

memorandum

date November 10, 2023

to Akhilesh Jha

cc

from Margarita Jerabek-Bray, Ph.D., and Alison Garcia Kellar, M.S.

subject 1848 S. Gramercy Place Historic Resources Assessment Validation Letter

Akhilesh Jha (Client) has requested historic preservation consulting services for the single-family residence located at 1818 S. Gramercy Place, Los Angeles (subject property). Constructed in 1907 within the Angelus Vista Tract, the subject property was designed in the Tudor Revival style. In 2018, ESA prepared the *1848 South Gramercy Place, Los Angeles, California: Historic Resources Assessment* (2018 HRA) which concluded that the subject property appeared ineligible for listing as a historic resource due to a lack of historic associations and a lack of historic integrity. Further, the property was not found to be a contributor to the Angelus Vista Historic District. ESA was commissioned by the Client to substantiate that the findings from the 2018 HRA are still valid, now that more than five years have passed.

In order to validate the findings of the report, ESA reviewed additional information related to the property, and assessed the information against the 2018 HRA as part of a limited effort to prepare this validation letter. ESA reviewed the 2018 HRA, current Client-provided photographs, Los Angeles Department of Building Services (LADBS) permit and building records, and GoogleMaps in order to determine if the subject property and any related properties have undergone substantial changes since the 2018 HRA was prepared.

Methodology and Professional Qualifications

ESA’s qualified architectural historians Dr. Margarita Jerabek-Bray and Alison Garcia Kellar reviewed the 2018 HRA for the subject property prepared by ESA dated June 12, 2018. ESA specifically reviewed the report’s architectural description, integrity analysis and significance evaluation as it related to the subject building’s condition in 2018 for comparison to current conditions. ESA reviewed Client-provided current photographs of the subject property and several extant related historic resources, as detailed below. For each of these properties, ESA confirmed their continued presence and reviewed LADBS records including completed building permits and ongoing building permit applications to verify that these buildings have not since been demolished or substantially altered since 2018. As stated in our 2018 HRA, other examples of the style and type, in addition to other examples of properties associated with a notable owner and others built by builder Naldo Stokes are considered eligible resources and were identified as better representative examples of single-family residences in the Angelus Vista Tract and in the Los Angeles area.

Evaluation

Previous Evaluations of the Subject Property

A review of both the City’s Citywide Historic Context and Survey (Survey LA) and the California Built Environment Resources Directory (BERD) did not indicate that the subject property at 1848 South Gramercy Place has been surveyed since 2018. The following information remains unchanged:

The subject property was evaluated as part of a Section 106 Review for HUD in 1987, the DPR (19-173454) indicates that it was assigned a 6Y CHRS status, denoting “determined ineligible for NR by consensus through Section 106 process - Not evaluated for CR or Local Listing.”

In 2012, SurveyLA conducted a survey of the South Los Angeles Community Plan Area, and did not identify 1848 Gramercy Place as an individually significant historic resources or as a contributor to a potential historic district.¹

Therefore, there are no updates to the Previous Evaluations of the Subject Property section.

Architectural Description

ESA reviewed photos taken by the Client on September 23, 2023, and conducted an interview with the owner who indicated that the use of property has not changed. Further, based on photo review and discussions with the owner, it does not appear that any changes to the property have occurred that affect the integrity of the property. As such, it appears that the Architectural Description of the property remains unchanged.

Integrity Analysis

ESA reviewed the Integrity Analysis in the HRA to verify that the integrity of the property had not changed since 2018. ESA reviewed current photos of the subject property taken by the Client, in addition to reviewing building records on the LADBS online portal. There have been no substantial permits filed since the 2018 HRA report was written. The subject property continues to retain its historic integrity of location, and partial historic integrity of association. The property continues to appear to not retain historic integrity for design, materials, workmanship, feeling. However, the property’s historic integrity of setting appears to have changed, as discussed below.

Setting

Since 2018, two substantial adjacent changes have occurred to the west and southwest of the subject property including the following:

- The demolition of a single-family home at 1837-1839 S. Gramercy Place, located to the northwest of the subject property. 1837-1839 S. Gramercy Place has been redeveloped with a 3-story duplex building with attached garages between 2021 and 2023 according to the Los Angeles Building Department online portal.

