

DEPARTMENT OF
CITY PLANNING
OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 620
LOS ANGELES, CA 90012-4801
(213) 978-1200

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT
ROELLA H. LOUIE
VICE-PRESIDENT

JEREMY IRVINE
GAIL KENNARD
OZ SCOTT

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

CITY OF LOS ANGELES
CALIFORNIA



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INFORMATION
(213) 978-1270

www.planning.lacity.org

MAY 27 2014

Date:

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

Attention: Sharon Gin, Legislative Assistant
Planning and Land Use Management Committee

CASE NUMBER: **CHC-2013-3992-HCM**
HLAFFER-COURCIER RESIDENCE
2574 GLENDOWER AVENUE

At the Cultural Heritage Commission meeting of **May 15, 2014**, the Commission moved to include the above property in the list of Historic-Cultural Monument, subject to adoption by the City Council.

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

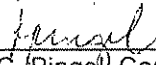
The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause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

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

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

Moved: Commissioner Louie
Seconded: Commissioner Kennard
Ayes: Commissioner Irvine and Barron
Absent: Commissioner Scott

Vote: 4-0



Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

c: Councilmember Tom LaBonge, Fourth Council District
Donald I. Brown, Trustee of Brown & Christopher L. Parsons, Trustee of Parsons Trust
Charles J. Fisher
GIS

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INFORMATION
(213) 978-1270

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Date: **MAY 27 2014**

Donald I. Brown, Trustee of Brown Trust &
Christopher L. Parsons, Trustee of Parsons Trust
2574 Glendower Avenue
Los Angeles CA 90027

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NUMBER: **CHC-2013-3992-HCM**
HLAFFER-COURCIER RESIDENCE
2574 GLENDOWER AVENUE

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

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

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

Moved: Commissioner Louie
Seconded: Commissioner Kennard
Ayes: Commissioner Irvine and Barron
Absent: Commissioner Scott

Vote: 4-0



Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

c: Councilmember Tom LaBonge, Fourth Council District
Charles J. Fisher
GIS

**Los Angeles Department of City Planning
RECOMMENDATION REPORT**

CULTURAL HERITAGE COMMISSION**CASE NO.: CHC-2013-3992-HCM
ENV-2013-3993-CE**

HEARING DATE: May 15, 2014
TIME: 10:00 AM
PLACE: City Hall, Room 1010
 200 N. Spring Street
 Los Angeles, CA
 90012

Location: 2574 Glendower Ave.
 Council District: 4
 Community Plan Area: Hollywood
 Area Planning Commission: Central
 Neighborhood Council: Los Feliz
 Legal Description: Lot 15 of TR 4441

PROJECT: Historic-Cultural Monument Application for the
HLAFFER-COURCIER RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument


**APPLICANT/
OWNER:** Donald I Brown Trustee of Brown Trust &
Christopher L Parsons, Trustee of Parsons Trust
2574 Glendower Ave.
Los Angeles, CA 90027

**OWNER'S
REPRESENTATIVE:** Charles J. Fisher
140 S. Avenue 57
Los Angeles, CA 90042


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.

MICHAEL J. LOGRANDE
 Director of Planning



 Ken Bernstein, AICP, Manager
 Office of Historic Resources



 Lambert M. Giessinger, Preservation Architect
 Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

- 1) The building "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of the Storybook style.

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 1923, this two-story single-family residence in Los Feliz exhibits character-defining features of the Storybook style. The subject building has an irregular plan with a shingled, multiple cross-gable roof system. Exterior wall cladding is half-timbered with hand-textured white stucco, and horizontal wood siding with half-timber framing in sections.

The front face of the building features three gables, all with steep, concave pitches, connected by an asymmetrical, transverse side-gabled roof. The central, larger gable is clad in wood siding and features a large vent with timber framing. The smaller gables to the north and south of the large central gable are stucco; the north features half-timbering, the south a decorative vent similar to the vent in the central gable. The entry door is covered by a small, steep, concave-pitched roof. The two-paneled door features an irregular cut, a large speakeasy window covered by an iron grill, and a cast-iron knocker and handle. There are two chimneys situated between the three gables, both ornamented with irregular groupings of clinker bricks. Windows throughout the structure feature irregular, half-timber framing. Where there are half-timber treatments they are irregularly cut and lend a rustic, handmade effect.

