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

TARA J. HAMACHER GAIL KENNARD OZ SCOTT

FELY C, PINGOL COMMISSION EXECUTIVE ASSISTANT (213) 978-1294

Date:

FEB 19 2014

Los Angeles City Council Room 395, City Hall 200 North Spring Street, Room 410 Los Angeles, California 90012

Attention:

Sharon Gin, Legislative Assistant Planning and Land Use Management Committee

CASE NUMBER: CHC-2013-3620-HCM MCTERNAN RESIDENCE 2226 N. WAYNE AVENUE

At the Cultural Heritage Commission meeting of **February 6, 2014**, 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.

 $x \in \mathcal{L}$

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

 Moved:
 Commissioner Scott

 Seconded:
 Commissioner Kennard

 Ayes:
 Commissioners Hamacher, Louie, and Barron

Vote: 5-0

, Fely C. Pingol, Commission Executive Assistant Cultural Heritage Commission

Attachment: Application

c: Councilmember Tom LaBonge, Fourth Council District John and Tina Carmichael Historic Preservation Partners GIS

ERIC GARCETTI MAYOR EXECUTIVE OFFICES MICHAEL LOGRANDE DIRECTOR

(213) 978-1271

ALAN BELL, AICP DEPUTY DIRECTOR (213) 978-1272

LISA WEBBER, AJCP DEPUTY DIRECTOR (213) 978-1274

FAX: (213) 978-1275

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



CITY OF LOS ANGELES

CALIFORNIA ·

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

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Date:

FEB 19 2014

John and Tina Carmichael 2226 N. Wayne Avenue Los Angeles, CA 90027

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI MAYOR

EXECUTIVE OFFICES

MICHAEL LOGRANDE DIRECTOR (213) 978-1271

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CERTIFIED MAIL RETURN RECEIPT REQUESTED

CASE NUMBER: CHC-2013-3620-HCM **MCTERNAN RESIDENCE** 2226 N. WAYNE AVENUE

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 Sharon Gin 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. Gin at least one week from the date of this letter to schedule this item on the Committee Agenda before you call her.

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

Moved: Commissioner Scott Seconded: Commissioner Kennard Ayes: Commissioners Hamacher, Louie, and Barron

Vote: 5-0

Fely C. Pingol / Commission Executive Assistant Cultural Heritage Commission

Attachment: Application

Councilmember Tom LaBonge, Fourth Council District C: Historic Preservation Partners GIS

Los Angeles Department of City Planning RECOMMENDATION REPORT

CASE NO.: CHC-2013-3620-HCM CULTURAL HERITAGE COMMISSION ENV-2013-3621-CE **HEARING DATE:** February 6, 2014 Location: 2226 N. Wayne Ave TIME: 10:00 AM Council District: 4 PLACE: City Hall, Room 1010 Community Plan Area: Hollywood 200 N. Spring Street Area Planning Commission: Central Los Angeles, CA Neighborhood Council: Los Feliz 90012 Legal Description: Block 2, Lot FR 4 Historic-Cultural Monument Application for the **PROJECT:** MCTERNAN RESIDENCE **REQUEST:** Declare the property a Historic-Cultural Monument **OWNER:** John and Tina Carmichael 2226 N. Wayne Ave Los Angeles, CA 90027 **Historic Preservation Partners** PREPARED BY: 419 Concord Ave. Monrovia, CA 91016

<u>RECOMMENDATION</u> 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.

MICHAEL J. LOGRANDE Director of Planning

Keń Bernstein, AICP, Manager Office of Historic Resources

Lambert M. Giessinger, Preservation Architect Office of Historic Resources

Attachments:

Historic-Cultural Monument Application

McTernan Residence CHC-2012-3620-HCM Page 2 of 4

FINDINGS

- 1) 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 the Mid-Century Modern residential style.
- 2) The property is associated with historic personages as being the primary residence of attorney John T. McTernan for over twenty years.

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 1960, this two-story single-family residence exhibits character-defining features of Mid-Century Modern residential architecture. Situated on a deep, rectangular, semi-sloped lot, the split-shed roof fronts the street in section view, splitting the face into two halves. The front entrance, accompanying entry deck, and Japanese-influenced garden dominate the left. A below-grade two-car garage and stucco wall of the floor above, broken by a vertical textured feature, dominate the right. A wood planter and wood screen wall crossing at right angles through the center of the facade visually join the two halves. Windows on the face are minimal, consisting mainly of a long row of stained glass above the entry and a small accent window on the stucco wall. The north and south sides of the building are not readily visible from the street. Large windows, sliding glass doors, and a large, semi-enclosed courtyard are on the south face of the building. The north face is broken by a small windowed alcove with water feature halfway along its length. The rear of the building features large sliding glass doors that open to a patio, backyard, and gardens. Character-defining elements of the structure are extensive use of glass sliding doors and floor-to-ceiling windows, exposed posts and beams, and squared geometric features made of wood, brick, and stone, such as the facade screen wall and central fireplace. Alterations made in 1966 by the original architect reconfigured the large courtyard and added a 1st floor game room underneath it. Repairs to the game room and courtyard in 1982 addressed water damage issues and resulted in some of modifications to the courtyard. The interior layout was modified in 2010 with the removal of walls/partitions that divided the kitchen from the family room and the dining room from the living room.

The subject building was designed by architect David Hyun. Hyun designed several modernist residences in Los Angeles but is perhaps best known for his firm's design and development of the award-winning Japanese Village Plaza. The subject home was designed for civil rights attorney John T. McTernan. McTernan's highest profile work occurred during the era of McCarthyism in which he defended accused communists and labor leaders. He argued six cases in front of the U.S. Supreme Court and won four. McTernan at one point worked with famed civil rights lawyer Ben Margolis and together they won several prominent civil rights

McTernan Residence CHC-2012-3620-HCM Page 3 of 4

cases. In the 1950s Margolis defended subject architect David Hyun when he was accused of communist ties and threatened with deportation to South Korea.

DISCUSSION

The McTernan Residence historic property successfully meets two of the specified Historic-Cultural Monument criteria: 1) it "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction," and 2) it is "identified with historic personages... in the main currents of national, State or local history..." As a Mid-Century Modern structure with exposed structural elements, extensive use of floor-to-ceiling windows and sliding glass doors, decorative geometric features, and incorporation of exterior space with the large courtyard, and as the residence of prominent civilrights lawyer John T. McTernan, whose work resulted in significant changes to state and federal law during the McCarthy era, the property qualifies for Historic Cultural Monument status based on these criteria.

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 McTernan Residence property 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.

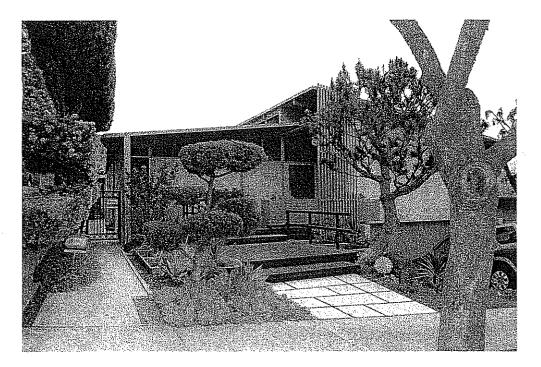
McTernan Residence CHC-2012-3620-HCM Page 4 of 4

BACKGROUND

On December 5, 2013, the City Council adopted a motion to initiate consideration of the McTernan Residence as a Historic-Cultural Monument. On January 16, 2014, the Cultural Heritage Commission and Office of Historic Resources Staff toured the site.

Residence for Mr. & Mrs. John T. McTernan E Ē 2 N 0 R T Н W A Y N A E N П

Los Angeles, Ca



HISTORIC-CULTURAL MONUMENT APPLICATION

Prepared by:

Historic Preservation Partners on behalf of John and Tina Carmichael,

property owners.

419 Concord Avenue - Monrovia, Ca 91016 • telephone: 626.605.5007 • www.historicpreservationpartners.com

CITY OF LOS ANGELES

SIGNIFICANCE WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

Complete One or Both of the Upper and Lower Portions of This Page

ARCHITECTURAL SIGNIFICANCE

THE		r Mr. and Mrs. John T. McTernan	IS AN IMPOR	TANT EXAMPLE OF
	AR	Mid-Century Modern		ARCHITECTURE
AND MEETS TH	IE CULTURAL HERITAGI	E ORDINANCE BECAUSE OF THE HIGH (QUALITY OF ITS DESIGN AP	D THE RETENTION
OF ITS ORIGIN	AL FORM, DETAILING	AND INTEGRITY.		
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DEVELOPMEN	T OF LOS ANGELES BE	CAUSEhe was a "highly regarded Los	Angeles civil rights lawye	r who fought
many landmai	rk civil liberties and la	bor cases, including seven before the	U.S. Supreme Court. Du	ring his nearly
50-year partn	ership with the late Be	en Margolis, McTernan and the equal	y esteemed Margolis were	recognized
for making sig	inificant contributions	to the protection of civil liberties and o	constitutional rights."	
	·····	s Times, 4 April 2005)		

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

1D	IDENTIFICATION Residence for Mr. and	Mrs. John T. McTernan
1.	1. NAME OF PROPOSED MONUMENT	
2.	2. STREET ADDRESS 2226 WAYNE AVEN	IUE
	CITYLOS ANGELESZIP CODE90027	COUNCIL DISTRICT 4
3.	3. ASSESSOR'S PARCEL NO 5592 - 023 - 0	001
4.	4. COMPLETE LEGAL DESCRIPTION: TRACT Griffith's Subd'n of the southern sl	ope of the Rancho Los Feliz
	BLOCK 2 LOT(S) FR 4	
5.	5. RANGE OF ADDRESSES ON PROPERTY 2226 N WAYNE AVENUE A	AND 2222 N WAYNE AVENUE
6.	6. PRESENT OWNERJOHN AND TINA CARM	ICHAEL
	STREET ADDRESS 2226 N WAYNE AVENUE E-MAIL A	DDRESS: jdcarmichael@mac.com
	CITY LOS ANGELES CA ZIP CODE	90027 PHONE (310) 871-1103
	OWNERSHIP: PRIVATE X PUBLIC	
7.	7. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE	SINGLE FAMILY RESIDENCE
Ð	DESCRIPTION	
8.	8. ARCHITECTURAL STYLE Mid-Century Mo (see style guide)	odern
9.	9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OF	TIONAL DECRIPTION WORK SHEET. 1 PAGE MAXIMUM)
	(see attached description)	

