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

As required under the provisions of Section 22.171.10 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

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

Moved: Commissioner Louie
Seconded: Commissioner Kennard
Ayes: Commissioners Louie, Kennard, Barron

Vote: 3 - 0

Attachment: Staff Report with Findings

c: Councilmember Herb Wesson, Tenth Council District
Girls and Boys Town of Southern California
Father Flanagan’s Boy’s Home
Anna Marie Brooks
As you will note from the attached copy of our communication to the Los Angeles City Council, the Cultural Heritage Commission has moved to include the above-referenced property in the list of Historic-Cultural monuments, subject to adoption by the City Council.

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

Lourdes Sanchez, Commission Executive Assistant
Cultural Heritage Commission

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

C: Girls and Boys Town of Southern California
Anna Marie Brooks
GIS
Girls and Boys Town of Southern California  
2740 N. Grand Avenue, 2nd Floor  
Santa Ana, CA 92705

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

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

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

C: Father Flanagan's Boy's Home  
Anna Marie Brooks  
GIS
Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

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

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

Location: 3741 West 27th Street
Council District: 10
Community Plan Area: West Adams-Baldwin Hills-Leimert
Area Planning Commission: South Los Angeles
Legal Description: PT 2 of Home Villa Tract

PROJECT: Historic-Cultural Monument Application for the HAUERWAAS RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

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

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

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

RECOMMENDATION That the Cultural Heritage Commission:

1. Declare the property a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7

2. Adopt the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning

Kén Bernstein, AICP, Manager
Office of Historic Resources

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Edgar Garcia, Preservation Planner
Office of Historic Resources

Prepared by:

Attachments: April 26, 2010 Historic-Cultural Monument Application
FINDINGS

The building "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of Mission Revival-Craftsman style residential architecture.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

SUMMARY

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

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

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

The Hauerwaas Residence property successfully meets one of the specified Historic-Cultural Monument criteria: "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction. As a residential building designed in the Mission Revival-Craftsman style, the property qualifies for designation as a Historic-Cultural Monument based on this criterion.

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

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

BACKGROUND

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW

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

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

The designation of the Hauerwaas Residence as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior's Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.
The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating, Restoring, and Reconstructing Historic Buildings.
Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

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

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

Location: 3741 West 27th Street
Council District: 10

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

PROJECT: Historic-Cultural Monument Application for the HAUERWAAS RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

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

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

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

RECOMMENDATION

That the Cultural Heritage Commission:

1. Take the property under consideration as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.

2. Adopt the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning

Ken Bernstein, AICP, Manager
Office of Historic Resources

Lambert M. Giesinger, Preservation Architect
Office of Historic Resources

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: April 26, 2010 Historic-Cultural Monument Application
SUMMARY

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

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

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

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.
IDENTIFICATION

1. NAME OF PROPOSED MONUMENT Hauerwaas Residence

2. STREET ADDRESS Originally 2841 West Twenty-seventh Street; now 3741 West 27th Street

   CITY Los Angeles ZIP CODE 90018 COUNCIL DISTRICT 10

3. ASSESSOR’S PARCEL NO. 5051-002-0109

4. COMPLETE LEGAL DESCRIPTION: TRACT Home Villa Tract Lot on N Line of 27th St Com W 231.36 Ft From W Line

   BLOCK None LOT(S) PT2 ARB. NO. 8

5. RANGE OF ADDRESSES ON PROPERTY 3741 West 27th Street

6. PRESENT OWNER Boys Town of California, Inc.

   STREET ADDRESS 2740 N. Grand Avenue 2nd Floor

   CITY Santa Ana STATE CA ZIP CODE 92705

   OWNERSHIP: PRIVATE X PUBLIC

7. PRESENT USE Group home ORIGINAL USE Private Residence

DESCRIPTION

8. ARCHITECTURAL STYLE Mission Revival

   (SEE STYLE GUIDE)

9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET: 1 PAGE MAXIMUM)

   The structure has not been greatly altered which is remarkable considering its many non-profit, group home uses, beginning in the 1930s. Many of its windows and some of its doors have been changed out, although the surrounds, sizes and pane configuration were retained in the substituted windows. The rear added exterior stairwell has been reinforced and partially enclosed for group home use. The interior staircase which runs from the central ground floor hallway to the second floor was enclosed at the top for group home use. This necessitated the removal of a section of balustrade which is stored in the attic. The second floor bedrooms have had counters and sinks added, which are easily removable. Otherwise the upstairs is in quite original condition.