¹ Architectural Resources Group, *Historic Resources Survey Report: South Los Angeles*, Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources, March 2012.

- The redevelopment of a vacant lot at 2375 W. Washington Boulevard, located west of the subject property. 2375 W. Washington Boulevard was redeveloped with ReDiscover MidCity, a multi-family residential building in 2021 according to the Los Angeles Building Department online portal.

These changes have further altered the already marginal integrity of the existing setting. The Angelus Vista Tract and surrounding neighborhood where the subject property is located still retains many of the two-story or larger homes as originally subdivided, however the immediate area surrounding the subject property appears to have limited historic integrity due to the recent challenges mentioned above, in addition to the west and south commercial and multi-family infill development as discussed in the 2018 HRA report. **Table 1** reflects the current status of each of the seven aspects of integrity at the subject property.

TABLE 1
1848 SOUTH GRAMERCY PLACE, INTEGRITY MATRIX

Aspect of Integrity	Retains	Partial Retains	Does Not Retain	Required by SurveyLA Themes
Location	X			Early Residential Development: Single-Family Residential Development
Setting		X		Tudor Revival, 1895-1929
Design			X	Early Residential Development: Single-Family Residential Development Tudor Revival, 1895-1929
Materials			X	Tudor Revival, 1895-1929
Workmanship			X	Tudor Revival, 1895-1929
Feeling			X	Early Residential Development: Single-Family Residential Development Tudor Revival, 1895-1929
Association		X		Early Residential Development: Single-Family Residential Development

Significance Evaluation

Broad Patterns of History

1625 Cimarron Street is still extant according to the Los Angeles Department of Building Services online portal, client photographs, and a review of current aerial photographs on GoogleMaps.

Significant Persons

5787 Tuxedo Terrace, Los Angeles, in the Hollywood neighborhood, is still extant according to according to the Los Angeles Department of Building Services online portal, client provided photographs, and a review of current aerial photographs on GoogleMaps.

Architecture

Builder Naldo Stokes' work at 1826 S. Wilton Place, 1651 S. Gramercy Place, and 2756 S. Raymond Avenue are all still extant according to the Los Angeles Department of Building Services online portal, client provided photographs, and a review of current aerial photographs on GoogleMaps.

Conclusion

As a result of ESA's research, it appears that the subject property at 1848 S. Gramercy Place appears to still be ineligible as a historical resource, as indicated in the 2018 report. The other examples of buildings of the same style, type, those associated with notable persons, and those built by Stokes that were referenced in the report, including 1625 Cimarron Street, 5757 Tuxedo Terrace, 1826 S. Wilton Place, 1651 S. Gramercy Place and 2756 S. Raymond Avenue, all remain extant. The research conducted to verify the validity of the 2018 HRA report confirms that the results and findings remain valid.

Sincerely,



Margarita Jerabek-Bray, Ph.D.
Historic Resources Strategic Development Director



Alison Garcia Kellar, M.S.
Senior Architectural Historian

Attachments

- A Staff Resumes
- B 2023 Updated Photographs
- C LADBS Permit and Inspection Report

Margarita Jerabek-Bray, PhD

Historic Resources Strategic Development Director



EDUCATION

Ph.D., Art History, University of California, Los Angeles, 2005

M.A., Architectural History, and Certificate of Historic Preservation, University of Virginia, 1991

B.A., Art History, Oberlin College, 1983

36 YEARS' EXPERIENCE

AWARDS

2023 Preservation Design Award, Reconstruction, California Preservation Foundation (CPF)

2020 Gold Nugget Merit Award, Best Rehabilitation Project, PCBC

2020 Award of Excellence, Environmental Analysis, APA

2018 Merit Award, Environmental Analysis, AEP

2016 Preservation Design Award, Interpretive Exhibit, CPF

2014 Preservation Award, Rehabilitation, Los Angeles Conservancy

2014 Westside Prize, Rehabilitation, and Design Award, Landscape, Westside Urban Forum (WUF)

2012 Preservation Design Award, Historic Resource Report, CPF

Margarita Jerabek-Bray, Ph.D., has 36 years of professional practice in the United States with an extensive background in architectural history, historic resources management, and historic preservation. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Architectural History, and Archaeology. Margarita assists clients with strategic advice and historic preservation consultation services to support project success. Highly experienced and solution oriented, she provides historic resources management and preservation consultation services for all stages of project development, from due diligence through planning and design, to preparation of required documentation for environmental compliance, project review and permitting, and implementation of mitigation measures.