Interior features include high, peaked ceilings, custom triangle-top doors, exposed timbers and distressed half-timbering, and custom-distressed wood floors. The rear of the structure appears to possibly have been modified significantly from its original configuration. At least one addition is discernable on the northern end of the ground floor, balconies have been replaced over time and/or possibly added, making it difficult to ascertain original conditions, and mismatches in finishing suggests other exterior or interior work may have been done though there is no permit documentation.

Built in 1923 the house was designed and built for Lulu E. Hlaffer by Rufus Buck, who built other Storybook residences within Los Angeles. However, the longest resident of the house was John and Irene Courcier. They purchased the property in 1933 and lived there until 1999, when the current owners acquired the property.

DISCUSSION

The Hlaffer-Courcier Residence historic property successfully meets one of the specified Historic-Cultural Monument criteria: it "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction. The exaggerated concave roofs, custom distressed and shaped half-timbering, custom exterior and interior doors, and quality of various unique appointments and finishes make the property an excellent example of the Storybook style. Furthermore the front of the property and majority of the interior appear mainly intact and exhibit a high level of integrity; based on these criteria the property qualifies for Historic Cultural Monument status.

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

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

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

BACKGROUND

On March 6, 2014, the City Council adopted a motion to initiate consideration of the Hlaffer-Courcier Residence as a Historic-Cultural Monument. On April 17, 2014, the Cultural Heritage Commission and Office of Historic Resources Staff toured the site.

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT HLAFFER-COURCIER RESIDENCE
2. STREET ADDRESS 2574 GLENDOWER AVENUE
CITY LOS ANGELES ZIP CODE 90027 COUNCIL DISTRICT 4
3. ASSESSOR'S PARCEL NO. 5588-019-015
4. COMPLETE LEGAL DESCRIPTION: TRACT TRACT No. 4441, LOS FELIZ ADDITION, AS PER MAP FILED IN BOOK 49, PAGE 36 OF MAPS FILED, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.
BLOCK N/A LOT(S) 15 EX EAST 25 FEET MEASURED PARALLEL TO ELY LINE ARB. NO. 1
5. RANGE OF ADDRESSES 2572 THROUGH 2578 GLENDOWER AVENUE
6. PRESENT OWNER DONALD I. BROWN TRUSTEE OF BROWN TRUST & CHRISTOPHER L. PARSONS, TRUSTEE OF PARSONS TRUST
STREET ADDRESS 2574 GLENDOWER AVENUE
CITY LOS ANGELES STATE CA ZIP CODE 90027-1113 PHONE (323)665-6076 EMAIL: CPARSONS@HOTMAIL.COM
OWNER IS: PRIVATE PUBLIC
7. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

DESCRIPTION

8. ARCHITECTURAL STYLE STORYBOOK STYLE
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)
- (SEE DESCRIPTION WORKSHEET)
-
-
-
-
-
-
-
-
-
-

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT HLAFFER-COURCIER RESIDENCE

10. CONSTRUCTION DATE: FACTUAL 1923 ESTIMATED _____

11. ARCHITECT, DESIGNER, OR ENGINEER: RUFUS BUCK

12. CONTRACTOR OR OTHER BUILDER: RUFUS BUCK

13. DATES OF ENCLOSED PHOTOGRAPHS MAY 28, 2013

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

ALTERATIONS: MAID'S QUARTERS ADDED UNDER GARAGE IN 1925, MINOR CHANGES TO KITCHEN.

