

MEDWAY RESIDENCE
146 North Harvard Boulevard
CHC-2021-1133-HCM
ENV-2021-1135-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—May 18, 2021](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [Historic-Cultural Monument Application](#)

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2021-1133-HCM
ENV-2021-1135-CE**

HEARING DATE: June 17, 2021
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

Location: 146 North Harvard Boulevard
Council District: 10 – Ridley-Thomas
Community Plan Area: Wilshire
Land Use: Low II Residential
Zoning: R1-1
Area Planning Commission: Central
Neighborhood Council: Wilshire Center – Koreatown
Legal Description: Tract 818, Lot 53, Arb 2 and Lot 54, Arb 2

EXPIRATION DATE: The original expiration date of July 17, 2021 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*

The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.

PROJECT: Historic-Cultural Monument Application for the MEDWAY RESIDENCE

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS/APPLICANTS: Gregory S. Kay & Jodie A. Mendelson, Trustees
Kay Mendelson Trust
146 North Harvard Boulevard
Los Angeles, CA 90004

Mario and Letha Tan, Trustees
M. & L. Tan Family Trust
146 North Harvard Boulevard
Los Angeles, CA 90004

PREPARER: Charles J. Fisher
140 South Avenue 57
Los Angeles, CA 90042

RECOMMENDATION **That the Cultural Heritage Commission:**

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

FINDINGS

- The Medway Residence “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and intact example of the Airplane Bungalow variation of the Craftsman architectural 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 if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

SUMMARY

The Medway Residence is a two-story single-family residence located on the east side of N. Harvard Boulevard between W. Beverly Boulevard and W. 1st Street in the Wilshire Center neighborhood of Los Angeles. Built in 1912, the subject property was designed in the Airplane Bungalow variation of the Craftsman architectural style by contractor Edward P. Klinkner. Klinkner constructed the residence as a speculative project and sold the property to John and Emily Medway during construction. Mrs. and Mr. Medway resided at the subject property until they passed away in 1931 and 1940, respectively.

Square in plan, the subject property is of wood-frame construction with wide horizontal wood siding. It has a low-pitched, multi-gabled roof with composition shingles and wide, open eaves featuring bargeboards, exposed rafter rails, and purlins. The primary, west-facing elevation is asymmetrically composed and features a porch sheltered by a front-facing gable roof supported by square piers. The front entrance is located near the center of the west-facing elevation, underneath the porch gable, and consists of a paneled, unglazed door accessed by concrete steps. To the right of the entrance is a tripartite set of windows consisting of a large, fixed window flanked by double-hung windows. The second story comprises a smaller volume that is set above and back from the façades of the first story. Fenestration consists of double-hung wood windows, wood casement windows, and fixed wood windows. The interior features paneled doors, built-in cabinetry, boxed beam ceilings, hardwood floors, exposed ceiling beams, and a brick fireplace.

The subject property has experienced minor alterations that include the construction of a garage in 1933, and the remodel of the kitchen at an unknown date. During the Commission site visit, it was observed that the residence is currently undergoing a rehabilitation project that involves reconstructing original ceiling and window details, a sensitive kitchen and bathroom remodel, removing non-original wall paneling in the bedrooms, and restoring the front porch that was

enclosed at an unknown date. In addition, staff noted that the original unpainted brick front porch and supports had been stuccoed and painted.

DISCUSSION

The Medway Residence meets one of the Historic-Cultural Monument criteria.

The subject property “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and intact example of the Airplane Bungalow variation of the Craftsman architectural style. Hallmarks of the style, as exhibited by the subject property, include the “pop-up” second story, low-pitched gable roof with wide eaves and exposed rafter tails, wood clapboard siding, and prominent projecting front entrance porch. Other distinctive features include the wood built-ins, decorative wood ceiling beams, and wood floors.

Despite some minor alterations, the Medway Residence retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

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

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

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

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and

protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

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

Categorical Exemption ENV-2021-1135-CE was prepared on May 19, 2021.

BACKGROUND

On February 9, 2021, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On March 4, 2021, the Cultural Heritage Commission voted to take the subject property under consideration. In accordance with Los Angeles Administrative Code Section 22.171.10, on March 16, 2021, the owner requested up to a 60-day extension to the time for the Commission to act. On May 18, 2021, a subcommittee of the Commission consisting of Commissioners Kennard and Milofsky conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources. The original expiration date of July 17, 2021 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*. The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.