   Its rooms are off the central hallway and are to the north, south, east and west of it. The broad second floor
HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT ________________________ Hauerwaas Residence

10. CONSTRUCTION DATE ____________________________ 1914 FACTUAL: ☑️ ESTIMATED: ☐

11. ARCHITECT, DESIGNER, OR ENGINEER ________________ William Bosbyshell

12. CONTRACTOR OR OTHER BUILDER ____________________ William Bosbyshell

13. DATES OF ENCLOSED PHOTOGRAPHS ________________ April 2010

(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)

14. CONDITION: ☐ EXCELLENT ☑️ GOOD ☐ FAIR ☐ DETERIORATED ☐ NO LONGER IN EXISTENCE

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

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

17. IS THE STRUCTURE: ☑️ ON ITS ORIGINAL SITE ☐ MOVED ☐ UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE. (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

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

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

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

ORGANIZATION ________________________ STREET ADDRESS ________________________ 1109 4th Avenue

CITY _______________ Los Angeles _______________ STATE__ CA _______________ ZIP CODE__ 90019 _______________ PHONE (310) 650-2143

E-MAIL ADDRESS: ________________________ historichomesla@aol.com
**Description Work Sheet**

**Type or Hand Print in All Capital Block Letters**

**The** Hauerwaas Residence **is a** two-story, rectangular group home architectural style (see line 8 above). Plan shape (click to see chart) structure use (residence, etc.).

**With a** stucco material (wood siding, wood shingles, brick, stucco, etc.), finish and wood material (wood, metal, etc.) trim.

**Its** flat w/ projecting eaves roof is green tile and composition wood material (clay tile, asphalt or wood shingles, etc.) window material.

**Window type** (double-hung (slides up & down), casement (opens out), horizontal sliding, etc.) windows are part of the design.

**The entry features a** centered door location (recessed, centered, off-center, corner, etc.).

**Single panel w/ wood trim & paired single-pane side panels** door. Additional character defining elements entry door style (click to see chart).

**Of the structure are** massive stucco piers w/ deep, 3 horizontally banded stepped back cornice with central stepped back square button at center of each supporting curved openings of the 4 arches of the west end porte-cochere & raised, deep wrapping porch to the south & continuing veranda to the east which is finished in piers that terminate in the cornice pattern and allow sun to flood the east side of the residence. The raised, recessed entry vertically; formality or informality; garden walls, etc.

**Secondary buildings consist of** a garage in matching architectural style of three bays w/ half-bath.

**Significant interior spaces include** the reception room, living room and dining room are finished in crotch mahogany. The central hallway w/ massive, decorative pier newell posts and a wall of solid uncut balusters at the granitie ceilings; plaster moldings; light fixtures; painted decoration; ceramic tile; stair balustrades, built-in furniture, etc.

**Important landscaping includes** mature avocado, fig and fruit trees.

**Historic-cultural monument application**
Architectural Description
3741 West 27th Street

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

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

The rear wall of the final arch on the east continues east with a vertical planked wooden door with two cross-pieces, and a shed roof, front and rear, in the wall. There is then a lower
Architectural Description—2

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

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

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

The arches are contained in a two piece spandrel design, the front-most being a low faux wall with four equally spaced angular design motifs. The “floor” of the wall is composed of an asymmetrical grid of 2” x 4”s. The second, functional parapet wall surrounds the second floor veranda and is shaped with an angular pattern, repeating at three equally spaced intervals. The
Architectural Description-3

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

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

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

The elevated east ground-floor elevation contains two original clerestory library windows, the chimney mass for the library fireplace, the original paired 10-pane French doors of the library. The exterior of the billiard room contains two deep windows (believed to have originally been single pane windows), to either side of the original 10-pane paired French doors. The exterior of the breakfast room is recessed and raised with original 10-pane paired French doors and sidelights, which were also believed to have been single-paned.
The end of the east veranda segues into a much narrower cement handicapped ramp which heads north along the exterior of the maid’s room and turns west into the sidewalk along the rear of the residence.

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

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

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

The north elevation has an added dog-legged staircase, heading first east, then turning to the west. It has a stucco wall to banister height on the east-facing leg, is open at the bottom to the west, then is enclosed to the second story level with and down to the banister height with three built-in enclosures of lattice with a fourth panel on the west wall. Beneath the stairs on the west wall is a solid metal door to an unknown location. Up a short run of stairs is a non-original
Architectural Description—5

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

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

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

The west elevation of the residence begins with a broad driveway, composed of scored cement, which approaches the front/south porte-cochere with deep steps to the west side of the front porch. The rear wall of the porte-cochere is the front line of the residence. The porte-cochere is made up of an arch on each side. It has a flat ceiling with an original square lighting fixture which matches the one over the recessed main entry.
There is an original one-over-one double-hung window to each side of the living room chimney mass. In the exterior dining room wall is a triptych of a large fixed centered pane with one-over-one double-hung sidelights. Then the kitchen exterior has two original paired clerestory windows. There is a dentil trim band at the west elevation above the ground floor windows that wraps onto the rear porte-cochere at the midpoint and travels across the front. The top of the porte-cochere is trimmed with a single shaped band at the top. The west side and north side are lower and different than the south face. The rear porte-cochere has its front edge in line with the rear of the residence and possesses a flat ceiling.