15. THREATS TO SITE NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT

16. IS THE STRUCTURE ON ITS ORIGINAL SITE MOVED UNKNOWN

17. **SIGNIFICANCE**

BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED

WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) BUILT IN 1923, THIS UNIQUE STORYBOOK HOUSE WAS

DESIGNED AND BUILT BY RUFUS BUCK FOR LULU E. HLAFFER. THE HOUSE IS LARGER THAN MOST

"STORYBOOK" HOUSES, WHICH TEND TO BE SMALL COTTAGES. THE ARCHITECT, WHO WAS REALLY A CIVIL

ENGINEER, WAS NOTED FOR DOING SEVERAL STORYBOOK STYLE BUNGALOW COURTS. STORYBOOK REFERS

TO AN ARCHITECTURAL STYLE POPULARIZED IN THE 1920S IN ENGLAND AND AMERICA. SOME OF THE BEST

KNOWN EXAMPLES IN THE LOS ANGELES AREA INCLUDE THE SPADENA OR "WITCH HOUSE" WHICH WAS

RECENTLY DESIGNATED A MONUMENT UNDER THE NEW BEVERLY HILLS LANDMARK ORDINANCE, DESIGNED BY

HARRY OLIVER AND COMMERCIAL ESTABLISHMENTS SUCH AS THE GROVE (HCM NO. 319) IN WESTWOOD,

ORIGINALLY DESIGNED AS HOUSING BY ALLEN SIPLE AND THE TAM O' SHANTER INN IN ATWATER VILLAGE,

WHICH WAS ALSO DESIGNED BY OLIVER. THE HLAFFER-COURCIER RESIDENCE IS SIGNIFICANT FOR ITS UNIQUE

ARCHITECTURAL DESIGN AND ITS ORIGINAL INTEGRITY.

18. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER

ATTACHED, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, UNITED STATES CENSUS RECORDS, LOS ANGELES

COUNTY SUBDIVISION MAPS, LOS ANGELES TIMES ARTICLES.

DATE FORM PREPARED OCTOBER 11, 2013 PREPARER'S NAME CHARLES J. FISHER

ORGANIZATION OWNER'S REPRESENTATIVE STREET ADDRESS 140 S. AVENUE 57

CITY HIGHLAND PARK STATE CA ZIP CODE 90042 PHONE (213) 256-3593

E-MAIL ADDRESS: ARROYOSECO@HOTMAIL.COM

DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE HLAFFER-COURCIER RESIDENCE IS A 2 STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

STORYBOOK STYLE, IRREGULAR PLAN SINGLE FAMILY RESIDENCE
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (SEE CHART) STRUCTURE USE (RESIDENCE, ETC)

WITH A WOOD AND HAND SPREAD STUCCO FINISH AND WOOD TRIM.
MATERIAL (WOOD SIDING, WOOD SHINGLES, BRICK, STUCCO, ETC) MATERIAL (WOOD, METAL, ETC.)

ITS STEEP GABLED ROOF IS COVERED WITH COMPOSITION SHINGLES, GLASS AND WOOD,
ROOF SHAPE (SEE CHART) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES) WINDOW MATERIAL

MULTI LIGHT WOOD CASEMENT FIXED AND STAINED GLASS WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE (DOUBLE HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC)

THE ENTRY FEATURES A SIMPLE FLAT PORCH COVERED BY A SMALL WHIMSICAL "A" FRAME ROOF, FLAKED BY LIGHTS
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A WHIMSICAL DOUBLE TRAPEZOID paneled wood door and small window door. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE A CENTRAL FORWARD GABLE WITH TWO SMALLER FORWARD GABLES NEAR EACH END OF THE MAIN
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

TRANSVERSE GABLE. ALL OF THE ROOFLINES DIP WITH THE GABLES EACH HAVING DISTINCT CONCAVE ARCHES AND UPTURNS ON
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

THE TRANSVERSE GABLE AT THE BASE OF EACH OF THE FORWARD GABLES. THE CENTRAL GABLE PEDIMENT IS SHEATHED IN LARGE
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

SIDING FORMING A TRIANGULAR PATTERN WITH THE APEX AT THE CENTER POINT OF THE PEDIMENT. A TALL VENT IS IN
VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

THE CENTER OF EACH GABLE WITH SCROLL CUT FRAMING SURROUNDING THE VENTS. THE LARGER CENTER GABLE HAS
ADDITIONAL DEFINING ELEMENTS