HIST	APPLIC	RAL MONUMENT	ohn T. McTernan
10. CONSTRUCTION DATE:	1960-61	FACTUA	L: O ESTIMATED: O
11. ARCHITECT, DESIGNER, OR ENGINEER .	DAVID HYUN AN	D RICHARD WHITNEY	(ARCHITECTS)
12. CONTRACTOR OR OTHER BUILDER			
13. DATES OF ENCLOSED PHOTOGRAPHS_ (1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITA	L E-MAILED TO CULTURA	June 8, 20	
14. CONDITION: DEXCELLENT DG GO	DOD DFAIR	DETERIORATED	O NO LONGER IN EXISTENCE
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16. THREATS TO SITE: O NONE KNOWN O ZONING 17. IS THE STRUCTURE: O NITS ORIGIN	OTHER		-
SIGNIFICANCE 18. BRIEFLY STATE HISTORICAL AND/OR ARCHITI WITH THE SITE (SEE ALSO SIGNIFICANCE WORK (see attached significance statement)			
19. SOURCES (list books, documents, surveys	s, personal interviev	/s with DATES)_(see attach	ed source list)
20. DATE FORM PREPARED05/ ORGANIZATION Historic Preservation	11/2013 Partners	PREPARER'S NAME STREET ADDRESS 419 (
CITY Monrovia	STATE		PHONE (626) 605-5007
E-MAIL ADDRESS: vanessa@hpp		ZIP CODE	PROME (020) 000 0007

-

9. Architectural Description

2226 Wayne Avenue, located in Los Feliz, is a two-story Mid-Century Modern style residence with an irregular plan. Situated on a semi-hillside lot the home presents to the street as a single story with lower-level garage; the main level is entered slightly above grade from gradual steps that lead to a roughly centered wood panel front door. Featured in a 1961 Los Angeles Times article the writer commented that the front façade "introduces its character through exposed structural members, extensive use of wood, island gardens planned by landscape architect Jim Scharschmidt. Garage was placed beneath master bedroom on narrow lot. Restricted use of glass reduces noise from the street." (Johnson, Los Angeles Times, 1961)

The overall exterior of the residence is characterized by a shed roof, stucco panels, concrete block walls, integrated garden/deck areas, vertical wood screens, and exposed structural elements. The interior of the residence is anchored by a large central fireplace. The main living area's sliding glass doors open on to an enclosed deck area. The rear of the house contains the kitchen and opens to the rear yard. Measuring 3,152 square-feet, the residence has a total of four bedrooms and four bathrooms, with the Master Bedroom located near the front of the house. Stairs lead to a lower level living space.

The building is in good condition. It has retained historic integrity and exhibits many of its original character-defining features. Alterations include:

- 1966 "addition and remodeling to existing bldg....new game room below", spiral staircase, and bathroom (addition on lower level – site plan provided in permit)
 Work completed by David Hyun, Architect
- 1982 Work on the deck and exterior planter boxes
 Work completed by Richard Hunter, Architect/Designer
- 2010 Remodel, including removing an existing fam room window and adding a kitchen window, remodeling bathrooms and kitchen, remodeling the bathroom and adding laundry in the game "rec" room Work completed by Quillan and Grant Inc., contractors (according to permit)

2226 Wayne Avenue ~ Historic-Cultural Monument Application

18. Significance

2226 Wayne is significant as an excellent example of Mid-Century Modern architecture designed by architects David Hyun and Richard Whitney. The home was built for John T. McTernan, a prominent civil rights attorney.

David Hyun (1917 - 2012)

David Hyun has been credited with the title of "first Korean American architect"¹ and was a prominent Los Angeles modernist responsible for the Japanese Village Plaza (outdoor mall in Little Tokyo – Los Angeles) and numerous residential commissions. Hyun gained inspiration from working under modernist Richard Neutra.

Examples of Hyun's work include; Lawrence Segal House, Hyun & Cohn Architects (1955); McTernan House (subject house – 1960); Japanese Village Plaza (1980), and Hyun's personal residence (1993).

Hyun was brought to the United States as a little boy and grew up in Kauai, Hawaii where he attended the University of Hawaii. He settled in Los Angeles in 1947 and began his architectural career.

During the 1950s, in the era of McCarthyism, Hyun came under suspicion of being tied to the Communist Party and underwent deportation hearings. Hyun insisted on his innocence of the charges, but was still kept in custody for the long hearing process. Charges were eventually dropped. (Yi, 2012)

John T. McTernan (1910 – 2005)

In 1961 Hyun designed 2226 N. Wayne for civil rights attorney John T. McTernan, McTernan and his partner Margolis "gained renown as one of the principal defenders of the Hollywood 10, who were imprisoned for refusing to testify before the House Un-American Activities Committee in 1947." (McLellan, 2005)

Born in New York and educated at Amherst College and Columbia Law School, McTernan began his law career in 1934 and positioned himself strongly in defense of civil rights. Mark Rosenbaum, legal director of the American Civil Liberties Union on Southern California, commented that "John was a mentor in word and in deed to me and scores of civil liberties and civil rights attorneys in California and throughout the country by virtue of his work." (McLellan, 2005)

Additional biographical information on both David Hyun and John McTernan is included in digital form with this application.

⁻ Forest Lawn Memorial – Parks & Mortuaries – Hollywood Hills FD 904, Tributes.com, dated May 2, 2012. KoreanAm Journal article also credits Hyun as first architect of Korean descent in the U.S.

2226 Wayne Avenue ~ Historic-Cultural Monument Application

Sources

Building Permit Record

Chang, Roberta, and Wayne Patterson. The Koreans in Hawai'i: A Pictorial History, 1903-2003. Honolulu: University of Hawai'i, 2003. Print.

Cheng, Cindy I-Fen. Citizens of Asian America: Democracy and Race during the Cold War. N.p.: n.p., n.d. Print.

Conference Journal. Los Angeles: Los Angeles Committee for Protection of Foreign Born, 1951. Print.

County Assessor's Record

"David Hyun." Obituary. N.p., n.d. Web. 30 July 2013.

Exile: The Story of David Hyun. Los Angeles: Friends and Neighbors of David Hyun, 1955. Print.

Johnson, Beverly E. "House Divided." Los Angeles Times 11 June 1961: A24. ProQuest Historical Newspapers Los Angeles Times (1881-1986). Web.

McLellan, Dennis. "John T. McTernan, 94; Lawyer Fought to Protect Civil Rights." Los Angeles Times 4 Apr. 2005: n. pag. Print.

Yi, Eugene. "David Hyun, First Korean American Architect, Dies at 95." KoreAm Journal June (n.d.): n. pag. Web.

Web sites:

Michael Locke's flickr photos "David Hyun" file:///Users/vwithers/Dropbox/2226%20N%20Wayne/Flickr%20Search:%20david %20hyun.webarchive. Web.

http://koreanslate.com/korean-american-architect-david-hyun.html

http://thesilverlakenews.blogspot.com/2011/05/mcternan-house-david-hyunarchitect.html

Los Angeles Department of City Planning RECOMMENDATION REPORT

CASE NO.: CHC-2013-3620-HCM

		ENV-2013-3621-CE
HEARING DATE: TIME: PLACE:	February 6, 2014 10:00 AM City Hall, Room 1010 200 N. Spring Street Los Angeles, CA 90012	Location: 2226 N. Wayne Ave Council District: 4 Community Plan Area: Hollywood Area Planning Commission: Central Neighborhood Council: Los Feliz Legal Description: Block 2, Lot FR 4

PROJECT: Historic-Cultural Monument Application for the MCTERNAN RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

OWNER: John and Tina Carmichael 2226 N. Wayne Ave Los Angeles, CA 90027

CULTURAL HERITAGE COMMISSION

PREPARED BY: Historic Preservation Partners 419 Concord Ave. Monrovia, CA 91016

<u>RECOMMENDATION</u> 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.

MICHAEL J. LOGRANDE Director of Planning

Ken Bernstein, AICP, Manager Office of Historic Resources

Lambert M. Giessinger, Preservation Architect Office of Historic Resources

Attachments:

Historic-Cultural Monument Application

McTernan Residence CHC-2012-3620-HCM Page 2 of 4

FINDINGS

- 1) 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 the Mid-Century Modern residential style.
- 2) The property is associated with historic personages as being the primary residence of attorney John T. McTernan for over twenty years.

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 1960, this two-story single-family residence exhibits character-defining features of Mid-Century Modern residential architecture. Situated on a deep, rectangular, semi-sloped lot, the split-shed roof fronts the street in section view, splitting the face into two halves. The front entrance, accompanying entry deck, and Japanese-influenced garden dominate the left. A below-grade two-car garage and stucco wall of the floor above, broken by a vertical textured feature, dominate the right. A wood planter and wood screen wall crossing at right angles through the center of the facade visually join the two halves. Windows on the face are minimal. consisting mainly of a long row of stained glass above the entry and a small accent window on the stucco wall. The north and south sides of the building are not readily visible from the street. Large windows, sliding glass doors, and a large, semi-enclosed courtyard are on the south face of the building. The north face is broken by a small windowed alcove with water feature halfway along its length. The rear of the building features large sliding glass doors that open to a patio, backyard, and gardens. Character-defining elements of the structure are extensive use of glass sliding doors and floor-to-ceiling windows, exposed posts and beams, and squared geometric features made of wood, brick, and stone, such as the facade screen wall and central fireplace. Alterations made in 1966 by the original architect reconfigured the large courtyard and added a 1st floor game room underneath it. Repairs to the game room and courtyard in 1982 addressed water damage issues and resulted in some of modifications to the courtyard. The interior layout was modified in 2010 with the removal of walls/partitions that divided the kitchen from the family room and the dining room from the living room.

The subject building was designed by architect David Hyun. Hyun designed several modernist residences in Los Angeles but is perhaps best known for his firm's design and development of the award-winning Japanese Village Plaza. The subject home was designed for civil rights attorney John T. McTernan. McTernan's highest profile work occurred during the era of McCarthyism in which he defended accused communists and labor leaders. He argued six cases in front of the U.S. Supreme Court and won four. McTernan at one point worked with famed civil rights lawyer Ben Margolis and together they won several prominent civil rights

McTernan Residence CHC-2012-3620-HCM Page 3 of 4

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DISCUSSION

The McTernan Residence historic property successfully meets two of the specified Historic-Cultural Monument criteria: 1) it "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction," and 2) it is "identified with historic personages... in the main currents of national, State or local history..." As a Mid-Century Modern structure with exposed structural elements, extensive use of floor-to-ceiling windows and sliding glass doors, decorative geometric features, and incorporation of exterior space with the large courtyard, and as the residence of prominent civilrights lawyer John T. McTernan, whose work resulted in significant changes to state and federal law during the McCarthy era, the property qualifies for Historic Cultural Monument status based on these criteria.

