

ORIGINAL



APPLICATIONS:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

Area Planning Commission City Planning Commission City Council Director of Planning

Regarding Case Number: ENV-2017-5248-CE

Project Address: 1269 - 1279 N. Lyman Place and 4576 W. Fountain Avenue

Final Date to Appeal:

NONE - CEQA appeal

Type of Appeal:

- Appeal by Applicant/Owner
 Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved
 Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): Doug Haines, Charles Fisher, Alex Kondracke

Company: _____

Mailing Address: P.O. Box 93596

City: Los Angeles

State: California

Zip: 90093

Telephone: (310) 281-7625

E-mail: _____

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

Self Other: La Mirada Ave. Neighborhood Assn. and Concerned Citizens of Los Feliz

- Is the appeal being filed to support the original applicant's position?

Yes No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): Robert Silverstein

Company: The Silverstein Law Firm

Mailing Address: 215 N. Marengo Ave., 3rd Floor

City: Pasadena

State: CA

Zip: 91101

Telephone: (626) 449-4200

E-mail: _____

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? Entire Part **ENU**
 Are specific conditions of approval being appealed? Yes No

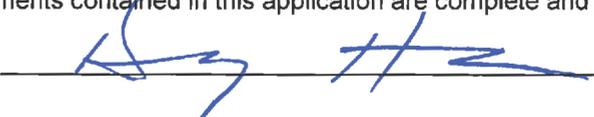
If Yes, list the condition number(s) here: _____

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- Specifically the points at issue
- How you are aggrieved by the decision
- Why you believe the decision-maker erred or abused their discretion

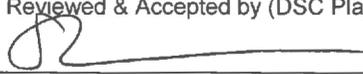
5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature:  Date: 07/26/2018

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
 - Appeal Application (form CP-7769)
 - Justification/Reason for Appeal
 - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
 - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee: \$89.00	Reviewed & Accepted by (DSC Planner): 	Date: 7/27/2018
Receipt No: 0102922114	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

July 24, 2018

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JOINT CEQA APPEAL OF CASE No.: ENV-2017-5248-CE; 1269-1279 N. Lyman Place; 4576 Fountain Ave.

PLUM Chair Huizar and Honorable Council members:

Public Resources Code Section 21151(c) of the California Environmental Quality Act (CEQA) permits an aggrieved party to appeal the approval of a Categorical Exemption (CE) by a non-elected, decision-making body to that agency's elected, decision-making body.

In this case, the Central Area Planning Commission (a non-elected, decision-making body) on July 10, 2018 sustained the Director of Planning's approval of the demolition of two Craftsman duplexes (circa 1910 and 1916) for a 20-stall surface automobile parking lot at 4576 Fountain Ave. As part of its approval, the Commission issued a July 16, 2018 determination letter stating that the project is exempt from CEQA, and that there is "*no substantial evidence than an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.*"

The Commission's determination is wrong. The courts have mandated that categorical exemptions be construed strictly, shall not be unreasonably expanded beyond their terms, and may not be used where there is substantial evidence that there are unusual circumstances (including future activities) resulting in (or which might reasonably result in) significant impacts which threaten the environment. McQueen v. Mid-Peninsula Regional Open Space (1988) 202 Cal.App.3d 1136.

Local agencies must prepare at a minimum an initial study on any project which may have a significant effect on the environment. Public Resources Code § 21151. "The lead agency shall conduct an initial study to determine if the project may have a significant effect on the environment." Pub. Res. Code § 15063(a). The word "shall" is mandatory; "may" connotes a reasonable possibility. Moreover, the Legislature intended that CEQA be interpreted in such manner as to afford the fullest possible protection to the environment within the reasonable scope of the statutory language.

As noted by our Supreme Court in Friends of Sierra Madre v. City of Sierra Madre (2001) 25 Cal.4th 165:

“If there is the possibility that the project may have a significant environmental effect, the agency must conduct an initial threshold study. If the initial study reveals that the project will not have such effect, the lead agency may complete a negative declaration briefly describing the reasons supporting this determination. However, if the project may have a significant effect on the environment, an EIR must be prepared.”