Dr. Jerabek-Bray is expert in the preparation of legally defensible documentation for compliance with the National Environmental Policy Act (NEPA), Sections 106 and 110 of the National Historic Preservation Act (NHPA), Section 4(f) of the Department of Transportation Act, the California Environmental Quality Act (CEQA), and local ordinances and planning requirements. She has managed and conducted planning and technical studies for a broad range of clients and projects throughout California and the United States. She has prepared numerous historic resources technical reports, Secretary of the Interior's Standards conformance reviews, provided preservation consulting services for rehabilitation plans, relocation plans, construction monitoring and reporting, prepared Mills Act, HABS/HAER/HALS documentation, salvage inventories, developed interpretive programs and exhibits, documentary films, oral history videos, and interpretive websites. She has provided strategic planning and policy expertise for several specific plans involving historical resources and municipal general plan updates.

Dr. Jerabek-Bray leads a team of highly qualified professional architectural historians who are a part of ESA's more than 30-member Cultural Resources Group. She currently manages ESA's on-call preservation consulting contracts with the cities of Los Angeles, West Hollywood, Pasadena, and South Pasadena, and serves as principal investigator for our on-call contracts with the City of Los Angeles's Department of Historic Resources, Department of Public Works Bureau of Engineering, Recreation and Parks Department, and Department of Water and Power.

Relevant Experience

Environmental Documentation and Compliance with CEQA. Margarita has prepared a full range of CEQA documentation for redevelopment projects involving historical resources throughout greater Los Angeles including Categorical Exemption Letters, assessments and plan reviews for Certificates of Appropriateness, Initial Studies/MNDs, Focused EIRs, and EIRs. A partial list of important environmental documents for projects in Los Angeles involving substantial historical analysis completed by Dr. Jerabek includes the LAX Specific Plan Amendment Study EIR, Academy of Motion Pictures Project EIR, The New Century Plan



Margarita Jerabek-Bray, PhD (Continued)

Historic Resources Strategic Development Director

EIR for Westfield, Sunset Doheny Mixed-Use EIR, One Santa Fe Mixed-Use MND, Lindbrook & Gayley Mixed-Use MND, Hollywood Center EIR, Palladium EIR, Sunset and Crescent Heights EIR, and Yucca and Argyle EIR.

City of Los Angeles, Historic Preservation Consulting Services. *Project Director/Principal Architectural Historian.* Dr. Jerabek has served as the primary point of contact and contract administrator for ESA's historic preservation services for project applicants in the City of Los Angeles. ESA's historic resources group has prepared numerous of studies including historic resources assessments (HRAs), Secretary of the Interior's Standards (SOI) plan reviews and preservation recommendations, character-defining features reports and CEQA impacts analyses. Some recent projects have included 1030 Woodland Drive HRA, 2720 Monte Mar Terrace HRA, 6535 W. Wilshire Blvd. HRA, 337 Hawthorne HRA, 1116 and 1122 S. Westmoreland HRA, 1274-1284 S Beverly Glen, 1054-1056 S. Orange Grove, 1661 Comstock HRA, 8150 Sunset Mixed-Use Project, Northrop Grumman Campus HRA, 2616 Ellendale Avenue HRA; 1717 N. Bronson HRA, Brine Project HRA, 1642 Central Avenue HRA, Daly Street Residential Project HRA, 1509-1515 Gramercy Place HRA, 1301-1307 Cherokee Ave HRA, 714-720 Washington Pierce Brothers Mortuary Adaptive Reuse/Washington View Project, 6362 Hollywood Blvd./Palmer Hotel HRA, 4351-4373 Melrose Ave. HRA.

City of Los Angeles, Los Angeles Redevelopment Agency, Historic Resource Surveys. *Project Manager/Principal Architectural Historian.* Margarita has managed and conducted several large historic resources survey projects including three surveys for the Adelante-Eastside (Boyle Heights), Wilshire Center/Koreatown, and Normandie 5 redevelopment areas that were among the earliest to utilize SurveyLA tools and methods and to employ the Multiple Property Documentation Approach, working in close collaboration with the Los Angeles Office of Historic Resources. These surveys have been incorporated into the Los Angeles Citywide Survey.