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McTernan Residence CHC-2012-3620-HCM Page 4 of 4

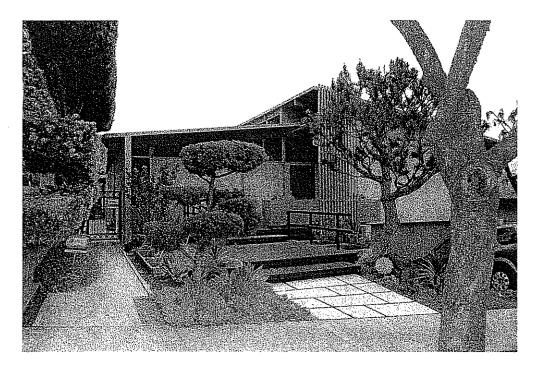
BACKGROUND

On December 5, 2013, the City Council adopted a motion to initiate consideration of the McTernan Residence as a Historic-Cultural Monument. On January 16, 2014, the Cultural Heritage Commission and Office of Historic Resources Staff toured the site.

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Residence for Mr. & Mrs. John T. McTernan 2226 NORTH WAYNE AVENUE

Los Angeles, Ca



HISTORIC-CULTURAL MONUMENT APPLICATION

Prepared by:

Historic Preservation Partners on behalf of John and Tina Carmichael, property owners

419 Concord Avenue - Monrovia, Ca 91016 • telephone: 626.605.5007 • www.historiepreservationpartners.com

CITY OF LOS ANGELES

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SIGNIFICANCE WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

Complete One or Both of the Upper and Lower Portions of This Page

ARCHITECTURAL SIGNIFICANCE

THE Residence for Mr. a	and Mrs. John T. McTernar]	IS AN IMPORT	ANT EXAMPLE OF
NAME O	F PROPOSED MONUMENT			
N	Aid-Century Modern			ARCHITECTURE
ARCHITEC	TURAL STYLE (SEE LINE 8)			
AND MEETS THE CULTURAL HERITAGE ORD	INANCE BECAUSE OF THE F	IIGH QUALITY OF I	TS DESIGN ANI) THE RETENTION
OF ITS ORIGINAL FORM, DETAILING AND I	NTEGRITY.			
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Desidence for Mr. or	nd Mrs. John T. McTernan			1960-61
THE	OPOSED MONUMENT		AS BUILT IN	YEAR BUILT
	nn T. McTernan			
			WAS IMI	PORTANT TO THE
DEVELOPMENT OF LOS ANGELES BECAUSE	he was a "highly regarde	d Los Angeles civi	l rights lawyer	who fought
many landmark civil liberties and labor ca	ases, including seven beto	re the 0.5. Suprer	ne Court. Duri	ng nis nearly
50-year partnership with the late Ben Ma	rgolis, McTernan and the e	equally esteemed	Margolis were	recognized
for making significant contributions to the	protection of civil liberties	and constitutional	rights."	
(McLellan - Staff Writer, Los Angeles Time	es, 4 April 2005)			

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

Ic	PENTIFICATION
1.	NAME OF PROPOSED MONUMENT Residence for Mr. and Mrs. John T. McTernan
2.	STREET ADDRESS 2226 WAYNE AVENUE
	CITYLOS ANGELESZIP CODE90027COUNCIL DISTRICT4
3.	ASSESSOR'S PARCEL NO 5592 - 023 - 001
4.	COMPLETE LEGAL DESCRIPTION: TRACT Griffith's Subd'n of the southern slope of the Rancho Los Feliz
	BLOCK 2 LOT(S) FR 4 ARB. NO 1
5.	RANGE OF ADDRESSES ON PROPERTY 2226 N WAYNE AVENUE AND 2222 N WAYNE AVENUE
6.	PRESENT' OWNERJOHN AND TINA CARMICHAEL
	STREET ADDRESS 2226 N WAYNE AVENUE E-MAIL ADDRESS: jdcarmichael@mac.com
	CITYLOS ANGELESSTATECAZIP CODE90027PHONE (310) 871-1103
	OWNERSHIP: PRIVATE X PUBLIC
7.	PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE
D	ESCRIPTION
8.	ARCHITECTURAL STYLE Mid-Century Modern
9.	STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DECRIPTION WORK SHEET. 1 PAGE MAXIMUM) (see attached description)

HISTORIC-CULTURAL MONUMENT	
APPLICATION	
NAME OF PROPOSED MONUMENT Residence for Mr. and Mrs. John T. McTerna	in
10. CONSTRUCTION DATE: 1960-61 FACTUAL: D ESTIM	ATED: O
11. ARCHITECT, DESIGNER, OR ENGINEER DAVID HYUN AND RICHARD WHITNEY (ARCHITECTS)	
12. CONTRACTOR OR OTHER BUILDER	
13. DATES OF ENCLOSED PHOTOGRAPHS	
14. CONDITION: CEXCELLENT COOD CAIR CODETERIORATED ON LONGER	R IN EXISTENCE
16. THREATS TO SITE: ONONE KNOWN OPRIVATE DEVELOPMENT OVANDALISM OPUBLIC V	WORKS PROJECT
17. IS THE STRUCTURE: ON ITS ORIGINAL SITE OMOVED OUNKNOWN	
SIGNIFICANCE	
 18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIAL WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS) (see attached significance statement) 	ATED
· · · · · · · · · · · · · · · · · · ·	
19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) (see attached source list)	
20. DATE FORM PREPARED 05/11/2013 PREPARER'S NAME Vanessa W	lithers
ORGANIZATION Historic Preservation PartnersSTREET ADDRESS 419 Concord Ave.	
CITY Monrovia STATE Ca 91016PHONE (626	

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E-MAIL ADDRESS: vanessa@hppgroup.net

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9. Architectural Description

2226 Wayne Avenue, located in Los Feliz, is a two-story Mid-Century Modern style residence with an irregular plan. Situated on a semi-hillside lot the home presents to the street as a single story with lower-level garage; the main level is entered slightly above grade from gradual steps that lead to a roughly centered wood panel front door. Featured in a 1961 Los Angeles Times article the writer commented that the front façade "introduces its character through exposed structural members, extensive use of wood, island gardens planned by landscape architect Jim Scharschmidt. Garage was placed beneath master bedroom on narrow lot. Restricted use of glass reduces noise from the street." (Johnson, Los Angeles Times, 1961)

The overall exterior of the residence is characterized by a shed roof, stucco panels, concrete block walls, integrated garden/deck areas, vertical wood screens, and exposed structural elements. The interior of the residence is anchored by a large central fireplace. The main living area's sliding glass doors open on to an enclosed deck area. The rear of the house contains the kitchen and opens to the rear yard. Measuring 3,152 square-feet, the residence has a total of four bedrooms and four bathrooms, with the Master Bedroom located near the front of the house. Stairs lead to a lower level living space.

The building is in good condition. It has retained historic integrity and exhibits many of its original character-defining features. Alterations include:

- 1966 "addition and remodeling to existing bldg....new game room below", spiral staircase, and bathroom (addition on lower level – site plan provided in permit)
 - Work completed by David Hyun, Architect
- 1982 Work on the deck and exterior planter boxes
 Work completed by Richard Hunter, Architect/Designer
- 2010 Remodel, including removing an existing fam room window and adding a kitchen window, remodeling bathrooms and kitchen, remodeling the bathroom and adding laundry in the game "rec" room Work completed by Quillan and Grant Inc., contractors (according to permit)

2226 Wayne Avenue ~ Historic-Cultural Monument Application

18. Significance

2226 Wayne is significant as an excellent example of Mid-Century Modern architecture designed by architects David Hyun and Richard Whitney. The home was built for John T. McTernan, a prominent civil rights attorney.

David Hyun (1917 – 2012)

David Hyun has been credited with the title of "first Korean American architect"¹ and was a prominent Los Angeles modernist responsible for the Japanese Village Plaza (outdoor mall in Little Tokyo – Los Angeles) and numerous residential commissions. Hyun gained inspiration from working under modernist Richard Neutra.

Examples of Hyun's work include; Lawrence Segal House, Hyun & Cohn Architects (1955); McTernan House (subject house – 1960); Japanese Village Plaza (1980), and Hyun's personal residence (1993).

Hyun was brought to the United States as a little boy and grew up in Kauai, Hawaii where he attended the University of Hawaii. He settled in Los Angeles in 1947 and began his architectural career.

During the 1950s, in the era of McCarthyism, Hyun came under suspicion of being tied to the Communist Party and underwent deportation hearings. Hyun insisted on his innocence of the charges, but was still kept in custody for the long hearing process. Charges were eventually dropped. (Yi, 2012)

John T. McTernan (1910 - 2005)

In 1961 Hyun designed 2226 N. Wayne for civil rights attorney John T. McTernan. McTernan and his partner Margolis "gained renown as one of the principal defenders of the Hollywood 10, who were imprisoned for refusing to testify before the House Un-American Activities Committee in 1947." (McLellan, 2005)

Born in New York and educated at Amherst College and Columbia Law School, McTernan began his law career in 1934 and positioned himself strongly in defense of civil rights. Mark Rosenbaum, legal director of the American Civil Liberties Union on Southern California, commented that "John was a mentor in word and in deed to me and scores of civil liberties and civil rights attorneys in California and throughout the country by virtue of his work." (McLellan, 2005)

Additional biographical information on both David Hyun and John McTernan is included in digital form with this application.

[•] Forest Lawn Memorial – Parks & Mortuaries – Hollywood Hills FD 904, Tributes.com, dated May 2, 2012. KoreanAm Journal article also credits Hyun as first architect of Korean descent in the U.S.

2226 Wayne Avenue ~ Historic-Cultural Monument Application.

Sources

Building Permit Record

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"David Hyun." Obituary. N.p., n.d. Web. 30 July 2013.

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Johnson, Beverly E. "House Divided." Los Angeles Times 11 June 1961: A24. ProQuest Historical Newspapers Los Angeles Times (1881-1986). Web.