Without a properly prepared initial study, the record may prove inadequate to permit judicial review of the agency decision. (Pub. Res. Code § 21168.5; Topanga Assn. for a Scenic Community v. County of Los Angeles (1974) 11 Cal.3d 506).

In the case of the proposed project, substantial evidence in the form of expert testimony has been placed into the record showing that the site contains a potential historic resource, and that demolition of the Craftsman duplexes may result in a significant impact. Furthermore, the applicant acknowledged at the Commission hearing that the site will be used as a construction staging area rather than simply as a parking lot, and that even its use as a parking lot is temporary. Development of the site therefore lacks a finite project description as required under CEQA, and is being piecemealed in relation to other aspects of the applicant’s overall construction program. Subsequently, the City’s processing of this case as a categorical exemption without even an initial study is improper.

I. Background and Objections

As noted, the Commission at its July 10, 2018 hearing upheld the Director of Planning’s approval of the demolition of two Craftsman duplex homes to allow for the construction of a small surface parking lot at 4576 Fountain Ave. The applicant is CHS Property Holdings, L.P., which is the owner of Hollywood Presbyterian Hospital. The hospital currently has 1,476 parking spaces to serve its 434 beds. The proposed 9,680 sq. ft. surface parking lot would add only 20 more stalls to this total.

The applicant was previously granted approval in 2015 for the construction of a 654-stall parking garage immediately to the east of the hospital campus (Case No. DIR-2015-309-SPPA-SPP). The hospital is located within the Vermont/Western Transit Oriented District Specific Plan, (also referred to as the Station Neighborhood Area Plan, or SNAP). Under SNAP, the hospital is permitted a maximum of 1,591 parking stalls. When the applicant’s existing parking structure is demolished and the new parking garage completed, the hospital will have 1,637 stalls, or 46 more parking stalls than permitted. The proposed 20-stall surface parking lot is therefore merely a placeholder for future development of the subject lot.

Yet the Director of Planning approved the project as Categorically Exempt from review under CEQA. By upholding this determination, the Commission abused its discretion not only by forgoing any analysis of the significance of the historic resources on the project site, but by also ignoring the applicant’s piecemealed approach to the hospital’s development, which received approval in 2016 under Case No. DIR-2016-3207-SPP-SPR for the construction of a 134,750 sq. ft. hospital addition

Failure to effectively consider the environmental impacts associated with the “whole” project constitutes a piecemeal approach to cumulative impact analysis. Such segmentation is expressly forbidden under CEQA.

Under CEQA a “project” “means the whole of an action.” Guidelines § 15378. CEQA’s “requirements cannot be avoided by chopping up proposed projects into bite-size pieces which, individually considered, might be found to have no significant effect on the environment or to be only ministerial.” Plan for Arcadia, Inc. v. City Council of Arcadia (1974) 42 Cal.App.3d 712, 726. “Such conduct amounts to ‘piecemealing,’ a practice CEQA forbids.” Lincoln Place Tenants Ass’n v. City of Los Angeles (2007) 155 Cal.App.4th 425, 450; see also Tuolumne County Citizens for Responsible Growth, Inc. v. City of Sonora (2007) 155 Cal.App.4th 1214, 1231 [The Court invalidating an MND because of a City’s failure to consider a retail development and adjacent road project as one single project for the purposes of CEQA. “City violated CEQA by treating them as separate projects subject to separate environmental reviews.”]; Lighthouse Field Beach Rescue v. City of Santa Cruz (2005) 131 Cal.App.4th 1170, 1200 [The city’s failure to consider the whole of the project compelled the Court to overturn the city’s adoption of a negative declaration.]

A. The City has imposed an improper standard of review for what constitutes “substantial evidence”

Neither the city nor the applicant has conducted any analysis to support a conclusion that the site does not contain a historic resource. At the Commission’s July 10, 2018 hearing, Planning Staff contended that the burden is upon the public to submit substantial evidence proving otherwise, and that such evidence must come from a city acknowledged “expert.” Yet staff’s position conflicts both with logic and the law.

Under CEQA, if a legitimate question can be raised of a possible significant environmental impact, a Categorical Exemption cannot be used. Since the exemption essentially requires a determination that significant impacts are impossible, it cannot be relied on unless a factual evaluation of the project could not show a possible significant impact. Davidon Homes v. city of San Jose (1997) 54 Cal.App.4th 106, 116-117.

