

MARY PICKHARDT ARCHITECT

January 18, 2017

Amanda Briones
City of Los Angeles Department of City Planning
200 N. Spring Street, Rm 620
Los Angeles, CA 90012
amanda.briones@lacity.org

RE: **Meyer Courtyard Apartments**
Case #VTT-74328-CC

Dear Ms Briones

I am writing in support of the condominium conversion application for the Mendel and Mabel Meyer Courtyard Apartments - HCM # 1096.

The buildings are classic examples of two story Los Angeles courtyard apartments built in the 1930-1940's. Each of the one and two-bedroom units is spacious, bright and airy, and each connected to a private outdoor space that is the key feature of our California lifestyle.

The properties, built in 1936 and 1939, have been poorly maintained and have been allowed to fall into a sad state of disrepair. The units have not had any significant upgrades in the plumbing, electrical or mechanical systems. The original architectural character of the buildings has been seriously altered. There was an ill-considered addition in 1948. All but a few original windows have been retrofitted with cheap replacement sashes.

While the kitchens and bathrooms retain their original features, without a careful and costly restoration these rooms will continue to deteriorate and will ultimately be completely lost. I know from experience that a true restoration of these units is not a cost effective project for the rental market.

In my opinion, the only path for neglected historic structures to be renovated and original features restored is for the apartments to become condominiums. The investment in the units for potential sale as private homes will ensure that funds are available for a complete and sensitive restoration of the structures. A newly formed HOA will also ensure that the buildings are properly restored and are maintained as contributors to this historic multi-family community.

I hope that the Planning Department will look favorably on this condominium application as an essential project that will provide architectural stability to Flores Street and will enhance the Beverly Square neighborhood.

Sincerely,



Mary Pickhardt AIA

CC: Shawn Bayliss, CD5