McLellan, Dennis. "John T. McTernan, 94; Lawyer Fought to Protect Civil Rights." Los Angeles Times 4 Apr. 2005: n. pag. Print.

Yi, Eugene. "David Hyun, First Korean American Architect, Dies at 95." KoreAm Journal June (n.d.): n. pag. Web.

Web sites:

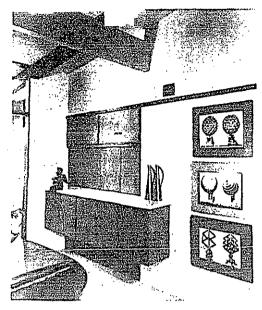
Michael Locke's flickr photos "David Hyun" file:///Users/vwithers/Dropbox/2226%20N%20Wayne/Flickr%20Search:%20david %20hyun.webarchive. Web.

http://koreanslate.com/korean-american-architect-david-hyun.html

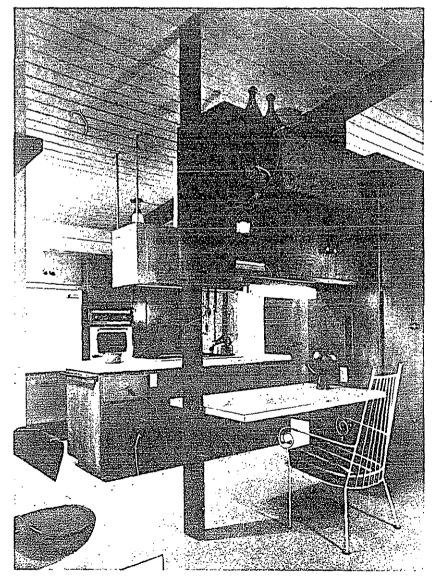
http://thesilverlakenews.blogspot.com/2011/05/mcternan-house-david-hyunarchitect.html

HOUSE DIVIDED Beverly E Johnson

Los Angeles Times (1886-Current File); Jun 11, 1961; ProQuest Historical Newspapers Los Angeles Times (1881 - 1986) pg. A24



Dining room features pass-through, above, to kitchen. For formal entertaining this is closed, making it seem part of built-in builtet. Accessories from Mr. Young's shop, Pasadena. Kitchen, below, is example of excellent space utilization, containing a practical amount of work area and a large walk-in cooler. Cabinets of natural ash



HOUSE

A house divided—by means of flexibility within a unified layout—is one way to describe this residence designed by architect David Hyun and his associate, Richard Whitney, for Mr. and Mrs. John T. McTernan. The potential division answers a frequent wish to separate children from adult activities and entertaining; within an informal family area, it also makes possible easy supervision of the youngsters.

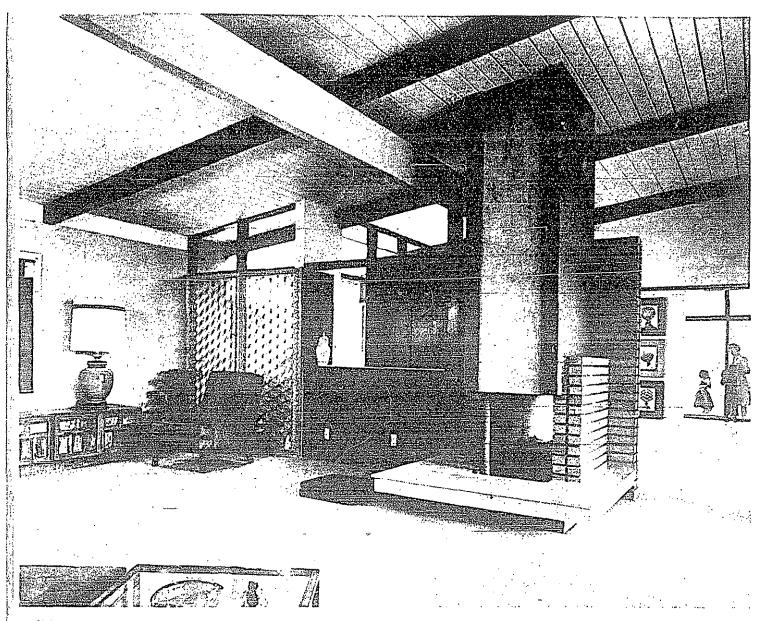
To achieve this feature, the architects drew a line, so to speak, between the area encompassing living and dining rooms, master bedroom and convertible den, together with a spacious deck adjoining these rooms, and the area containing kitchen, family room, children's rooms and rear garden with its play facilities.

Another notable feature is the manner in which a deep but narrow, semi-hillside lot was utilized. The house was planned on two levels for the sake of economy—but this also heightens interest. And the prevalence of outdoor living areas belies the narrow dimension of the lot. Augmenting a garden atmosphere for the unusually large deck are tall potted plants, and there is a small but delightful Oriental garden off the glass exterior wall of the dining room. The rear garden affords a site for a future swimming pool.

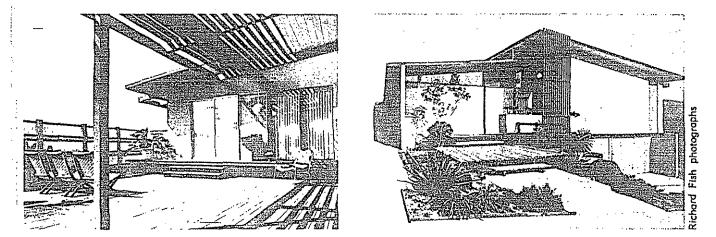
With beams and sheathing exposed, open ceilings give added dimension, freedom and appeal to the gabled-roof house. Decoration by Craftsman Interiors was understated so that it does not conflict with the architecture.

by Beverly E. Johnson

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Living room gains warmth by not being rigidly defined. It opens onto deck that is a local point of the house. Rehind the decordine sureen is a picturesque Oriental garden off the glass exterior wall of the dining room. Open beams, exposed sheathing give added dimension of freedom



Dock with shadow pattern from trellis, left, unites adult area of house with area containing family room, kitchen, children's quarters. Facade of house, right, introduces its character through exposed structural members, extensive use of wood, island gardens planned by landscape architect Jim Scharschmidt. Garage was placed beneath master bedroom on narrow lot. Restricted use of glass reduces noise from the street

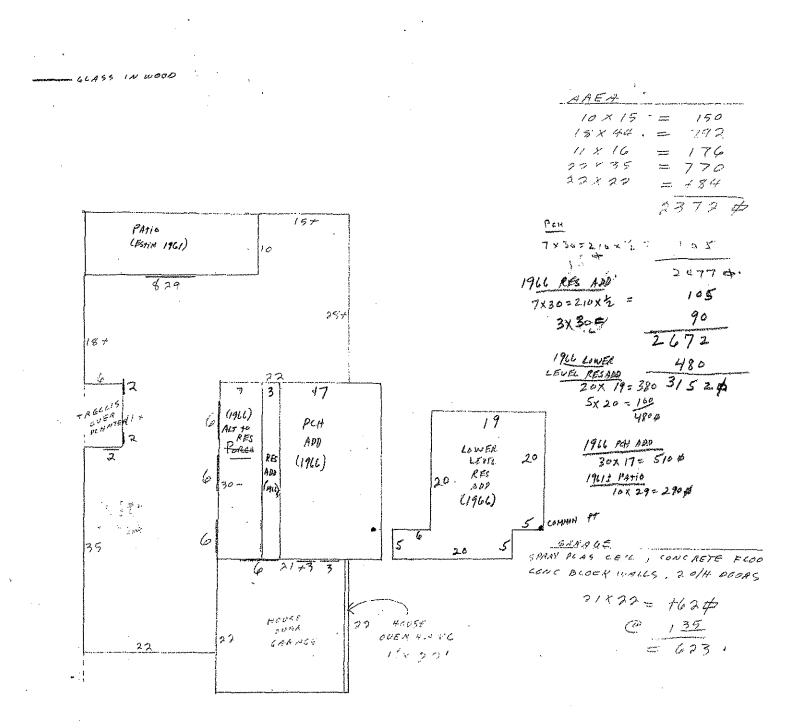
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This certifies that, requirements of the	change of use or occupancy must be approved by the Department of Building and Safety. so far as ascertained by or made known to the undersigned, the building at above address compiles with the applicable Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements 10-19-00 Permit No. and Year I.A 49434 - 59
	2 story, type V, 50' x 80' 1 family dwelling and attached garage. R-1 occupancy.
Owner	John T. McTernan
Owner's Address Form B-95a10M-	3901 Sutro Avenue Los Angeles, Calif. -7-60 (R-37) G. E. MORRIS, Superintendent of Building - By

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226	5 N Wayne Ave		Pla	pplication #: an Check #: ent Code:		90000 - 0906 : 05/3113 01:37 PN	
Electrical 1 or 2 Family Dwelling Express Permit No Plan Check		City of Los Angeles - Department of Build APPLICATION FOR ELEC PLAN CHECK AND INSPE		TRICAL Last Status: Permit Fina		it Finaled	
СН	PERTY OWNER OU. TINA R AND CARMICHAI JCANI INFORMATION (Relationshig Net Appli			LOS ANGELES	CA 90027		
	ENNAN LAMBERT - Antinformation	627 PASUO GRANDE		THOUSAND O	AKS, CA 91320	(805)498-061	
	4 CONTRACTOR ARCHITECT & ENGINEER (C) FLASH ELECTRIC INC	ANAME ADDRESS 627 PASEO GRANE	DE, TH	OUSAND OAKS	<u>CLASS LICE</u> S, CA 913 C10 7966	<u>535 (805)498-06</u>	
	<u>S. APPLICATION COMMENTS</u> <u>6. DESCRIPTION</u> E-Permit paid by credit card, fax number-> (805)498-9635. panel upgra			DN OF WORK rade new service			
	Z. CHECKLIST ITEMS:						
	<u>8. COUNCIL DISTRICT:</u> 4 9. APPLICATION PROCESSING INFORMATION Plan Check By:			For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.			
e 190	OK for Cashier: Signature:	Date:		For Cashier's U	Jse Only	W/O #: 041090	
10041 - 90000 - 09	NOTICE: The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.						
	INFORMATION Inspection Fee Period Permit Fee: 97.20						
Permi Permi Permit Permit	t Total 92 t Fee Subtotal Electrical 96 t One Stop Surcharge 1 t Sys. Development Surcharge 5	7.20 7.20 0.00 1.80 5.40 0.00					
				Rece	nent Date: 05/14 eipt No: IN05011 unt: \$97.20		
			1				