It’s important to note that under CEQA, when an agency is making an exemption determination it may not ignore evidence of an unusual circumstance creating a reasonable possibility of a significant environmental impact. Committee to Save the Hollywoodland Specific Plan v City of Los Angeles (2008) 161 Cal.App.4th 1168, 1187 (city approval set aside because city failed to consider proffered evidence regarding historic wall).

Likewise, an agency may not avoid preparing an environmental analysis by failing to gather relevant data. The City argues that environmental review is unnecessary because there were no findings of environmental impacts.

Yet in Sundstrom v. County of Mendocino (1988) 202 Cal.App.3d 296, 311, the First District Court of Appeal warned against such a “mechanical application” of the “fair argument” rule in situations where agencies have failed to gather the data necessary for an informed decision. The court indicated that an EIR may be required even in the absence of concrete “substantial evidence” of potential significant impacts. The court explained that, because “CEQA places the burden of environmental investigation on government rather than the public,” an agency “should not be allowed to hide behind its own failure to gather relevant data.”

The notion that an agency “should not be allowed to hide behind its own failure to gather relevant data” (Sundstrom, supra, at 311) is consistent with the California Supreme Court’s statement in No Oil, Inc. v. City of Los Angeles (1974) 13 Cal.3d 68, 75, that an EIR should be prepared in “doubtful case[s],” so that agencies do not make decisions “without the relevant data or a detailed study of it.” “One of the purposes of the impact statement is to insure that the relevant environmental data are before the agency and considered by it prior to the decision to commit...resources to the project.”

CEQA contains a strong presumption in favor of requiring preparation of an EIR. This presumption is reflected in what is known as the “fair argument” standard, under which an agency must prepare an EIR whenever substantial evidence in the record supports a fair argument that a project may have a significant effect on the environment. Laurel Heights Improvement Association v. Regents of the University of California (1993) 6 Cal.4th 1112, 1123; No Oil, Inc. v. City of Los Angeles (1974) 13 Cal.3d 68, 75.

Under CEQA and CEQA Guidelines, if a project may cause a significant effect on the environment, the lead agency must prepare an EIR. Pub. Res. Code §§ 21100, 21151. A project “may” have a significant effect on the environment if there is a “reasonable probability” that it will result in a significant impact. No Oil, Inc. v. City of Los Angeles, *supra*, 13 Cal.3d at 83 n. 16. If any aspect of the project may result in a significant impact on the environment, an EIR must be prepared even if the overall effect of the project is beneficial. CEQA Guidelines § 15063(b)(1).

This standard sets a “low threshold” for requiring preparation of an EIR. Citizen Action To Serve All Students v. Thornley (1990) 222 Cal.App.3d 748, 754. If substantial evidence supports a “fair argument” that a project may have a significant environmental effect, the lead agency must prepare an EIR even if it is also presented with other substantial evidence indicating that the project will have no significant effect. No Oil, Inc. v. City of Los Angeles, *supra*; Brentwood Association for no Drilling, Inc. v. City of Los Angeles (1982) 134 Cal.App.3d 491.

The CEQA Guidelines at 14 Cal. Code Regs. § 15384(a) define “substantial evidence” as “enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached...” Under Pub. Res. Code §§ 21080(e), 21082.2(c), and CEQA Guidelines §§ 15064(f)(5) and 15384, facts, reasonable assumptions predicated on facts, and expert opinions supported by facts can constitute substantial evidence.

“Under the fair argument approach, *any* substantial evidence supporting a fair argument that a project may have a significant environment effect would trigger the preparation of an EIR.” Communities for a Better Environment v. California Resources Agency (2002) 103 Cal.App.4th 98, 113 (*italics in original*). In the instant case, testimony by historian Charles Fisher and members of the public provide substantial evidence that the project may result in a significant environmental impact.

Communities for a Better Environment is also significant because it clarifies that agency “thresholds of significance” are not necessarily the threshold that may be used in determining the existence of a “significant” impact. A significant impact may occur even if the particular impact does not trigger or exceed an agency’s arbitrarily set threshold of significance. *Id.* at 114.