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

INTERIOR:

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

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

The kitchen has been converted to a semi-commercial one. There is a center island. The west wall has two clerestory windows over the sink and counter. There is a row of four one-over-one windows in the north wall and an entry to the laundry room. The south wall is cabinets and counters.
Architectural Description—8

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

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

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

The billiard room is entered from a single door to the south of the main staircase and there is a matching door which enters a closet. There is paneling to three quarters height; there is a picture rail at the height of the top of the door framing; there is a deeply coved ceiling outlined with beams at the base, on the angles, and at the top. The south wall has a figural Batchelder fireplace with corbels at the outer corners, a wooden mantle, and a graduated tiled hood. The
Architectural Description—9

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

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

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

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

Less is known about the second floor. At the top of the stairs is a large figural stained glass panel in the ceiling which was indistinguishable in the low light. I believe that there is one bedroom to the north of the staircase, two to the west of the staircase with a bath centered between them, a center room at the south, between the south bedrooms to the east and west, and two bedrooms to the east with a bathroom between, although I am not absolutely certain of this. The woodwork is white enameled cedar with mahogany doors. According to the original article
Architectural Description—10

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

GARAGE

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

YARDS

The rear/north and side/east yards contains many specimens of mature
Architectural Description—11

landscaping including fruit trees, very mature pine trees, fig trees and avocado trees. There is a rock garden to either side and between the pine trees at the east side. At the south elevation there are sculpted trees at each pier, a medium height interspersed hedge row with a low hedge row at the front. There is bougainvillea interspersed along the front/south non-original wire fence. There is an assortment of mostly over-grown plants to the south of the east garden wall. Heavy non-original gates have been added at the driveway.
Revised Significance (con’t)

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

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

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

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

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

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

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

Architecturally, the Hauerwaas Residence was built in the Mission Revival style. It would be a remarkable residence and garage had it been designed by an architect. But, it was
Revised Significance—2

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

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

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

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

The main staircase from the central hallway to the second floor is unusual. It begins with two square, decorative piers as newel posts at the foot, and heads to the east with a solid, decorative wall of mahogany with a broad banister, that switches to the north with the same wall of mahogany with the broad banister proceeding to the second floor. Above the stairs and over part of the central hallway is a large stained glass panel whose figural details were not distinguishable in the diminished light. The broad open veranda with shaped parapet walls on the
Revised Significance—3

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

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

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

The Mission Revival residence and garage at 3741 West Twenty-seventh Street is truly significant both in terms of ownership and architecture.
Alterations (con’t)
3741 West 27th Street

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

CULTURAL HERITAGE COMMISSION

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

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

Location: 3741 West 27th Street
Council District: 10
Community Plan Area: West Adams-Baldwin Hills-Leimert
Area Planning Commission: South Los Angeles
Legal Description: PT 2 of Home Villa Tract

PROJECT: Historic-Cultural Monument Application for the HAUERWAAS RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

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

OWNER: Girls and Boys Town of Southern California
2740 N. Grand Ave., 2nd Floor
Santa Ana, CA 92705
Father Flanagan’s Boy’s Home
14100 Crawford
Boy’s Town, NE 68010

RECOMMENDATION That the Cultural Heritage Commission:

1. Declare the property a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7

2. Adopt the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning

Kén Bernstein, AICP, Manager
Office of Historic Resources

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:
Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: April 26, 2010 Historic-Cultural Monument Application
FINDINGS

The building "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of Mission Revival-Craftsman style residential architecture.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

SUMMARY

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

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

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

The Hauerwaas Residence property successfully meets one of the specified Historic-Cultural Monument criteria: "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction. As a residential building designed in the Mission Revival-Craftsman style, the property qualifies for designation as a Historic-Cultural Monument based on this criterion.

The Hauerwaas Residence appears to be significant for its architectural style and design features, particularly its noteworthy Mission Revival elements such as its arched portico. The subject building appears to have some stylistic relationship to the Powers Residence (HCM #36; 1904) and its distinctive layout and use of the Mission Revival. These character-defining features and building type are not commonly found in buildings from this early 20th century period of residential development in Los Angeles. The interior character-defining features of the subject building, paneling, fireplaces, molding, and cabinetry, appear to be intact and in good condition.