6250 Sunset Project EIR and Earl Carroll Theatre Historic Preservation Project, Hollywood, Los Angeles, CA. *Principal Investigator/Project Manager for Historical Resources Investigations.* Margarita prepared the historical resources investigations for the 6250 Sunset Project EIR for Essex Hollywood, a seven-story mixed-use development with 200 residential units, 5,000 square feet of ground floor commercial uses, and subterranean parking just west of the historic Earl Carroll Theater (ECT) in Hollywood on Sunset Boulevard. The EIR included a historic resources technical report and analysis evaluating the Streamline Moderne-style Earl Carroll Theatre (1938), and after Carroll's death became the Moulin Rouge, and in the 1960s revived as the "Hullabaloo", and the Aquarius Theater. Its last theater use was in 1984 after which it was purchased by Sunset Gower Studios for television soundstage use and functioned as Nickelodeon studio from 1997 to 2017. While the ECT Building would be retained and not directly impacted by the project, ESA determined that to maintain its historical and architectural significance, a clear separation between new construction and the ECT Building was needed and was accomplished by inserting a public paseo between the two sites. ESA also prepared a Historic-Cultural Monument nomination that was approved in September 2016. Margarita is currently preparing a Historic Structure Report to support rehabilitation of the ECT Building and providing preservation consultation for its exterior preservation. The EIR received the *Merit Award* from the California Association of Environmental Professionals in 2018.

Historical Resources and Preservation Consulting Services for The Culver Studios, Culver City, CA. *Project Manager/Principal Architectural Historian.* ESA's Historic Resources Practice has provided a suite of services including historical resources evaluation, environmental review and documentation, and historic preservation consultation services for the CPA-6 Specific Plan, and the CPA-7 Specific Plan known as "The Innovation Plan," a blueprint for the future of The Culver Studios. Dr. Jerabek is the point of contact for historic services, attends client and city meetings, attends public hearings, provides technical direction and advice, directs and conducts the preparation of report



Margarita Jerabek-Bray, PhD (Continued)

Historic Resources Strategic Development Director

deliverables, directs and conducts construction monitoring, and acts as the City's preservation officer for the Innovation Plan. The Plan will transform the 14.3-acre Studio into a new media production hub, keeping the Studio on the vanguard of changing production practices in the entertainment industry. The Culver Studios is a motion picture studio in downtown Culver City established in 1919 by Thomas Ince, and eventually became the home of RCA, one of the "Big Eight" major motion picture companies in the Los Angeles metropolitan area. The Studio was the production site of historically significant motion pictures like King Kong, Gone with the Wind, and Citizen Kane. The Innovation Plan will restore and re-group historic structures adjacent to the Mansion, build new support buildings near existing historic soundstages, and establish a creative campus in the core of the 14.3-acre studio lot. The Studio's 100-year history will be showcased, historic bungalows will be preserved, and original landscaping in front of the Mansion will be restored. The Innovation Plan balances the need to provide state-of-the-art studio facilities, while retaining the Studio's unique ambiance and prominent place in the community. ESA surveyed and evaluated the Studio's historical resources, provided input to the development of The Plan to reduce impacts to historical resources, completed HABS report for Bungalows S, T, U and V, prepared a Relocation and Rehabilitation Plan for the bungalows, conducted construction monitoring for relocation of the bungalows, conducted plan reviews for tenant improvements to the Mansion and associated historic buildings in the historic core, conducted a landscape analysis, and provided documentation and input for the landscape restoration. ESA also prepared the environmental documentation for The Innovation Plan EIR and is implementing the mitigation program for historical resources including HABS documentation of Stages 2/3/4 and a salvage program, preparation of a preservation plan for the Studio, and development of an interpretive program for the Studio. The Culver Studios Innovation Plan EIR received an Award of Excellence from the American Planning Association (2020).