Whether the administrative record contains a fair argument sufficient to trigger environmental review is a question of law, not a question of fact. Under this unique test, “deference to the agency’s determination is not appropriate and its decision not to require an EIR can be upheld only when there is no credible evidence to the contrary.” Sierra Club v. County of Sonoma (1992) 6 Cal.App.4th 1307, 1318.

The Court in Stanislaus Audubon Society v. County of Stanislaus (1995) 33 Cal.App.4th 144, 151 also stressed the “low threshold” vis-à-vis the presence of a fair argument, noting that a lead agency should not give an “unreasonable definition” to the term substantial evidence, “equating it with overwhelming or overpowering evidence. CEQA does not impose such a monumental burden” on those seeking to raise a fair argument of impacts. This principle is codified in California Code of Regulations, title 14, section 15064(h), which provides:

“In marginal cases where it is not clear whether there is substantial evidence that a project may have a significant effect on the environment, the lead agency shall be guided by the following factors: (1) If there is serious public controversy over the environmental effect of a project, the lead agency shall consider the effect or effects subject to the controversy to be significant and shall prepare an EIR.”

Yet the City has imposed a “monumental burden” by insisting that the public -- which lacks access to the subject lot -- must present a complete analysis of the site’s historic qualifications, and that only an individual with a college degree in historic preservation is qualified to conduct such a review.

“It does not require an expert to measure the width of a road. Nor does it require any particular protocol. Simply laying a tape measure across the road will do. It may be true that the evidence would not be admitted over objection at trial in a court of law. But the rules of evidence do not apply to administrative proceedings involving land use.” Save Adelaida v. County of San Luis Obispo (2018, WL 2439874), citing to Mohilef v. Janovici (1996) 51 Cal.App.4th 267, 291.

Substantial evidence can consist of the testimony of persons familiar with the area based on their personal knowledge. Keep Our Mountains Quiet v. County of Santa Clara (2015), Cal.App.4th at p. 730. The City argues that general comments, concerns and speculation from the public are insufficient to give rise to substantial evidence that environmental review is required.

But the testimony presented to the City is about specific, observable facts, not general comments, concerns or speculation. The testimony of Historian Charles Fisher -- who has successfully nominated more Historic Cultural Monuments in the City of Los Angeles than anyone else (see **Exhibit 1**) -- qualifies as substantial evidence under CEQA. Mr. Fisher’s credentials and experience demonstrate that he is familiar with the standards of preservation in Los Angeles, and that the evidence is sufficient to establish that he is an expert on the preservation of historic resources. Accordingly, his expert opinion on the application of the subjective criteria for historic significance constitutes substantial evidence supporting the conclusion that a categorical exemption is invalid. The City cannot simply dismiss his commentary.



B. The Project site contains a Historic Resource

CEQA considers historical resources to be part of the environment. A project that may cause a substantial adverse effect on the significance of a historical resource is recognized as having a significant effect on the environment.

CEQA Guidelines Section 15300.2 states: "A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource." Demolition of a historic resource is considered a significant impact to the environment.

Public Resources Code Section 21084.1 further states: "The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 shall not preclude a lead agency from determining whether the resource may be an historical resource for purposes of this section."

The Craftsman architectural style, which emerged from the Arts and Crafts movement, was popular for residential homes from approximately 1905 to the early 1930s, with the height of construction in the 1910s. The two duplexes of the subject site are consistent with this trend, as they were built in 1910 and 1916. The Craftsman style emphasized handcrafted and natural materials and a high quality of craftsmanship, which is most reflected in the duplex located at the north end of the project site.

Typical Craftsman homes are characterized by broad gable roofs with wide overhanging eaves, exposed rafters and purlins, wood clapboard and shingle siding, and windows with muntin patterns. The Craftsman style in Southern California was employed for both elaborate mansions and modest homes.

The project site contains two duplexes. The duplex located at the northern edge of the lot shows a high level of integrity, with many original character defining features intact, including the wide hipped roof and shingled gables, front sunburst brackets on the barge boards, brick piers that feature unusual open lattice columns, alternating narrow and wide clapboard siding, and double-hung windows. The entry door facing Lyman Place retains its original, beveled oval window. This duplex is also a unique corner design, with two independent homes facing different streets.