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

BACKGROUND

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) REVIEW

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

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

The designation of the Hauerwaas Residence as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior’s Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.
The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating, Restoring, and Reconstructing Historic Buildings.
CULTURAL HERITAGE COMMISSION

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

PROJECT: Historic-Cultural Monument Application for the
HAUERWAAS RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

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

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

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

RECOMMENDATION

That the Cultural Heritage Commission:

1. Take the property under consideration as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.

2. Adopt the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning

Ken Bernstein, AICP, Manager
Office of Historic Resources

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:
Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: April 26, 2010 Historic-Cultural Monument Application
SUMMARY

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

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

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

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.
IDENTIFICATION

1. NAME OF PROPOSED MONUMENT: Hauerwaas Residence

2. STREET ADDRESS: Originally 2841 West Twenty-seventh Street; now 3741 West 27th Street
   CITY: Los Angeles, ZIP CODE: 90018, COUNCIL DISTRICT: 10

3. ASSESSOR'S PARCEL NO.: 5051-002-010

4. COMPLETE LEGAL DESCRIPTION: TRACT Home Villa Tract Lot on N Line of 27th St Corn W 231.36 Ft From W Line
   BLOCK: None, LOT(S): PT2, ARB. NO.: 8

5. RANGE OF ADDRESSES ON PROPERTY: 3741 West 27th Street

6. PRESENT OWNER: Boys Town of California, Inc.
   STREET ADDRESS: 2740 N. Grand Avenue 2nd Floor, E-MAIL ADDRESS: 
   CITY: Santa Ana, STATE: CA, ZIP CODE: 92705, PHONE: 
   OWNERSHIP: PRIVATE: X, PUBLIC: 

7. PRESENT USE: Group home, ORIGINAL USE: Private Residence

DESCRIPTION

8. ARCHITECTURAL STYLE: Mission Revival

9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE. (SEE OPTIONAL DESCRIPTION WORK SHEET. 1 PAGE MAXIMUM)

   The structure has not been greatly altered which is remarkable considering its many non-profit, group home uses, beginning in the 1930s. Many of its windows and some of its doors have been changed out, although the surrounds, sizes and pane configuration were retained in the substituted windows. The rear added exterior stairwell has been reinforced and partially enclosed for group home use. The interior staircase which runs from the central ground floor hallway to the second floor was enclosed at the top for group home use. This necessitated the removal of a section of balustrade which is stored in the attic. The second floor bedrooms have hard counters and sinks added, which are easily removable. Otherwise the upstairs is in quite original condition. Its rooms are off the central hallway and are to the north, south, east and west of it. The broad second floor
HISTORIC-CULTURAL MONUMENT
APPLICATION

Name of Proposed Monument: Hauerwaas Residence

10. Construction Date: 1914
   - Actual: Yes
   - Estimated: No

11. Architect, Designer, or Engineer: William Bosbyshell

12. Contractor or Other Builder: William Bosbyshell


14. Condition:
   - Excellent
   - Good
   - Fair
   - Deteriorated
   - No longer in existence

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

16. Threats to Site:
   - None known
   - Private development
   - Vandalism
   - Public works project
   - Zoning
   - Other: Optioned by developer who intends to level it

17. Is the structure:
   - On its original site
   - Moved
   - Unknown

SIGNIFICANCE

18. Briefly state historical and/or architectural importance: Include dates, events, and persons associated with the site. (See also Significance Work Sheet: 750 Words Maximum if using additional sheets)

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

19. Sources (list books, documents, surveys, personal interviews with dates):

Please see attached Bibliography

20. Date Form Prepared: 04/22/2010
    Preparer's Name: Anna Marie Brooks

ORGANIZATION:

STREET ADDRESS: 1109 4th Avenue

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

E-MAIL ADDRESS: historichomesla@act.com
DESCRIPTION WORK SHEET
TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

Hauenerwaas Residence is a two-story, Mission Revival architectural style (see line 8 above), rectangular plan shape (click to see chart), group home plan, structure use (residence, etc.).

With a stucco finish and wood trim, it's flat with projecting eaves. The roof is green tile and composition, wood window material. The roof shape (click to see chart) is multipane-over-single pane. Windows are part of the design.

The entry features a centered door location (recessed, centered, off-center, corner, etc.). Single panel with wood trim and paired single-pane side panels. Door additional character defining elements (click to see chart) are of the structure, such as stepped back square button at center of each supporting curved openings of the 4 arches of the west end porte-cochere & raised, deep wrapping porch to the south & continuing veranda to the east which is finished in piers that terminate in the cornice pattern and allow sun to flood the east side of the residence. The raised, recessed entry is verti-cally, formally or informally, garden walls, etc.