A WEATHERVANE AT THE FRONT FEATURING A WITCH FLYING A BROOM ATOP THE POINTS OF THE COMPASS. THE
ADDITIONAL DEFINING ELEMENTS

WINDOWS FEATURE FANCIFUL ROUGH CUT LENTILS AND SILL BASEBOARDS. THERE ARE TWO FRONT CHIMNEYS, THE LEFT
ADDITIONAL DEFINING ELEMENTS

BEING A SHORT SLIGHTLY BATTERED WITH CLINKER BRICKS AT THE TOP, THE OTHER, TO THE RIGHT BEING TALLER, WITH
ADDITIONAL DEFINING ELEMENTS

A SPLIT DESIGN FOR THE TWO FLUES, WITH CLINKER BRICKS ALSO ON TOP AND FILLING THE SPLIT AREA. THE GARAGE
ADDITIONAL DEFINING ELEMENTS

PORTION ON THE LEFT OF THE FACADE HAS TWO WOODEN GARAGE DOORS WITH A "V" SHAPED HALF TIMBERING DESIGN
ADDITIONAL DEFINING ELEMENTS

ON EACH, WITH THE RIGHT DOOR BEING UNDER THE LEFT GABLE WITH A LANTERN-TYPE PORCH LIGHT OVER THE DOOR
ADDITIONAL DEFINING ELEMENTS

AND THE LEFT DOOR UNDER THE TRANSVERSE GABLE. THE REAR IS OVERLOOKING A CANYON WITH SEVERAL SMALL-
ADDITIONAL DEFINING ELEMENTS

WOODEN BALCONIES AND WIDE WOOD SIDING IN THE CENTER SECTION.
ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF THERE ARE NO SECONDARY BUILDINGS
IDENTIFY GARAGE, GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE HIGH "A"-FRAMED CEILING IN LIVING ROOM, BEAMED "A"-FRAME TOPPED
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM, SPECIAL GLASS WINDOWS,

DOORS, RUSTIC WIDE CEILING BEAMS IN SOME BEDROOMS AND KITCHEN, IRON STAIR RAILINGS, MAGNETITE STAIRS,
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

BATTERED HARDWOOD FLOORING, LANTERN STYLE LIGHTING FIXTURES AND SCONCES, INTERIOR MULTI-LIGHT
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

FRENCH DOORS AND ROUGH TEXTURE WALL PLASTER.
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

HISTORIC-CULTURAL MONUMENT APPLICATION

**CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

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

ARCHITECTURAL SIGNIFICANCE

THE HLAFFER-COURCIER RESIDENCE IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT
STORYBOOK STYLE ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE 8)

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

AND/OR

HISTORICAL SIGNIFICANCE

THE HLAFFER-COURCIER RESIDENCE WAS BUILT IN 1923
NAME OF PROPOSED MONUMENT YEAR BUILT
STORY BOOK STYLE ARCHITECTURE WAS IMPORTANT TO THE
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