26	5 N Wayne Ave	Sec. 1		oplication #:	09042	- 90000 - 21505
			PI.	an Check #:	Printe	d: 05/31/13 01:38 PM
		Series and the series of the s	EV EV	ent Code:		
	ibing	City of Los Angeles - Depart	ment of Buil	ding and Safety	Issued On: 12	02 2009
or 2 Family Dwelling APPLICATION FOR xpress Permit			OR PLU	MBING	Last Status: Per	mit Finaled
	lan Check	PLAN CHECK AN	PLAN CHECK AND INSPEC		CTION Status Date: 12:04	
PRO	EERI) OWNER					
KWON, HAEOK		2226 WAYNEAVE			LOS ANGELES CA 90027	
	<u>JCANT INFORMATION</u> (Relationship Net / ARK A. BECKNER -	40 RAMONA PL		CAMARILLO, C	CA 93010 (805)382-60	
	ANT INFORMATION					(809)562-0055
•	4 CONTRACTOR ARCHITECT & ENGIN	IEER NAME ADDRESS			CLASS LIC	ENNE# PHONE#
	(C) GAS CONTROL TEC	HNOLOGIE 40 RAMONA PLACE	Е, СА	MARILLO, CA 9	3010 C36 77	2039 (805)382-6035
	5. APPLICATION COMMENTS 6. DESCRIPTION L-Permit paid by credit card, fax number- (805)382-2794. Install eart			N OF WORK Muake valve	ана алимана на селото на селот На селото на	-
	2. CHECKLIST ITEMS:					
	8. COUNCIL DISTRICT: 4	For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.				
	2. APPLICATION PROCESSING INFORM					
509	Plan Check By:					
	OK for Cashier:			For Cashier's U	se Only	W/O #: 94221509
	Signature:	Date:				
09042 - 90000 - 21	dwelling units or guest rooms That r of Occupancy. In the event that any additional information has been capt	Il not be construed as establishing the legal number is established by a Building Permit box (i.e. 1-10) is filled to its capacity, it is p ured electronically and could not be printed nation printed exceeds that required by Secti ate of California.	or a Certificate ossible that due to space			
. FEE	INFORMATION Inspection Fee Period Permit Fee: 59.40		<u></u>			
NSPI	CTION TOTAL Plumbing	59.40				
	Total	59,40				
ermit Fee Subtotal Plumbing 55.00						
	One Stop Surcharge	1.10				
ermit Sys. Development Surcharge 3.30 ermit Issuing Fee 0.00						
				Rece	ent Date: 12/0 ipt No: IN0501 int: \$59.40	
					A constraints of the constraints	



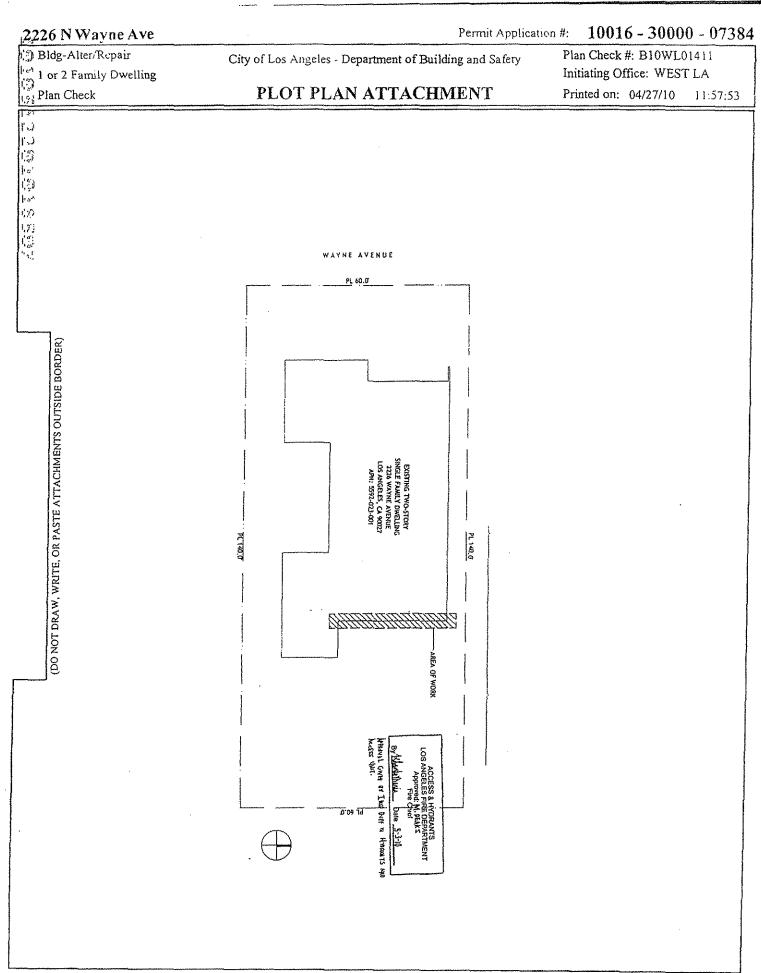
Application #: Plan Check #: B10WL01411 Event Code:

10016 - 30000 - 07384

Printed: 05/31/13/01/35 -*M

Bldg-Alter/Repair City of Los Angele	- Department of Bu	uilding and Satory	Iccuad on: DE	05/2010		
1 or 2 Family Dwelling APPLICATION						
Plan Check at Counter						
	FICATE OF O		Status Date: 08/			
LTRACT BLOCK LOTIS GRIFFITH'S SUBD'N OF THE GRIFFITH'S SUBD'N OF THE 4 GRIFFITH'S SUBD'N OF THE GRIFFITH'S SUBD'N OF THE 4	<u>ARB</u> 1	<u>COUNTY MAP REF =</u> M R 31-77/80 M R 31-77/80 M R 31-77/80	PARCEL ID # (PIN #) 153A201 127 153A201 134 153A201 143	2. <u>ASSESSOR PARCEU 4</u> 5592 - (123 - (114) 5592 - (123 - (114) 5592 - (123 - (114) 5592 - (123 - (114)		
3. PARCEL INFORMATION Area Planning Commission - Central Census Tract - 1882 LADBS Branch Office - LA District Map - 1534 Council District - 4 Environmentally Se Certified Neighborhood Council - Greater Griffith Park Energy Zone - 9 Community Plan Area - Hollywood Fire District - VIIFI ZONES(s): R1-1 Consult - Second Council - Greater Griffith	Hillside Grading Area - YES Hillside Ordinance - YES Earthquake-Induced Liquefaction Area - Yes Lot Cut Date - 10/03/1956 Lot Cut Date - PRIOR-07/29/1962					
4. <u>DOCUMENTS</u> ZI - ZI-2407 Proposed Hillside Area (Zo:						
5. CHECKLIST ITEMS						
<u>& property owner, tenant, applicant information</u> Owner(s): CHOU, TINA R AND CARMICHAEL, JOHI 2226 WAYNE AVE	Owner(s):					
Tenant: Applicant: (Relationship: Agent for Contractor) RAFAEL MARTINEZ -	Applicant: (Relationship: Agent for Contractor)					
7. EXISTING USE PROPOsed Use (01) Dwelling - Single Family (01) Dwelling - Single Family (07) Garage - Private (07) Garage - Private		<u>YORK</u> XISTING WINDOW AT F. HEAR WALLS FOOTING		WINDOW AT		
2. <u># Bildes on Site & lise:</u> SFD/ATTACHED GARAGE	L # Bildys on Site & Lise: SFD/ATTACHED GARAGE		For inspection requests, call toll-free (888) LA4BUILD (524-2845).			
19. APPLICATION PROCESSING INFORMATION BLDG. PC By: Value Sarkissian DAS PC By:		www.ladbs.org. To spec	Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.			
OK for Cashier: Rodney Samiian Coord. OK:		For Cashier's Use Or		W/O #: 01607384		
Signature: Date: 11. PROJECT VALUATION & FEE INFORMATION Final Fee Period						
Permit Valuation:\$2.000PC Valuation:FINAL TOTAL Bldg-Alter/Repair154.74Permit Fee Subtotal Bldg-Alter/Re130.00Plan Check Subtotal Bldg-Alter/Rt0.00Fire Hydram Refuse-To-Pay0.50						
O.S. Surcharge 2.61 Sys. Surcharge 7.83	Payment Date: 05/05/10					
Planning Surcharge 7.80	Receipt No: WL10116772					
Planning Surcharge Misc Fee 5.00 Green Building Fee 1.00	Amount: \$154.74					
Permit Issuing Fee 0.00	Method: Refer to ACS					
		20	10WL35986	5		
Sewer Cap ID: Total Bond(s) Duc:						
12. ATTACHMENTS Plot Plan		* P 1 0 0 1 6		3 8 4 F N *		







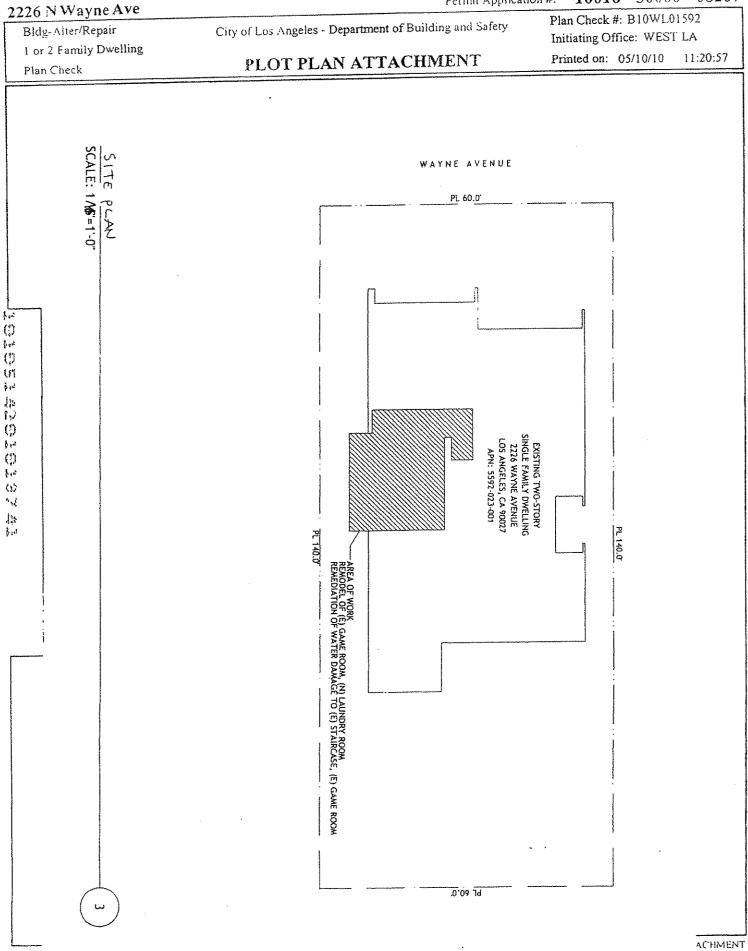
Application #: Plan Check ≥: B10WL01592 Event Code:

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and the second se	C D MAR			
Bldg-Alter/Repair City of Los Angeles - Depai	artment of Build	ling and Safety	lssued on: 05/	10/2010
1 or 2 Family Dwelling APPLICATION FOR	R BUILDIN	IG PERMIT	Last Status: Per	mit Finaled
Plan Check at Counter AND CERTIFICAT	FE OF OC	CUPANCY	Status Date: 03/	04/2011
LTRACT BLOCK LOTIS		DUNTY MAP REF 7	PARCEL ID # (PIN #)	
GRIFFITH'S SUBD'N OF THE GRIFFITH'S SUBD'N OF THE GRIFFITH'S SUBD'N OF THE	1 M	R 31-77/80 R 31-77/80 R 31-77/80 R 31-77/80	153A201 127 153A201 134 153A201 143	2 ASSESSMERANT, AN EL 5592 - 023 - 001 5592 - 023 - 001 5592 - 023 - 001
3. PARCEL INFORMATION Area Planning Commission - Central Census Tract - 1882.00 LADBS Branch Office - LA District Map - 153A201 Council District - 4 Environmentally Sensitive Ar Certified Neighborhood Council - Greater Griffith Park Energy Zone - 9 Community Plan Area - Hollywood Fire District - VIII HSZ	Area - YES	Hillside Ord Earthquake- Lot Cut Date	nding Area - YES linance - YES Induced Liquefaction e - 10/03/1956 e - PRIOR-07/29/1962	
ZONES(S): R1-1				
4. DOCUMENTS ZI - ZI-2407 Proposed Hillside Area (Zo 5. <u>CHECKLIST ITEMS</u> Std. Work Descr - Interior Non-struct. Remo Combine Elec - Wrk, per 91, 107,2,1,1,1 Combine Blumble, Web, are 01, 107,2,1,1,1				<u></u>
Combine Plumbg - Wrk. per 91.107.2.1.1.1	·····			
6. PROPERTY OWNER TENANT, APPLICANT INFORMATION Owner(s):				
CHOU, TINA R AND CARMICHAEL, JOHI 2226 WAYNE AVI		LOS ANGELES CA 9	0027	
		LOS ANGELES CA 9	0027	
CHOU, TINA R AND CARMICHAEL, JOHI 2226 WAYNE AVI Tenant:		LOS ANGELES CA 9	0027	
		LOS ANGÈLES CA 9)) 880-4365
Tenant: Applicant: (Relationship: Agent for Contractor) RAFAEL MARTINEZ - 2. EXISTING USE PROPOSED USE (01) Dwelling - Single Family (01) Dwelling - Single Family	SCRIPTION OF WOR RIOR REMODE TTACHED REC	rk L: Enlarge (e) Bath	(31(
Tenant: Applicant: (Relationship: Agent for Contractor) RAFAEL MARTINEZ - 2. EXISTING USE PROPOSED USE (01) Dwelling - Single Family (01) Dwelling - Single Family (07) Garage - Private (07) Garage - Private	ERIOR REMODE	<u>rk</u> L: ENLARGE (E) BATH ROOM.	(31(IROOM AND ADD L	AUNDRY ROOM A'
Tenant: Applicant: (Relationship: Agent for Contractor) RAFAEL MARTINEZ - 2. EXISTING USE PROPOSED USE (01) Dwelling - Single Family (01) Dwelling - Single Family (07) Garage - Private (07) Garage - Private 2. # Bldgs on Sitr & Use: SFD/ATTACHED GARAGE	RIOR REMODE	RK L: ENLARGE (E) BATH ROOM. For inspection requests, call Outside LA County. call (21)	(31) IROOM AND ADD L toil-free (888) LA4BUI 3) 482-0000 or request ins	AUNDRY ROOM A LD (524-2845). pections via
Tenant: Applicant: (Relationship: Agent for Contractor) RAFAEL MARTINEZ - 2. EXISTING USE PROPOSED USE (01) Dwelling - Single Family (01) Dwelling - Single Family (07) Garage - Private (07) Garage - Private	ERIOR REMODE	RK L: ENLARGE (E) BATH ROOM.	(31(IROOM AND ADD L toil-free (888) LA4BUI 3) 482-0000 or request ins k to a Call Center agent c	AUNDRY ROOM A LD (524-2845). pections via all 311 or
Tenant: Applicant: (Relationship: Agent for Contractor) RAFAEL MARTINEZ - 2. EXISTING USE PROPOSED USE (01) Dwelling - Single Family (01) Dwelling - Single Family (07) Garage - Private (07) Garage - Private 2. # Bidgs on Site & Hse: SFD/ATTACHED GARAGE 10. APPLICATION PROCESSING INFORMATION	ERIOR REMODE	RK L: ENLARGE (E) BATH ROOM. For inspection requests, call Outside LA County. call (21) www.ladbs.org. To spen (866) 4LACITY (452-2489).	(31(HROOM AND ADD L toil-free (888) LA4BUI 3) 482-0000 or request ins k to a Call Center agent, c . Outside LA County, call	AUNDRY ROOM A LD (524-2845). pections via all 311 or (213) 473-3231.
Tenant: Applicant: (Relationship: Agent for Contractor) RAFAEL MARTINEZ - 2. EXISTING USE PROPOSED USE (01) Dwelling - Single Family (01) Dwelling - Single Family (07) Garage - Private (07) Garage - Private 2. # Bidgs on Site & Use: SFD/ATTACHED GARAGE 10. APPLICATION PROCESSING INFORMATION DAS PC By:	ERIOR REMODE	RK L: ENLARGE (E) BATH ROOM. For inspection requests, call Outside LA County. call (2): www.ladbs.org. To spea	(31(HROOM AND ADD L toil-free (888) LA4BUI 3) 482-0000 or request ins k to a Call Center agent, c . Outside LA County, call	AUNDRY ROOM A LD (524-2845). pections via all 311 or (213) 473-3231.
Tenant: Applicant: (Relationship: Agent for Contractor) RAFAEL MARTINEZ - 2. EXISTING USE (01) Dwelling - Single Family (07) Garage - Private PROPOSED USE (01) Dwelling - Single Family (07) Garage - Private 8. # Bidgs on Site & Use: SFD/ATTACHED GARAGE 9. # Bidgs on Site & Use: SFD/ATTACHED GARAGE 10. APPLICATION PROCESSING INFORMATION BLDG. PC By: DAS PC By: Rodney Samiian DAS PC By: Over dots and the provided of the pr	ERIOR REMODE	RK L: ENLARGE (E) BATH ROOM. For inspection requests, call Outside LA County: call (21) www.ladbs.org. To spea (866) 4LACITY (452-2489). For Cashier's Use On For Cashier's Use On Receipt Amount:	(31(HROOM AND ADD L toil-free (888) LA4BUI 3) 482-0000 or request ins k to a Call Center agent, c . Outside LA County, call	AUNDRY ROOM A LD (524-2845). pections via all 311 or (213) 473-3231. W/O #: 0160826 W/O #: 0160826
Tenant: Applicant: (Relationship: Agent for Contractor) RAFAEL MARTINEZ - 1 EXISTING USE PROPOSED USE (01) Dwelling - Single Family (01) Dwelling - Single Family (01) Dwelling - Single Family (07) Garage - Private (07) Garage - Private (E) AT 2. # Bidge on Site & Use: SFD/ATTACHED GARAGE 10. APPLICATION PROCESSING INFORMATION BLDC. PC By: Rodney Samiian DAS PC By: OK for Cashier: Rodney Samiian Coord. OK : Signature: Dute. Dute. Dute. 11. PROJECT VALUATION & FEE INFORMATION Final Fee Period Permit Valuation: FINAL TOTAL Bldg-Alter/Repair 317.47 Permit Fee Subtotal Bldg-Alter/Re 130.00 Electrical 26.65 Plumbing 26.65 Plan Check Subtotal Bldg-Alter/Rivegation 92.25 Fire Hydrant Refuse-To-Pay E.Q. Instrumentation C.S. Surcharge 5.52 Sys. Surcharge 16.56 Planning Surcharge 5.00 Green Building Fee 5.00 Green Building Fee 1.00	ERIOR REMODE	RK L: ENLARGE (E) BATH ROOM. For inspection requests, call Outside LA County. call (21) www.ladbs.org. To spea (866) 4LACITY (452-2489). For Cashier's Use On Receipt Amount: Method:	(310 HROOM AND ADD L toll-free (888) LA4BUI 3) 482-0000 or request ins k to a Call Center agent, c . Outside LA County, call ly t Date: 05/10/ No: WL10116 \$317.47 Refer to ACS	AUNDRY ROOM A LD (524-2845). pections via all 311 or (213) 473-3231. W/O #: 0160826 10 10 10
Tenant: Applicant: (Relationship: Agent for Contractor) RAFAEL MARTINEZ - 1 EXISTING USE PROPOSED USE (01) Dwelling - Single Family (07) Garage - Private (07) Garage - Private (07) Garage - Private (10) APPLICATION PROCESSING INFORMATION BLDO. PC By: Rodney Samiian DAS PC By: OK for Cashier: Rodney Samiian Coord. OK: Signature: Dute. LI, PROJECT VALUATION & FEE INFORMATION Final Fee Period Permit Yaluation: \$5,000 PC Valuation: FINAL TOTAL Bldg-Alter/Repair 317.47 Permit Fee Subtotal Bldg-Alter/Re 130.00 Electrical 26.65 Plumbing 26.65 Plumbing 26.65 Plumbing 5.52 Sys. Surcharge 5.52 Sys. Surcharge 16.56 Tanning Surcharge 5.61 Tanning Surcharge 5.00 Green Building Fee	ERIOR REMODE	RK L: ENLARGE (E) BATH ROOM. For inspection requests, call Outside LA County. call (21) www.ladbs.org. To spea (866) 4LACITY (452-2489). For Cashier's Use On Receipt Amount: Method:	(310 IROOM AND ADD L toil-free (888) LA4BUI 3) 482-0000 or request ins k to a Call Center agent, c . Outside LA County, call ly it Date: 05/10/ NO: WL10116 \$317.47	AUNDRY ROOM A LD (524-2845). pections via all 311 or (213) 473-323). W/O #: 0160826 10 5970
Tenant: Applicant: (Relationship: Agent for Contractor) RAFAEL MARTINEZ - 1 ENISTING USE PROPOSED USE (01) Dwelling - Single Family (01) Dwelling - Single Family (01) Dwelling - Single Family (07) Garage - Private (07) Garage - Private (E) AT 2 # Bidgs on Site & Use: SFD/ATTACHED GARAGE 10. APPLICATION PROCESSING INFORMATION BLDO. PC By: Rodney Samiian BLDO. PC By: Rodney Samiian Coord. OK : Signature: Dute. Dute. 11. PROJECT VALUATION & PEE INFORMATION Final Fee Period Permit Valuation: FINAL TOTAL Bldg-Alter/Repair 317.47 Permit Fee Subtotal Bldg-Alter/Re 130.00 Electrical 26.65 Plumbing 26.65 Plumbing 26.65 Plan Check Subtotal Bldg-Alter/Re 92.25 Fire Hydrant Refuse-To-Pay E.Q. Instrumentation C.Q. Instrumentation 0.50 O.S. Surcharge 5.52 Sys. Sucharge 16.56 Planning Surcharge Misc Fee 5.00 Green Building Fee 1.00 <td>ERIOR REMODE</td> <td>RK L: ENLARGE (E) BATH ROOM. For inspection requests, call Outside LA County. call (21) www.ladbs.org. To spea (866) 4LACITY (452-2489). For Cashier's Use On Receipt Amount: Method:</td> <td>(310 HROOM AND ADD L toll-free (888) LA4BUI 3) 482-0000 or request ins k to a Call Center agent, c . Outside LA County, call ly t Date: 05/10/ No: WL10116 \$317.47 Refer to ACS</td> <td>AUNDRY ROOM A LD (524-2845). pections via all 311 or (213) 473-3231. W/O #: 0160826 10 10 10</td>	ERIOR REMODE	RK L: ENLARGE (E) BATH ROOM. For inspection requests, call Outside LA County. call (21) www.ladbs.org. To spea (866) 4LACITY (452-2489). For Cashier's Use On Receipt Amount: Method:	(310 HROOM AND ADD L toll-free (888) LA4BUI 3) 482-0000 or request ins k to a Call Center agent, c . Outside LA County, call ly t Date: 05/10/ No: WL10116 \$317.47 Refer to ACS	AUNDRY ROOM A LD (524-2845). pections via all 311 or (213) 473-3231. W/O #: 0160826 10 10 10