Secondary buildings consist of a garage in matching architectural style of three bays w/ half-bath. Identify garage, garden shelter, etc. Significant interior spaces include the reception room, living room and dining room are finished in crotch mahogany. The central hallway w/ massive, decorative pier newell posts and a wall of solid uncut balusters at the base of the semi-open stairway with a decorative uncut baluster wall and banister to the second floor. There are important landscaping includes mature avocado, fig and fruit trees. Identify notable mature trees and shrubs.
Architectural Description
3741 West 27th Street

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

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

The rear wall of the final arch on the east continues east with a vertical planked wooden door with two cross-pieces, and a shed roof, front and rear, in the wall. There is then a lower
Architectural Description—2

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

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

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

The arches are contained in a two piece spandrel design, the front-most being a low faux wall with four equally spaced angular design motifs. The “floor” of the wall is composed of an asymmetrical grid of 2” x 4”s. The second, functional parapet wall surrounds the second floor veranda and is shaped with an angular pattern, repeating at three equally spaced intervals. The
eastern parapet wall copies the height and angularity of the parapet wall over the porte-cochere, but is open at the bottom with a “floor” of open grid work 2” x 4”s.

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

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

The elevated east ground-floor elevation contains two original clerestory library windows, the chimney mass for the library fireplace, the original paired 10-pane French doors of the library. The exterior of the billiard room contains two deep windows (believed to have originally been single pane windows), to either side of the original 10-pane paired French doors. The exterior of the breakfast room is recessed and raised with original 10-pane paired French doors and sidelights, which were also believed to have been single-paned.
The end of the east veranda segues into a much narrower cement handicapped ramp which heads north along the exterior of the maid’s room and turns west into the sidewalk along the rear of the residence.

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

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

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

The north elevation has an added dog-legged staircase, heading first east, then turning to the west. It has a stucco wall to banister height on the east-facing leg, is open at the bottom to the west, then is enclosed to the second story level with and down to the banister height with three built-in enclosures of lattice with a fourth panel on the west wall. Beneath the stairs on the west wall is a solid metal door to an unknown location. Up a short run of stairs is a non-original
Architectural Description—5

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

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

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

The west elevation of the residence begins with a broad driveway, composed of scored cement, which approaches the front/south porte-cochere with deep steps to the west side of the front porch. The rear wall of the porte-cochere is the front line of the residence. The porte-cochere is made up of an arch on each side. It has a flat ceiling with an original square lighting fixture which matches the one over the recessed main entry.
Architectural Description—6

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

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

INTERIOR:

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

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

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

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

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

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

The billiard room is entered from a single door to the south of the main staircase and there is a matching door which enters a closet. There is paneling to three quarters height; there is a picture rail at the height of the top of the door framing; there is a deeply coved ceiling outlined with beams at the base, on the angles, and at the top. The south wall has a figural Batchelder fireplace with corbels at the outer corners, a wooden mantle, and a graduated tiled hood. The
Architectural Description—9

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

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

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

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

Less is known about the second floor. At the top of the stairs is a large figural stained glass panel in the ceiling which was indistinguishable in the low light. I believe that there is one bedroom to the north of the staircase, two to the west of the staircase with a bath centered between them, a center room at the south, between the south bedrooms to the east and west, and two bedrooms to the east with a bathroom between, although I am not absolutely certain of this. The woodwork is white enameled cedar with mahogany doors. According to the original article
there were four bedrooms, four dressing rooms, a sunroom, a sewing room and two bathrooms. There is the added staircase at the north/rear. The broad open veranda with shaped parapet walls on the second story had access through French doors to the south façade.

GARAGE

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

YARDS

The rear/north and side/east yards contains many specimens of mature
Architectural Description—11

landscaping including fruit trees, very mature pine trees, fig trees and avocado trees. There is a rock garden to either side and between the pine trees at the east side. At the south elevation there are sculpted trees at each pier, a medium height interspersed hedge row with a low hedge row at the front. There is bougainvillea interspersed along the front/south non-original wire fence. There is an assortment of mostly over-grown plants to the south of the east garden wall. Heavy non-original gates have been added at the driveway.
Revised Significance (con't)

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

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

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

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

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

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

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

Architecturally, the Hauerwaas Residence was built in the Mission Revival style. It would be a remarkable residence and garage had it been designed by an architect. But, it was
Revised Significance—2