The interiors were also largely intact at the time of sale, with hardwood floors and built-in cabinetry.

The duplex therefore embodies the distinctive characteristics of a style, type, period or method of construction. It retains enough of its historic character and appearance to be recognized as a historic resource. Its integrity retains its location, design, setting, materials, workmanship, feeling and association. Under CEQA, the duplex must be analyzed accordingly.

To approve a Project Permit Compliance Review, the Director must require mitigation of any significant adverse effects of the project on the environment and surrounding areas. No such mitigation has been proposed to alleviate the impact of demolishing the site's historic resources.

II. Conclusion

The major premise behind the establishment of the California Environmental Quality Act of 1970 was to require public agencies to give serious and proper consideration to activities which affect the quality of our environment, to find feasible alternatives in order to prevent damage to the environment, and to provide needed information to the public. Public Resources Code § 21061.

An agency must conduct environmental analysis whenever it can be fairly argued on the basis of substantial evidence that a project may have a significant environmental impact. If there is substantial evidence both for and against preparing an EIR, the agency must prepare the EIR.

“The EIR has been aptly described as the heart of CEQA. Its purpose is to inform the public and its responsible officials of the environmental consequences of their decisions *before* they are made. Thus, the EIR protects not only the environment but also informed self-government. [T]he ultimate decision of whether to approve a project, be that decision right or wrong, is a nullity if based upon an EIR that does not provide the decision-makers, and the public, with the information about the project that is required by CEQA. The error is prejudicial if the failure to include relevant information precludes informed decision making and informed public participation, thereby thwarting the statutory goals of the EIR process.” Napa Citizens for Honest Government v. Napa County Board of Supervisors (2001) 91 Cal.App.4th 342, 355-356 (italics in original).

The City has failed to proceed in a manner prescribed by law and consequently must initiate proper review of the environmental impacts associated with development of the entire hospital site.

The City cannot claim that there is no substantial evidence in the record that the Lyman Place lot contains a historic resource when the City has chosen to create a monumental burden upon the public to present such evidence. And the City cannot claim that the project is categorically exempt from CEQA merely because the City has chosen to ignore expert testimony to the contrary.

As documented in comments to the Commission and in the prior DIR appeal, the City has not made a “good faith effort at full disclosure,” in violation of CEQA.

“*Before* one brings about a potentially significant and irreversible change to the environment, an EIR must be prepared that sufficiently explores the significant environmental effects created by the project.” Berkeley Keep Jets Over the Bay Committee v. Board of Port Commissioners (2001) 91 Cal.App.4th 1344, 1371. “Because the EIR must be certified or rejected by public officials, it is a document of accountability. If CEQA is scrupulously followed, the public will know the basis on which its responsible officials either approve or reject environmentally significant action, and the public, being duly informed, can respond accordingly to action with which it disagrees.” Cadiz Land Co., Inc. v. Rail Cycle, L.P. (2000) 83 Cal.App.4th 74, 84.

Thank you for your courtesy and attention to this important matter.

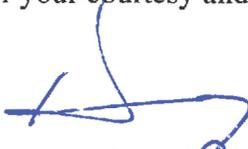
 Hain
on behalf of all appellants.

EXHIBIT 1



Charles J. Fisher

From Wikipedia, the free encyclopedia



This biography of a living person **relies too much on references to primary sources**. Please help by adding **secondary or tertiary sources**. Contentious material about living persons that is unsourced or poorly sourced **must be removed immediately**, especially if potentially libelous or harmful. *(December 2009)* *(Learn how and when to remove this template message)*

Charles J. Fisher is an American published author^[1] and Los Angeles-based historic preservation activist^{[2][3]} who has successfully nominated more than 140 historic buildings as City of Los Angeles Historic-Cultural Monuments.^[4]

Fisher, a native Angeleno, together with other historical preservation advocates, founded the **Highland Park Heritage Trust** in 1982 to halt the demolition of pristine Craftsman and Mission Revival homes in favor of low-quality, high-density apartment structures.^[5] The Heritage Trust historic survey assessed hundreds of properties^[6] to create the Highland Park Historic Preservation Overlay Zone (Highland Park-Garvanza HPOZ), the largest Historic Preservation Overlay Zone in the city of Los Angeles. Fisher has served three times as president of the Heritage Trust, and serves on the Highland Park HPOZ board.

