

**WURFL COURT**  
1450-1456 North Echo Park Avenue; 1461-1465 North Fairbanks Place  
CHC-2017-4762-HCM  
ENV-2017-4763-CE

Agenda packet includes:

1. [Final Staff Recommendation Report](#)
2. [Committee/ Staff Site Inspection Photos](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [Historic-Cultural Monument Application](#)
6. [Letter of Support](#)

Please click on each document to be directly taken to the corresponding page of the PDF.

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2017-4762-HCM  
ENV-2017-4763-CE

HEARING DATE: March 2, 2017  
TIME: 10:00 AM  
PLACE: City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA 90012

Location: 1450-1456 North Echo Park Avenue;  
1461-1465 North Fairbanks Place  
Council District: 13  
Community Plan Area: Silver Lake-Echo Park-  
Elysian Valley  
Area Planning Commission: East Los Angeles  
Neighborhood Council: Greater Echo Park Elysian  
Legal Description: Tract TR 3875, Lots 9-10

EXPIRATION DATE: April 4, 2017

PROJECT: Historic-Cultural Monument Application for the  
WURFL COURT

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): Bixel House LLC c/o Sam Mark  
250 N. Robertson Blvd., Ste. 511  
Beverly Hills, CA 90211

Bixel House LLC  
1055 Wilshire Blvd., Ste. 15  
Los Angeles, CA 90017

APPLICANT: Lena Kouyoumdjian  
1452 ½ Echo Park Ave.  
Los Angeles, CA 90026

**RECOMMENDATION** That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

Ken Bernstein, AICP, Manager  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

Melissa Jones, Planning Assistant  
Office of Historic Resources

Attachments: Committee/ Staff Site Inspection Photos  
Historic-Cultural Monument Application



## **FINDINGS**

- Wurfl Court "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an example of the bungalow court multi-family housing type in Echo Park.

## **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 for Louis Wurfl in 1922, Wurfl Court is a Mediterranean Revival style bungalow court located at 1450 Echo Park Avenue in the Echo Park neighborhood of Los Angeles.

The subject property is comprised of seven detached one-story 750-square-foot units surrounding a communal courtyard in a U-shaped configuration with seven garages located at the rear of the property. Each unit has a rectangular floor plan, covered stoop front entrance, and a secondary rear entrance leading to a private backyard. The property features stucco siding, red-tile roofs, arches, original carriage-style garage doors, and decorative reliefs.

Louis Wurfl grew up in the Echo Park area and worked in the steel industry, through which he contributed to several prominent projects throughout the city that included the cross on Echo Park's historic Angelus Temple. Wurfl also worked in the film industry as a prop master for MGM studios and constructed sets for movies such as *The Wizard of Oz*.

Over the years there appear to have been only minor alterations to the property that include window replacement on some of the units. Also, one of the complex's garages was repaired following fire damage in 1953.

## **DISCUSSION**

Wurfl Court successfully meets one of the Historic-Cultural Monument criteria: it "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction" as an example of bungalow court multi-family housing in Los Angeles. While the applicant argues that the subject property also "reflects the broad cultural, economic, or social history of the nation, state, or community" for its association with the rapid development of Los Angeles and its surrounding areas in the early 1920s, the information provided does not support meeting this criterion.

Bungalow court apartments are one of four multi-family housing types that became popular during California's population boom after World War I. Bungalow courts are distinguished by several different types, but most commonly they appear as one-story detached bungalows in a U-shaped configuration with a central courtyard. Most units are entered through private porches or stoops from the courtyard and exhibit similar features of single-family dwellings, but on a more modest scale.

Wurfl Court is a good example of bungalow court housing, as it includes the following character-defining elements of the housing type: a U-shaped configuration; detached single-story bungalows; private entrances; central open space; garages at the rear; interior features characteristic of a single-family house; and rectangular interior floor plans. Wurfl Court has a unique U-parti layout with individual units stepped up along a slightly sloping central courtyard and garages at the rear of the property facing a back street. The footprint of the subject property has remained the same since 1922 and retains integrity in its site plan, orientation, and interior configurations. Minor cosmetic changes to the property include alterations to windows, kitchens, and bathrooms. Despite these alterations, the overall plan is unchanged and the subject property continues to reflect its bungalow court building type.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS**

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 Wurfl Court as an 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 an irreplaceable historic site/open space. The Secretary of the Interior's Standards for 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 and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2017-4763-CE was prepared on February 10, 2017.

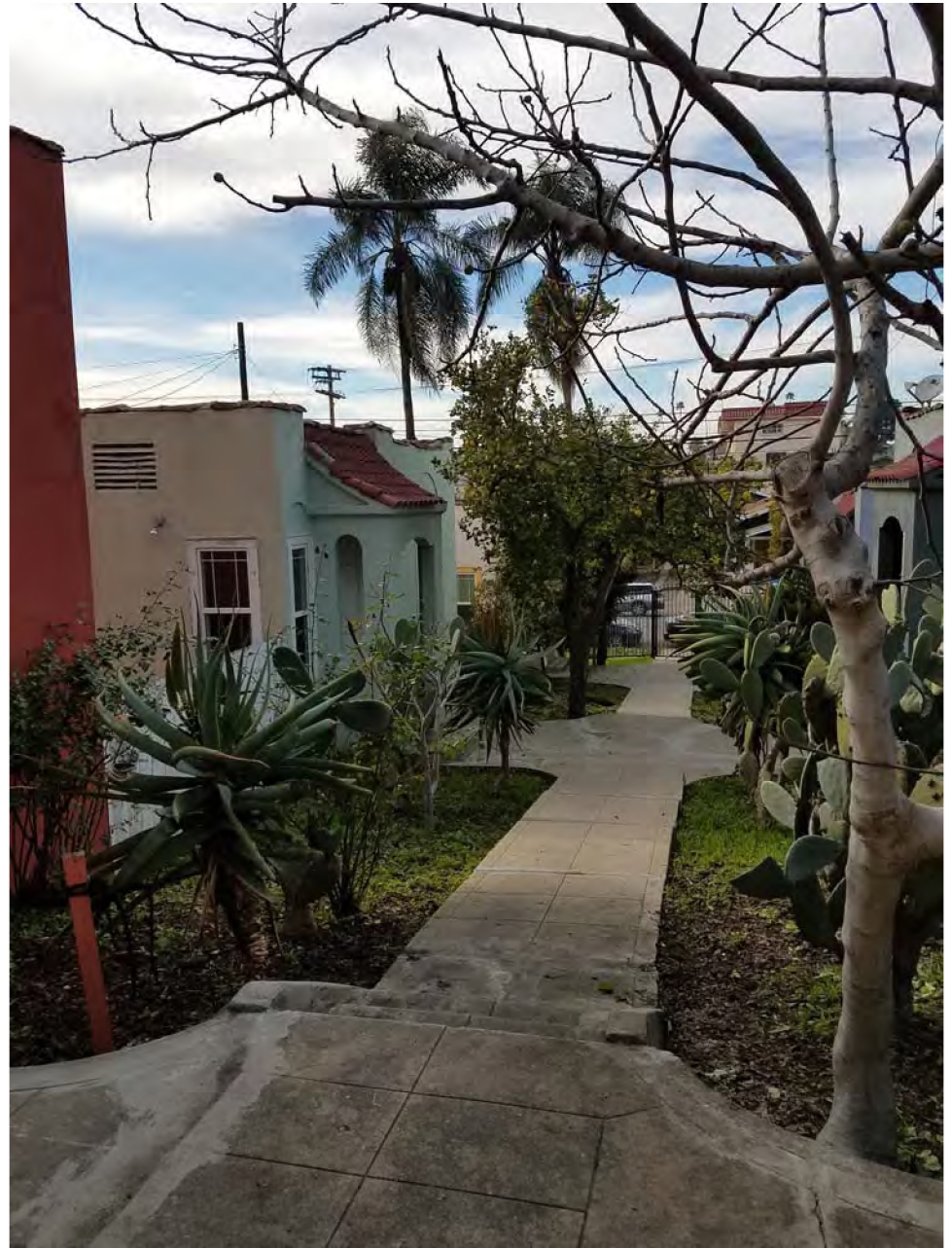
## **BACKGROUND**

On January 19, 2017 the Cultural Heritage Commission voted to take the property under consideration. On February 9, a subcommittee of the Commission consisting of Commissioner Kennard visited the property, accompanied by staff members from the Office of Historic Resources.

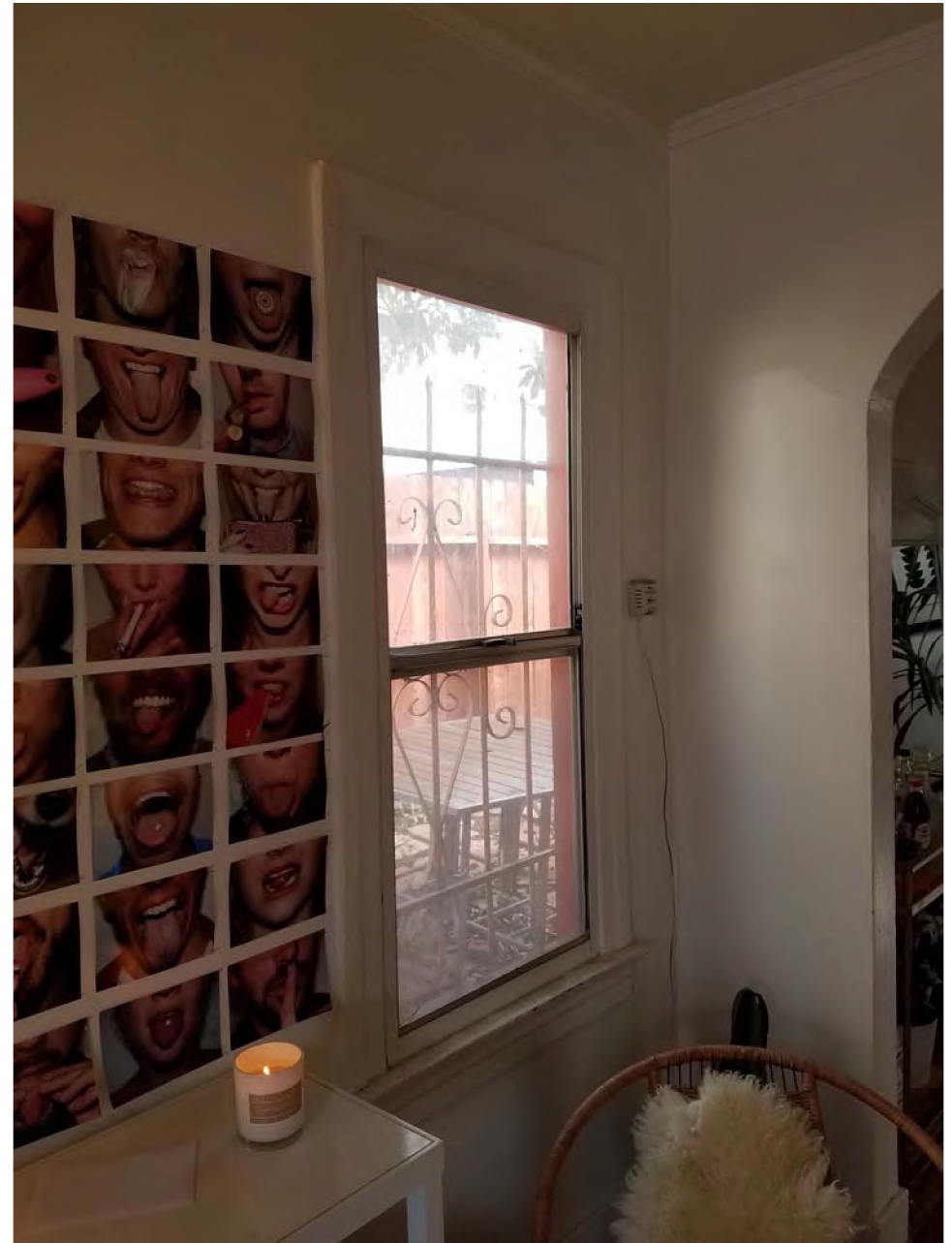
**WURFL COURT**

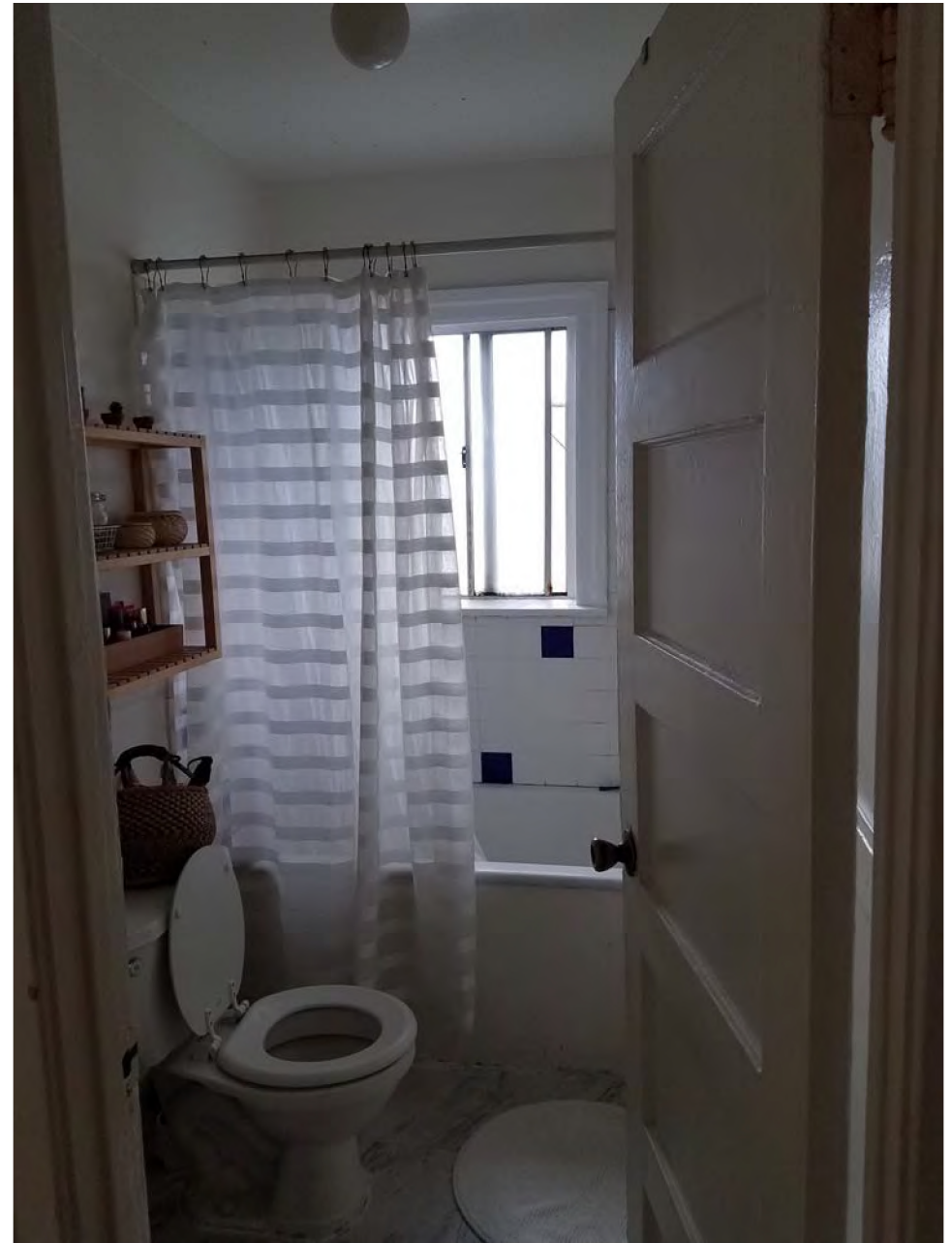
1450-1456 North Echo Park Avenue; 1461-1465 North Fairbanks Place  
CHC-2017-4762-HCM  
ENV-2017-4763-CE