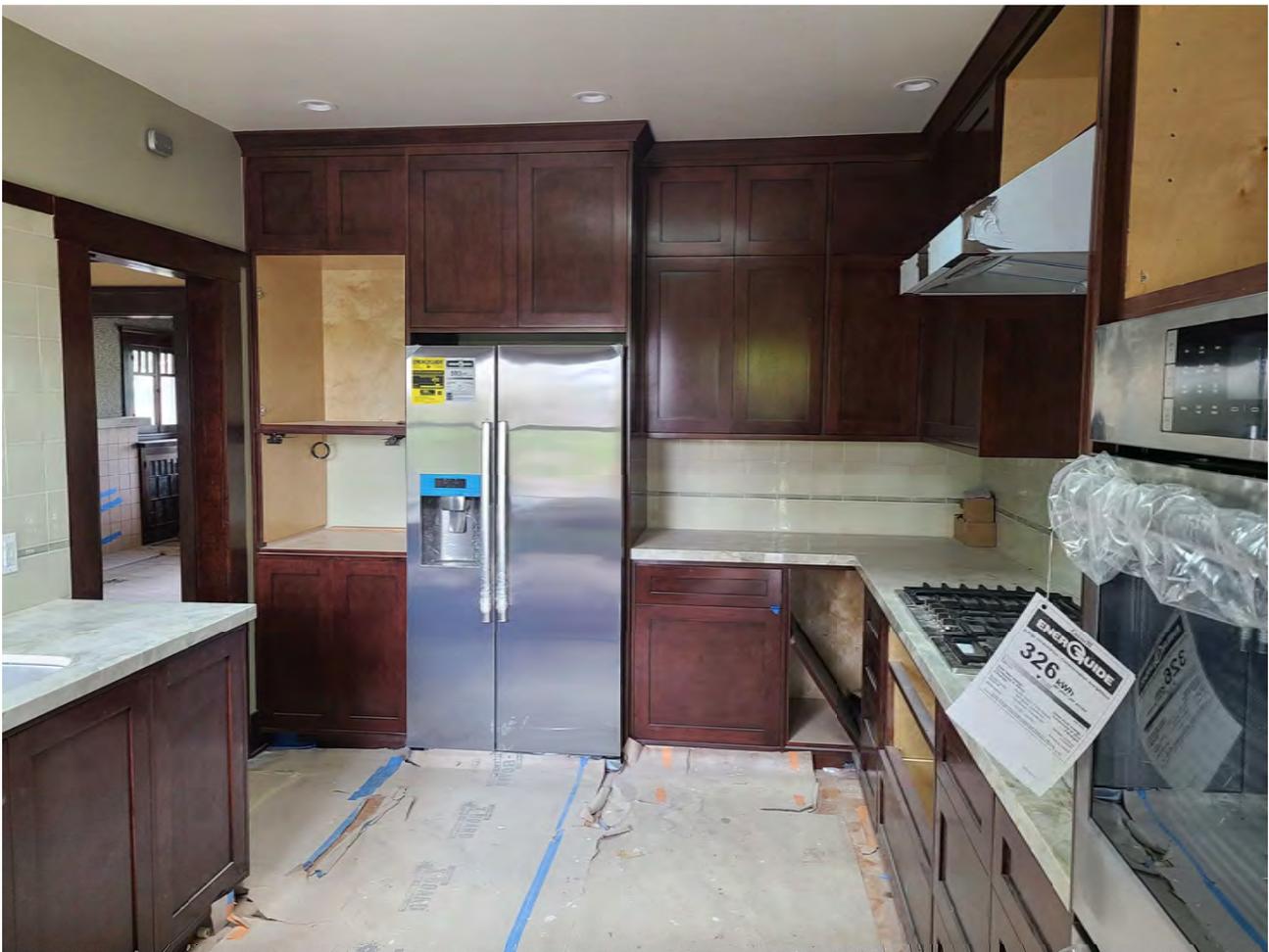














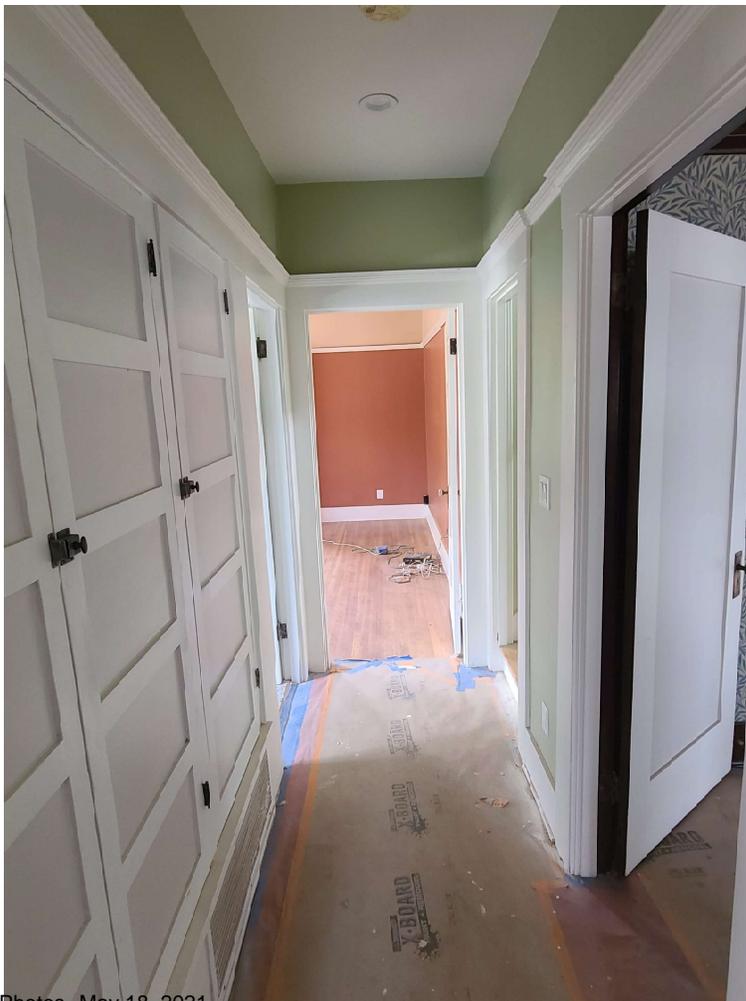






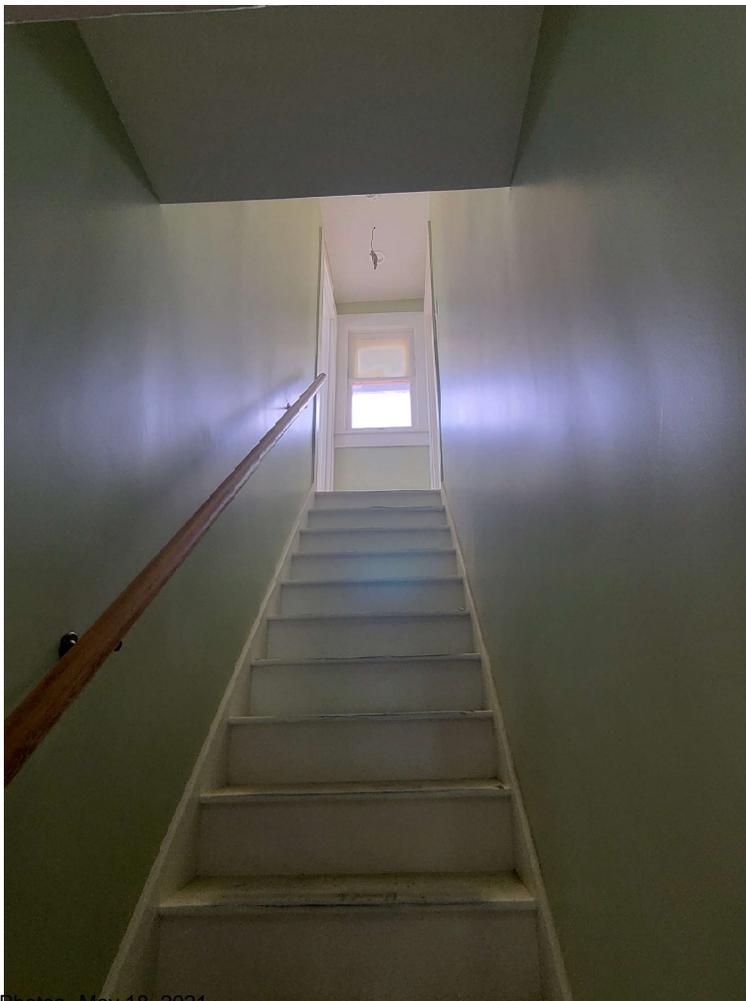


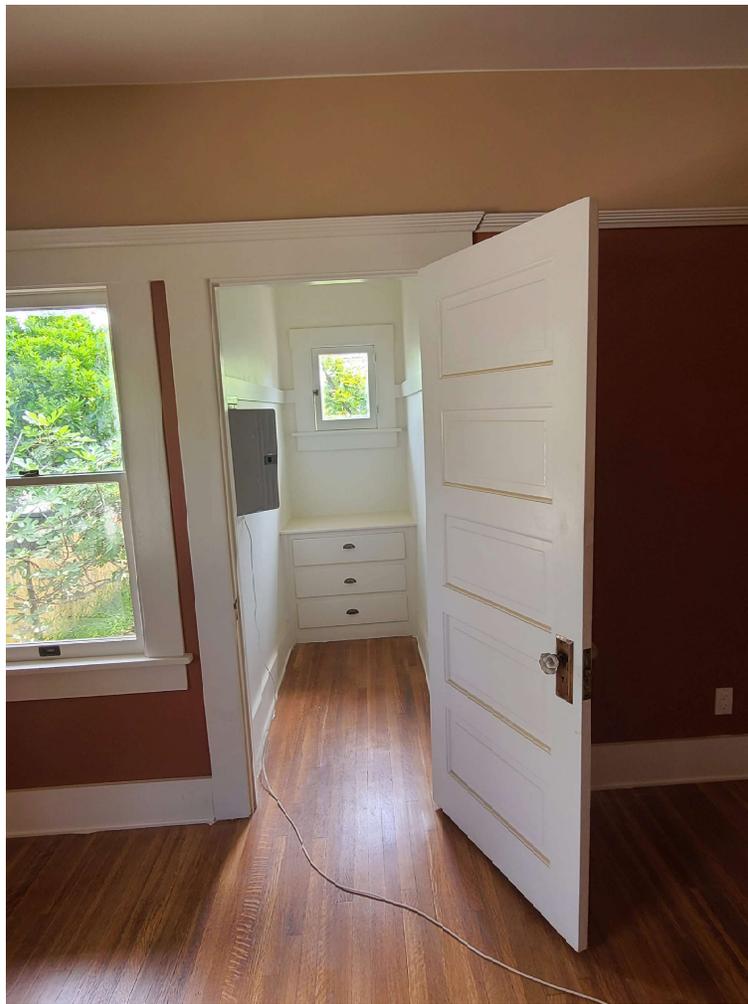










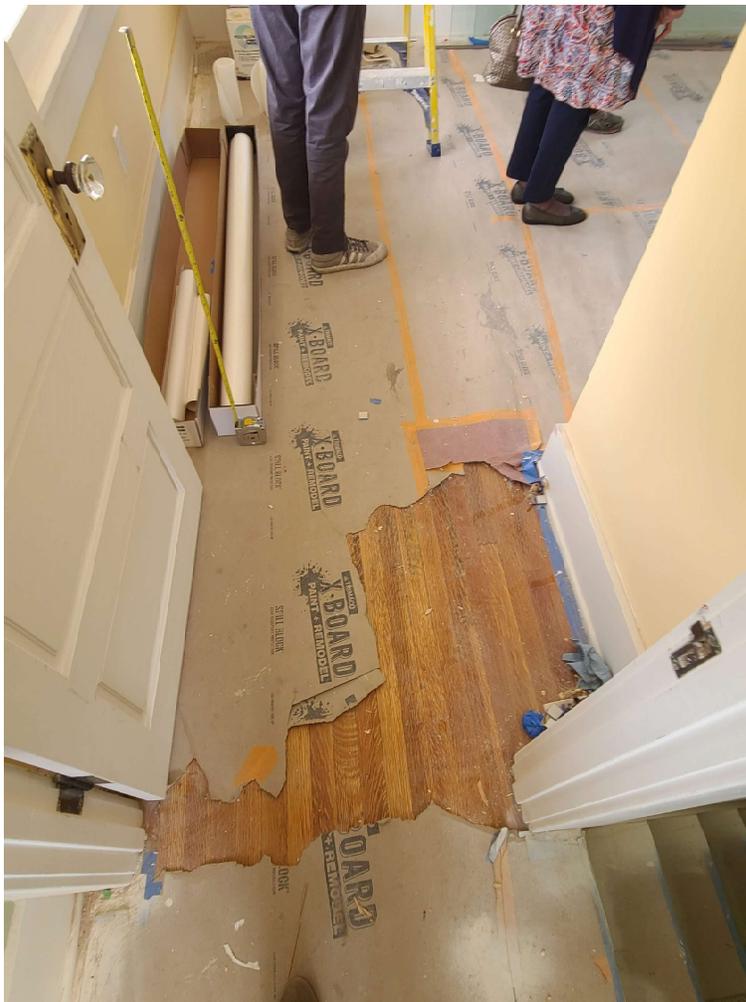












COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
CHC-2021-1133-HCM

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2021-1135-CE

PROJECT TITLE
Medway Residence

COUNCIL DISTRICT
10

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
146 N. Harvard Boulevard, Los Angeles, CA 90004

Map attached.