DEVELOPMENT OF LOS ANGELES BECAUSE THIS ARCHITECTURE IS EMBLEMATIC OF THE CONCEPT OF SOUTHERN CALIFORNIA BEING THE "LAND OF DREAMS". IT IS A DIRECT OFFSHOOT OF THE MOVIE INDUSTRY WITH MANY OF ITS EARLY ADHERENTS BEING DIRECTLY TIED TO THE STUDIOS AS SET DESIGNERS AND CARPENTERS. RUFUS BUCK, THE CREATOR OF THIS DESIGN CAME FROM A DIFFERENT BACKGROUND, WITH TRAINING AS BOTH A CIVIL AND A MINING ENGINEER. HE WAS ALSO A TRAINED CARPENTER AND MAY HAVE FOUND WORK WITH THE MOVIE STUDIOS WHEN HE FIRST CAME TO CALIFORNIA. BY THE EARLY 1920s, HE WAS NOTED FOR DESIGNING AND BUILDING SEVERAL STORYBOOK STYLE BUNGALOW COURTS IN LOS ANGELES. BUCK WAS BORN IN THE MINING COUNTRY OF LINCOLN COUNTY NEVADA ON SEPTEMBER 23, 1873. HIS FATHER, FRANKLIN WAS A CATTLE RANCHER BUT HE FOLLOWED THE FOOTSTEPS OF HIS OLDER BROTHER, ARTHUR, AND STUDIED ENGINEERING, AS WELL AS SURVEYING, GRADUATING FROM STANFORD UNIVERSITY IN 1895. HE LATER PARTICIPATED IN THE KLONDIKE GOLD RUSH AND WAS APPOINTED TO A SPECIAL POSITION AS A MINERAL CLAIM AND LAND SURVEYOR BY THE UNITED STATES GOVERNMENT, WITH HIS OFFICE IN DAWSON CREEK, YUKON TERRITORY, AS IT WAS MORE CENTRALLY LOCATED FOR HIS WORK IN ALASKA. HE LATER WORKED AS A CIVIL ENGINEER IN PORTLAND, OREGON AND SEATTLE, WASHINGTON, BEFORE COMING TO LOS ANGELES AROUND 1919. ONE OF THE COURTS THAT BUCK DESIGNED WAS NAMED "FERNWOOD ROW, WHICH WAS AT THE CORNER OF FERNWOOD AVENUE AND RIDGEWOOD PLACE. THIS WELL DESIGNED

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

STORY BOOK COURT WAS DEMOLISHED IN 1979 FOR THE CONSTRUCTION OF AN ELEMENTARY SCHOOL. BUCK PASSED AWAY IN LOS ANGELES ON JULY 28, 1943, AT THE AGE OF 79. LITTLE HAS BEEN FOUND ABOUT LULU E. HLAFER, (SOME RECORDS SHOW HER AS LULU E.HOFFER) THE ORIGINAL OWNER OF THE HOUSE, IS A BIT OF AN ENIGMA, ONLY SHOWING ON A FEW CITY DIRECTORIES, THE COUNTY ASSESSOR'S FILE AND THE BUILDING PERMITS. NO OCCUPATION IS SHOWN IN ANY OF THOSE RECORDS. IT APPEARS THAT HLAFER MAY HAVE BEEN USING THE HOUSE AS A RENTAL AT LEAST BY 1930s. THE HOUSE WAS DEEDED TO FANNIE PINKINSON ON DECEMBER 15, 1930. AN APRIL 27TH, 1931 ADVERTISEMENT IN THE LOS ANGELES TIMES CLASSIFIED SECTION NOTES A FURNITURE AUCTION AT THE ADDRESS. THE HOUSE FELL INTO FORECLOSURE IN 1931, WHEN THE GREAT DEPRESSION WAS NEARING ITS NADIR. THE BANK, PACIFIC SAVINGS AND LOAN COMPANY, DEEDED THE PROPERTY TO JOHN L AND IRENE COURCIER IN 1933. JOHN LAWRENCE COURCIER WAS A PHOTOGRAPHER WHO ULTIMATELY MADE HIS FORTUNE THROUGH THE WHOLESALE DISTRIBUTION OF RAW FILM STOCK FOR THE MOTION PICTURE INDUSTRY. HE HAD JUST TAKEN OVER AS THE GENERAL MANAGER OF THE EASTMAN KODAK COMPANY MOTION PICTURE PRODUCT SALES DEPARTMENT WHEN HE DIED SUDDENLY ON JUNE 6, 1964, AT THE AGE OF 63. THE COURCIER'S WERE THE LONGEST TERM OWNERS OF THE HOUSE WITH IRENE REMAINING THERE UNTIL 1999, WHEN THE CURRENT OWNERS ACQUIRED THE PROPERTY. THE COURCIER RESIDENCE IS SIGNIFICANT FOR ITS ARCHITECTURE AS A REPRESENTATIVE TYPE SPECIMEN OF A LARGE STORYBOOK STYLE RESIDENCE.

Case Number:
CHC-2013-3992-HCM
Declaration Letter Mailing List
MAILING DATE: **May 27, 2014**

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

Council District 4
City Hall, Room 480
Mail Stop 206

Donald I Brown
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2574 Glendower Ave
Los Angeles, CA 90027

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