**COMMITTEE/ STAFF SITE INSPECTION PHOTOS  
FEBRUARY 9, 2017**





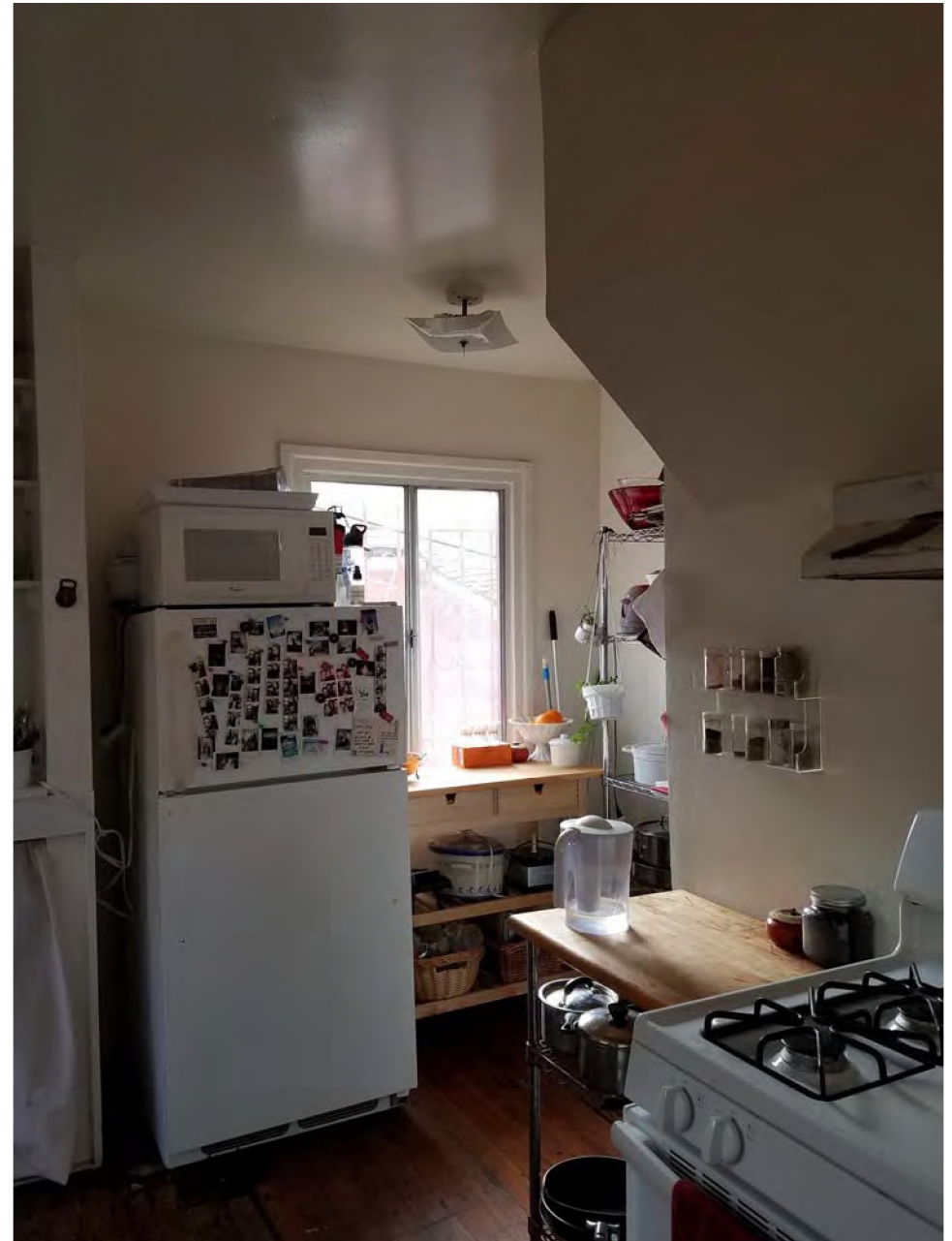


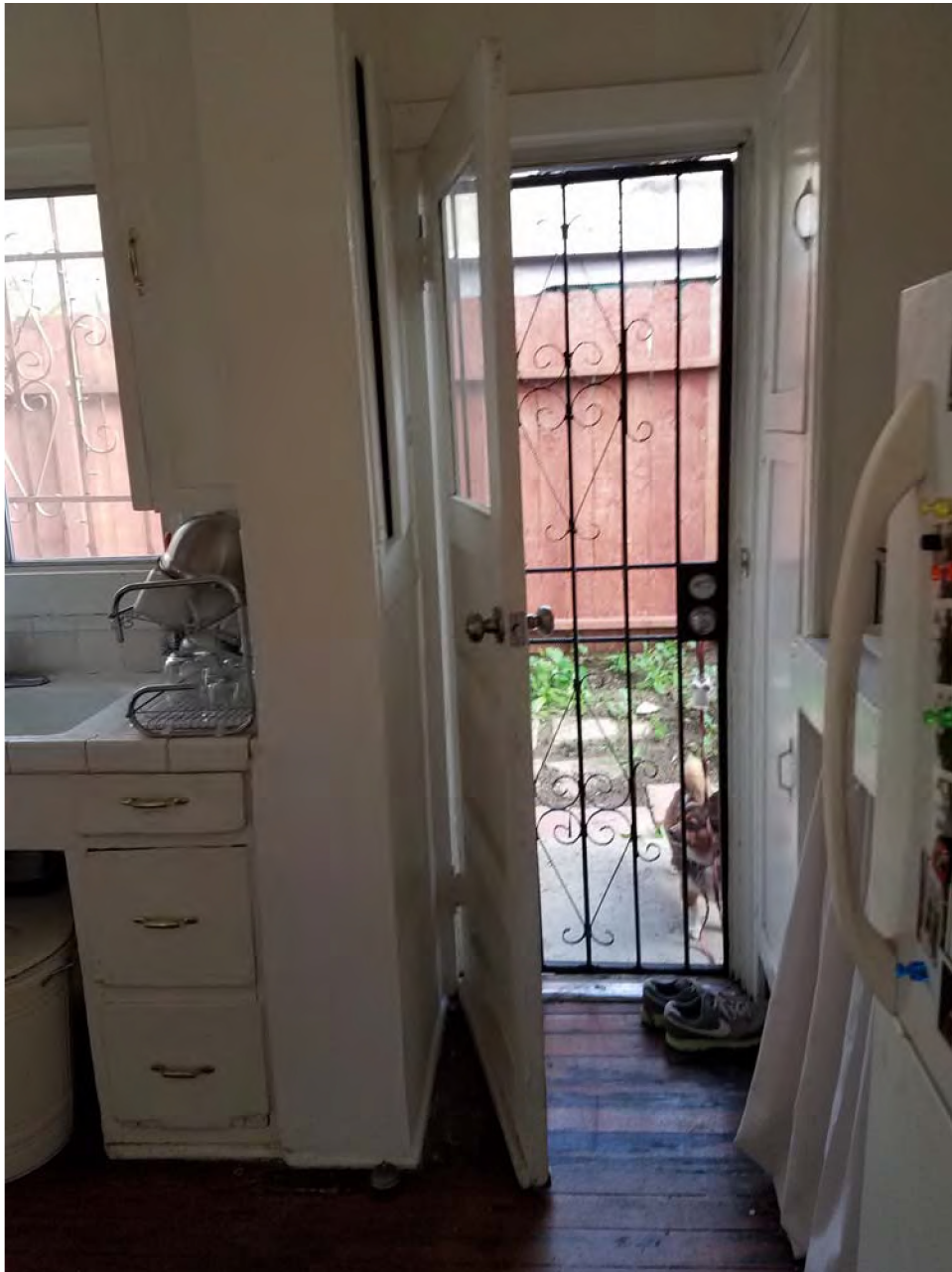




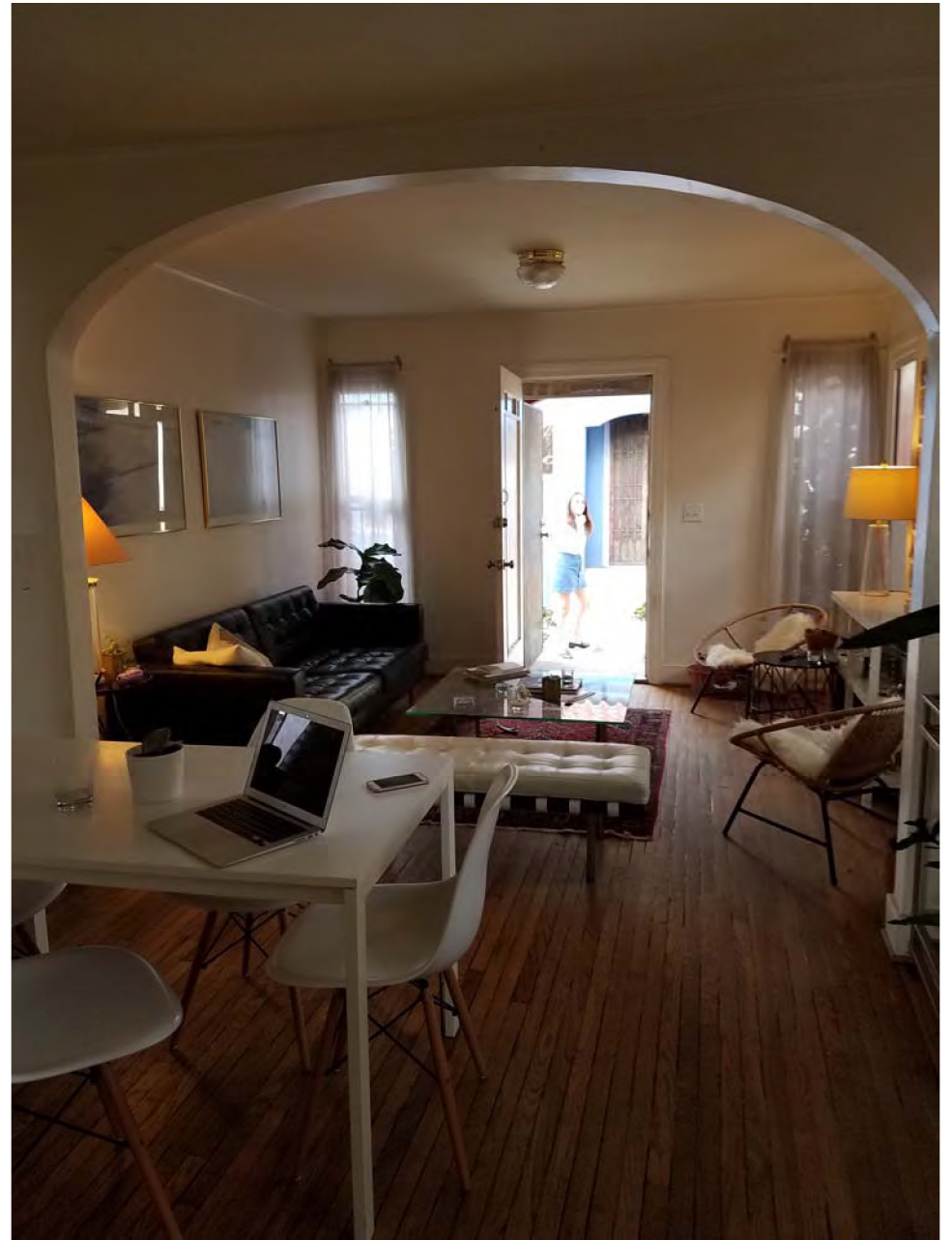




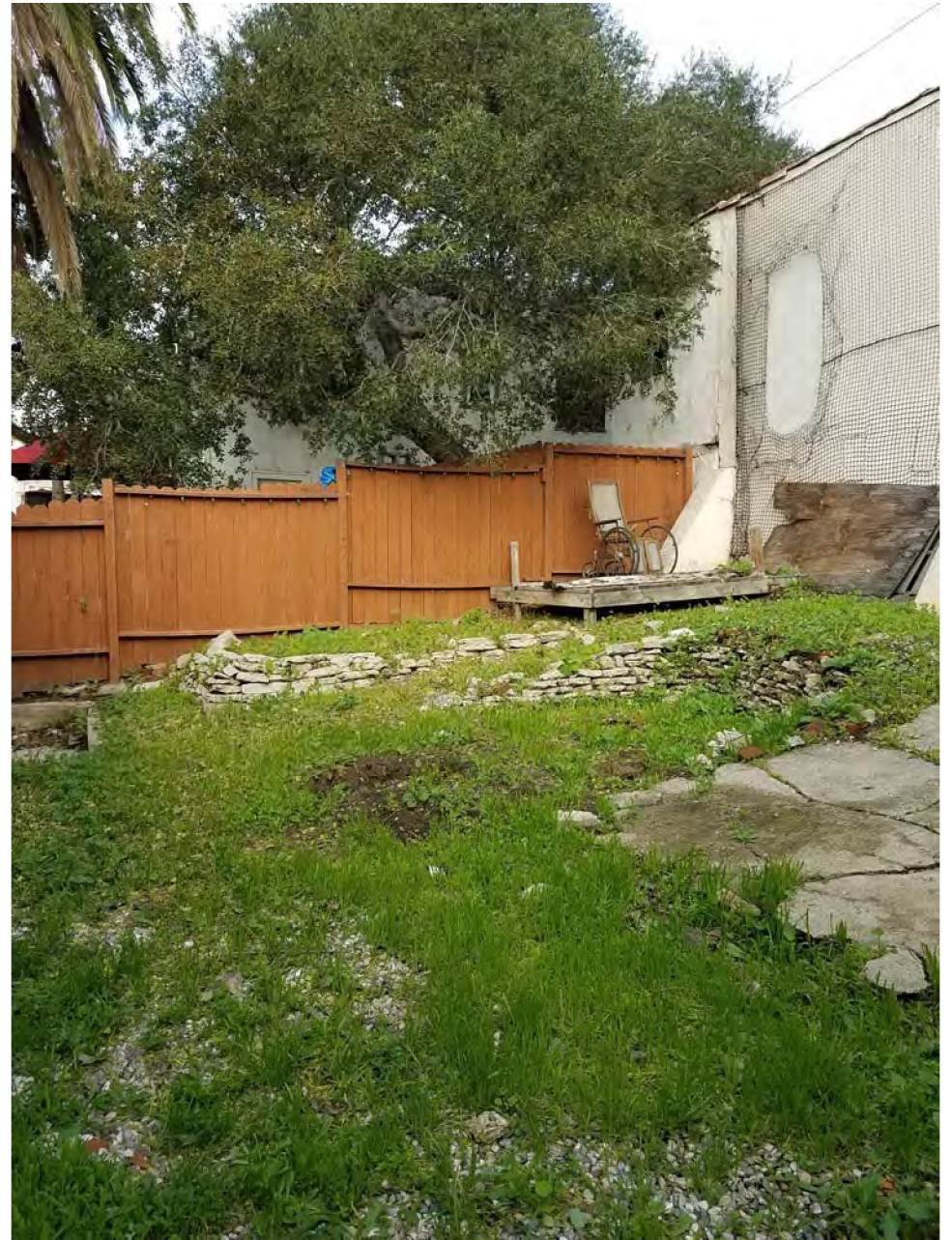








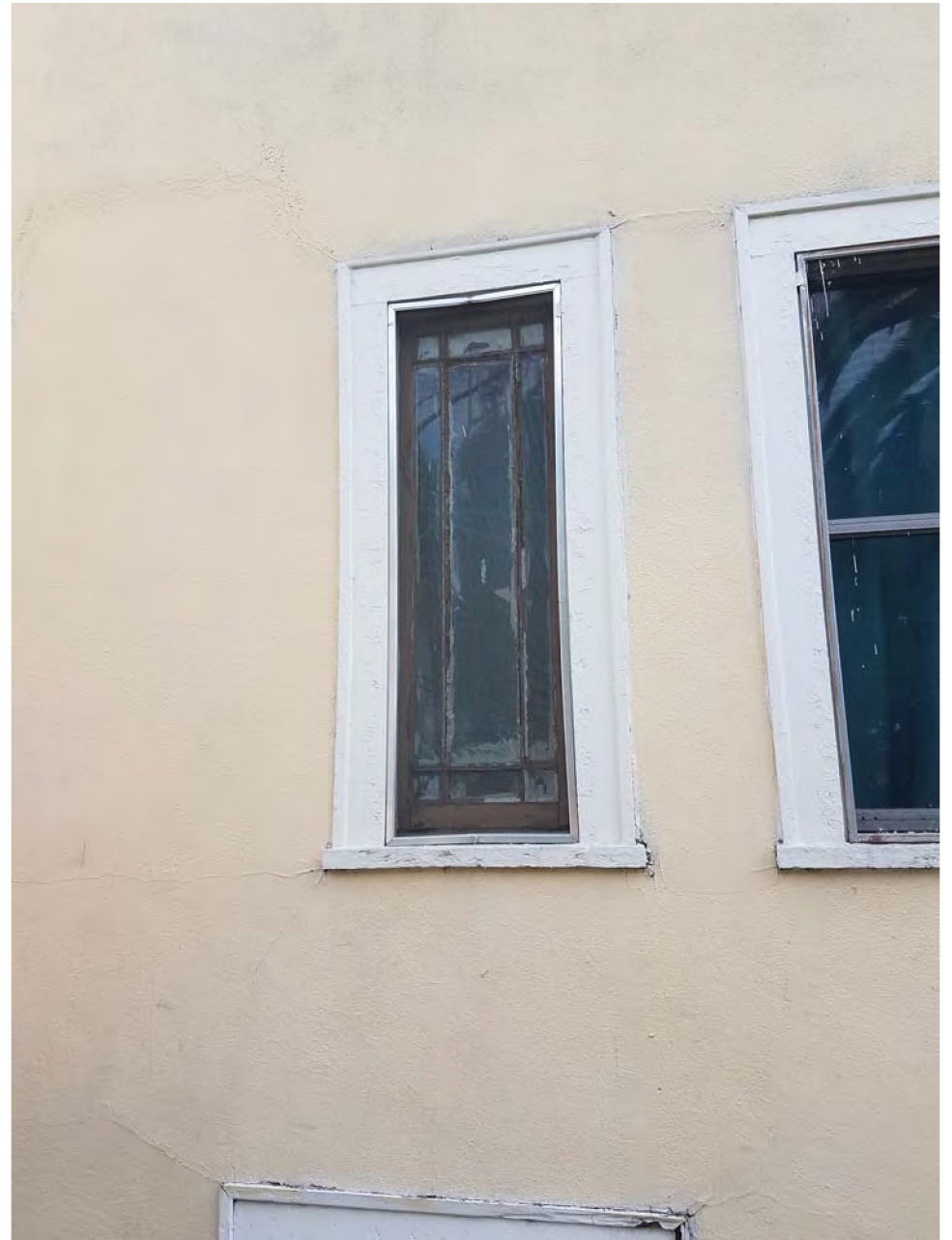




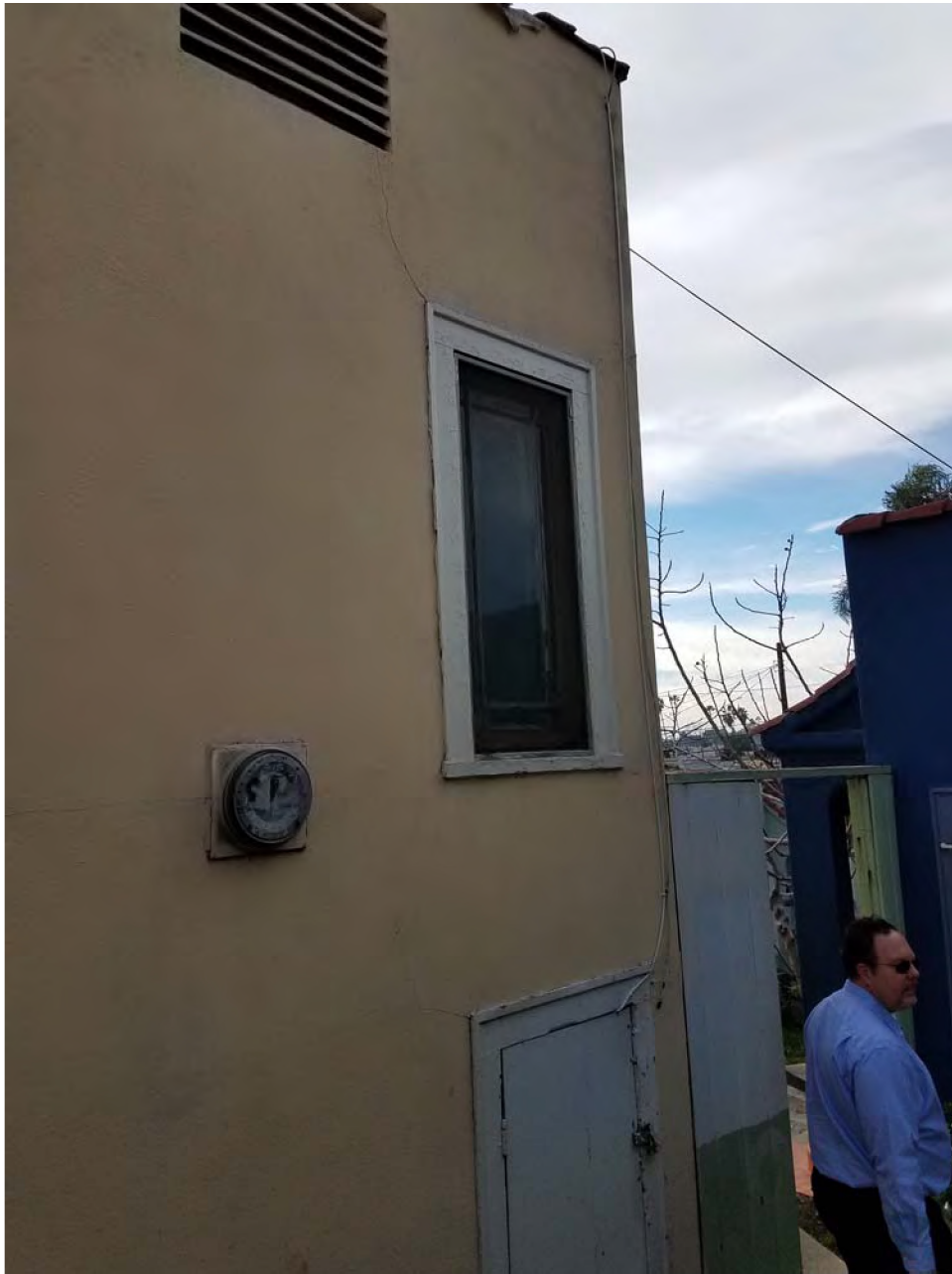




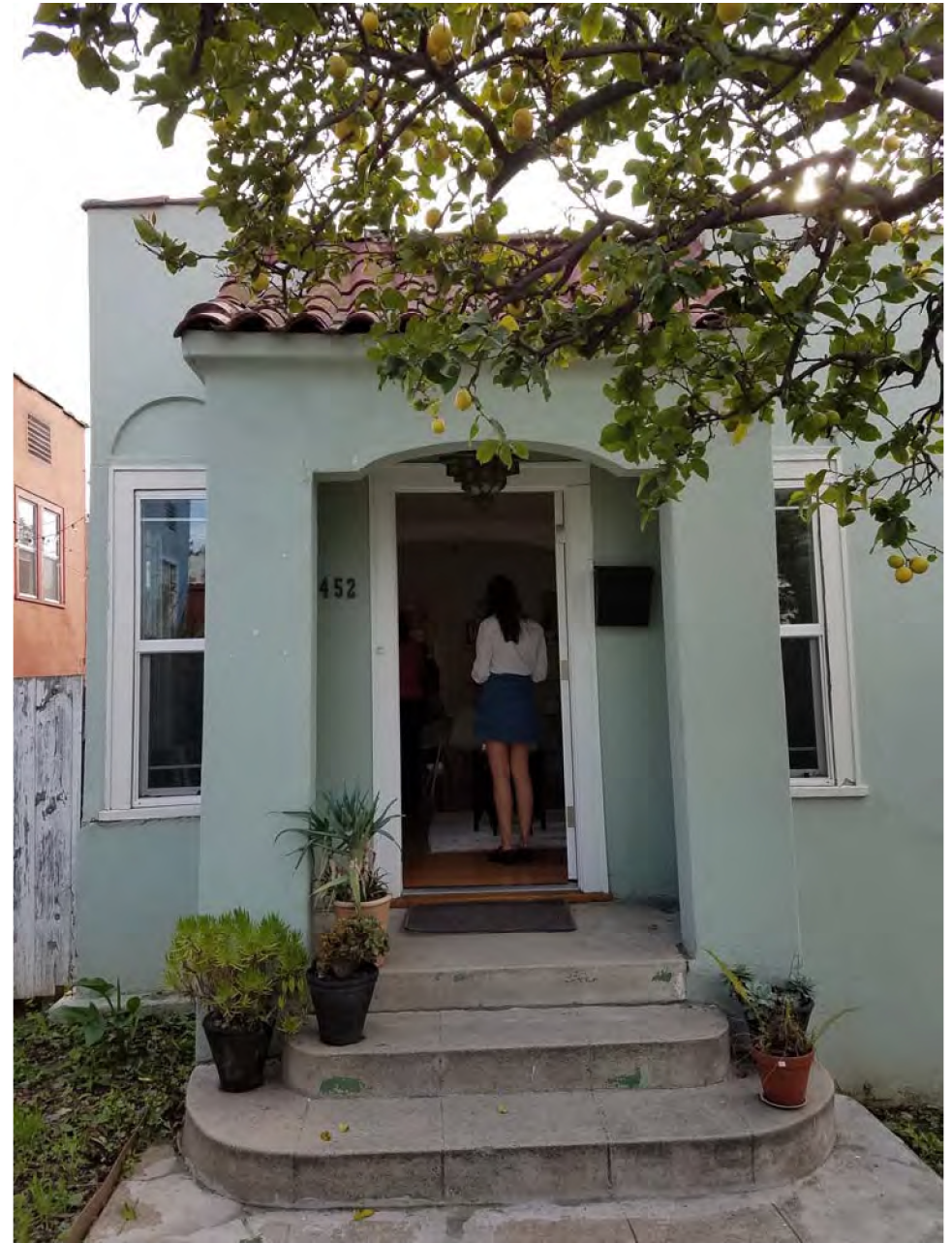




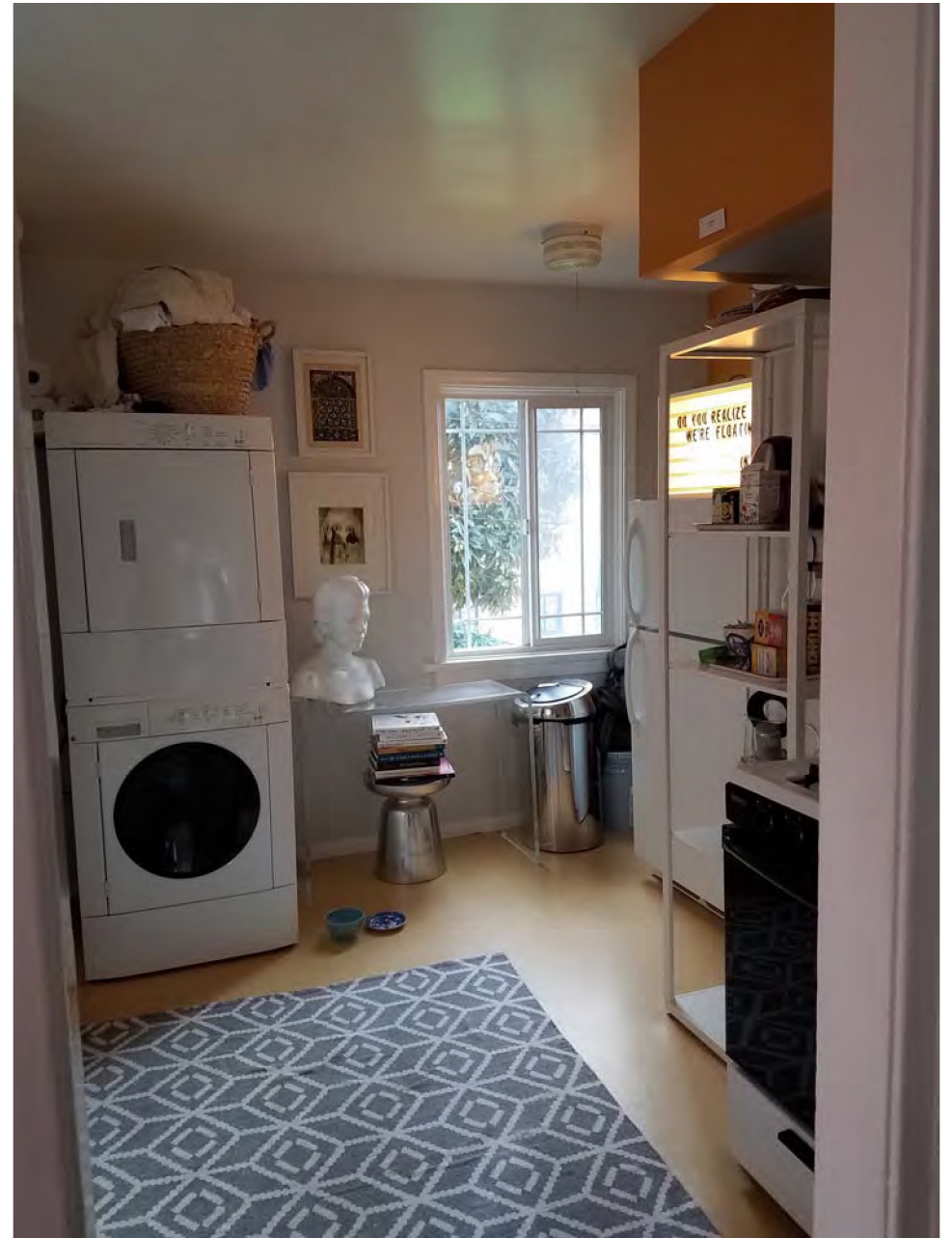






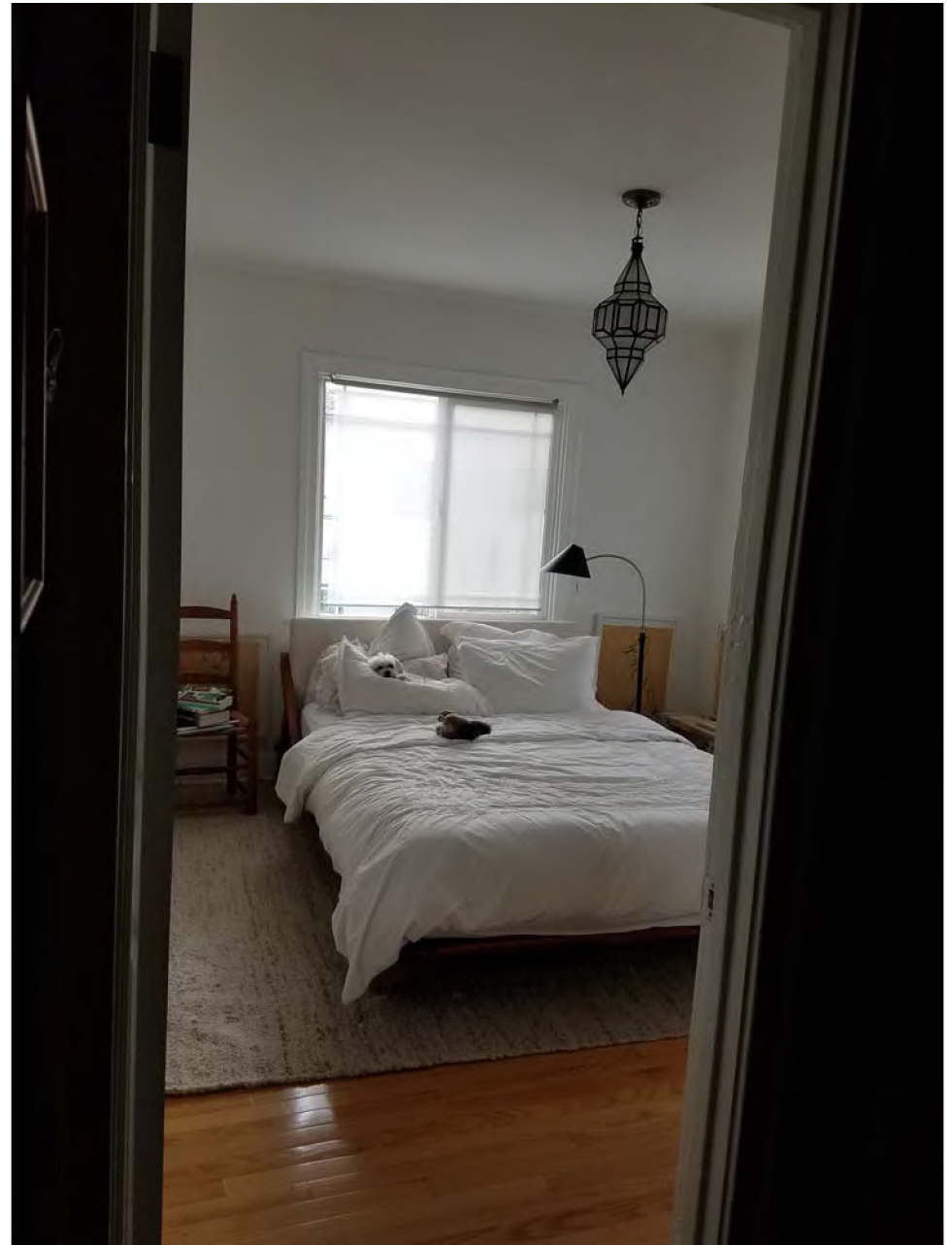




























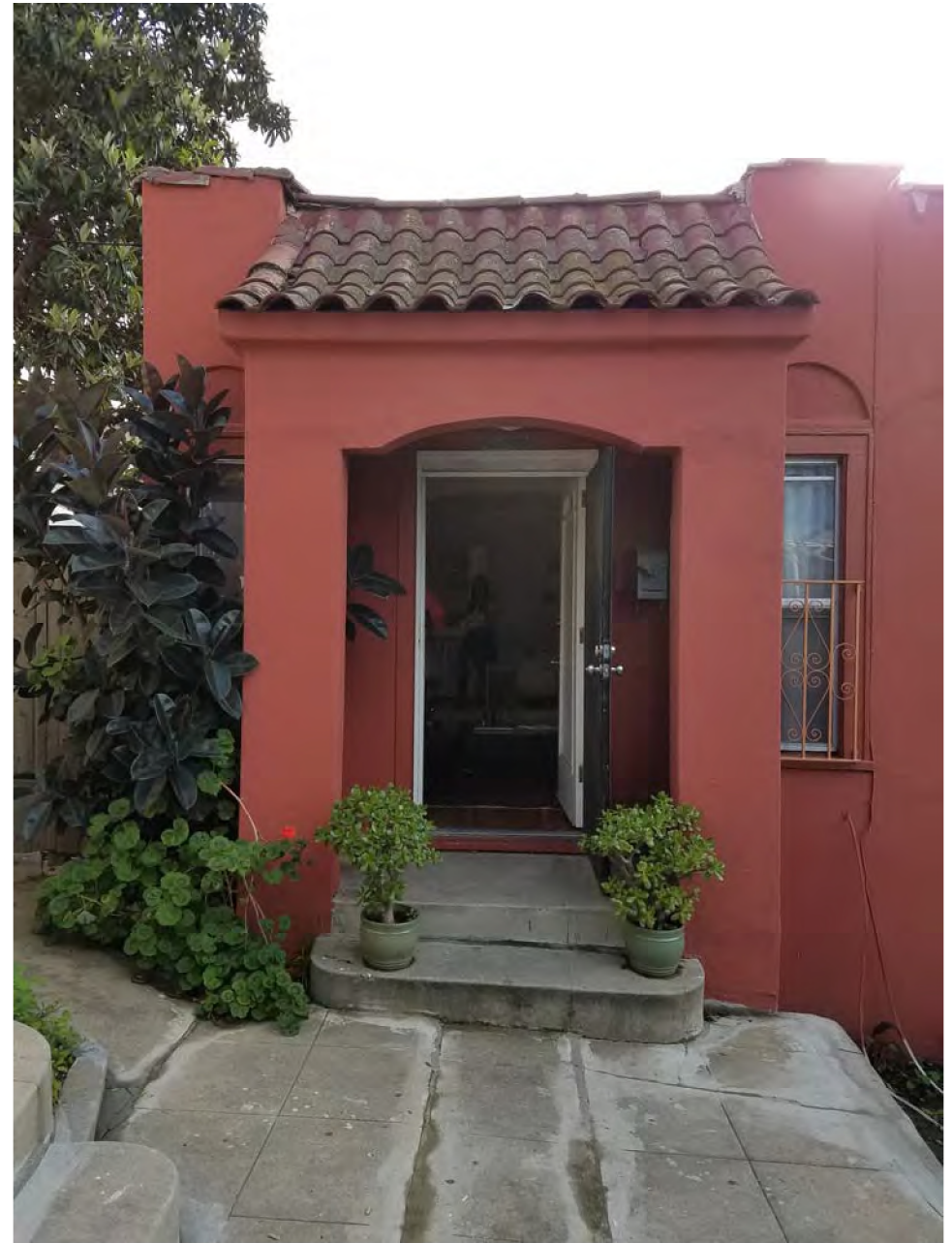












COUNTY CLERK'S USE

## CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 360  
LOS ANGELES, CALIFORNIA 90012

## CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY <b>City of Los Angeles Department of City Planning</b>	COUNCIL DISTRICT <b>13</b>
--	-------------------------------

PROJECT TITLE <b>Wurfl Court</b>	LOG REFERENCE <b>CHC-2017-4762-HCM ENV-2017-4763-CE</b>
-------------------------------------	--

PROJECT LOCATION  
**1450 North Echo Park Avenue, Los Angeles, CA 90026**

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:  
**Designation of the Wurfl Court as an Historic-Cultural Monument.**

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON <b>Melissa Jones</b>	AREA CODE <b>213</b>	TELEPHONE NUMBER <b>978-1192</b>	EXT.
--	-------------------------	-------------------------------------	------

EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
× CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class **8 & 31** Category \_\_\_\_\_ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.

JUSTIFICATION FOR PROJECT EXEMPTION: Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's 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." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the **Wurfl Court** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE [SIGNED COPY IN FILE]	TITLE Planning Assistant	DATE February 10, 2017
FEE:	RECEIPT NO.	REC'D. BY
		DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record

IF FILED BY THE APPLICANT:

NAME (PRINTED) \_\_\_\_\_

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2017-4762-HCM  
ENV-2017-4763-CE

HEARING DATE: January 19, 2017  
TIME: 10:00 AM  
PLACE: City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA 90012

Location: 1450-1456 North Echo Park Avenue;  
1461-1465 North Fairbanks Place  
Council District: 13  
Community Plan Area: Silver Lake-Echo Park-  
Elysian Valley  
Area Planning Commission: East Los Angeles  
Neighborhood Council: Greater Echo Park Elysian  
Legal Description: Tract TR 3875, Lots 9-10

PROJECT: Historic-Cultural Monument Application for the  
WURFL COURT

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): Bixel House LLC c/o Sam Mark  
250 N. Robertson Blvd., Ste. 511  
Beverly Hills, CA 90211

Bixel House LLC  
1055 Wilshire Blvd., Ste. 15  
Los Angeles, CA 90017

APPLICANT: Lena Kouyoumdjian  
1452 ½ Echo Park Ave.  
Los Angeles, CA 90026

### 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 warrants further investigation.
2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP  
Director of Planning

[SIGNED ORIGINAL IN FILE]

---

Ken Bernstein, AICP, Manager  
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

---

Melissa Jones, Planning Assistant  
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

---

Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

## **SUMMARY**

Built for Louis Wurfl in 1922, Wurfl Court is a Mediterranean Revival style bungalow court located at 1450 Echo Park Avenue in the Echo Park neighborhood of Los Angeles.

The subject property is comprised of seven detached one-story 750-square-foot units surrounding a communal courtyard in a U-shaped configuration with seven garages located at the rear of the property. Each unit has a rectangular floor plan, covered stoop front entrance, and a secondary rear entrance leading to a private backyard. The property features stucco siding, red-tile roofs, arches, original carriage-style garage doors, and decorative reliefs.

Louis Wurfl grew up in the Echo Park area and worked in the steel industry, through which he contributed to several prominent projects throughout the city that included the cross on Echo Park's historic Angelus Temple. Wurfl also worked in the film industry as a prop master for MGM studios and constructed sets for movies such as *The Wizard of Oz*.

Over the years there appear to have been only minor alterations to the property that include window replacement on some of the units. Also, one of garages was repaired following fire damage in 1953.

## **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 NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

Proposed Monument Name: <b>Wurfl Court</b>		First Owner/Tenant			
Other Associated Names:					
Street Address: <b>1450 Echo Park Ave.</b>		Zip: <b>90026</b>	Council District: <b>13</b>		
Range of Addresses on Property: <b>1450 - 1456</b>		Community Name:			
Assessor Parcel Number: <b>5419024008</b>	Tract: <b>TR 3875</b>	Block:	Lot: <b>9</b>		
Identification cont'd:					
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object	<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:					

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: <b>1922</b>	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? <b>Private Development</b>
Architect/Designer:			Contractor: <b>J.M. Close</b>
Original Use: <b>Residential</b>			Present Use: <b>Residential</b>
Is the Proposed Monument on its Original Site? <input checked="" type="radio"/> Yes <input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)			

## 3. STYLE & MATERIALS

Architectural Style: <b>Bungalow Court</b>		Stories: <b>1</b>	Plan Shape: <b>U-shaped</b>
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: <b>Unknown</b>	Type: <b>Unknown</b>	
CLADDING	Material: <b>Stucco, smooth</b>	Material: <b>Stucco, smooth</b>	
ROOF	Type: <b>Flat</b>	Type: <b>Select</b>	
	Material: <b>Clay tile, rounded</b>	Material: <b>Select</b>	
WINDOWS	Type: <b>Unknown</b>	Type: <b>Select</b>	
	Material: <b>Select</b>	Material: <b>Select</b>	
ENTRY	Style: <b>Centered</b>	Style: <b>Select</b>	
DOOR	Type: <b>Paneled, unglazed</b>	Type: <b>Select</b>	





# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

	No alterations/additions.

## 5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

Listed in the National Register of Historic Places	
Listed in the California Register of Historical Resources	
Formally determined eligible for the National and/or California Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:	

## 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):	
✓	Reflects the broad cultural, economic, or social history of the nation, state, or community