PROJECT DESCRIPTION:
Designation of the Medway Residence as an Historic-Cultural Monument.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
N/A

CONTACT PERSON (If different from Applicant/Owner above)
Melissa Jones

(AREA CODE) TELEPHONE NUMBER | EXT.
213-847-3679

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)
STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) 8 and 31

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached
Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the **Medway Residence** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
 The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE
Melissa Jones [SIGNED COPY IN FILE]

STAFF TITLE
City Planning Associate

ENTITLEMENTS APPROVED
N/A

FEE:
N/A

RECEIPT NO.
N/A

REC'D. BY (DCP DSC STAFF NAME)
N/A

DISTRIBUTION: County Clerk, Agency Record

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2021-1133-HCM
ENV-2021-1135-CE

HEARING DATE: March 4, 2021
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

Location: 146 North Harvard Boulevard
Council District: 10 – Ridley-Thomas
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Wilshire Center – Koreatown
Legal Description: Tract 818, Lot 53, Arb 2 and Lot 54, Arb 2

EXPIRATION DATE: The original 30-day expiration date of March 11, 2021 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*

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REQUEST: Declare the property an Historic-Cultural Monument

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Kay Mendelson Trust
146 North Harvard Boulevard
Los Angeles, CA 90004

Mario and Letha Tan, Trustees
M. & L. Tan Family Trust
146 North Harvard Boulevard
Los Angeles, CA 90004

PREPARER: Charles J. Fisher
140 South Avenue 57
Los Angeles, CA 90042

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal warrants further investigation.
2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Medway Residence is a two-story single-family residence located on the east side of N. Harvard Boulevard between W. Beverly Boulevard and W. 1st Street in the Wilshire Center neighborhood of Los Angeles. Built in 1912, the subject property was designed in the Airplane Bungalow variation of the Craftsman architectural style by contractor Edward P. Klinkner. Klinkner constructed the residence as a speculative project and sold the property to John and Emily Medway during construction. Mrs. and Mr. Medway resided at the subject property until they passed away in 1931 and 1940, respectively.

Square in plan, the subject property is of wood-frame construction with wide horizontal wood siding. It has a low-pitched, multi-gabled roof with composition shingles and wide, open eaves featuring bargeboards, exposed rafter rails, and purlins. The primary, west-facing elevation is asymmetrically composed and features a porch sheltered by a front-facing gable roof supported by square piers. The front entrance is located near the center of the west-facing elevation, underneath the porch gable, and consists of a paneled, unglazed door accessed by concrete steps. To the right of the entrance is a tripartite set of windows consisting of a large, fixed window flanked by double-hung windows. The second story comprises a smaller volume that is set above and back from the façades of the first story. Fenestration consists of double-hung wood windows, wood casement windows, and fixed wood windows. The interior features paneled doors, built-in cabinetry, boxed beam ceilings, hardwood floors, exposed ceiling beams, and a brick fireplace.

The subject property has experienced minor alterations that include the construction of a garage in 1933, and the remodel of the kitchen and installation of paneling in bedrooms at unknown dates.

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 if it meets at least one of the following criteria:

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2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

FINDINGS

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

BACKGROUND

On February 9, 2021, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. The original 30-day expiration date of March 11, 2021 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Medway Residence		First Owner/Tenant	
Other Associated Names:			
Street Address: 146 N. Harvard Boulevard		Zip: 90004	Council District: 10
Range of Addresses on Property: 146-148 N. Harvard Boulevard		Community Name: Hollywood	
Assessor Parcel Number: 5517-017-025	Tract: Tract No. 818	Block: N/A	Lot: Arb 2
Identification cont'd: N 20 Feet of Lot 53 and S 30 Feet of Lot 54			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here: A two-car garage that was built at the rear of the property by the original owner in 1933.			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1912	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? None
Architect/Designer: Edward P. Klinkner	Contractor: Edward P. Klinkner	
Original Use: Single Family Residence	Present Use: Single Family Residence	
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Craftsman, Airplane Bungalow		Stories: 2	Plan Shape: Square
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Brick	
CLADDING	Material: Wood clapboards	Material: Select	
ROOF	Type: Gable, crossed	Type: Gable, front	
	Material: Composition shingle	Material: Composition shingle	
WINDOWS	Type: Double-hung	Type: Fixed	
	Material: Wood	Material: Wood	
ENTRY	Style: Off-center	Style: Select	
DOOR	Type: Paneled, unglazed	Type: Select	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

1914	Property hooked up to city sewer.
1933	Garage constructed
Unknown	Kitchen remodeled, paneling installed in bedrooms (recently removed).
2020	Ongoing work to restore interior and upgrade kitchen and bathrooms.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

<input type="checkbox"/>	1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
<input type="checkbox"/>	2. Is associated with the lives of historic personages important to national, state, city, or local history.
<input checked="" type="checkbox"/>	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

Name: Jodie A. Mendelson		Company:	
Street Address: 146 N. Harvard Boulevard		City: Los Angeles	State: CA
Zip: 90004	Phone Number: 661-993-5782	Email: jodieannemendelson@gmail.com	

Property Owner

Is the owner in support of the nomination? Yes No Unknown

Name: Gregory Kay & Jodie A. Mendelson		Company: Trustees of the Kay/Mendelson Living Trust	
Street Address: 146 N. Harvard Boulevard		City: Los Angeles	State: CA
Zip: 90004	Phone Number: 661-993-5782	Email: gregoryskay@gmail.com	

Nomination Preparer/Applicant's Representative

Name: Charles J. Fisher		Company:	
Street Address: 140 S. Avenue 57		City: Highland Park	State: CA
Zip: 90042	Phone Number: 323-256-3593	Email: arroyoseco@hotmail.com	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Charles J. Fisher

10-26-2020

Name:

Date:

Signature:

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

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

Medway Residence

Architectural Description

The Medway Residence is a two-story Craftsman “Airplane” Bungalow, clad in wide siding, constructed in a square building plan with asymmetrical arrangement of windows and front porch spanning the right front under the larger of two low front gables and a smaller second story set center of the front facade. The front entry, consisting of a single panel wooden door is slightly to the left of the porch with a tripartite set of windows to the right, consisting of a large multi-light fixed-pane window flanked by two small double-hung windows. The porch has a concrete deck and is approached by a three riser concrete staircase and is supported by three square wooden pillars set atop battered brick piers. The house has a total of seven gables, five at the first story plus the two gable ends of the second story “cockpit”, which has a square fixed pane window flanked by two tall casement windows, all having a band of square lights at the top.

Architectural details include wide open eaves supported by square purlins and triangular brackets, double hung wooden windows, some with a band of vertical rectangular muntins at the top of the upper sashes with wide framing and extended lintels. A long horizontal rectangular wooden vent with vertical posts in the opening and a large square sill supported by five small purlins is at the center of the pediment of the main front gable. A brick chimney is against the South facade, poking through the composition roof.

Interior features include built-in cabinetry with multi-lite glass doors in the living room and a large buffet in the dining room, box beam ceilings, a large wooden crown molding in the dining room and a slightly smaller wooden crown molding in the living room, hardwood floors throughout the house, a glass insert door matching the window design in the dining room, single panel wooden doors in the formal areas and five panel wooden doors in the more private areas, including a windowed door between the kitchen and utility room. A built-in window seat in the front bedroom, built in cabinetry in bedroom closet and linen cabinetry in hallway.

A two car garage (built in 1933) is located to the rear, at the Southeast corner of the property.

Medway Residence

146 N. Harvard Boulevard

Significance Statement

The Medway Residence is a textbook example of a Craftsman Airplane Bungalow, designed and built in 1912 as a speculative project by contractor Edward P. Klinkner, who had purchased the property from the original developers of Tract No. 818 the previous year. He then sold the house to John and Emily Medway while it was under construction.

The son of a Prussian-born farmer, Edward Peter Klinkner was born into a German immigrant community in the village of Cashton, in the Ocooch Mountains of Wisconsin, on October 13, 1875 and grew up in nearby Jefferson. Trained as a carpenter, he moved to Los Angeles in 1906 and married Emma Miller in February of 1910. Census records for 1910 show him as a contractor with employees. Besides working for clients, he also began purchasing vacant lots in order to build spec housing. The Medway Residence was one of those projects. He went on to remain in the construction business for many years. He passed away on July 30, 1941, at the age of 65. His son, Robert, was serving as the secretary for the Los Angeles Chapter of the Building Contractors' Association of California at the time of his father's death.

For the Medway House, Klinkner opted to use a Craftsman "Airplane" design. The house is one of the earliest examples of the concept where the main first-story has a low gabled roof and a much smaller second story is situated like an early cockpit in the center of that low roof with many designed as a sleeping room in summer weather with all-around access to breezes. Many attributes of the standard Craftsman house are found in the Airplane Bungalow, such as low-pitched, gabled roofs with oversized eaves and exposed rafters that create a canopy effect, and bands of windows.

In a 1925 Los Angeles Times article, the Airplane Bungalow is described by William H. Hyatt, a local designer/builder as follows "Strictly speaking, the word bungalow means a single storied house with a wide veranda, while an airplane bungalow is usually a complete bungalow on one floor with one or more additional rooms raised above the roof. The main roof lines of this type of bungalow are designed so that the house will be complete without the second story. It is the second story which provides the airy sleeping porch, the well-lighted attic and the

pleasant bedrooms.” This description of an Airplane Bungalow perfectly matches the design of the Medway House.