Fisher has worked in conjunction with the **Los Angeles Conservancy**,^[7] the Highland Park Heritage Trust, various historical societies,^{[8][9]} and numerous Los Angeles neighborhood councils,^[10] resident's groups, community groups,^[11] and advocacy groups^{[12][13]} to preserve Los Angeles' unique historic architectural and cultural legacy.

He also the author of two books, *Highland Park* (2008) and *Garvanza* (2010), both published by Arcadia Press. He is working on a comprehensive book giving a history of each of the Los Angeles City Historic Cultural Monuments.

Successful monument nominations [edit]

Year	Monument #	Monument name
		City of Los Angeles
2016	1130	Hollywood Palladium
	1117	Welfer Residence
	1116	Albert Van Luit Complex
	1114	Redwine Building
	1110	Restovich House
	1109	Casa de Mi Sueño
	1105	Sheldon-Graves House
1104	Hammers House	

- Main page
- Contents
- Featured content
- Current events
- Random article
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- Interaction
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- Wikidata item
- Cite this page

- Print/export
- Create a book
- Download as PDF
- Printable version

- Languages 
-  Add links

Year	Monument #	Monument name
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2016	1130	Hollywood Palladium
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	1116	Albert Van Luit Complex
	1114	Redwine Building
	1110	Restovich House
	1109	Casa de Mi Sueño
	1103	Sheldon-Graves House
	1104	Hammers House
2015	1100	Polito House
	1099	Fernbacher Flats
	1097	Fifth Church of Christ Scientist
	1094	Gillespie House
	1084	Villa Minola
	1083	Zieger House
2014	1073	Charles C. Hurd Residence
	1071	York Boulevard Church of Christ
	1070	The Polynesian
	1069	Hlaffer-Courcier Residence
	1068	J. W. Blank Residence
	1061	Abraham Gore Residence
2013	1041	Donnelly House
	1038	Gibbons-Del Rio Residence
	1037	Southaven
	1027	John Anson Ford Residence
	1026	Sherwood House
	1025	Durex Model Home
	1024	Lechner House
2012	1022	Los Angeles Department of Water and Power General Office Building
	1020	Firestone Tire Company Building
	1018	Thorsen Residence
	1017	Young-Gribling Residence
	1015	Stein House
	1010	North Sycamore Chateau

2011	1004	Richard Henry Dana Branch Library
	999	Marsh Duplex
	998	Boettcher House
	997	Clifford Clinton Residence
	996	Garden of Oz
	994	Arensberg-Stendahl Home Gallery
	992	T. R. Craig Residence "Peppergate Ranch"
2010	986	Lento Brick Court
	985	Sun Realty Company Building
	984	Spreckels Building
	979	Venice West Cafe
	973	Henry Shire Residence
	972	Shire Art House
	971	Villa Palombo-Tagneri
2009	<u>952</u>	Kaye Residence ^{[9][9]}
	<u>951</u>	James F. Real Studio-Office ^[9]
	<u>950</u>	Original Echo Park Clubhouse ^[8]
	949	Bank of America – Echo Park Branch ^[8]
	944	Hermon Car Wall ^{[10][14]}
	943	Heerman Estate ^[9]
2008	939	The Black Cat Tavern ^[12]
	932	Clarence G. Badger Residence ^[15]
	931	Castle Crag ^[16]
	929	Oliver Flats ^[17]
	928	Chateau Alpine ^[13]
	927	Sturdevant Bungalow
	924	Bigford Residence ^[13]
	923	Kennedy-Solow Residence ^[13]
	922	Edward A. "Tink" Adams House ^[13]
	916	Petitfils Residence ^[18]
	915	Victor Rossetti Residence ^[18]
913	Blackburn Residence ^[18]	
	899	Charles C. Chapman Building ^[19]