	Is identified with historic personages or with important events in the main currents of national, state, or local history
✓	Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
	A notable work of a master builder, designer, or architect whose individual genius influenced his or her age



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 7. WRITTEN STATEMENTS

*This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.*

**A. Proposed Monument Description** - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

**B. Statement of Significance** - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

## 8. CONTACT INFORMATION

### Applicant

Name: Lena Kouyoumdjian		Company:	
Street Address: 1452 1/2 Echo Park Ave		City: Los Angeles	State: CA
Zip:	Phone Number: 5105085941	Email: lena.christine.k@gmail.com	

### Property Owner

Is the owner in support of the nomination?

Yes

No

☒ Unknown

Name:		Company: Bixel House LLC	
Street Address: 1055 Wilshire Boulevard, Suite 15		City: Los Angeles	State: CA
Zip: 90017	Phone Number: (213) 221-1220	Email: twarren@hollandresidential.com	

### Nomination Preparer/Applicant's Representative

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	





# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

### APPLICATION CHECKLIST

- |  |  |
|--|--|
| 1. Nomination Form   | 5. Copies of Primary/Secondary Documentation   |
| 2. Written Statements A and B  | 6. Copies of Building Permits for Major Alterations (include first construction permits) |
| 3. Bibliography  | 7. Additional, Contemporary Photos   |
| 4. Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: <a href="mailto:planning.ohr@lacity.org">planning.ohr@lacity.org</a> ) | 8. Historical Photos   |
|  | 9. Zimas Parcel Report for all Nominated Parcels (including map)                         |

## 10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.

- |                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.                                     |
| <input checked="" type="checkbox"/> | I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation. |
| <input checked="" type="checkbox"/> | I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.  |

  
Name:

6-13-16  
Date:

Lena Kouyoumdjian  
Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources  
Department of City Planning  
200 N. Spring Street, Room 620  
Los Angeles, CA 90012  
  
Phone: 213-978-1200  
Website: [preservation.lacity.org](http://preservation.lacity.org)

## Written Statement

There is no housing structure more quintessentially Los Angeles than the bungalow court. The court rose to popularity because it offered the Los Angeles dream--sunshine and space--at an affordable price. Per *Courtyard Housing In Los Angeles*, "The [courts] that remain continue to embody all that is quintessentially Angeleno: the promise of a sublime existence in a sun-drenched Garden of Eden filled with orange blossoms and palm trees; the mythology of Los Angeles's Spanish origins, expressed in place names and building forms; the ephemeral flamboyance of Hollywood and the imagery of lie as some kind of transitional stage set; the freedom implied in the canonization of the automobile; and the appeal of an undelified speculative frontier capable of bringing instant wealth and well-being within everyone's reach."