Hyatt also notes that “Although airplane bungalows originated in Southern California, the states of Florida, Texas and New Mexico were quick to realize that here was the only type of house thoroughly suited to a warm climate and in consequence the popularity of the airplane house spread quickly through these states.”

The origin of the airplane concept in housing may actually predate the period of elevated cockpits on airplanes. The terminology for “airplaned” can also refer to the aspect of the airflow with the second story being above the winged roof and the air flowing through the house and out the upper story windows. In some cases the upper floor was added to the low gabled roof of an existing Craftsman or Prairie style bungalow. The subject house was originally constructed in its current two-story configuration. It embodies the textbook qualities of the airplane bungalow as a pure unaltered example that style.

The Airplane Bungalow was found in many early 20th Century neighborhoods in Southern California, especially in Northeast Los Angeles and Pasadena. Many have been lost as their neighborhoods transitioned to higher density housing, expanding commercial areas or giving way to larger single family houses.

John Medway, the initial owner and occupant of the subject house, was born in Chudleigh, Devonshire, England on October 16, 1844 and immigrated to the United States in 1866 after being an apprentice in railroad mechanics for seven years. His wife, the former Emily Elliot, was Baptized in Beeley, Derbyshire, England on February 11, 1844. They were married around the time of her immigration in 1868. They settled in Susquehanna, Pennsylvania, where John worked as a locomotive builder. They were both naturalized as United States citizens in 1883. Records show that they made at least one trip back to England, returning in 1896. They had two children in Pennsylvania, Fred John Medway, born in 1869, and Cora Emily Medway (McGiffert), born in 1871. The Medway’s moved to Boston in 1886, when John began working for the Fitchburg Railroad as a master mechanic, becoming the superintendent of the motive power for the entire system in 1892. He was also the president of the New England Railroad Club in 1897-98.

He resigned his position with the Fitchburg Railroad in 1898 to take a job with a Chicago firm and then retired several years later, initially to Troy, New York and then to Los Angeles.

After moving to Los Angeles, the Medways purchased their new home on Harvard Boulevard in 1912 and were to live there for the rest of their lives. Emily died on May 9, 1931, at the age of 87 and John passed away on November 13, 1940 at the age of 97.

The bungalow was inherited by their recently widowed daughter, Cora McGiffert, who lived there until her death on July 31, 1966, at the age of 95. Her estate deeded the property to Ray and Anna Sweetman on August 22, 1967. The Sweetmans sold it to Mildred E. Milledge on December 30, 1968. She added several of her relatives to the title in February of 1973 and they all sold the house on December 17, 1974 to Mario Yap Tanshinkok and his wife, Letha Anita Davidson.

On August 2, 1994, they put the property in a trust using the surname Tan. Born Tan Chin Kok, in Amoy (aka Xiamen), Fujian Province, in Southeastern China on November 12, 1932, Mario Tan became a United States citizen in 1962 while he and his American wife were living in Wheat Ridge, Colorado at that time. After Mario's death at the age of 69, on March 19, 2002, Letha was to reside in the subject property another 18 years. The house was transferred to the current owners on February 11, 2020.

The Medway Residence appears to be the first Airplane Bungalow to be nominated as such for Historic Cultural Monument. Two monuments, The Herivel House (HCM 370) and the Hanson-Puthoff House (HCM 752), display some attributes of the Airplane style, but are larger houses that are not pure examples of the Airplane design. The Medway Residence shows the pure lines of the genre, making it a textbook example of a Craftsman Airplane Bungalow.

The Medway Residence qualifies as a Los Angeles Historic Cultural Monument because it *embodies the distinctive characteristics of a style, type, period, or method of construction* as an excellent example of a Craftsman "Airplane Bungalow".

Medway Residence

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World War I Draft Registration Records







Medway Residence Photographs



Medway Residence, 146 N Harvard Boulevard, May 15, 2020 (Photograph by Charles J. Fisher)



Medway Residence, 146 N Harvard Boulevard, Sep 16, 2020 (Photograph by Charles J. Fisher)



Medway Residence, 2nd story "cockpit", 146 N Harvard Boulevard, May 15, 2020 (Photograph by Charles J. Fisher)



Medway Residence, satellite view, 146 N Harvard Boulevard, May 15, 2020 (Photograph by Google Earth)



Medway Residence, rear facade, 146 N Harvard Boulevard, Feb 23, 2020 (Photograph by Gregory Kay)



Medway Residence, front porch, 146 N Harvard Boulevard, May 15, 2020 (Photograph by Gregory Kay)



Medway Residence, garage, 146 N Harvard Boulevard, Feb 23, 2020 (Photograph by Gregory Kay)



Medway Residence, front door, 146 N Harvard Boulevard, Feb 23, 2020 (Photograph by Gregory Kay)



Medway Residence, living room, 146 N Harvard Boulevard, Feb 23, 2020 (Photograph by Gregory Kay)



Medway Residence, box beam ceiling, 146 N Harvard Boulevard, May 15, 2020 (Photograph by Gregory Kay)



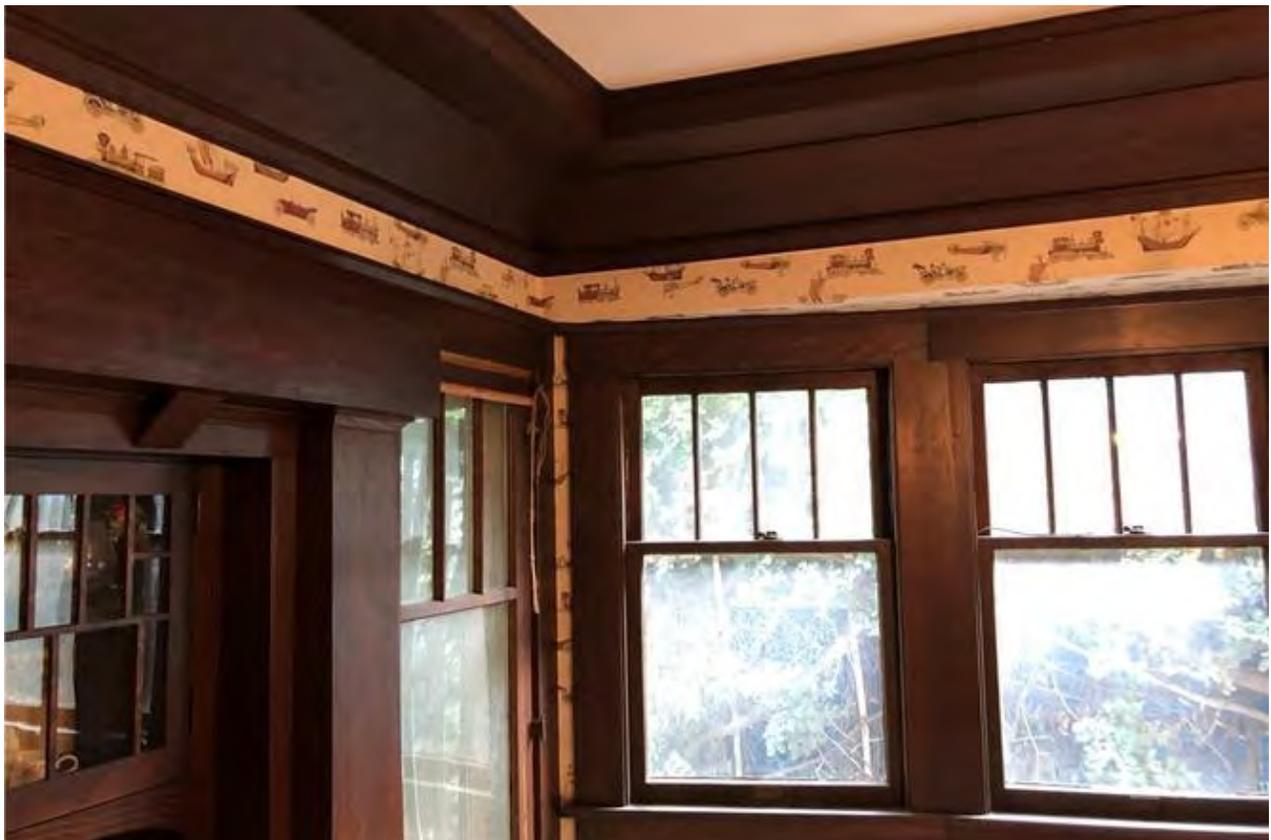
Medway Residence, front porch, 146 N Harvard Boulevard, May 15, 2020 (Photograph by Gregory Kay)



