residence and the need to consider a preservation alternative that would reuse the structure as part of the project.

5.1

**I. Ehrbar Residence at 1601 N. Hobart Blvd. has been established as a historic resource**

The Conservancy maintains our belief that the Ehrbar Residence at 1601 N. Hobart Boulevard is architecturally significant and qualifies as a historic resource. The residential structure is a rare example of architecture associated with Pueblo Revival design in the City of Los Angeles and a notable design by architect Henry Harwood Hewitt that was published in the AIA-sponsored *California Homes by California Architects*.<sup>1</sup>

While the Draft EIR's historic resource assessment prepared by PCR Services Corporation finds the Ehrbar Residence ineligible for listing as a historic resource, the consultants uncovered and included the 1979 survey of the subject property that corroborates our professional opinion and finds it eligible for listing in the National Register.

5.2

The 1979 assessment characterizes the subject property as "built in a Pueblo Indian-Spanish style" and, describing its rarity, states that "there were a few homes built in this style in Hollywood in the Twenties; very few remain."<sup>2</sup>

While the consultants for the Draft EIR acknowledge this 1979 assessment, they provide no reasons or explanation for why this finding of National Register eligibility is no longer valid. Instead, the consultants produced a new assessment that finds the subject property to be altered to a level that impacts

<sup>1</sup> Leech, Ellen. *California Homes by California Architects*. *California Southland Magazine*. Los Angeles, 1922: 26.

<sup>2</sup> Coronel Apartment Project Draft EIR. Appendix B: Historic Resource Assessment Reports. PCR Services Corporation, July 2012. Historic Resource Inventory, March 1979.

OFFENHAUSER / MEKEEL ■  
ARCHITECTS

March 10, 2014

Cultural Heritage Commission  
Richard Barron, President  
Commission Members

Reference: CHC-2013-3625-HCM  
Ehrbar Residence  
1601 N. Hobart Blvd.

Dear President Barron and Honorable Commission Members,

I am writing in support of the CHM nomination for the Ehrbar Residence.

I am the owner of Historic Cultural Monument #769, another rare single family home tucked among large apartment buildings, two blocks away from the proposed CHM. My property was in terrible disrepair when I purchased it; now it is restored, has a Mills Act contract, is screened from the nearby apartments by a tall hedge, and is productively used as rental housing.

I am writing as principal architect of a firm specializing in restoration of historic residential and commercial properties. I am also a co-founder of Hollywood Heritage.

There is broad professional support for the Ehrbar Residence nomination. The L. A. Conservancy and Hollywood Heritage strongly advocate preservation of the residence, and ICT International (Jones and Stokes) independently determined on behalf of the L. A. Housing and Community Investment Dept. under a Section 106 review that the residence qualifies to be on the National Register.

The Ehrbar Residence, constructed in 1920, is an extremely rare example of its architectural type, and has remained virtually intact both inside and out over the past 94 years. Its integrity and condition is better than my building at 1749 N. Harvard when awarded monument status. My experience shows that retention and use as apartments is financially feasible.

Sincerely,

Frances Offenhauser, Principal

:desktop folder:doug original:hchc hobart/serrano:fran ehrbar residence