## Proposed Monument Description

Built in 1922, 1450 Echo Park Avenue is a Mediterranean Revival style Bungalow Court comprised of seven individual free-standing 750 square foot units surrounding a communal courtyard in a U-parti shape. Six of the units face inwards, and one faces Echo Park Ave. Each unit has a front entrance facing the courtyard, and a back entrance off of the kitchen into the backyard, leading to access paths stretching from Echo Park Ave to Fairbanks Place.

The bungalows feature Mediterranean Revival architectural elements, including stucco, red-tiled roofs, arches, and covered front stoops. The units blend indoor and outdoor space with private areas and public space, and open seamlessly onto the street.

Built on a sloping 0.3443 acre lot, each bungalow receives ample natural light due to the rise in elevation from Echo Park Ave. to Fairbanks Place. The property is the last remaining court in Echo Park that features substantial individual private yards for each unit, in addition to the communal public space. The yards of five of the units measure 8.5 by 30 feet, and two of the units have double yards. The property contains five mature fruit trees: Meyer lemon, fig, and loquat.

The bungalow court as a housing type was designed with pragmatism in mind, and the 1450 court is an excellent example of the intention to seamlessly blend the automobile into a pedestrian-friendly atmosphere, with seven Mediterranean Revival style garages at the back of the property on Fairbanks Place. The garages have red tiled roofs and flat garage doors. 1450 Echo Park Ave. is also the last remaining bungalow court with the traditional front "public" entrance and back "service" entrance. Per the Sanborn Maps, Fairbanks Place, the alley running behind the property that is now a street, was created with the building of the complex.

In summary, character defining aspects of the courtyard include, but are not limited to:

- U-parti courtyard shape of detached, free-standing bungalows
- Individual private yards
- Concrete pathways through the courtyard with plant areas and garden space

- Mediterranean Revival style architectural elements, including red-tiled roof, stucco, and arches.
- Mature cacti and fruit trees
- Discreet incorporation of vehicle storage
- Front "public" entrance and back "service" entrance with the creation of Fairbanks Place
- Inward facing front entrances and secondary back entrances
- High ceilings, natural light, large windows
- Interior features of a single-family house
- Arched, covered stoop entrances
- Rectangular floor-plan

## **Statement of Significance**

### Building History

1450 Echo Park Ave was built in 1922 by Louis Wurfl. Born to German immigrants, Louis grew up in Echo Park and eventually began working in the family business: steel. He worked on many prominent steel projects in the Los Angeles area, including the cross on Echo Park's historic Angelus Temple and several neon signs throughout the city..

The growth of Los Angeles housing has always been intertwined with the city's film industry, and 1450 Echo Park Ave. is a prime example of that. Like many people who built housing complexes in the 20's, Louis worked in the film industry as a prop master for MGM, building pieces for movies including the Wizard of Oz's Tin Man, as well as several properties in Los Angeles.

### Architectural Significance:

The 1450 Echo Park Ave. court "embodies the characteristics of an architectural-type specimen inherently valuable for a study of a period, style, or method of construction." It is an excellent and well-maintained example of both Mediterranean Revival architecture and the Bungalow Court.

*From Edinburgh Court findings document:* "Bungalow court apartments are one of four multi-family housing types that became popular during California's population boom after World War I. Bungalow courts are distinguished by their U-shaped plan of one-story detached bungalows with a central courtyard. Most units are entered through private porches or stoops from the courtyard and implement similar features of single-family dwellings but on a more modest scale."

1450 Echo Park Ave. is an excellent example of bungalow court housing. 1450 Echo Park Ave includes the following character-defining elements: a U-parti layout; detached bungalows; private entrances; central open space; garages at rear; interior features of a single-family house; arched entrance; rectangular interior floor plans. The footprint of the property has

retained its integrity since its construction in 1922. Minor changes have made as necessary repairs for upkeep have been made, mainly in the kitchens and bathrooms, but the overall bungalow court has remained unchanged.

#### Cultural Significance

The 1450 Echo Park Ave court "reflects the broad cultural, political, economic, or social history of the nation, State, or community" for its association with the rapid expansion of Hollywood and its surrounding areas in the early teens and 1920s.

*From Edinburgh Court findings document:* "With the boom of the film industry came new jobs and an influx of people employed to support all aspects of film production. The increase in population lead to an increased need for housing and the bungalow court became a popular alternative to single-family houses. As such, bungalow courts were once prevalent throughout Echo Park and are associated with its early expansion." As one of the dwindling number of remaining courts, 1450 Echo Park Ave is an example of early Echo Park development, and represents the rapid growth of Echo Park and Los Angeles in the early part of the twentieth century and "reflects the economic changes occurring in the community at the time."

#### Summary

1450 Echo Park Ave faces possible demolition in the coming months to be replaced by a high density townhouse complex. We lose nothing by preventing the building of another townhouse complex, but the loss of this bungalow court would mean losing a huge piece of Echo Park and Los Angeles history as well. As the number of courts like this one has dwindled, the fabric of the city has changed. While we do need more high density housing to accommodate the housing shortage, we need to be smart about how we do it, focusing on areas that should become more urbanized while maintaining the city's character--after all, that's what drew people here in the first place.

There are currently fewer than 18 bungalow courts left in Echo Park, most of which are not detached like 1450 Echo Park Ave, or with yards as substantial. It is imperative that we take action to protect the courts that remain.



## **Bibliography**

Cultural Heritage Commission. "Edinburgh Court Recommendation Report." (n.d.): n. pag. 2 Nov. 2015. Web. 4 Apr. 2016.

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

Sanborn Maps

# All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS  
and other data must also be filed

# 2

## BOARD OF PUBLIC WORKS DEPARTMENT OF BUILDINGS

### Application for the Erection of Frame Buildings CLASS "D"

To the Board of Public 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 Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY	Lot No. <u>9 and 10 of Tract #3875</u> Block <u>      </u>	O.K. City Clerk	By <u>      </u> Deputy
	(Description of Property)		
	in the City of and County of Los Angeles		
	State of California, as per map recorded in		
TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY	Book <u>53</u> Page <u>44</u> of Maps:	O.K. City Engineer	By <u>      </u> Deputy
	District No. <u>      </u> M. B. Page <u>      </u> F. B. Page <u>      </u>		
	No. <u>Rear of 1450 Echo Park Ave.</u> Street <u>      </u>		
	(Location of Job)		

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Garage No. of Rooms 3 No. of Families 0
- Owner's name Louis Wurfl Phone
- Owner's address 422 Chapman Bldg.
- Architect's name        Phone
- Contractor's name J. M. Close Phone 66739
- Contractor's address 422 Chapman Bldg.
- VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 300.00
- Is there any existing (old) building on lot? no How used?
- Size of proposed building 18 x 27 Height to highest point 9 feet
- Number of Stories in height 1 Character of ground clay
- Material of foundation concrete Size of footings 12" Size of wall 6" Depth below ground 6"
- Material of chimneys 0 Number of inlets to flue 0 Interior size of flues 0 x 0
- Give sizes of following materials: REDWOOD MUDDSILLS 2 x 6 Girders none  
EXTERIOR studs 2 x 3 INTERIOR BEARING studs 2 x 3 Interior Non-Bearing studs 0 x 0  
Ceiling joists 0 x 0 Roof rafters 3 x 4 FIRST FLOOR JOISTS 0 x 0  
Second floor joists 0 x 0 Specify material of roof Composition
- Will all provisions of State Dwelling House Act be complied with? yes

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

**OVER**

(Sign here)         
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY		
PERMIT NO. <u>25942</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>      </u> Plan Examiner	Application checked and found O. K. <u>      </u> Clerk
<div style="border: 2px solid black; padding: 5px; text-align: center;">             RECEIVED AUG 2 1922 L.A. Bldg. Dept.           </div>		

*Plan*  
*STAMP*

*Chas. Mueller*

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>FS</i>
CONSTRUCTION	O. K. <i>FS</i>
ZONING	O. K. <i>T</i>
SET-BACK LINE	O. K. <i>T</i>
ORD. 33761 (N. S.)	O. K. <i>T</i>
FIRE DISTRICT	O. K. <i>FS</i>

## REMARKS

Blank lined paper.

# All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

Bldg. Form 2

# 2

## BOARD OF PUBLIC WORKS DEPARTMENT OF BUILDINGS

### Application for the Erection of Frame Buildings CLASS "D"

To the Board of Public 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 Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY	Lot No. <u>9 and 10 of Tract #2875</u> Block <u>      </u>		O.K. City Clerk By <u>      </u> Deputy	
	(Description of Property)			
	in the City of and County of Los Angeles,			
	State of California, as per map recorded in Book <u>53</u> , Page <u>44</u> of Maps.			
TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY	District No. <u>      </u>	M. B. Page <u>      </u>	F. B. Page <u>      </u>	O.K. City Engineer By <u>      </u> Deputy
	No. <u>Rear of 1454 Echo Park Ave.</u> Street <u>      </u>			
	(Location of Job)			

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building	<u>Garage</u>	No. of Rooms	<u>3</u>	No. of Families	<u>0</u>
2. Owner's name	<u>Louis Wurfl</u>	Phone	<u>      </u>		
3. Owner's address	<u>422 Chapman Bldg.</u>				
4. Architect's name	<u>      </u>	Phone	<u>      </u>		
5. Contractor's name	<u>J. M. Close</u>	Phone	<u>66739</u>		
6. Contractor's address	<u>422 Chapman Bldg.</u>				
7. VALUATION OF PROPOSED WORK	{ Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc. }		<u>\$300.00</u>		
8. Is there any existing (old) building on lot?	<u>no</u>	How used?	<u>      </u>		
9. Size of proposed building	<u>18 x 27</u>	Height to highest point	<u>9</u>	feet	
10. Number of Stories in height	<u>1</u>	Character of ground	<u>clay</u>		
11. Material of foundation	<u>concrete</u>	Size of footings	<u>12"</u>	Size of wall	<u>6"</u> Depth below ground <u>6"</u>
12. Material of chimneys	<u>0</u>	Number of inlets to flue	<u>0</u>	Interior size of flues	<u>0 x 0</u>
13. Give sizes of following materials: REDWOOD MUDDSILLS	<u>2 x 6</u>	Girders	<u>none</u>		
EXTERIOR studs	<u>2 x 3</u>	INTERIOR BEARING studs	<u>2 x 3</u>	Interior Non-Bearing studs	<u>0 x 0</u>
Ceiling joists	<u>0 x 0</u>	Roof rafters	<u>3 x 4</u>	FIRST FLOOR JOISTS	<u>0 x 0</u>
Second floor joists	<u>0 x 0</u>	Specify material of roof	<u>composition</u>		
14. Will all provisions of State Dwelling House Act be complied with?	<u>yes</u>				

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

**OVER**

(Sign here)         
Owner or Authorized Agent

FOR DEPARTMENT USE ONLY		
PERMIT NO. <u>25941</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>      </u> Plan Examiner	Application checked and found O.K. <u>      </u> Clerk
		Stamp here when permit is issued <b>RECEIVED</b> <b>AUG 2 1922</b> L. A. Bldg. Dep.

175



FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>[Signature]</i>
CONSTRUCTION	O. K. <i>[Signature]</i>
ZONING	O. K. <i>[Signature]</i>
SET-BACK LINE	O. K. <i>[Signature]</i>
ORD. 33761 (N. S.)	O. K. <i>[Signature]</i>
FIRE DISTRICT	O. K. <i>[Signature]</i>

## REMARKS

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or printed text on the paper.

# All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

Bldg. Form 2

2

BOARD OF PUBLIC WORKS

## DEPARTMENT OF BUILDINGS

### Application for the Erection of Frame Buildings

CLASS "D"

To the Board of Public 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 Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY

Lot No. 9 and 10 of Tract #3875 Block         
(Description of Property)  
in the City of and County of Los Angeles,  
State of California, as per map recorded in  
Book 53, Page 44 of Maps.

District No.        M. B. Page        F. B. Page       

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

No. 1454 Echo Park Ave. Street         
(Location of Job)  
Bet. Sunset & Scott  
(USE INK OR INDELIBLE PENCIL)

O.K. City Clerk  
O.K. City Engineer  
By        Deputy

- Purpose of Building Dwelling No. of Rooms 5 No. of Families 1
- Owner's name Louis Wurfl Phone
- Owner's address 422 Chapman Bldg.
- Architect's name        Phone
- Contractor's name J.M. Close Phone 66739
- Contractor's address 422 Chapman Bldg.
- VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 2775.00
- Is there any existing (old) building on lot? NO How used?
- Size of proposed building 24 x 31 Height to highest point 14 feet
- Number of Stories in height 1 Character of ground clay
- Material of foundation concrete Size of footings 12" Size of wall 6" Depth below ground 6"
- Material of chimneys 0 Number of inlets to flue 0 Interior size of flues 0 x 0
- Give sizes of following materials: REDWOOD MUDDSILLS 2 x 6 Girders 4 x 6  
EXTERIOR studs 2 x 3 INTERIOR BEARING studs 2 x 3 Interior Non-Bearing studs 2 x 3  
Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 6  
Second floor joists 0 x 0 Specify material of roof Composition
- Will all provisions of State Dwelling House Act be complied with? Yes

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

OVER 7/19/22 (Sign here) J. Wurfl  
4:55 PM Paul (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>25940</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>      </u> Plan Examiner	Application checked and found O.K. <u>      </u> Clerk	Stamp: <u>ISSUED</u> <u>AUG 22 1922</u> <u>DOULU</u> L.A. Bldg. Dept.
----------------------------	---	--	--

PLANS

Ch. Mullins

580

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>PS</i>
CONSTRUCTION	O. K. <i>PS</i>
ZONING	O. K. <i>T</i>
SET-BACK LINE	O. K. <i>T</i>
ORD. 33761 (N. S.)	O. K. <i>T</i>
FIRE DISTRICT	O. K. <i>PS</i>

## REMARKS

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are some small dark specks and faint smudges scattered across the surface, likely due to the scanning process or the age of the paper. No text or other markings are present.

# All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

Bldg. Form 2.

# 2

## BOARD OF PUBLIC WORKS DEPARTMENT OF BUILDINGS

### Application for the Erection of Frame Buildings CLASS "D"

To the Board of Public 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 Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY	Lot No. <u>9 and 10 of Tract #3875</u> Block <u>      </u>	O.K. City Clerk <i>[Signature]</i> By <i>[Signature]</i> Deputy
	(Description of Property) in the City of and County of Los Angeles, State of California, as per map recorded in Book <u>53</u> Page <u>44</u> of Maps.	
	District No. <u>      </u> M. B. Page <u>      </u> F. B. Page <u>      </u>	
TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY	No. <u>1454 1/2</u> Echo Park Ave. Street <u>      </u>	O.K. City Engineer <i>[Signature]</i> By <i>[Signature]</i> Deputy
	(Location of Job) <u>bet Sunset &amp; Scott</u>	
	(USE INK OR INDELIBLE PENCIL)	

- Purpose of Building Dwelling No. of Rooms 5 No. of Families 1
- Owner's name Louis Wurfl Phone
- Owner's address 422 Chapman Bldg.
- Architect's name        Phone
- Contractor's name J. M. Close Phone 66739
- Contractor's address 422 Chapman Bldg.
- VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$2775.00
- Is there any existing (old) building on lot? no How used?
- Size of proposed building 24 x 31 Height to highest point 14 feet
- Number of Stories in height 1 Character of ground clay
- Material of foundation concrete Size of footings 12" Size of wall 6" Depth below ground 6"
- Material of chimneys 0 Number of inlets to flue 0 Interior size of flues 0 x 0
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6  
EXTERIOR studs 2 x 3 INTERIOR BEARING studs 2 x 3 Interior Non-Bearing studs 2 x 3  
Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 6  
Second floor joists 0 x 0 Specify material of roof Composition
- Will all provisions of State Dwelling House Act be complied with? Yes

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

OVER 7/19/22 - 4:55 P.M. (Sign here) J. M. Close (Owner or Authorized Agent.)