Alison Garcia Kellar

Senior Architectural Historian



EDUCATION

MS, Historic Preservation,
University of Pennsylvania

BA, Design, University of
California at Davis

11 YEARS EXPERIENCE

PROFESSIONAL AFFILIATIONS

Latinos in Heritage
Conservation, Education
Committee Member

California Preservation
Foundation, Member

Society of Architectural
Historians, Member

National Trust for Historic
Preservation, Member

Alison is a senior architectural historian with 11 years of professional experience with a background in historic preservation, design, and museum collections. Her work with historic resources and cultural heritage in California has included managing and authoring historic resource assessments, National Register Nominations, historic structure reports, feasibility studies, Federal Historic Preservation Tax Credit applications, in addition to extensive archival research and resource documentation. Alison applies her understanding of preservation design and historic interiors to inform impacts analyses of proposed development and recommendations for adaptive reuse.

Relevant Experience

Morningside High School Historic Resources Assessment and Impacts, Inglewood, CA.

Senior Architectural Historian. Alison was the lead author of the Historic Resources Assessment which determined that the high school campus buildings and landscape are significant as a potential historic district. Constructed in 1950, the property is significant for its association with the challenges of public-school integration in California and within the City of Inglewood, for its Mid-Century Modern architectural style, and for its association with notable modernist architectural firms. Alison assembled the construction history for the campus and created a character-defining features analysis identifying features at the campus, and features of the theatre building. Alison reviewed the upgrade project to ensure that the project met the SOI Standards and CEQA compliance. She authored and oversaw the production of a HABS report to document the campus.

MacArthur Park Historic Viaduct Railings Historic Structure Evaluation and Treatment Plan, Los Angeles, CA.

Senior Architectural Historian. Alison was the lead author of a report that documents and recommends treatments for a historic 1938 concrete wall that lines either side of Wilshire Boulevard through MacArthur Park. Alison conducted extensive archival research on the park and on the walls, and later conducted a significance evaluation for the walls. She conducted a character-defining features analysis for the walls and associated roadway which helped to inform architectural and structural recommendations with a team of subconsultants. Alison coordinated with the engineering and architectural contractor subconsultants to compile recommendations and present them to the City.

Whittier Public Library Historic Resources Assessment, Whittier, CA.

Senior Architectural Historian. Alison was the lead author of the Historic Resources Assessment which determined that the library is significant as an individual resource under National Register Criteria A and C. Constructed in 1958, the property is significant for its association with Mid-Century Modernism, postwar period institutional properties, and architect William Henry Harrison. Alison assembled the construction history for the library and the Whittier Civic Center. She created a detailed character-defining features analysis identifying significant and contributing features at the property's interior, exterior, and



Alison Garcia Kellar (Continued)

Senior Architectural Historian

site. Alison coordinated with the project architect to ensure that the project met the SOI Standards in order to meet community's contemporary needs while respecting the building's historic character. Alison authored and oversaw the production of a HABS report to document the library building prior to selective demolition and project construction.

Earl Carroll Theatre Historic Structures Report, Los Angeles, CA. *Senior Architectural Historian.* Alison was the lead author of the Historic Structure Report created for the rehabilitation of the historic Earl Carroll Theatre in Hollywood. Constructed in 1938, the property is significant for its association with owner-operator Earl Carroll, Hollywood nightlife, and architect Gordon B. Kaufmann. The theatre is a listed LA Historic-Cultural Monument and has been identified as eligible for the National Register. In recent years the theatre was rented by television studios as sound stages, and as a result some public areas had been modified. Alison assisted with the preparation of the historic structures report and conducted supplemental in-depth research, participated with the creation of a detailed interior and exterior character-defining features analysis, and assisted with the analysis of the theatre's current condition. She developed recommendations in compliance with the SOI standards that sensitively guide ongoing preservation efforts.

Mt. Helix Park Rock Wall Short-Term Preservation Project, San Diego, CA. *Senior Architectural Historian.* Alison is serving as the deputy project manager for a rehabilitation project to document and provide short term preservation recommendations for the 1932 rock wall that borders a hilltop park. Work has included documentation of failing portions of the rock wall with digital photograph, extensive research through local archives, and the development of a character-defining features matrix for the rock walls. Working closely with Mel Green Associates and Silman Structural Engineers, ESA has developed treatment and stabilization recommendations for the deteriorating rock wall portions.

Benjamin Franklin Elementary School Historic Resource Evaluation and Mitigated Negative Declaration, San Diego, CA. *Senior Architectural Historian.* Alison conducted an HRA for the 1930s, 40s, and 50s-designed elementary school campus. The property was found to be a historic district eligible for its association with the post-war development of the Kensington neighborhood, and for its association with two master San Diego architects. The proposed project was reviewed for compliance with the Secretary of the Interior's Standards, and a CEQA analysis was performed, resulting in the Mitigation Measures and design considerations for future construction within the district. Alison authored and oversaw the production of a HABS report to document the campus and its buildings prior to project construction.