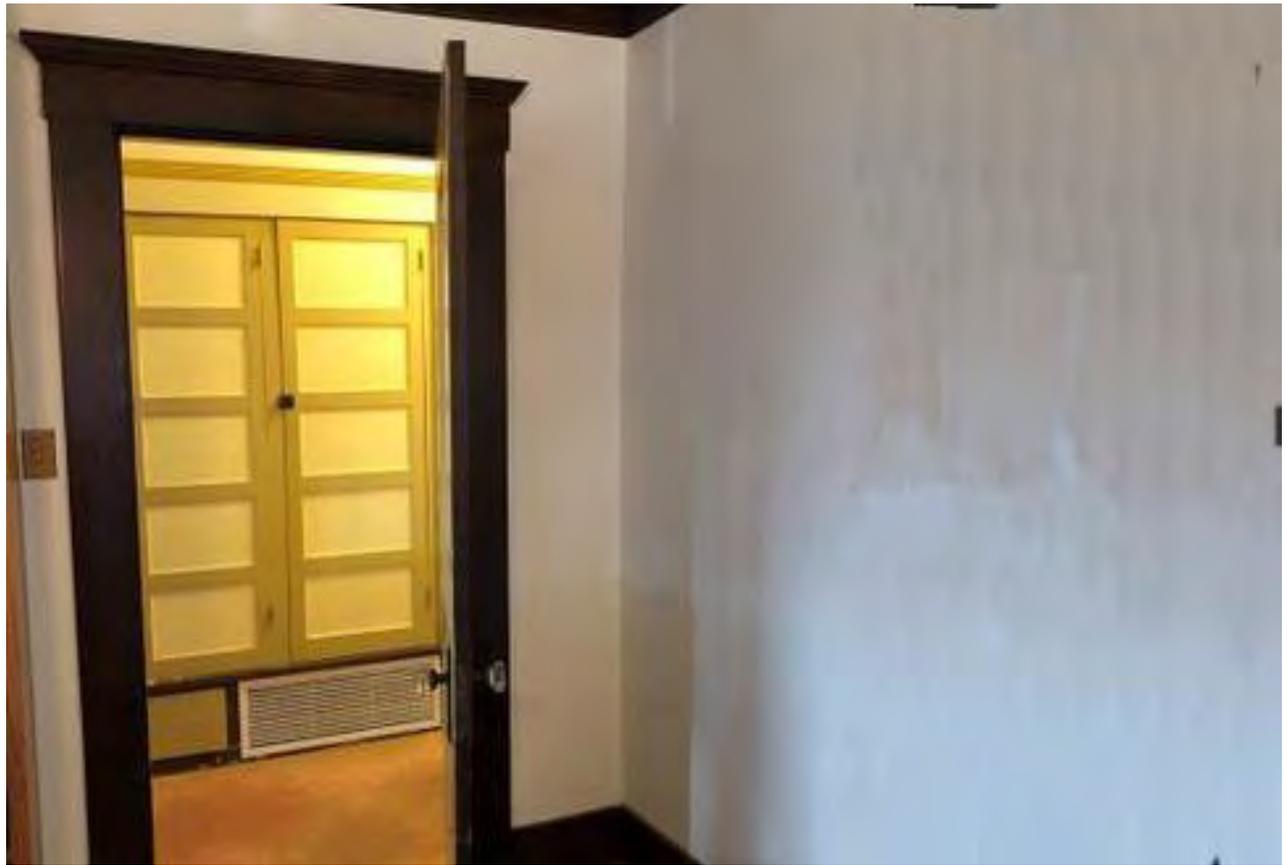
Medway Residence, buffet, 146 N Harvard Boulevard, May 15, 2020 (Photograph by Gregory Kay)



Medway Residence, buffet, 146 N Harvard Boulevard, May 15, 2020 (Photograph by Gregory Kay)



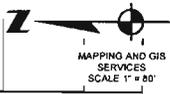
Medway Residence, windows & crown molding, 146 N Harvard Boulevard, May 15, 2020 (Photograph by Gregory Kay)



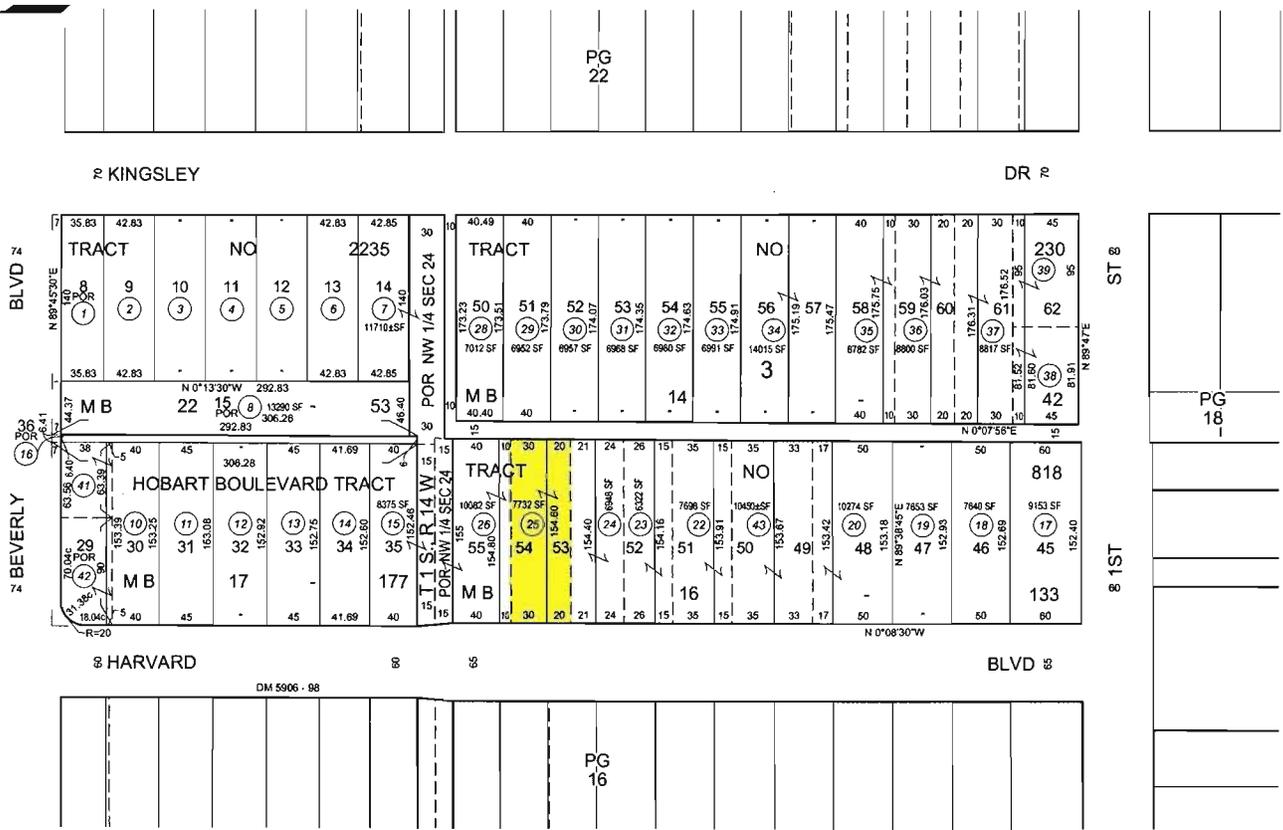
Medway Residence, hall closet, 146 N Harvard Boulevard, Feb 23, 2020 (Photograph by Gregory Kay)



Medway Residence, 146 N Harvard Boulevard, Sep 16, 2020 (Photograph by Charles J. Fisher)



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Airplane Bungalow

The **Airplane Bungalow** is a residential style of the United States dating from the early 20th century, with roots in the Arts and Crafts Movement, and elements also common to the American Craftsman style, and Prairie Style.^[1] It was more popular in the western half of the U.S., and southwestern and western Canada.

General similarities to the California bungalow include low-pitched, gabled roofs with oversized eaves and exposed rafters that create a canopy effect, and bands of windows. In most accounts the special characteristic of "airplane" bungalows is a single room on the second floor, surrounded by windows, said to resemble the cockpit of an airplane, and designed as a sleeping room in summer weather with all-around access to breezes.

One early example is the Pleasance House in Echo Park, Los Angeles, dating from 1914. The style is described (in this source) as a variation of the Craftsman style, characterized by "its 'pop-up' second story; low-pitched gable roof with wide eaves and exposed structural members; wood clapboard siding; wood windows (primarily double-hung, with some tripartite, fixed, and casement); and prominent projecting front entrance porch."^[2]

By April 1916 the style had "just reached" El Paso, Texas, with a house on the south side of Montana Street (now Avenue). Newspaper coverage noted the style's popularity in California for several years prior, and that "The room in the top of the roof, which gives the bungalow its name, is designed as a sleeping room."^[3] The house of inventor and industrialist Ferdinand N. Kahler in New Albany, Indiana, built circa 1920, meets that criteria with its second-story sleeping room, even though the straightforward rectilinear design lacks gables and overhangs, and was brick construction, not wood.^[4]



example in Aurora, Missouri



example in Bloomington, Indiana



Ferdinand N. Kahler house, New Albany, Indiana

See also

- Lewis Shaw Coleman House
- L. A. and Adelheid Machemehl House

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Airplane Bungalow

By [Joffre Essley](#)

What is an Airplane Bungalow?