PERMIT NO. <u>25939</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <i>[Signature]</i> Plan Examiner	Application checked and found O.K. <i>[Signature]</i> Clerk	Stamp here when permit issued <b>AUG 2 1922</b> L.A. Bldg. Dept.
----------------------------	--	---	--

*[Handwritten: PLANS]* *[Handwritten: 380]*



FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

## REMARKS

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or printed text on the paper.

# All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS  
and other data must also be filed

# 2

BOARD OF PUBLIC WORKS

## DEPARTMENT OF BUILDINGS

### Application for the Erection of Frame Buildings CLASS "D"

To the Board of Public 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 Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO  
REAR OF  
NORTH  
ANNEX  
1st FLOOR  
CITY CLERK  
PLEASE  
VERIFY

Lot No. 9 and 10 of Tract #3875 Block         
(Description of Property)  
in the City of and County of Los Angeles,  
State of California, as per map recorded in  
Book 53, Page 44 of Maps.

District No.        M. B. Page        F. B. Page       

TAKE TO  
ROOM No. 455  
SOUTH  
ANNEX  
ENGINEER  
PLEASE  
VERIFY

No. 1456 Echo Park Ave. Street         
(Location of Job)  
Bet Sunset & Scott

(USE INK OR INDELIBLE PENCIL)

O.K. City Clerk         
O.K. City Engineer       

- Purpose of Building Dwelling No. of Rooms 5 No. of Families 1
- Owner's name Louis Wurfl Phone
- Owner's address 422 Chapman Bldg.
- Architect's name        Phone
- Contractor's name J. M. Close Phone 66739
- Contractor's address 422 Chapman Bldg.
- VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$2775.00
- Is there any existing (old) building on lot? NO How used?
- Size of proposed building 24 x 31 Height to highest point 14 feet
- Number of Stories in height 1 Character of ground clay
- Material of foundation concrete Size of footings 12" Size of wall 6" Depth below ground 6"
- Material of chimneys 0 Number of inlets to flue 0 Interior size of flues 0 x 0
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6  
EXTERIOR studs 2 x 3 INTERIOR BEARING studs 2 x 3 Interior Non-Bearing studs 2 x 3  
Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 6  
Second floor joists 0 x 0 Specify material of roof Composition
- Will all provisions of State Dwelling House Act be complied with? Yes

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

OVER 7/19/22 4:55 P.M. (Sign here)        (Owner or Authorized Agent.)

PERMIT NO.  <u>25938</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>Stanbury</u> Plan Examiner	Application checked and found O. K. <u>      </u> Clerk	Stamp here if approved <u>AUG 2 1922</u> L.A. Bldg. Dept.
--------------------------------	---	---	---

Plan  
PLANS

Chas. M. Miller. 580

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>Feb</i>
CONSTRUCTION	O. K. <i>Feb</i>
ZONING	O. K. <i>T</i>
SET-BACK LINE	O. K. <i>T</i>
ORD. 33761 (N. S.)	O. K. <i>T</i>
FIRE DISTRICT	O. K. <i>Feb</i>

## REMARKS

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

# All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

Bldg. Form 2

BOARD OF PUBLIC WORKS

## DEPARTMENT OF BUILDINGS

2

### Application for the Erection of Frame Buildings CLASS "D"

To the Board of Public 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 Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
- Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
- Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY

Lot No. 9 and 10 of Tract #3875 Block         
(Description of Property)  
in the City of and County of Los Angeles.  
State of California, as per map recorded in  
Book 53, Page 44 of Maps.

District No. 7 M. B. Page        F. B. Page       

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

No. 1456 1/2 Echo Park Ave. Street         
(Location of Job)  
Bet Sunset & Scott  
(USE INK OR INDELIBLE PENCIL)

O.K. City Clerk         
By        Deputy  
O.K. City Engineer         
By        Deputy

- Purpose of Building Dwelling No. of Rooms 5 No. of Families 1
- Owner's name Louis Wurfl Phone
- Owner's address 422 Chapman Bldg.
- Architect's name        Phone
- Contractor's name J. M. Close Phone 66739
- Contractor's address 422 Chapman Bldg.
- VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cosepecta, Elevators, Painting, Finishing, all Labor, etc.} \$ 2775.00
- Is there any existing (old) building on lot? NO How used?
- Size of proposed building 24 x 31 Height to highest point 14 feet
- Number of Stories in height 1 Character of ground clay
- Material of foundation CONCRETE Size of footings 12" Size of wall 6" Depth below ground 6"
- Material of chimneys 0 Number of inlets to flue 0 Interior size of flues 0 x 0
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6  
EXTERIOR studs 2 x 3 INTERIOR BEARING studs 2 x 3 Interior Non-Bearing studs 2 x 3  
Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 6  
Second floor joists 0 x 0 Specify material of roof Composition
- Will all provisions of State Dwelling House Act be complied with? Yes

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

OVER 7/19/22 4:55 P.M. (Sign here)        (Owner or Authorized Agent.)

PERMIT NO. <u>25937</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>      </u> Plan Examiner	Application checked and found O. K. <u>      </u> Clerk	Stamp here when permit is paid <u>      </u> AUG 3 1922 L.A. Bldg. Dept.
----------------------------	---	---	---

PLANS 580



FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

## REMARKS

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or printed text on the paper.

# All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

Bldg. Form 2

# 2

## BOARD OF PUBLIC WORKS DEPARTMENT OF BUILDINGS

### Application for the Erection of Frame Buildings CLASS "D"

To the Board of Public 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 Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.  
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.  
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO  
REAR OF  
NORTH  
ANNEX  
1st FLOOR  
CITY CLERK  
PLEASE  
VERIFY

TAKE TO  
ROOM No. 405  
SOUTH  
ANNEX  
ENGINEER  
PLEASE  
VERIFY

Lot No. 9 and 10 of Tract #2875 Block         
(Description of Property)  
in the City of and County of Los Angeles,  
State of California, as per map recorded in  
Book 53, Page 44 of Maps.  
District No. 7 M. B. Page        F. B. Page         
No. 1450 Echo Park Ave. Street         
(Location of Job) A  
Bet Sunset & Scott  
(USE INK OR INDELIBLE PENCIL)

O.K. City Clerk

O.K. City Engineer

- Purpose of Building Dwelling No. of Rooms 5 No. of Families 1
- Owner's name Louis Wurfl Phone
- Owner's address 422 Chapman Bldg.
- Architect's name        Phone
- Contractor's name J. M. Close Phone 66739
- Contractor's address 422 Chapman Bldg.
- VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$2775.00
- Is there any existing (old) building on lot? no How used?
- Size of proposed building 24 x 31 Height to highest point 14 feet
- Number of Stories in height 1 Character of ground clay
- Material of foundation concrete Size of footings 12" Size of wall 6" Depth below ground 6"
- Material of chimneys 0 Number of inlets to flue 0 Interior size of flues 0 x 0
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6  
EXTERIOR studs 2 x 3 INTERIOR BEARING studs 2 x 3 Interior Non-Bearing studs 2 x 3  
Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 6  
Second floor joists 0 x 0 Specify material of roof Composition
- Will all provisions of State Dwelling House Act be complied with? Yes.

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

OVER 7/19/22 (Sign here) J. M. Close  
455 PM - Read (Owner or Authorized Agent.)

PERMIT NO. <b>25936</b>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Chief Examiner	Application checked and found O. K. <u>[Signature]</u> Clerk	Sends here when permit issued <b>AUG 2 1922</b> L.A. Bldg. Dept.
----------------------------	---	--	--

*Platons*

*Ch. Muller*

*580*

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>[Signature]</i>
CONSTRUCTION	O. K. <i>[Signature]</i>
ZONING	O. K. <i>T</i>
SET-BACK LINE	O. K. <i>T</i>
ORD. 33761 (N. S.)	O. K. <i>[Signature]</i>
FIRE DISTRICT	O. K. <i>[Signature]</i>

## REMARKS

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or printed text on the paper. A small dark speck is visible near the top right corner.

# All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS  
and other data must also be filed

# 2

## BOARD OF PUBLIC WORKS DEPARTMENT OF BUILDINGS

### Application for the Erection of Frame Buildings CLASS "D"

To the Board of Public 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 Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. The application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.  
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.  
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO  
REAR OF  
NORTH  
ANNEX  
1st FLOOR  
CITY CLERK  
PLEASE  
VERIFY

Lot No. 9 and 10 of Tract #3875 Block \_\_\_\_\_  
(Description of Property)  
in the City of and County of Los Angeles,  
State of California, as per map recorded in  
Book 53 Page 44 of Maps.

District No. 7 M. B. Page \_\_\_\_\_ F. B. Page \_\_\_\_\_

TAKE TO  
ROOM No. 405  
SOUTH  
ANNEX  
ENGINEER  
PLEASE  
VERIFY

No. 1452 Echo Park Ave. Street \_\_\_\_\_  
(Location of Job)

Bet Sanset & Scott

(USE INK OR INDELIBLE PENCIL)

O.K. City Clerk  
O.K. City Engineer  
By \_\_\_\_\_  
Deputy

- Purpose of Building Dwelling No. of Rooms 5 No. of Families 1
- Owner's name Louis Wurfl Phone \_\_\_\_\_
- Owner's address 422 Chapman Bldg.
- Architect's name \_\_\_\_\_ Phone \_\_\_\_\_
- Contractor's name J. M. Close Phone 66739
- Contractor's address 422 Chapman Bldg.
- VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Compoos, Elevators, Painting, Finishing, all Labor, etc.} \$2775.00
- Is there any existing (old) building on lot? no How used? \_\_\_\_\_
- Size of proposed building 24 x 31 Height to highest point 14 feet
- Number of Stories in height 1 Character of ground clay
- Material of foundation concrete Size of footings 12" Size of wall 6" Depth below ground 6"
- Material of chimneys 0 Number of inlets to flue 0 Interior size of flues 0 x 0
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6  
EXTERIOR studs 2 x 3 INTERIOR BEARING studs 2 x 3 Interior Non-Bearing studs  
2 x 3 Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 6  
Second floor joists 0 x 0 Specify material of roof Composition
- Will all provisions of State Dwelling House Act be complied with? Yes

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

OVER 7/19/22 4:55 PM (Sign here) \_\_\_\_\_  
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>25935</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found O. K. <u>[Signature]</u> Clerk	Stamp <u>100110</u> AUG 2 1922 L. A. Bldg. Dept.
----------------------------	--	--	---

Plans

[Signature]

580



FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

## REMARKS

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or printed text on the paper. A small dark speck is visible near the top center, and some faint smudges are present along the left edge.

# All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

Bldg. Form 2

# 2

## BOARD OF PUBLIC WORKS DEPARTMENT OF BUILDINGS

### Application for the Erection of Frame Buildings CLASS "D"

To the Board of Public 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 Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.  
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.  
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY	Lot No. 9 and 10 of Tract #3875 Block	O.K. City Clerk By
	(Description of Property)	
	in the City of and County of Los Angeles	
	State of California, as per map recorded in Book 53, Page 44 of Maps.	
	District No. 7 M. B. Page F. B. Page	
TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY	No. 1452 1/2 Echo Park Ave.	O.K. City Engineer By
	(Location of Job)	
	Between Sunset & Scott	
	(USE INK OR INDELIBLE PENCIL)	

- Purpose of Building Dwelling No. of Rooms 5 No. of Families 1
- Owner's name Louis Wurfl Phone
- Owner's address 422 Chapman Bldg.
- Architect's name Phone
- Contractor's name J. M. Close Phone 66739
- Contractor's address 422 Chapman Bldg.
- VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 2775.00
- Is there any existing (old) building on lot? NO How used?
- Size of proposed building 24 x 31 Height to highest point 14 feet
- Number of Stories in height 1 Character of ground clay
- Material of foundation concrete Size of footings 12" Size of wall 6" Depth below ground 6"
- Material of chimneys 0 Number of inlets to flue 0 Interior size of flues 0 x 0
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6  
EXTERIOR studs 2 x 3 INTERIOR BEARING studs 2 x 3 Interior Non-Bearing studs  
2 x 3 Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 6  
Second floor joists 0 x 0 Specify material of roof Composition
- Will all provisions of State Dwelling House Act be complied with? Yes

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

OVER 7/19/22 4:55 PM. (Sign here) Jurel (Owner or Authorized Agent.)

PERMIT NO. 25934	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Plan Examiner	Application checked and found O. K. Clerk	Stamp here when permit is issued AUG 2 1922 L.A. Bldg. Dept.
---------------------	--	--	--

Plans  
PLANS

Chas Wurfl

580

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>Yes</i>
CONSTRUCTION	O. K. <i>Yes</i>
ZONING	O. K. <i>Yes</i>
SET-BACK LINE	O. K. <i>Yes</i>
ORD. 33761 (N. S.)	O. K. <i>Yes</i>
FIRE DISTRICT	O. K. <i>Yes</i>

## REMARKS

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.



3

# APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

Form D-3  
CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

Lot No. 9+10  
Tract 3875  
Location of Building 1450<sup>50</sup> Echo Park Ave.  
(House Number and Street)

Between what cross streets? Montana & Scott

## USE INK OR INDELIBLE PENCIL

1. Present use of building Garage Families 2 Rooms 2  
(Store, Dwelling, Apartment House, Hotel or other purpose)  
2. State how long building has been used for present occupancy abt 25 yrs  
3. Use of building AFTER alteration or moving Garage Families 2 Rooms 2  
4. Owner LATIE M. EUSTACE Phone La 27  
(Print Name)  
5. Owner's Address 3867 Hansen Pl P. O. La 27  
6. Certificated Architect State License No. State Phone State  
7. Licensed Engineer State License No. State Phone State  
8. Contractor Calif Federal Construction Co. State State License No. 09308 Phone Wa 2887  
9. Contractor's Address 5516 Belden Ave

10. VALUATION OF PROPOSED WORK \$ 500<sup>00</sup>  
(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon)  
11. State how many buildings NOW 9 - 7200<sup>00</sup> House 2 - Garage Bldg  
on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)  
12. Size of existing building 25' x 18' Number of stories high 1 Height to highest point 12'  
13. Material Exterior Walls Stucco, Wood Exterior framework Wood  
(Wood, Steel or Masonry) (Wood or Steel)  
14. Describe briefly all proposed construction and work: Repair  
Replace fire damage.