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

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

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

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

The main staircase from the central hallway to the second floor is unusual. It begins with two
square, decorative piers as newel posts at the foot, and heads to the east with a solid, decorative
wall of mahogany with a broad banister, that switches to the north with the same wall of
mahogany with the broad banister proceeding to the second floor. Above the stairs and over part
of the central hallway is a large stained glass panel whose figural details were not distinguishable
in the diminished light. The broad open veranda with shaped parapet walls on the
Revised Significance—3

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

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

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

The Mission Revival residence and garage at 3741 West Twenty-seventh Street is truly significant both in terms of ownership and architecture.
Reconnect existing exterior lights to new panel; 2001: G/E Pkg Unit C/O HVAC; 2003: Garden/retaining wall along W property line. 140'-0" long. 8'0" max height above grade, max retained soil is 2'-8"; 2004: Install additional fire alarm devices; 2005: Supplemental permit for new fire alarm system; HVAC-Replace (2) Package Unit. Add (1) mini-split.
William Bosbyshell
Designer of 3741 West 27th Street

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

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

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

Bosbyshell was born in Calhoun County, Illinois on July 7, 1818. When he died on December 26, 1913, at the age of 95, he left behind his widow Mrs. Anna P. and five children. His funeral service was at the First Congregational Church where he had been president of the board of trustees for 17 years. William Bosbyshell was interred at Rosedale Cemetery.
The Hauerwaas family was prominent in turn of the 20th Century Los Angeles. John A. Hauerwaas was a German who came to the United States in 1883, when he was 21 years old. He arrived in this country poor, but bettered his lot by wise investments in real estate until he became very wealthy. He was a principal in the firm of Adloff and Hauerwaas and owned interests in the Wieland Brewery. He and his compatriots journeyed to their native Germany in 1904 to visit the homeland and take part in shooting contests, as Mr. Hauerwaas was a champion shooter in Southern California.

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

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

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

In 1914 Lucy Hauerwaas decided to build at new home at 2841 West Twenty-seventh Street on a 150’ X 200’ lot. [The address at some later time changed, the address of the residence becoming 3741 West 27th Street.] The house was designed by William Bosbyshell, who appears to not have been an architect. It is, however, a distinguished residence with a compatible garage, the whole costing approximately $25,000 to erect. It is sited at the apex of the hill, overlooking, at the time it was built, a mostly pristine valley to the south and west.
Lucy Hauerwaas’s daughter Edna F. was married to Kurt J. Koebig, son of a civil engineer, at the residence of her mother, at 2841 West Twenty-seventh Street, on the evening of February 26, 1916. Their honeymoon was a two week automobile tour of Southern California.

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

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

Lucy H. Teague, nee Lucy Hartje Preston, died March 16, 1941, at age 70.
Masako Kusayanagi and the Kusayanagi Investment Co.

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

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

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

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

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

In 1937, Masako Kusayanagi purchased the Hauerwaas Residence from the Bank of Hollywood. She and her parents, Takegiro and Matsu, lived there. Masako is listed as a resident physician at General Hospital in the 1942 City of Los Angeles Directory. Mr. Takegiro
Kusayanagi owned a men's clothing store at 146 North Main Street. The family enjoyed the residence until World War II.

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

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

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

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

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

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

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

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

By Christmas 2010, 3741 West 27th Street stood vacant.
All applications must be filled out by applicant.

Original Garage Permit: 1914LA05859, issued 3/19/1914.
Original Residence Permit: 1914LA05931, issued 3/20/1914
**NEW CONSTRUCTION**

- **Size of Addition:** 
- **Area of lot:** 
- **Number of Stories when complete:**
- **Material of Foundation:**
- **Width of Building:**
- **Depth of footing:**
- **Type of Building Site:**
- **Material Exterior Walls:**
- **Size of Exterior Stairs:**
- **Size of Interior Rising Stairs:**
- **Joists:**
- **Floor:**
- **Roof:**
- **Rafter:**
- **Roofing Material:**

I have carefully examined and verified the site of the proposed Addition and have the name in true and correct and proper form and name of a Person is correct, that all the provisions of the Building Ordinances and State laws will be complied with, and I also hereby certify that plans and specifications, if required to be filed, will conform to all the provisions of the Building Ordinance and State laws.