A bungalow is a type of house layout, borrowed from India, with one or one-and-a-half stories. One variation of this style had a small second story popping up in the middle of the house. At the time airplanes often had a cockpit sitting on top of the fuselage. Since this second story resembled a cockpit they started calling these "Airplane" Bungalows.

Usually these "cockpits" were only large enough to contain one or two rooms. Often the walls were lined with banks of windows, adding to the resemblance.



211

While the "Airplane" etymology makes sense, some suggest that the name and the plan predate flying. With open windows the second story would create a pleasant draft in the summer months. A plane of air would flow through the house and out the upper story windows. In this theory the name was later confused with the use of elevated cockpits on airplanes.

"Airplaned" Bungalows were popular in the 1920's, and most of them were built in the Craftsman style. Others more closely resemble the Prairie Style

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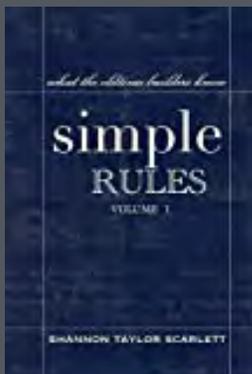
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109

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homes.

When I was walking through the Mission Hills neighborhood of San Diego I saw several of these bungalows. Several had japonesque curved roofs and I had a flashback to a trip to Japan. I recall seeing Japanese houses with a similar pop-up second floor. This may have been the inspiration for the Airplane version of the bungalow, as the Craftsman style borrowed heavily from Japanese design and construction techniques.



Here are a few of the Airplane Bungalow houses I came across, plus a few I have gleaned from other sources.



Many of the houses in Mission Hills carry historical markers. San Diego has its own registry of historic homes. Each home with a plaque had to file an application, which included a report about the house, its history and its architecture.



Save 211

The clipped gables give this Craftsman bungalow a different look, but it is still an Airplane-styled Bungalow. It seems a little more traditional because it lacks a bank of windows.



Save 211

Not every house improves with age. This house has had its porch enclosed and a strange shed roof added to the cockpit area. The right owner could do wonders with this house.



 Save 211

In Mission Hills there are also a lot of Mission Revival homes. There was a lot of crossover between Craftsman and Mission Revival. They both showed off the structure of the house, and often had exposed ceiling beams. Many Craftsman homes in the area had stucco walls, and many Mission homes had Craftsman roofs and porches. Here I see some cross-fertilization with an Airplane Bungalow wearing Mission clothing quite comfortable.



 Save 211

At some point the second story loses its cockpit look and the whole effect becomes rather like a traditional two story fronted by a bungalow. I would not consider this an Airplane Craftsman Bungalow, although some would debate this.

Now the most surprising bungalow to me is the Airplane Bungalow, as they are not common where I come from in the midwest, but they are common in the west. Why is it called an Airplane I wondered. Because the center pops up and you can see all around at a 360-degree angle like the cockpit of an early airplane. Or, is it just because of its aerodynamic looking design?



The upper floor is always smaller than the lower floor on an airplane bungalow. It is influenced by Japanese pagoda roof lines. This house is in a subdivision called "Bungalow Fairyland" in SE Portland that is a block of Japanese influenced bungalows.



Beautiful Pasadena style airplane bungalow.

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founders of this Club could have foreseen what we are to-day. What we will be forty years from now no man knows. You have my best wishes for your continued success. [Applause.]

THE PRESIDENT — The Secretary will now read three letters from Past Presidents who are unable to be here.

MR. CADE (Secretary) — I have a letter here from **John Medway**. He is on our Honorary list, and was our President from 1897 to March, 1898.

146 NORTH HARVARD BLVD.,
LOS ANGELES, CAL.,
March 6, 1923.

MR. W. E. CADE, JR.,

Secretary NEW ENGLAND R.R. CLUB.

My dear Mr. Cade: I have your favor asking the past Presidents to attend the next meeting of the Club.

A distance of three thousand miles precludes the possibility of my personal attendance but, as usual, I shall take pleasure in reading the report in the Club Proceedings.

I am glad to note the splendid growth of the Club, numerically and otherwise. I note that your very interesting subjects are more diversified than formerly.

In the old days we were busy with car and locomotive details and matters of interchange and standardization, and I believe that our Club, in connection with the M. M. and M. C. B. associations, was, to some extent at least, instrumental in bringing order out of chaos.

Some of our older members will remember that during my term of office we moved from the old Meeting House to Pierce Hall and that a few of the "old timers" thought that a bit of unnecessary extravagance, but we soon filled the hall, had fine meetings and demonstrated that nothing was too good for the New England Railroad Club.

I trust that the Club will continue to grow and prosper.

Very truly yours,

JOHN MEDWAY.

Boston Daily Globe, Boston, Massachusetts, US

March 10, 1897, Page 7

New England Railroad Club Meeting.

The annual meeting of the New England railroad club was held last evening at Wesleyan hall. These new officers were elected: John Medway pres, C. E. Fuller vice pres, Charles W. Sherburne treas, John Medway, F. E. Barnard, W. S. MacGowan Jr financial committee, John Medway, T. B. Purves Jr, T. W. Adams, J. W. Marden, W. P. Appleyard, L. M. Butler, W. J. Robertson, H. Bartlett, F. B. Smith, J. T. Chamberlain executive committee. George H. Frazier read an interesting paper on "Uniform Basis of Locomotive Performance Sheets for New England Railroads."

May 21, 1898, Page 14

WALTHAM MAN HIS SUCCESSOR.

John Medway Resigns as Superintendent of Motive Power of Fitchburg R.R.

John Medway of Cambridge, superintendent of motive power for the Fitchburg road for the past six years, has resigned, the same to take effect June 1. He will be succeeded by Mr J. W. Marden of Waltham.

Mr Marden is now superintendent of the car department of the road, and the two departments will now come under his supervision.

John Medway was born in Chudleigh, Devonshire, Eng, and at the age of 12 was apprenticed to serve seven years at his chosen trade, railroad mechanics.

When 21 he came to this country, and entered the employ of the Delaware, Lackawanna & Western road at Scranton, Penn. Two years later he entered the employ of the Erie road, and in 1882 he secured a position with the West Shore, where his first duty was the building of locomotives for that company. He was later promoted to the position of general foreman of locomotives and cars.

In 1886 he accepted a position with the Boston, Hoosac Tunnel & Western, and when that road was merged into the Fitchburg he was retained as master mechanic of the western division.

Sept 1, 1892, he was promoted to the position of superintendent of motive power for the entire system, with headquarters at Boston.

Mr Marden, who succeeds him, is well known and lives at Beaver brook, Waltham.

AIRPLANE HOME POPULAR

Structure is Complete Bungalow on One Floor With Additional Quarters Raised Above Roof

The airplane bungalow, which is increasing in popularity in Los Angeles, is a combination of the best architectural features of the Swiss chalet, our own California bungalow and the original bungalows, according to W. H. Hyatt, designer and builder.

"Strictly speaking," says Mr. Hyatt, "the word bungalow means a single storied house with a wide veranda, while an airplane bungalow is usually a complete bungalow on one floor with one or more additional rooms raised above the roof.

"The main roof lines of this type of bungalow," Mr. Hyatt explains, "are designed so that the house will be complete without the second story. It is this second story which provides the airy sleeping porch, the well-lighted attic and the pleasant bedrooms.

"Although airplane bungalows originated in Southern California, the States of Florida, Texas and New Mexico were quick to realize that here was the only type of house thoroughly suited to a warm climate and in consequence the popularity of the airplane house spread quickly through these States.

"Although the airplane bungalow is still a new architectural style, it has already passed beyond the experimental stage and become a permanent American-California type, filling a real need.

"Tapestry brick in full colors, weathered shingle laid on in simple design, or stucco in cream and drab are usually used on the airplane bungalow.

Contractors Elect Shidler President

The Los Angeles chapter of the Building Contractors' Association of California has elected officers and directors for the year beginning Dec. 19 as follows:

Horace Shidler, president, succeeding Ben N. Schiewe; Vern R. Huck, vice-president; Robert Klinkner, secretary and R. E. Payne, treasurer.

The chapter will work with the State association for legislation to further the welfare and protection of the building industry and home owner, it was announced.

Edward Klinkner

Requiem mass was said yesterday at the Church of Christ the King for Edward Klinkner, 65, a building contractor here for 35 years, who died Wednesday of a heart attack at his home, 580 Lillian Way. Born in Cashton, Wis., he came to Southern California in 1903 and was particularly active in the building and developing of the Wilshire and Hancock Park districts. He leaves his widow, a son, Robert Klinkner, and a grandson, Donald.

This Magazine Is a Real Cottage Industry

By PETER BENNETT
SPECIAL TO THE TIMES

John Brinkmann, the bearded publisher of American Bungalow magazine, has what might be called "basic instinct."

When he approached a marketing expert in early 1990 about launching a magazine solely dedicated to bungalow living, the consultant thought he was a crank.

Her reaction, Brinkmann recalls, was: "Bungalows? You mean those little, ugly buildings on school campuses where you go when you can't get a regular classroom?"

Then Brinkmann sent a questionnaire to historical societies across the country, promising a free subscription to any that would critique his idea.