Celes King III Swimming Pool Historic American Building Survey, Los Angeles, CA. *Senior Architectural Historian, Deputy Project Manager.* ESA was hired to conduct HABS documentation for the City of Los Angeles Park and Recreation Department. Constructed in the early 1960s, the Celes King III Swimming Pool was designed by architect Albert Criz in the Mid-Century Modern-Expressionist style. Alison conducted in-depth research related to the history of the surrounding recreational complex, construction of the swimming pool, architect, and neighboring communities.

Alpine Village Preservation Consulting Services, Unincorporated Los Angeles County, CA. *Senior Architectural Historian.* Alison was the lead author of the preliminary historical significance evaluation determination for the Alpine Village complex, a European-style shopping center located near Torrance, California. Comprised of seven buildings constructed between 1969 and 1974, the complex is an example of an increasingly rare type of roadside architecture and retains high historic integrity. Alison participated in conducting in-depth construction chronology research, determining the complex's period of significance, and identified both interior and exterior character-defining features for the property to help guide ongoing planning efforts.

989 Cliff Drive Historic Resources Evaluation and Impacts Analysis, Laguna Beach, CA. *Senior Architectural Historian and Project Manager.* Alison served as the project manager and provided research assistance and guidance for the



Alison Garcia Kellar (Continued)

Senior Architectural Historian

development of the Historic Resources Assessment for the 1928 Mediterranean Revival style residence, which is an identified historic resource. Further, Alison oversaw the development of impacts analysis to assess impacts to the property's historic garage which included creating a character-defining features analysis to ensure that the integrity of the property will be protected and maintained as part of the new proposed project.

Long Beach Airport Airplane Showroom, Long Beach, CA. *Senior Architectural Historian.* Alison provided research assistance related to regional general aviation in the post-World War II era for an EIR amendment project. ESA conducted preliminary research to determine that an existing airport building which was most recently used as a terminal building was formerly a mid-20th century airplane showroom. As part of this research effort, Alison compiled the overall history of the Long Beach airport, in addition to reviewing patterns of both roadside architecture and car showroom which were researched for comparison between airplane and car sale marketing efforts.

Universal Hilton Historic Resources Technical Report and Environmental Impacts Report for 555 W Universal Terrace Parkway, Los Angeles, CA. *Senior Architectural Historian.* The Universal Hilton Hotel was designed by master architect, William L. Pereira in 1983 in the Postmodern style. As one of Pereira's final commissions, the hotel building was originally part of a master plan and was designed to accommodate visitors to the expanding Universal Theme Parks. Alison conducted in-depth architect and postmodern style research, and evaluated the property for historic significance as part of the Historic Resources Technical Report.

California Department of Water Resources, Pools 20/21 and 17/18 Liner and Embankment Raise Project, Coalinga, CA. *Senior Architectural Historian.* Alison conducted the reconnaissance-level windshield survey to document potentially eligible historic resources present at the California Aqueduct project site. Alison produced a character-defining features table and historic contexts for the evaluation which evaluated potentially eligible resources under applicable national, state, and local criteria. Alison conducted a windshield survey to identify potentially eligible resources adjacent to the project site. She developed a context for Kettleman City, a bedroom community of small cottages that grew overnight to accommodate oil workers due to the discovery of oil in the foothills. Alison is serving as a co-author on the cultural resources report and will conduct an analysis of the potential for indirect effects to eligible resources.

Golden Gate Village Historic Resource Evaluation, Marin City, CA. *Senior Architectural Historian, Project Manager.* The Golden Gate Village low-income housing complex was constructed in 1958 to house many of the former Marinship workers and their families. Designed by notable mid-century designers including Aaron G. Green, John Carl Warnecke, and Lawrence Halprin, the property serves as an example of a well-designed housing complex, significant as a product of post-war urban development and for its prominent mid-century designers. Alison performed the site visit and conducted research through local and private archival repositories, plan analysis, and interviews, to produce the report narrative and historic evaluation for the property. Today, the property is listed on the National Register of Historic Places.