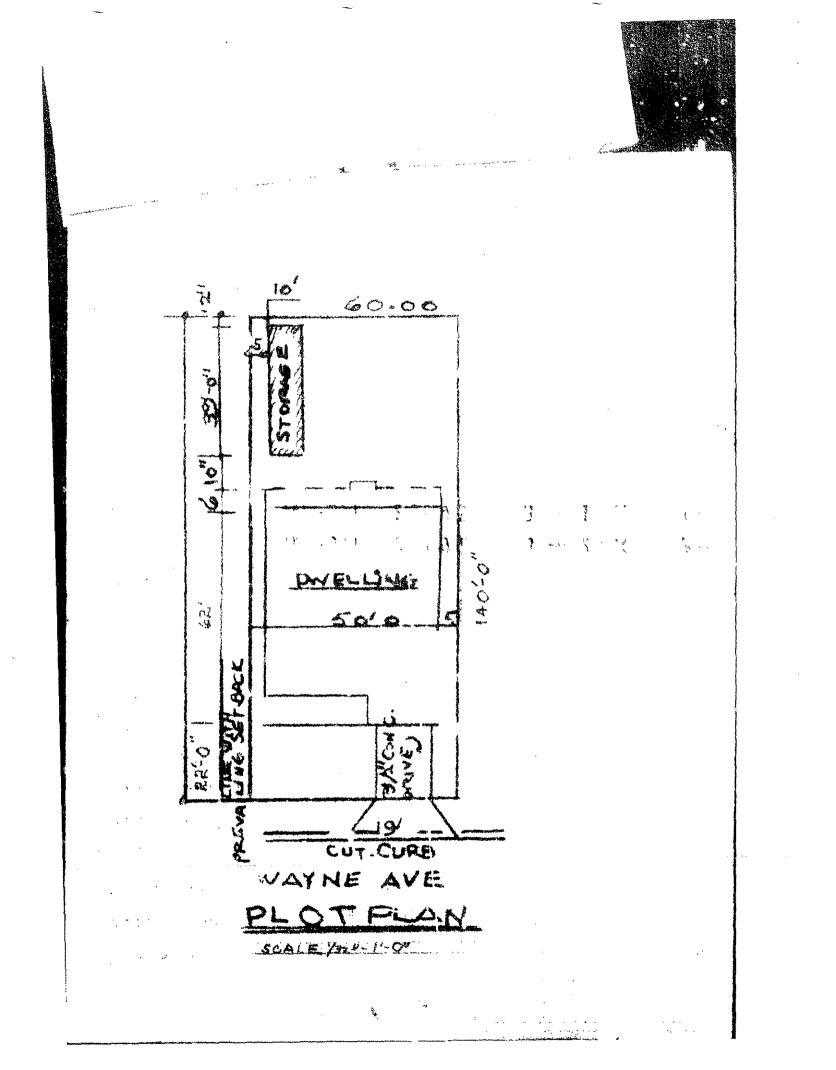
Permit Application #: 10016 - 30000 - 08267



2226 N Wayne Ave			Application #: Plan Check #: Event Code:		90000 - 01047 ed: 05/31/13 01:35 PM
Bldg-Alter/Repair	City of Los Angeles	- Department of	Building and Safety	Issued on: 0	/18/2010
I or 2 Family Dwelling	PPLICATION	FOR BUIL	DING PERMIT	Last Status: P	ermit Finaled
No Plan Check	AND CERTIF	ICATE OF (OCCUPANCY	Status Date: 0	8/03/2011
L TRACT BLOCK LOTES GRIFFITH'S SUBD'N OF THE 2 4		ARB I	<u>County map ref #</u> M R 31-77/80	<u>PARCEL 1D#(PIN#)</u> 153A201 1 34	1
3. PARCEL INFORMATION Area Planning Commission - Central LADBS Branch Office - LA	Census Tract - 1882. District Map - 153A2			Grading Area - YES Ordinance - YES	
Council District - 4 Certified Neighborhood Council - Greater Griffith Park Community Plan Area - Hollywood	Environmentally Sen	isitive Area - YES	Earthqua Lot Cut	ike-Induced Liquefaction Date - 10/03/1956 Date - PRIOR-07/29/196	
ZONES(S): R1-1					******
<u>4. DOCUMENTS</u> ZI - ZI-2407 Proposed Hillside Area (Zo		unar — Constant — Makesaka			
<u>5. CHECKLIST ITEMS</u> Std. Work Descr - Seismic Gas Shut Off Valv	e				
6 PROPERTY OWNER TENANT, APPLICANT INFOR	UNATION				Manana and a second
Ovner(s): KWON, HAEOK	2226 WAYNE AVE		LOS ANGELES C	A 90027	
Tangat					
Tenant:					
Applicant: (Relationship: Net Applicant) ROBERT GRANT -	5115 DOUGLAS FIR R	OAD	CALABASAS, CA	91302 (8	8) 222-5440
7. EXISTING USE PROPOSE (01) Dwelling - Single Family	<u>D USE</u>	(patch and paint)	F WORK prs BUILT UP roofing Exit Non-structural repair only. s). Interior bathroom remove	Interior kitchen remodel	repair (no changes in
2. # Bldgs on Site & Lise:		f hannen and her	For inspection requests,	call toll-free (888) LA4BU	ILD (524-2845).
10. APPLICATION PROCESSING INFORMATION		· · · ·		(213) 482-0000 or request in speak to a Call Center agent,	
BLDG, PC By:	DAS PC By:		(866) 4LACITY (452-24	189). Outside LA County, ca	ll (213) 473-3231.
OK for Cashier:	Coord, OK:		For Cashier's Use	Only	W/O #: 01601047
Signature:	Date;			·	
11. PROJECT VALUATION & FEE INFORMATION Final For Perio Permit Valuation: \$55,600 PC N	d Valuation:				
FINAL TOTAL Bldg-Alter/Repair 1.023.01					
Permit Fee Subtotal Bldg-Alter/Re 503.00 Electrical 130.78					
Plumbing 130.78					
Fire Hydrant 122.32					
E.Q. Instrumentation 5.56 O.S. Surcharge 15.94			Pavm	ent Date: 01/18	(10
Sys. Surcharge 47.83				pt No: IN05011	
Planning Surcharge 31.80			-	nt: \$1,023.01	
Planning Surcharge Misc Fcc 5.00 Green Building Fee 3.00				d: Credit Card	
Permit Issuing Fee 27.00					
	Bond(s) Due:			2010EP1712	1
12. ATTACHMENTS	www.m.,		* P 1 0 0 1		0 4 7 F N \star

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Advances Jacquess Jacqu			1			
	JOB ADORESS				APPANNED	2011
LOB POLIZ BLVC. AND Grownell Ave. 1. A	2222 Wayne /	lve.			<u>i BS</u>	<u> </u>
S. PARAGE OF BAIL2016 JESDE JESDE <td< td=""><td></td><td> .</td><td></td><td></td><td></td><td>FTRE DIST.</td></td<>		.				FTRE DIST.
Storage Roem Ref Ref Ref International Statement P.A. 2000 P.A.	A PROVIDE OF DUST DISC	.YQ.	AND GTO	PRELL AY	<u>/e</u>	INSIDE
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Lynamic attract the southerly line of tract number 2193 as per main recorded in book 24, care N4 of maps, described as follows: restruter at the Southwest corner of lot 92 of said tract 4 That portion of lot 4 in block 2 of Griffith's Subdivision as Ser may recorded in book 31 page 77 of Miscellaneous Records; said wayne Avenue, thence southerly along said easterly line and that purtion of Marraret Street shown on the map of said Friffith's Jubdivision, vacated, lying East of the Easterly line of wigne Avenue, 50 feet wide as said "ayne Avenue is shown on the map of Tract number 8584, as per map recorded 1 ron said Southerly line of lot 92, thence Forth arong last mentioned essterly line 60 feet to said southerly as shown in the map of sold hifflth's Subdivision vacated, of sold lot 92 a distance of 139.94 feet to a point in the evet rig line of said lot 4, distant southerly thereon 0 number 2193, said point also being in the eestarly line of 60 feet; thence sasterly parallel with the southerly line book 159 bage 5 of maps; and that portion of Grand Avanue ? lot 92; thence westerly along the said southerly 139.94 feet to the point of beginning. 1110 line and a 5 8 8 9 i fij An ÷ -3 لمه