Signed: ________________________________

By: ________________________________

**FOR DEPARTMENT USE ONLY**

<table>
<thead>
<tr>
<th>Application Date</th>
<th>Permit Issued</th>
<th>Set date</th>
<th>Tender Inspection</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(1) **REINFORCED CONCRETE**

- **Service of Conveyance:**
- **Test of Reinforcing Rods:**
- **Sign Here:**

(2) **The building and additions referred to in this Application shall be open moved more than 100 feet from Street:**

(3) **No required windows will be obstructed:**

(4) **There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width:**

Sign Here: ________________________________

**REMARKS:**

---

Permit 1933LA03672, issued 3/22/1933, page 2
Permit No. 1955LA09574, issued 3/1/1955
CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

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

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

☐ This certifies that, so far as ascertained by or made known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 6, Arts. 1, 3, 4, and 6; and with applicable requirements of State Housing Law for following occupancies: *Residential Uses

Permit No. and Year: LA63556/87

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

50882282886884615
Total Parking Required: 0
Total Parking Provided: 0

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

Issued By Office: LA-VH-WLA-SP-C.O. 10
Office: BLDG (BCS)
Division: GEN-MS-EO COMM

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

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

COA 1987LA635556, issued 7/6/1989
CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

ADDRESS OF BUILDING: 3741 W. 27TH ST

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

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

[ ] This certifies that, so far as ascertained or made known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 10; set in permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law.
(Residential Use)

Permit No. and Year: 03016-10000-12327

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

R-3 OCCUPANCY

Total Parking Required: 7 [ ] No Change in Parking Requirement

Total Parking Provided: 7 [ ] Standard: [ ] Compact: [ ] Disabled:

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

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

Bureau: (INSPI: [ ] Division: (BMI: [ ]

OWNER: FATHER FLANAGANS BOYS HOME

OWNERS: 14100 CRAWFORD

ADDRESS: BOYS TOWN, NE 68010

Issued: OCTOBER 22, 2003

BY: TODD BORZI/ww

COA 03016-10000-12327, issued 10/22/2003
COA 1955LA09574, issued 4/19/1955
2841 West Twenty-seventh Street: Now 3741 W. 27th St., Los Angeles, CA 90018:
Lucy Hauerwaas Residence

For Sightly Lot on West Twenty-seventh.

Original drawing for Lucy Hauerwaas Residence

Recent view of Lucy Hauerwaas Residence
Source: LoopNet photograph © 2009 LoopNet.com
East side yard and southeast corner of residence, viewed to the northwest.
Photograph: April 19, 2010 ~ © Anna Marie Brooks

South façade w/ centered door, single sidelights and original hardware.
Photograph: April 19, 2010 ~ © Anna Marie Brooks
3741 W. 27th St., Los Angeles, CA 90018: Lucy Hauerwaas Residence

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

Driveway, at west, through front & rear porte-cochères to garage w/ changed out door.
Photograph: April 19, 2010 ~ © Anna Marie Brooks
Rear/north evaluation of Lucy Hauerwaas Residence.
Source: LoopNet photograph © 2009 LoopNet.com

View north along east side veranda piers into east side yard.
Photograph: April 19, 2010 ~ © Anna Marie Brooks
# City of Los Angeles
## Department of City Planning

**04/26/2010**

**PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**
- 3741 W 27TH ST

**ZIP CODES**
- 90018

**RECENT ACTIVITY**
- None

**CASE NUMBERS**
- CPC-9904
- CPC-2004-2395-ICO
- CPC-1985-821-GPC
- CPC-1983-506-SP
- CASE-4217
- ORD-177323
- ORD-171682
- ORD-165481-SA2785
- ORD-162128
- ZA-4217
- ZA-13347
- ZA-10950

---

### Address/Legal Information

| PIN Number: | 123B189 775 |
| Lot Area (Calculated): | 775 |
| Thomas Brothers Grid: | 20,000.3 (sq ft) |
| Assessor Parcel No. (APN): | PAGE 633 - GRID F7 |
| Tract: | CPC-9904 |
| Mep Reference: | 5051002009 |
| Block: | HOME VILLA TRACT |
| Lot: | M R 72-23/28 |
| Arb (Lot Cut Reference): | None |
| Mep Sheet: | PT 2 |
| **Total Area:** | 123B189 |

### Jurisdictional Information

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

### Planning and Zoning Information

| Special Notes: | None |
| Zoning: | R3-1-0 |
| Zoning Information (ZI): | ZI-2374 Los Angeles State Enterprise Zone |
| General Plan Land Use: | Medium Residential |
| Plan Footnote - Site Req.: | See Plan Footnotes |
| Additional Plan Footnotes: | West Adams |
| Hillside Area (Zoning Code): | No |
| Specific Plan Area: | South Los Angeles Alcohol Sales |
| Design Review Board: | No |
| Historic Preservation Review: | No |
| Historic Preservation Overlay Zone: | No |
| Other Historic Designations: | None |
| Other Historic Survey Information: | None |
| Mills Act Contract: | None |
| POD - Pedestrian Oriented Districts: | None |
| CDO - Community Design Overlay: | None |
| NSO - Neighborhood Stabilization Overlay: | None |
| Streetscape: | No |
| Sign District: | No |
| Adaptive Reuse Incentive Area: | No |
| CRA - Community Redevelopment Agency: | None |
| Central City Parking: | No |
| Downtown Parking: | No |
| Building Line: | 18 |
| 500 Ft School Zone: | No |
| 500 Ft Park Zone: | No |