2007	897	Haven of Rest ^[19]
	894	Monroe Cottage ^[20]
	893	Castera Residence ^[7]
	890	Waite Residence ^[20]
	889	McNary House ^[21]
	878	Arwin Manor ^[22]
	877	Wilkins House ^{[20][23]}
	874	Garber House ^[23]
	872	Raphael Junction Block Building (New York Suspender Factory-California Ice Company) ^[24]
	870	San Marino Villas ^{[25][26]}
	868	O'Neil Duplex No. 1 ^[27]
	861	Monsignor O'Brien House
	859	Orchard Gables Cottage
	2006	858
855		Statton Residence
854		Cline Residence and Museum
849		Nickel-Leong Mansion
844		Purviance Residence (Initially rejected, adopted after City Council motion by <u>Eric Garcetti</u>) ^{[11][28]}
840		Amsalem A. Ernst House
839		Paul Landacre Cabin
2005	827	Arthur B. Benton Residence
	824	Mary Stilson Residence ^[29]
	823	Marshall Flats ^[30]
	810	Edward J. Borgmeyer House ^[31]
	809	Franklin T. Briles Residence ^[32]
	805	J. A. Howsley House ^[33]
	802	Hodel Residence and Teahouse ^[33]
	796	Jacobsen Duplex
	163	Site of Walt Disney Studio (Nominated in 2005 to annex the site of the Animator's School.)
2004	781	Mills Cottage
	778	Murdock Residence
	614	Wolford House

1994	613	Scholfield House
	612	Bircher-Share Residence
	611	Minster Residence
1993	585	Occidental College Hall of Letters Building (Savoy Apartments)
	582	W. F. Poor Residence
	581	York Boulevard State Bank - Bank of America and Store Fronts
	575	Security Trust and Savings Bank (Highland Park Branch)
1992	565	Charles H. Greenshaw Residence
	564	E. A. Spencer Estate
	558	Department of Water and Power Distributing Station No. 2
	556	Charlie and Nettie Williams Home
1991	550	A. J. Madison House
	549	Highland Theatre Building
	541	Reverend Williel Thomson Residence
	540	Piper House (Site of - Destroyed by Fire in 1992)
	539	J. E. Maxwell Residence
	529	<u>Montecito View House</u> ^[34]
	528	Dr. Franklin S. Whaley Residence
	516	St. Johns Episcopal Church
1990	508	Gilmore Gasoline Service Station
	503	Wachtel Studio-Home and Eucalyptus Grove
	494	Kelman Residence and Carriage Barn
	493	Casa de Adobe
	492	Arroyo Seco Bank Building
	491	James B. Booth Residence and Carriage House
	483	J. B. Merrill House
	482	Arthur S. Bent House
	481	Mauer House
1989	470	Ivar I. Phillips Residence
	469	Ivar I. Phillips Dwelling
	464	Fargo House
	443	Bowman Residence (Exterior only)
	442	Albion Cottages and Milagro Market
	437	A. H. Judson Estate (Site of - Demolished in 1992)
	418	George W. Wilson Estate (Site of - Destroyed by Fire on December 14, 1989)

	416	Zieglar Estate
	413	Octagon House (Heritage Square)
	412	Garvanza Pumping Station and Site of Highland Reservoir
	411	Robert Edmund Williams House (Hathaway Home for Children)
1988	404	Los Angeles Railway Huron Substation
	402	Frederic M. Ashley House
	400	Sunrise Court
	395	H. Stanley Bent House (Including Carriage House and Front Fountain)
	394	<u>Ernest and Florence Bent Halstead House and Grounds</u>
	393	Wiles House and Grounds
	392	Treehaven, Guest House and Grounds
	389	C. M. Church House
	380	Reeves House
	379	Morrell House
	378	Wheeler-Smith House
	377	Ollie Tract (except Lot 7)
	376	William U. Smith House and Arroyo Stone Wall
	375	Putnam House
	374	G. W. E. Griffith House
	373	Arroyo Stone House and Arroyo Stone Wall
	372	Mary P. Field House and Arroyo Stone Wall
	371	Tustin House and Arroyo Stone Wall
	370	Herivel House and Arroyo Stone Wall
	369	Johnson House and Arroyo Stone Wall
366	Latter House and Arroyo Stone Wall	
339	Santa Fe's Arroyo Seco Bridge ^[35]	
338	Drake House	
		City of Ojai
2012	20	Arbolada House "B"
		City of Sierra Madre
2014	49	Blumer Farmhouse
		County of Ventura
2010	169	William Ford Residence
	170	Acacia Mansion

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