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APPLICATION TO ALTER - REPAIR - DEHAOLISH AND FOR CERTIFICATE OF OCCUPANCY CITY OF LOS ANGELES DEPT. OF BUILDING	AND SAFETY
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only 2. Pict Plan Required on Back of Original.	CENSUS TRACT
1. LEGAL LOT DESCR. Fort. 4 2 Griffith Subdivision	DIST. MAS 153-20
2. PRESENT USE OF BUILDING Ol: dwelling 3. JOB ADDRESS 2226 Wayne Ave.	ZONE
4. BETWEEN CROSS STREETS LOS Feliz AND Cromwell 5. OWNER'S NAME PHONE	INSIDE COR. LOT KEY COR COR LOT SIZE
Mr & Mrs. John T. Mcternan 6. OWNERS ADDRESS 2226 Wayrne Ave. 7. ARCHITECT OR DESIGNER 5. STATE LICENSE NO. PHONE	60x140
David Byun C1219 662 1164	REAR ALLEY SIDE ALLEY
8. H. Young Park CE 16007 STLOLIGIES NO PHONE 9. CONTRACTOR OWNER	AFFIDAVITS
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J 13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. 14. NEW WORK: (Describe) Install Sprice Starway and	CRIT. SOIL
EW USE OF BUILDING (3) I family Awly N.C PE I GROUP SPRINKLERS VALUATION APPROVED	FLOOD
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STATEMENT OF RESPONSIBILITY

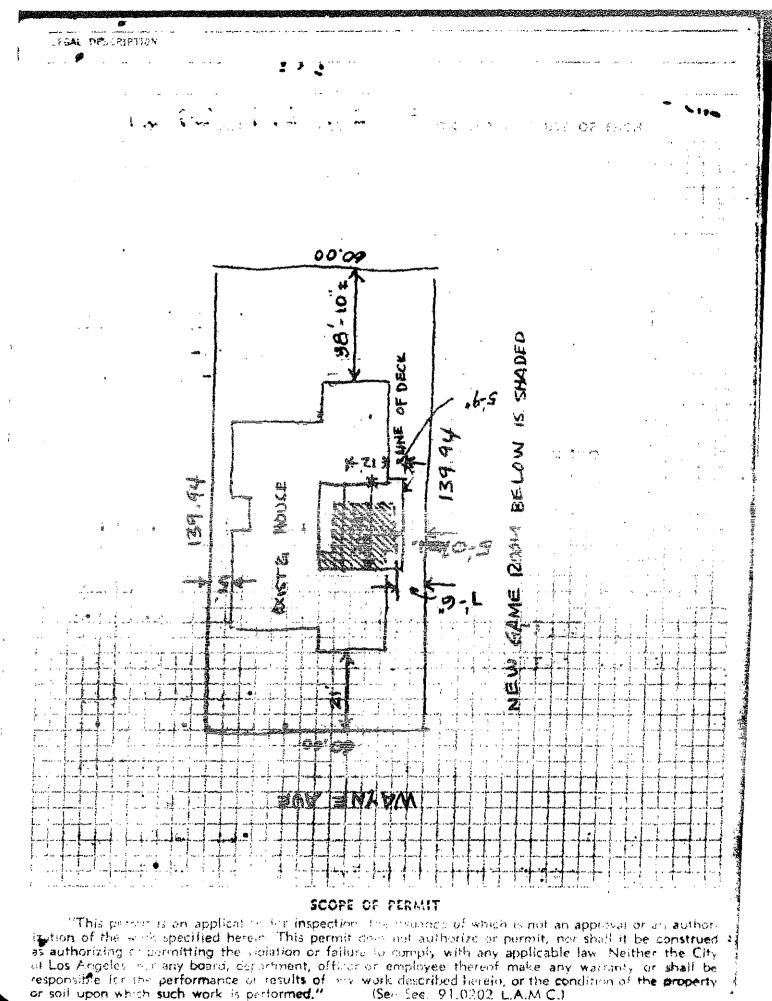
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, "This permit is an application for inspection, the issuance of which is not an approval or an author-ization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed "[See Sec. 91.0202 L.A.M.C.]

Signed , V.C.	Dwner or Agent)	Nome	Date
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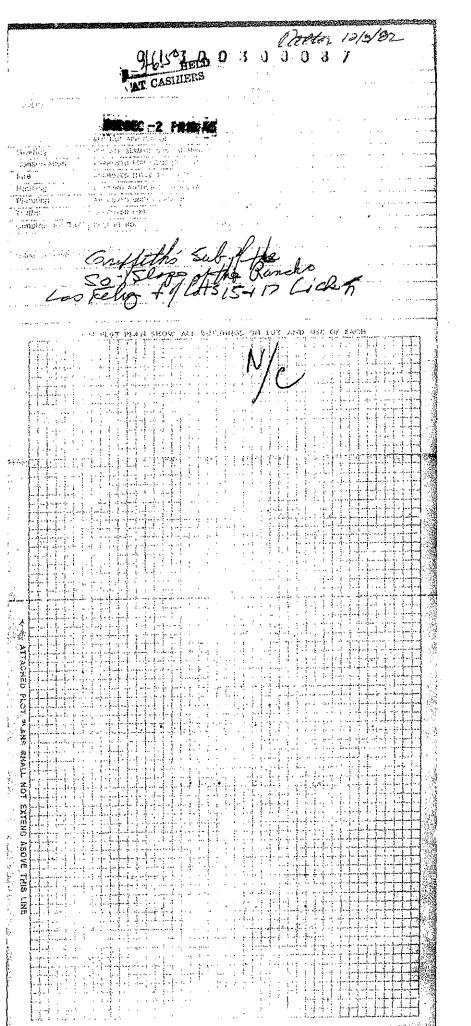


(Ser See. 91.0202 L.A.M.C.)

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City of Los Angeles Department of City Planning

11/7/2013 PARCEL PROFILE REPORT (modified version)

PROPERTY ADDRESSES	Address/Legal Information	
2226 N WAYNE AVE	PIN Number	153A201 134
2220 N WAYNE AVE	Lot/Parcel Area (Calculated)	3,752.5 (sq ft)
	Thomas Brothers Grid	PAGE 594 - GRID B2
ZIP CODES	Assessor Parcel No. (APN)	5592023001
90027	Tract	GRIFFITH'S SUBD'N OF THE SOUTHERN SLOPE OF THE RANCHO LOS FELIZ AND OF LOTS 15 AND 17 LICK TRACT
RECENT ACTIVITY	Map Reference	M R 31-77/80
None	Biock	2
140132	Lot	FR 4
CASE NUMBERS	Arb (Lot Cut Reference)	1
PRIOR-07/29/1962	Map Sheet	153A201
	Jurisdictional Information	
	Community Plan Area	Hollywood
	Area Planning Commission	Central
	Neighborhood Council	Los Feliz
	Council District	CD 4 - Tom LaBonge
	Census Tract #	1882.02
	LADBS District Office	Los Angeles Metro
	Planning and Zoning Information	
	Special Notes	None
	Zoning	R1-1
	Zoning Information (ZI)	None
	General Plan Land Use	Low II Residential
	General Plan Footnote(s)	Yes
	Hillside Area (Zoning Code)	Yes
	Baseline Hillside Ordinance	Yes
	Baseline Mansionization Ordinance	No
	Specific Plan Area	None
	Special Land Use / Zoning	None
	Design Review Board	No
	Historic Preservation Review	No
	Historic Preservation Overlay Zone	None
	Other Historic Designations	None
	Other Historic Survey Information	None
	Mills Act Contract	None
	POD - Pedestrian Oriented Districts	None
	CDO - Community Design Overlay	None
	NSO - Neighborhood Stabilization Overlay	No
	Streetscape	No
	Sign District	No
	Adaptive Reuse Incentive Area	None
	CRA - Community Redevelopment Agency	None
	Central City Parking	No
	Downtown Parking	No
	Building Line	None
	500 Ft School Zone	No
	500 Ft Park Zone	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Assessor Information

Assessor Parcel No. (APN) Ownership (Assessor) Owner1 Address

Ownership (City Clerk) Owner Address

APN Area (Co. Public Works)* Use Code Assessed Land Val. Assessed Improvement Val. Last Owner Change Last Sale Amount Tax Rate Area Deed Ref No. (City Clerk)

Building 1 Year Built

Building 2

Building 3

Building 4

Building 5

Building Class Number of Units

Number of Bedrooms

Number of Bathrooms

Building Square Footage

5592023001

CHOU, TINA R AND CARMICHAEL, JOHN D 2226 WAYNE AVE LOS ANGELES CA 90027

CHOU, TINA R. ET AL. 2226 WAYNE AVE LOS ANGELES CA 90027 0.193 (ac) 0100 - Single Residence \$798,476 \$644,938 12/03/09 \$1,350,013 13 427827 281354 2112719-20 1827357 1556 1960 D9C 1 4 4 3,152.0 (sq ft) No data for building 2 No data for building 3 No data for building 4 No data for building 5

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

DATA NOT AVAILABLE

PRIOR-07/29/1962

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Case Number: CHC-2013-3620-HCM Declaration Letter Mailing List MAILING DATE: Feb 19, 2013

John and Tina Carmichael 2226 N. Wayne Ave Los Angeles, CA 90027 GIS/Fae Tsukamoto City Hall, Room 825 Mail Stop 395

Vanessa Withers 419 Concord Ave Monrovia, CA 91016 Council District 4 City Hall, Room 480 **Mail Stop 206**

Joe Ferrell 2923 Waverly Dr Los Angeles, CA

@0915 @ANEKA

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