### Assessor Information

| Assessor Parcel No. (APN): | 5051002009 |
| APN Area (Co. Public Works)*: | 0.459 (ac) |
| Use Codes: | 7500 - Home for the Aged or Other |
| Assessed Land Val.: | $561,012 |
| Assessed Improvement Val.: | $95,368 |
| Last Owner Change: | 07/19/03 |

---

The contents of this report are bound by the User Agreement as described in the Terms and Conditions of this website. For more details, please refer to the Users Agreement located at http://zimas.lacity.org.

(*) - APN Area: LA County Assessor's Office is not the data provider for this item. The data source is from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.
Last Sale Amount: $0
Tax Rate Area: 67
Deed Ref No. (City Clerk): 387355
3632
1068901

Building 1:
1. Year Built: 1914
1. Building Class: D7B
1. Number of Units: 1
1. Number of Bedrooms: 6
1. Number of Bathrooms: 4
1. Building Square Footage: 6,692.0 (sq ft)

Building 2:
2. Year Built: Not Available
2. Building Class: Not Available
2. Number of Units: 0
2. Number of Bedrooms: 0
2. Number of Bathrooms: 0
2. Building Square Footage: 0.0 (sq ft)

Building 3:
3. Year Built: Not Available
3. Building Class: Not Available
3. Number of Units: 0
3. Number of Bedrooms: 0
3. Number of Bathrooms: 0
3. Building Square Footage: 0.0 (sq ft)

Building 4:
4. Year Built: Not Available
4. Building Class: Not Available
4. Number of Units: 0
4. Number of Bedrooms: 0
4. Number of Bathrooms: 0
4. Building Square Footage: None

Building 5:
5. Year Built: Not Available
5. Building Class: Not Available
5. Number of Units: 0
5. Number of Bedrooms: 0
5. Number of Bathrooms: 0
5. Building Square Footage: 0.0 (sq ft)

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

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

Public Safety
Police Information:
Bureau: South
Division / Station: Southwest
Report District: 314
Fire Information:
District / Fire Station: 34
Battalion: 3
Division: 2
Red Flag Restricted Parking: No
CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

Case Number: CPC-2004-2395-ICO
Required Action(s): ICO-INTERIM CONTROL ORDINANCE
Project Description(s): ICO TO REGULATE THE ISSUANCE OF PERMITS RELATED TO AUTOMOBILE-RELATED USES, INCLUDING BUT NOT LIMITED TO AUTOMOBILE, TRAILER SALES, ETC

Case Number: CPC-1996-821-GPC
Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s): AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WEST ADAMS AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT

Case Number: CPC-1983-506-SP
Required Action(s): SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Description(s): SPECIFIC PLAN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED IN THE SOUTH CENTRAL AREA OF THE CITY

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

DATA NOT AVAILABLE

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

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

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

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

Background Display: Generalized Zoning

City of Los Angeles
Department of City Planning

Generalized Zoning
OS
A, RA
RE, RS, R1, RU, RZ, RW1
R2, R3, RW2, R3, RAS3, R4, RAS4, R5
ADP, C1, C1.5, C2, C4,
C5, CR, CW, LASED, WG
CM, MR, CCS, M1, M2,
LAX, M3, SL
P, PB
PF
HILLSIDE

LA City Planning

Copyright (c) Thomas Brothers Maps, Inc.
Case Number: CHC-2010-1179-HCM
Declaration Letter Mailing List
MAILING DATE: July 30, 2010

CRA/LA
Attn: Cynthia Foronda
354 S. Spring St., Ste. 800
Mail Stop 182

GIS/Fae Tsukamoto
City Hall, Room 825
Mail Stop 395

Council District 10
City Hall, Room 430
Mail Stop 217

Laura Meyers
1818 S. Gramercy Pl.
Los Angeles, CA 90019

Anna Marie Brooks
1109 4th Ave.
Los Angeles, CA 92705

Girls and Boys Town of So. Cal.
2740 N. Grand Ave., 2nd Fl.
Santa Ana, CA 92705

John Patterson
2708 Kenwood Ave.
Los Angeles, CA 90007

Mike Medina
11645 Montana Ave. #224
Los Angeles, CA 90049

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

Mohsen Ghane
1158 Las Pulgas Road
Pacific Palisades, CA 90272