Certificate of Occupancy  
TYPE OF RECEIPT  
DATE ISSUED  
TRACER NO. (M)  
RECEIPT NO.  
CODE  
FEE PAID

4070 Brouwers  
by Jan Byrne  
NEW CONSTRUCTION

15. Size of Addition x Size of Lot x Number of Stories when complete x  
16. Footing: Width x Depth in Ground x Width of Wall x Size of Floor Joists x  
17. Size of Studs x Material of Floor x Size of Rafters x Type of Roofing x

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

DISTRICT OFFICE Sign here Latie M. Eustace  
(Owner or Authorized Agent)  
By M. Sauter By Alston

PLAN CHECKING				OCCUPANCY SURVEY		Investigation Fee \$	
Valuation \$ <u>500</u>				Area of Bldg. Sq. Ft.		Cert. of Occupancy Fee \$	
Fee \$				Fee \$		Bldg. Permit Fee \$ <u>3.50</u>	
Total \$				Total \$		Total \$	
TYPE	Maximum No. Occupants	Inside Lot	Key Lot	Lot Size	Ft. rear alley	Ft. side alley	Stork
<u>II</u>		<u>Corner Lot</u>	<u>Corner Lot Keyed</u>	<u>74x150</u>			<u>hmt</u>
GROUP	Plans and Specifications checked	Zone	Fire District	No. <u>II</u>	District Map No. <u>141-209</u>		
<u>J-1</u>	<u>hmt</u>	<u>C-2</u>	<u>70</u>	<u>40</u>	Application checked and approved		
For Plans Fee	Correction Verified	Bldg. Line	Street Widening		<u>hmt</u>		
<u>hmt</u>	<u>hmt</u>	<u>Halls</u>			<u>hmt</u>		
Filed with	Plans, Specifications and Application rechecked and approved	Continuous Inspection	SPRINKLER	Inspected	<u>hmt</u>		
<u>hmt</u>	<u>hmt</u>		Specified-Required		<u>hmt</u>		
			Valuation Included		<u>hmt</u>		
			Yes - No		<u>hmt</u>		

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	APR - 2 '53		LA80947		
Supplemental Plan Checking					
Building Permit	APR - 2 '53		LA57259		



989 Fairbanks

EXIST 6

30' x 40'

Garage

2 New  
Garage

EXIST 6  
GARAGE

EXIST 4

2 Bed Rm

EXIST 2

2 Bed Rm

EXIST 2

2 Bed Rm

EXIST 6

34' x 40'

3 Bed Rm

EXIST 4

2 Bed Rm

EXIST 6

34' x 40'

3 Bed Rm

EXIST 4

2 Bed Rm

Echo Park Ave

Prop Line

11-8-19  
11-2-153

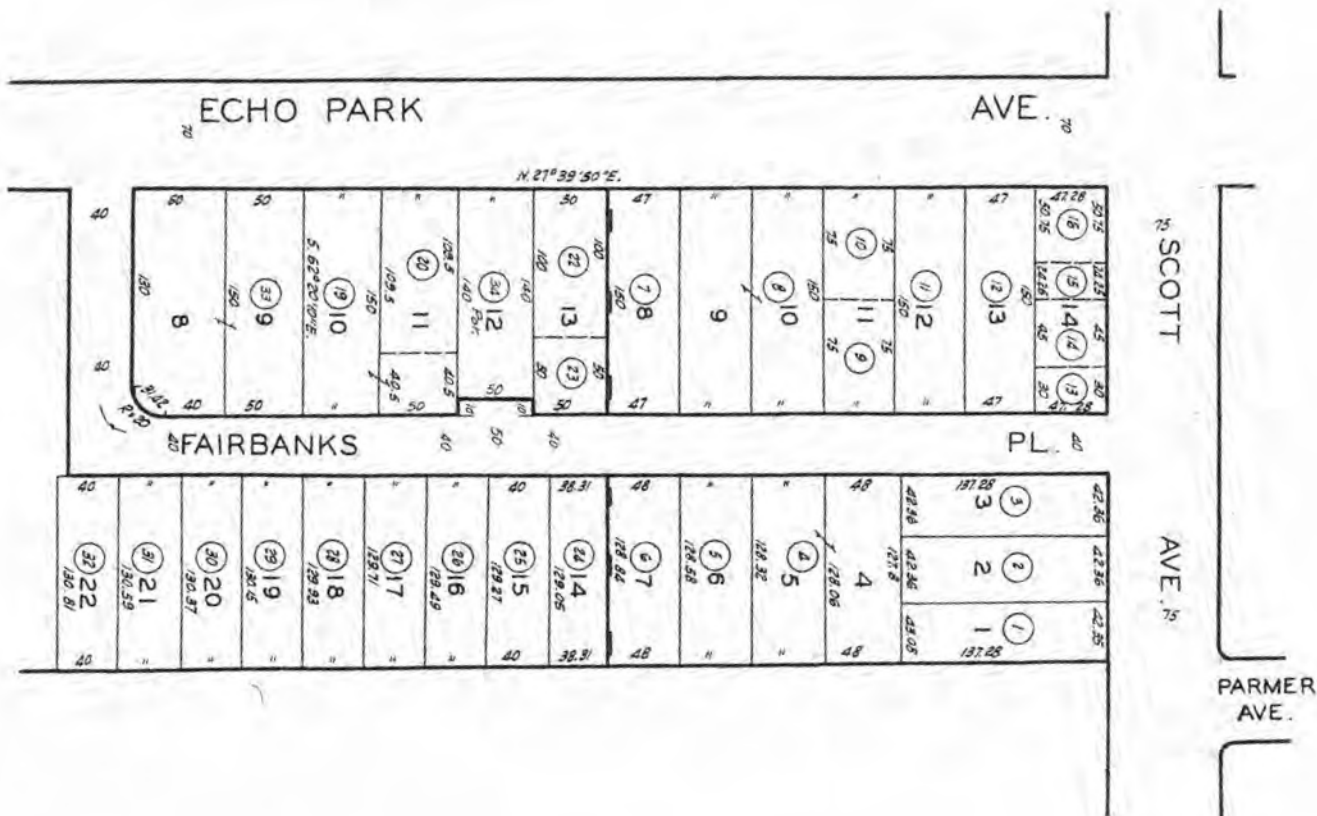
5419 24  
 SCALE 1" = 80'  
 1992

TRACT NO. 4079  
 M.B. 44-30

TRACT NO. 3875  
 M.B. 53-44

CODE  
 13

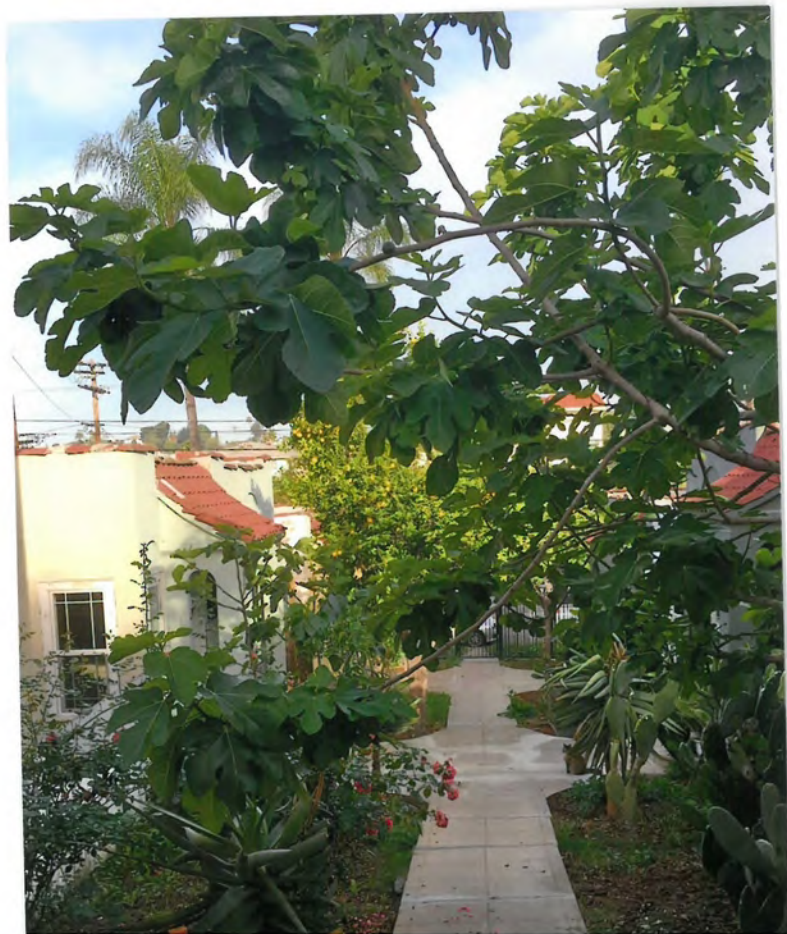
FOR PREV. ASSMT. SEE: 584-408.47



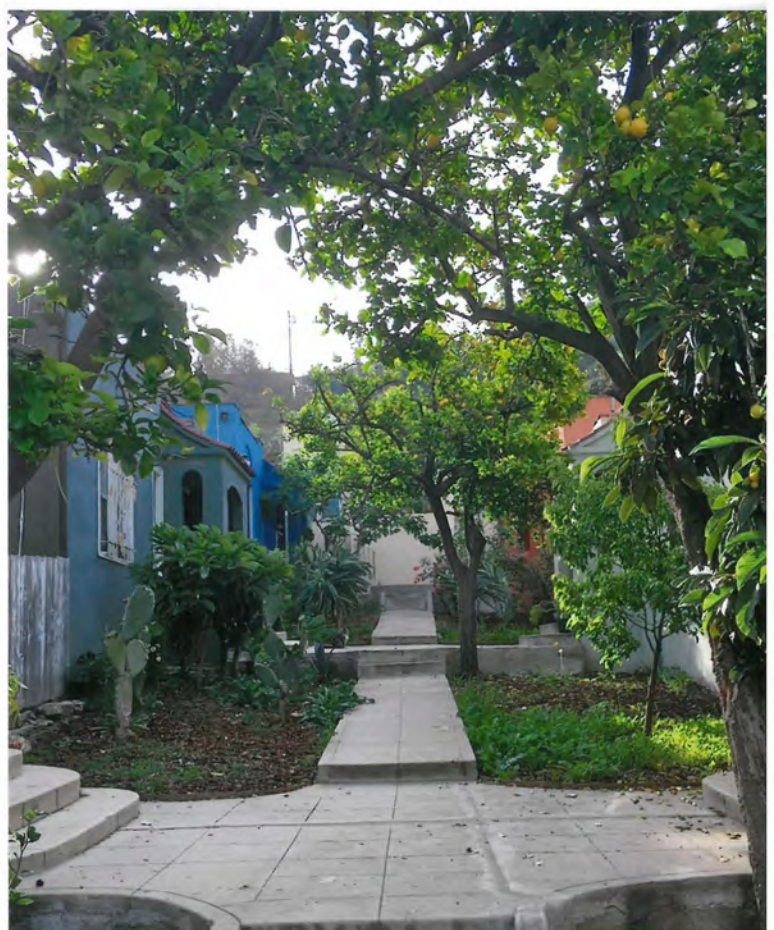
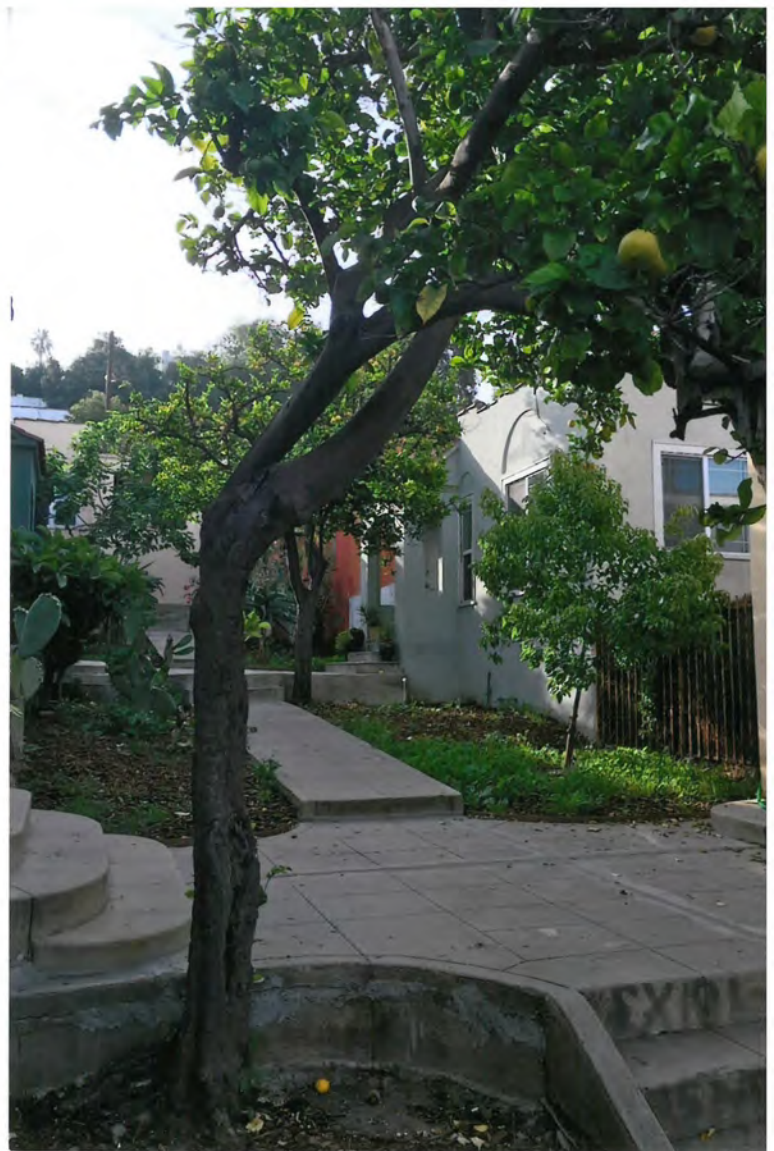
REVISED  
 6/8/27  
 10092456  
 5/10/05 0903091-25

ASSESSOR'S MAP  
 COUNTY OF LOS ANGELES, CALIF.