"Of the 200 or so we got back," he says, "about 30% said, 'Yeah, neat, I'm glad someone's finally doing something for the bungalow. We've got hundreds of them, they're wonderful little homes.'"

"But the other 70% said: 'Sure we have bungalows. So what! Who cares?'"

For the past two years, Brinkmann has sporadically put out a slick, approximately 48-page magazine devoted to answering that question. American Bungalow's fourth issue, due out in June, will have a circulation of 5,000.

Currently, American Bungalow is distributed through subscriptions and art and museum-based bookstores. The magazine is still subsidized by his graphic arts business and by the goodwill of contributors, but he hopes it will soon make money.

When Brinkmann moved his studios from a tony, Norman-style office building in mid-Wilshire in 1987 to a spacious 1914 bungalow called Twycross House in Sierra Madre, he didn't consider his new quarters unique.

"I wasn't drawn to it because it was a Craftsman house," he says. "They were so common that in my thinking they weren't anything special."

Because of the way his home would look from the air, with a center core and two wings, it's known as an airplane bungalow. Like the classic California Craftsman, it's part of the larger bungalow genre, which usually consist of relatively small houses of one story and an attic.

But as Brinkmann had difficulty finding authentic replacement parts for his bungalow—hexagonal, glass drawer pulls, for example—a light went on. Why not publish a fact sheet where homeowners, crafts people, designers and vendors could exchange information about bungalows?

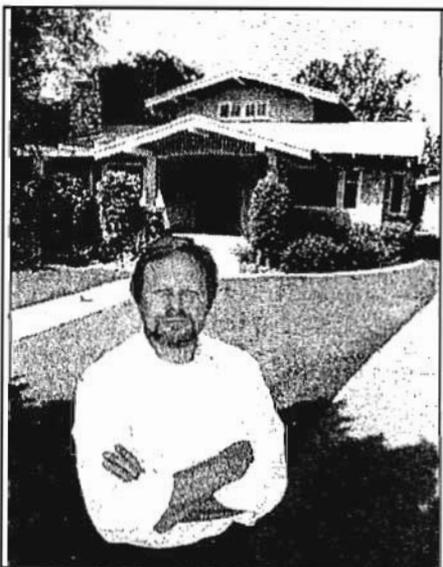
The newsletter concept quickly gave way to a magazine format. "It became clear that to do it right we had to tell people where to go to find things," Brinkmann said, "and that meant advertising and taking on ads. And once we did that we weren't a newsletter anymore."

Again, Brinkmann went seeking advice. "We talked to the experts," he recalled, "and felt hopelessly underfunded because big magazines start up on millions of dollars, and we would be starting up on thousands."

Then he attended his first Sierra Madre Historical Preservation meeting on a rainy night in March, 1990, and listened to Robert Winter, author of "The California Bungalow," describe the simple, elemental charm of bungalows—their bright, airy rooms trimmed with dark wood, and decorated with American art pottery, heavy oak furniture and landscape paintings. The talk was held in a Craftsman bungalow whose fireplace housed boulders big enough to form benches.

"I was sitting on one of those," Brinkmann said, "listening to the rain fall on the chimney and Dr. Winter sharing the magic of the bungalow lifestyle, and that really tipped me over the edge."

But how could he market his magazine in the



ALAN DUIGNAN / For The Times

'Part of our mission is to inform people that there's nothing magical about putting a bungalow back the way it was supposed to be.'

JOHN BRINKMANN

publisher of American Bungalow magazine, above

competitive, cutthroat world of publishing, in which magazines were folding faster than you could say recession?

Brinkmann devised a strategy to develop a high-quality product on a limited budget, cutting deals with top photographers and freelance writers, who expressed more interest in the burgeoning arts and crafts movement than in immediate remuneration.

The writers and photographers get little or no pay now, on the hope that their efforts will make the magazine successful—and thus able to pay them.

Another part of Brinkmann's plan was to publish quarterly, but that was only a goal. He didn't want to get caught in a costly printing cycle that could bankrupt his enterprise before it got off the ground. For once, he didn't seem to be breaking precedent.

"When we started out," he said, "we learned there were lots of special-interest magazines that didn't publish regularly. They even have a term for them, 'zines.'"

About 10,000 copies of the first American Bungalow magazine were printed in time for the 1990 National Trust for Historic Preservation Conference in Asheville, N.C. Bruce Johnson, who organizes the annual Arts & Crafts Conference and Antique Show in Asheville, said the magazine was the buzz of the preservation conference.

"The big news was that we were opening up a whole new market for people in the restoration business," Brinkmann said, "your chimney builders, wallpaper hangers, painters, tile men, etc."

"Preservationists who made their living restoring Victorians were saying, 'Look, if they now have a magazine for bungalows, there must be real interest there.'"

Through the next three issues of American Bungalow, Brinkmann continued to rely on a loyal core of subscribers and advertisers to help him nourish his fledgling enterprise.

Richard Perris, manager of Crown City Hardware Co., a Pasadena institution since 1916,

has advertised with American Bungalow since the beginning, despite its small circulation.

"We believe in them," he said. "In fact, we developed the same way, slowly building a reputation for quality. Success doesn't happen overnight."

Albert Griffin, American Bungalow advertising director, said that when a major furniture company withdrew its advertising in the second issue, many of the magazine's readers complained directly to the manufacturer. The company renewed its advertisement for the following issue.

Richard Ellison of Ellison & Co., a Pasadena advertising consulting firm that tracks lifestyle and home magazines like Metropolitan Home and Old House Journal, said American Bungalow can survive despite its shoestring funding.

"It's definitely a very classy, niche-marketed magazine," he said. As the magazine continues to micro-market (or closely target) its editorial product, it also needs to target customers and advertisers interested in the movement, Ellison said.

But Robert Schweitzer, an architectural historian and author of the book "America's Favorite Homes," says interest in American Bungalow may be broader.

"If you look at the era between the turn of the century and World War II," Schweitzer said, "more houses were built in the United States than in the entire history of the country before that time, and many of those were bungalows."

Often produced from \$2,000 or \$3,000 Sears, Roebuck & Co. or Montgomery Ward mail-order kits, bungalows sprang up in such diverse places as Jacksonville, Fla.; Ann Arbor, Mich., and Pasadena.

Frequently in or near city centers, bungalows also attract buyers concerned about the environment. Their owners generally spend less time on congested freeways and more time in downtown neighborhoods, revitalizing and reversing years of urban neglect. "For every house that they rehab, they are saving another from being built," Schweitzer said.

He noted that two-bedroom, 1,300 to 1,400 square-foot bungalows in gentrified areas of major cities attract \$700,000 purchase offers.

The bungalow look has set the stage for commercials, television sitcoms and talk shows, he said. Eager to increase sales, mass merchandisers and manufacturers such as Spiegel, Sherwin-Williams and Ethan Allen are selling exclusive bungalow lines of furniture and housewares.

"People are just enthralled with the architecture—the beams in the ceiling, the built-in furnishings, the overhanging eaves, the porches and the quietness of the layout," Schweitzer said. "It's a real personal style or aesthetic as opposed to the gaudy Victorian style."

Despite its high-art, coffee-table appearance, American Bungalow serves as a useful and reassuring guide for the discriminating bungalow owner.

"I have used it to find suppliers of period paints and light fixtures for my bungalow," said subscriber Virginia Woodlidge, a bookkeeper who with her animator husband, Thomas, works out of their home on Gramercy Place in Los Angeles.

"For me, it served as confirmation for some of the work my neighbors and I had already completed," says Jennifer Charnofsky, a subscriber and teacher who lives in a large Craftsman in the West Adams section of Los Angeles. "It shows us a goal and lets us know we're not isolated."

Said Brinkmann: "Part of our mission is to inform people that there's nothing magical about putting a bungalow back the way it was supposed to be."

"And generally the way it was supposed to be is pretty good by today's standards."

Building Permit History
146 N. Harvard Boulevard
Koreatown

- January 2 1912: Building Permit No. 14 to construct a 2-story, 6-room, 40' X 40' frame residence, at East side of Harvard Boulevard, 450' North of First, on the South 30 Feet of Lot 54 and North 20 Feet of Lot 53, of Tract No. 818.
Owner: Edward Klinkner
Architect: Klinkner
Contractor: Same
Cost: \$3,000.00
- October 13, 1914: Plumbing Permit No. 20156 to connect to city sewer.
Owner: John Meadways (*misspelled on permit*)
Architect: None
Contractor: J. N. Littlejohn
Cost: Not Listed
- December 18, 1933: Building Permit No. 17656 to construct a 1-story 16' X 16' frame garage.
Owner: John Medway
Architect: None
Contractor: R. A. Elliot
Cost: \$200.00
- February 21, 2020 Plumbing Permit No. WO04204442 to install 1 gas valve.
Owner: Letha Tan as Trustee of Tan Family Trust
Architect: None
Contractor: Eden Water
Cost: Not Shown
- March 16, 2020: Building Permit No. LA45333 for interior remodel to the existing kitchen, remove a wall in the existing kitchen and remodel the existing second floor of SFD. (This permit has been superseded by 2020WL06461-kitchen wall will not be removed)
Owner: Gregory Kay and Jodie A, Mendelson Trustees
Kay/Mendelson Living Trust
Architect: Rafael Angel Santiago-Dieppa
Engineer: None
Contractor: A R M Builders Inc.
Cost: \$20,000.00

September 22, 2020: Building Permit No. WL06461 for remodel to existing 2-story single family residence.