Attachment B: 2023 Updated Photographs

1. 1848 S. Gramercy Place (subject property)





Sep 23, 2023 at 2:10:50 PM
Los Angeles, CA 90019



Sep 23, 2023 at 2:11:17 PM
Los Angeles, CA 90019



Sep 23, 2023 at 2:11:23 PM
Los Angeles, CA 90019



Sep 23, 2023 at 2:11:57 PM
Los Angeles, CA 90019



Sep 23, 2023 at 2:12:03 PM
Los Angeles, CA 90019



Sep 23, 2023 at 2:13:03 PM
Los Angeles, CA 90019



Sep 23, 2023 at 2:13:13 PM
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Sep 23, 2023 at 2:13:45 PM
Los Angeles, CA 90019





2. 1625 Cimarron Street



3. 1651 S. Gramercy Place



4. 1826 S. Wilton Place



5. 2756 S. Raymond Avenue

Sep 23, 2023 at 1:23:56 PM
Los Angeles, CA 90007



Sep 23, 2023 at 1:24:18 PM
Los Angeles, CA 90007



Sep 23, 2023 at 1:27:52 PM
Los Angeles, CA 90007



Sep 23, 2023 at 1:28:11 PM
Los Angeles, CA 90007



6. 5787 Tuxedo Terrace



Attachment C: LADBS Permit and Inspection Report

Los Angeles Department of Building and Safety

The information below was found on the following address:

1848 S GRAMERCY PL				
Parcel Profile Report:				1
Permit Information found:				1
1848 S GRAMERCY PL 90019				
Application/Permit #	PC/Job #	Type	Status	Work Description
20010 - 10002 - 04124	B23LA16642	Bldg - Alter/Repair	Quality Review Completed 9/28/2023	"Att: Vu Nguyen " 100% submittal (fire life safety, green, disable access, structural plancheck) for construction of 8 story apartment building. 6 residential floor over 2 garage level. 5 level of type III-A construction over 3 level of type I-A construction . Total of 33 residential unit, using Density Bonus
20010 - 10001 - 04124	B20LA20532	Bldg - Alter/Repair	PC Approved 1/17/2023	**** HSAP TO CHECK FOR ZONING REQUIREMENTS ONLY - SB330 **** NEW 7 STORY 33 UNITS (3 VLI = 9%) MIXED USE AFFORDABLE HOUSING APARTMENT TO INCLUDE 5 STORY TYPE IIIA APARTMENT OVER 1 LEVEL TYPE IA GARAGE / RETAIL OVER 1 LEVEL TYPE IA GARAGE, 12.22 A25 WITH ADDITIONAL INCENTIVES
18019 - 20000 - 01734	B18VN05794	Bldg - Demolition	Application Submittal 4/6/2018	DPI WITH POSTING TO DEMO SFD.
18019 - 10000 - 02163	B18LA08654	Bldg - Demolition	Application Submittal 5/2/2018	DEMOLISH (E) SFD.***Please notify Victor Cuevas prior to issuing the Demo Permit*****
18010 - 20000 - 01503	B18VN05816	Bldg - New	Application Submittal 4/6/2018	PDPPT ,20 UNITS APPARTMENT /PARKING GAR/COMMERCIAL 75 % FOR ZONING, GREEN, ADA, LIFE FIRE SAFETY PLAN CHECK, TOC PROJECT TIER-2
20010 - 10000 - 04124	B20LA20531	Bldg - New	Application Submittal 11/5/2020	NEW 7 STORY 33 UNITS (3 VLI) MIXED USE AFFORDABLE HOUSING APARTMENT TO INCLUDE 5 STORY TYPE IIIA APARTMENT OVER 1 LEVEL TYPE IA GARAGE / RETAIL OVER 1 LEVEL TYPE IA GARAGE, 12.22 A25 WITH ADDITIONAL INCENTIVES
96046 - 10000 - 00170	--	Elevator	Permit Closed 4/23/1999	GEARED TRACTION PASSANGER ELEV.
23042 - 10000 - 20159	M23LA04737	Plumbing	Quality Review Completed 11/2/2023	Plan check for potable water, waste/vent, sump pump, booster pump, and low pressure fuel gas systems. 3-inch water meter. 4-inch water service line. RP Backflow prevention device required.