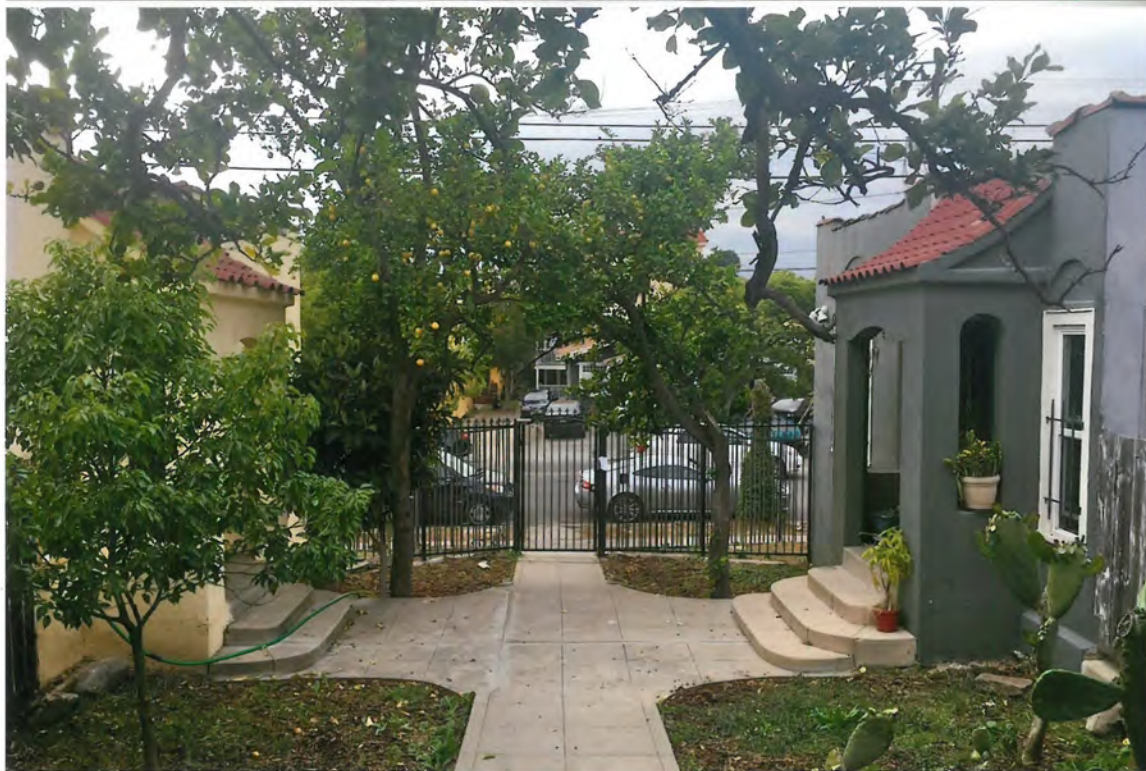








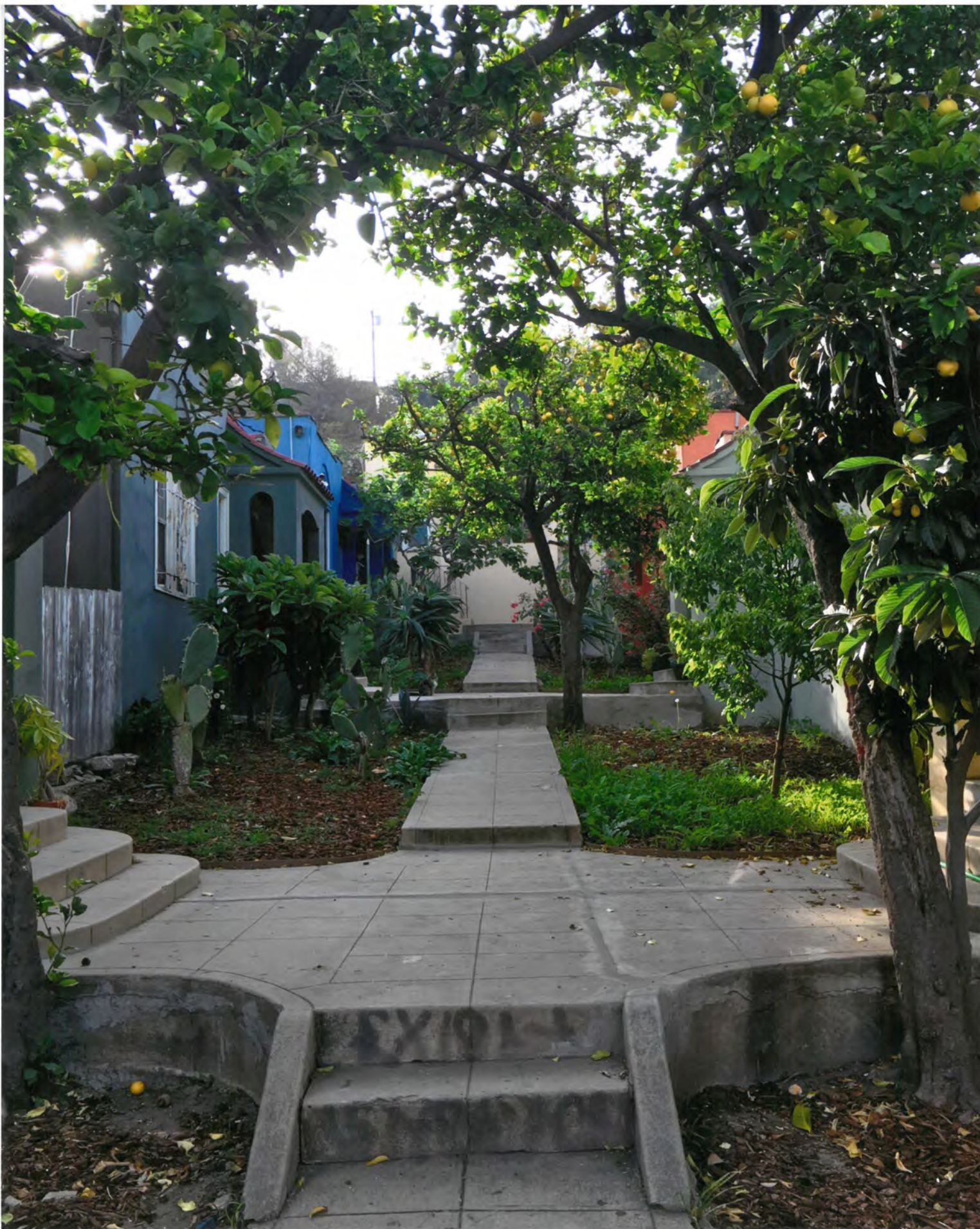
















# City of Los Angeles Department of City Planning

## 12/13/2016 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

1452 N ECHO PARK AVE  
1450 N ECHO PARK AVE  
1452 1/2 N ECHO PARK AVE  
1461 N FAIRBANKS PL

### ZIP CODES

90026

### RECENT ACTIVITY

VTT-74664-SL  
CHC-2017-4762-HCM  
ENV-2017-4763-CE  
ENV-2016-4527-EAF

### CASE NUMBERS

CPC-1986-255  
ORD-165167-SA4000  
ORD-129279

### Address/Legal Information

PIN Number	141A209 428
Lot/Parcel Area (Calculated)	7,048.0 (sq ft)
Thomas Brothers Grid	PAGE 594 - GRID E7
Assessor Parcel No. (APN)	5419024008
Tract	TR 3875
Map Reference	M B 53-44
Block	None
Lot	9
Arb (Lot Cut Reference)	None
Map Sheet	141A209

### Jurisdictional Information

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

### Planning and Zoning Information

Special Notes	None
Zoning	R3-1VL
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Medium Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Baseline Hillside Ordinance	No
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
Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	Yes
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None



500 Ft School Zone	Active: Gabriella Charter School Active: Logan Elementary School
500 Ft Park Zone	No

#### Assessor Information

Assessor Parcel No. (APN)	5419024008
Ownership (Assessor)	
Owner1	BIXEL HOUSE LLC C/O C/O SAM MARK
Address	250 N ROBERTSON BLVD STE 511 BEVERLY HILLS CA 90211
Ownership (Bureau of Engineering, Land Records)	
Owner	BIXEL HOUSE LLC C/O SAM MARK
Address	215 N ROBERTSON BLVD # 511 BEVERLY HILLS CA 90211
APN Area (Co. Public Works)*	0.324 (ac)
Use Code	0500 - 5 or more units (4 stories or less)
Assessed Land Val.	\$1,275,000
Assessed Improvement Val.	\$637,500
Last Owner Change	10/26/15
Last Sale Amount	\$1,875,018
Tax Rate Area	13
Deed Ref No. (City Clerk)	85101 650720 2141903-4 1514323 1307685 1284226 1284225 1088329
Building 1	
Year Built	1922
Building Class	D45A
Number of Units	7
Number of Bedrooms	14
Number of Bathrooms	7
Building Square Footage	5,208.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None

#### Seismic Hazards

Active Fault Near-Source Zone
-------------------------------

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](http://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

#### **Economic Development Areas**

Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

#### **Public Safety**

##### Police Information

Bureau	Central
Division / Station	Northeast
Reporting District	1184

##### Fire Information

Bureau	Central
Batallion	11
District / Fire Station	20
Red Flag Restricted Parking	No



CASE SUMMARIES

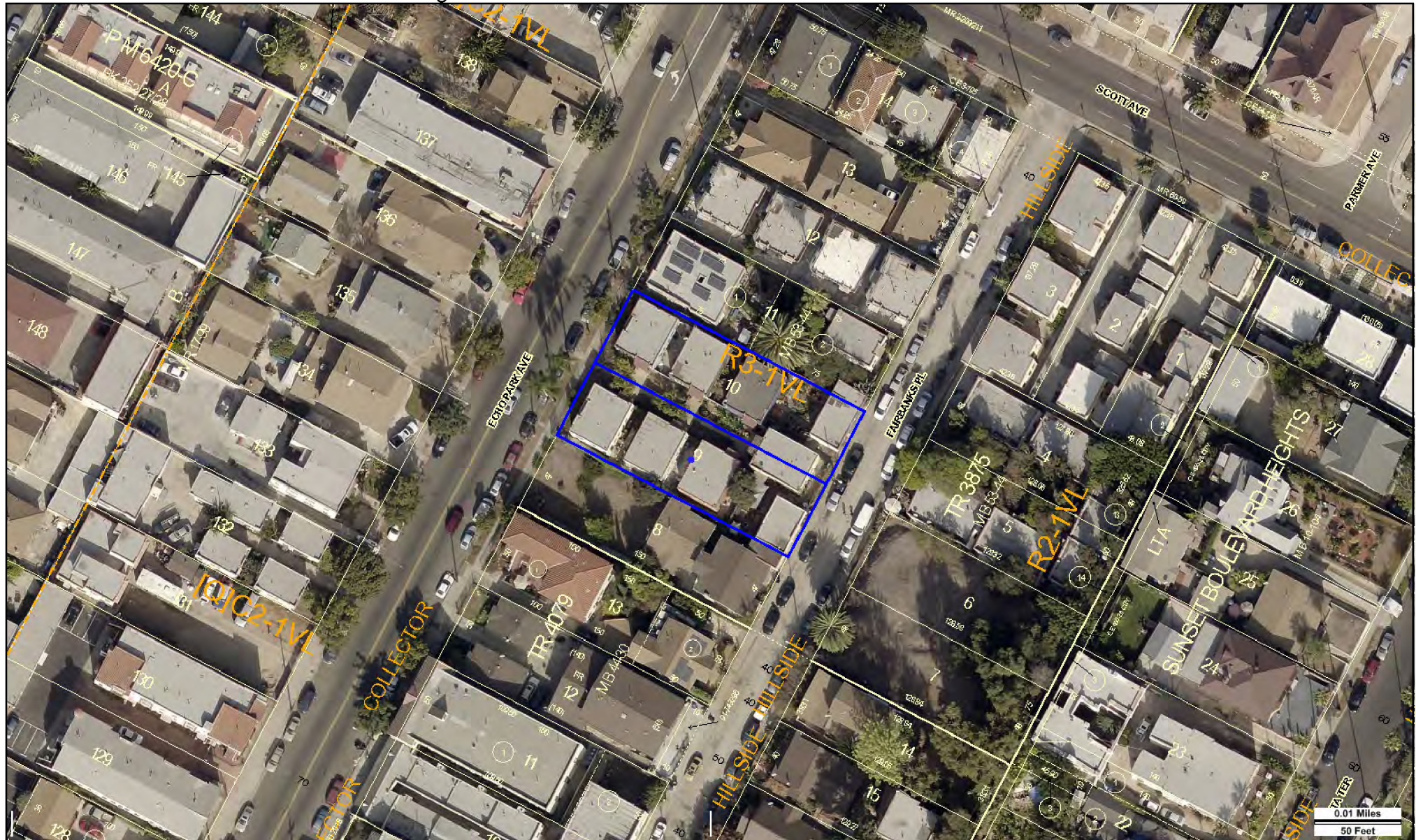
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-1986-255
Required Action(s):	Data Not Available
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - SILVER LAKE AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TOBRING 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

DATA NOT AVAILABLE

ORD-165167-SA4000  
ORD-129279





Address: 1450 N ECHO PARK AVE

APN: 5419024008

PIN #: 141A209 428

Tract: TR 3875

Block: None

Lot: 9

Arb: None

Zoning: R3-1VL

General Plan: Medium Residential







## ECHO PARK NEIGHBORHOOD COUNCIL



**Chair:**

Tad Yenawine

**Vice Chair:**

Darcy Harris

**Chief Information Officer:**

Paul Bowers

**Treasurer:**

Michael Galano

**Second Signatory:**

Jackelyn Valladares

CERTIFIED NEIGHBORHOOD COUNCIL  
APRIL 16, 2002

**TELEPHONE:** 323 487 9124

**WEBSITE:** echoparknc.com

**EMAIL:** paul.bowers.epnc@gmail.com

**MAILING ADDRESS**

P.O. BOX 26557  
LOS ANGELES, CA 90026

December 23, 2016

VIA EMAIL

Cultural Heritage Commission  
200 N. Spring Street, Room 532  
Los Angeles, CA 90012  
Attn: melissa.jones@lacity.org

Re: Case No. CHC-2017-4762-HCM – Bungalow Court at 1450 Echo Park Ave

Dear President Barron and Commissioners:

The Echo Park Neighborhood Council (EPNC) writes to express its full support for designating the Bungalow Court at 1450-1456 Echo Park Ave as a historic-cultural monument.

The bungalow court is the quintessential Los Angeles building, and the Echo Park Ave bungalows are a prime example. As set forth in detail in the nomination application, the bungalows are of historical, architectural and cultural significance.

Historically, the Bungalow Court is connected with the film industry and the rapid expansion associated with it in the 1920's and 30's. Built in 1922 by Louis Wurfl, who worked in the film industry himself as well as on steel projects throughout the City, these bungalows represented a popular alternative to the single family home to accommodate the influx of population due to the film industry boom.

ECHO PARK NEIGHBORHOOD COUNCIL

Re: Support for HCM Nomination of 1450 Echo Park Ave Bungalow Court

Case No. CHC-2017-4762-HCM

December 23, 2016

Architecturally, the Bungalow Court is a wonderful example of the Mediterranean Revival style, with its stucco, red tile roofs, arches and covered stoops. In addition, it features the classic bungalow court design, built in a U shape, with detached buildings all facing a communal shared courtyard fronting the street, and separate private yards, with garages incorporated at the rear.

Culturally, the Bungalow Court represents the cultural and economic changes occurring in Los Angeles in the early 20<sup>th</sup> century, including the population growth and film industry boom mentioned above. While these bungalows are disappearing across Los Angeles in the face of new development pressures, they represent an important time of development that must be maintained; in particular, the unique combination they provided to residents of parks and shared spaces for communal interaction within a dense urban setting.

In Echo Park, one of Los Angeles' oldest neighborhoods, the bungalow courts are disappearing; there are now only 18 left. It is important to note, this particular Bungalow Court is the only one left in Echo Park with the traditional front public entrance and back service entrance. It is on a well-traveled street blocks from a major intersection in the heart of Echo Park, and helps set the tone of the entire area. Designating this property as a historic-cultural monument will also address needs of affordability and community now, just as the bungalow courts did when they were first built.

In a time of rapid flux, such as what Echo Park is now undergoing, it is vital to retain pieces of history that make the community so attractive to those very forces of change, to provide continuity and maintain the foundation of the neighborhood. The Echo Park Ave Bungalow Court is one such piece that deserves recognition.

On December 20, 2016, at a Brown Act noticed meeting, the EPNC Board of Governors voted 12 yeas, 0 nays and 0 abstentions to support the designation of the Bungalow Court at 1450-1456 Echo Park Ave as a historic-cultural monument and to submit this letter of support.

Thank you for your consideration.

Respectfully,



Tad Yenawine

Chair, Echo Park Neighborhood Council

cc: Councilmember Mitch O'Farrell