Owner: Gregory Kay and Jodie A, Mendelson Trustees
Kay/Mendelson Living Trust

Architect: None

Engineer: None

Contractor: South Coast Construction and Development

Cost: \$85,000.00

All applications must be filled out by applicant.

USE INK UNRELIABLE PENCIL

Word

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

2

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Building

CLASS "D"

Application is hereby made to the Board of Public Works (Chief Inspector of Buildings) of the City of Los Angeles, for the approval of this detailed statement of specifications herewith submitted for the erection of the building herein described. All provisions of the building ordinances and state laws shall be complied with in the erection of said building, whether herein specified or not. It is also understood the granting of a permit on this application does not grant any right or privilege to erect the building or structure herein described, or any portion thereof on any public street or alley or on any land or portion thereof, the title or right of possession to which is in litigation by, or is disputed by, the City, County or State; or as giving or granting any right or privilege to use the said structure or building for any purpose which is or may hereafter be prohibited by ordinance of the City of Los Angeles.

(SIGN HERE)

Edw. Robinson Applicant

Lot No. 830ft 54 Block N. 20ft 53

Tract No. 818

District No. 29 M. B. page 4 F. B. page 79

No. Eastside of Harvard Blvd

450' north of First Street

TAKE TO ROOM NO. 6 FIRST FLOOR

ASSESSOR PLEASE VERIFY

TAKE TO ROOM NO. 34 THIRD FLOOR

ENGINEER PLEASE VERIFY

O. K. City Assessor Per. [Signature] Deputy O. K. City Engineer Per. [Signature] Deputy

- PURPOSE OF BUILDING Res Number of rooms 6
- OWNER'S NAME Edw. Robinson
- Owner's address Harvard Blvd 1st 2
- Architect's name Robinson
- CONTRACTOR'S NAME Barnes
- Contractor's address same
- ENTIRE COST OF PROPOSED BUILDING, \$ 3000.00
- Size of lot 50 x 140 Size of building 40 x 40
- Will building be erected on front or rear of lot?
- NUMBER OF STORIES IN HEIGHT 1 1/2 Height to highest point of roof 27 ft
- Height of first floor joist above curb level, or surface 3 ft
- Character of ground: rock, clay, sand, filled, etc.
- Of what material will FOUNDATION and cellar walls be built? concrete
- GIVE depth of FOUNDATION below the surface of ground 16"
- GIVE dimensions of FOUNDATION and cellar wall FOOTINGS 26"
- GIVE width of FOUNDATION and cellar walls at top 8"
- NUMBER and KIND of chimneys 2 brick Number of flues 2
- Number of inlets to each flue 1 Interior size of flues 8" x 12"
- Give sizes of following materials: MUDSILLS 2 x 6 Girders and stringers 4 x 4
EXTERIOR STUDS 2 x 4 BEARING STUDS 2 x 4 Interior studs 2 x 3
Ceiling joist 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
SECOND FLOOR JOIST 2 x 10 Third floor joist 2 x 10 Fourth floor joist 2 x 10

PERMIT NO. 14 Date issued JAN 23 1912 1912.

BY OVER [Signature] Application Received

5/15/78

- 20. Specify material of roofing _____
- 21. Specify material of partitions _____
- 22. Specify material of floors _____
- 23. Specify how many thicknesses of floor _____
- 24. How will halls and soffits of stairs be plastered? _____
- 25. Will cellar or basement ceiling be plastered? _____
- 26. Specify size of vent shafts to water closet compartments _____
- 27. What means of access to roof? _____
- 28. How many fire escapes will be provided? _____ where placed? _____

REMARKS:

Application Received _____ Time _____ Returned _____

All applications must be filled out by applicant

Clerk will stamp number here, as follows:
 4 - If for Plumbing, Sewer or Cesspool
 5 - If for Gas Fitting or Inspection
 6 - If both for Plumbing, Sewer or Cesspool and for Gas Piping.

BOARD OF PUBLIC WORKS
 DEPARTMENT OF BUILDINGS

Plans and specifications and such other data as will enable the department to ascertain whether the proposed work will conform to the requirements of the State Laws and City Ordinances must be filed.

Application for the Installation of Plumbing, Sewer or Cesspool, Gas Fitting and Old Gas Pipe Inspection

This form to be used only where there is no new erection, construction, alteration or repair being made to building, and where a building permit has not been issued.

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a permit to construct and install the work hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

- First: That the permit does not grant any right or privilege to construct or install the work therein described or any portion thereof upon any street, alley or other public place or portion thereof.
- Second: That the permit does not grant any right or privilege to use any of the work therein described or any portion thereof for any purpose that is or may be hereafter prohibited by Ordinance of the City of Los Angeles.

(USE INK OR INDELIBLE PENCIL)

Location by Street and Number where work herein described is proposed to be done

No. 146 No. Harvard Blvd Street

1. What purpose is the building used for? Residence
2. Owner's Name John Meadows
3. Contractor's Name J. N. Littlejohn
(Plumber, Gas Fitter, Sewer or Cesspool Contractor)
4. Contractor's Address 312 German Blvd
5. State the number of Plumbing Fixtures to be installed or altered none
6. Specify if there is a Sewer or Cesspool to be constructed on the premises Sewer
(No cesspools allowed where there is a street sewer)
7. State the number of Gas Outlets to be installed or altered none
8. Is the work to be done in a new or old building? old
(Any completed building is considered old)
9. If in an old building, are there any alterations or repairs or change of purpose being made to same; and if so, what is your estimate of the cost of the construction work none
(Answer fully)

I hereby certify that I have carefully examined and read the above application, that the same is true and correct and that the work herein described is to be done in accordance with all the provisions of the Building Ordinances of the City of Los Angeles, whether herein specified or not.

(Sign here) J. N. Littlejohn
(Owner or authorized agent)

FOR DEPARTMENT USE ONLY

PERMIT No. <u>20156</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink) Plan Examiner	Application checked and found O. K. (Use Rubber Stamp) OCT 13 1914 RB Clerk	Stamp here, showing date of issue OCT 13 1914 TDUULW
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8



2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building
OF
CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit, in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession, in the property described in such permit.

Lot No.

Tract

Location of Building 146 No. Harvard Blvd. (House Number, and Street)
Between what cross streets Beverly + First St -
Approved by City Engineer
Deputy

USE INK OR INDELIBLE PENCIL

- 1. Purpose of building: For Garage. Families. Rooms.
2. Owner (Print Name): John McManis. Phone: FE 8885
3. Owner's address: 146 No. Harvard Blvd.
4. Certificated Architect: State License No. Phone.
5. Licensed Engineer: State License No. Phone.
6. Contractor: R. A. Elliott. State License No. 3572. Phone: ST 8184.
7. Contractor's address: 557 Poppy St.
8. VALUATION OF PROPOSED WORK: Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building. \$ 200.00
9. State how many buildings on lot and give use of each: 1 - Residence only.
10. Size of new building: 16 x 16. No. Stories: 1. Height to highest point. Size lot.
11. Type of soil. Foundation (Material): R.M. Depth in ground.
12. Width of footing. Width of foundation Wall. Size of Redwood Sill.
13. Material Exterior Wall: Siding. Size of studs: (Exterior) 2 x 4 (Interior Bearing) x.
14. Joists: First Floor: Second floor. Rafters: 2 x 4. Material of Roof: Shingles.
15. Chimney (Material). Size Flue. No. Inlets each flue. Depth footing in ground.

I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinances and State Laws will be complied with, whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

Sign here: R. A. Elliott
By: Chora Elliott

Plans Specifications and other data must be filed if required.

PERMIT NO. 17856
FOR DEPARTMENT USE ONLY
Plans and Specifications checked
Zone R4 Fire District No.
Corrections verified
Set Back 15 Ft. Street Widening Ft.
Plans, Specifications and Application rechecked and approved
Application checked and approved
SPRINKLER Required Valuation Included. Specified Yes - No.
Inspector

DEC 18 1933

FOR DEPARTMENT USE ONLY

Application.....	Fire District.....	Set back.....	Forced Draft Ventl.....
Construction.....	Zoning.....	Street widening.....	

(1) **REINFORCED CONCRETE**

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2) The building referred to in this Application will be more than 100 feet from _____ Street

Sign here.....
(Owner or Authorized Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

Sign here.....
(Owner or Authorized Agent)

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

Sign here.....
(Owner or Authorized Agent)

REM.

I hereby agree that the building and every portion thereof referred to in this application will be set back from the street property line not less than 15 feet, except that the following projections may extend into such set-back space, as follows:

- Cornices, canopies and eaves..... 2 ft. 6 in.
- Landing or terrace, without roof, extending to first floor level only..... 6 ft.
- Open railing, not over 33 in. high, around such landing or terrace..... 6 ft.
- Fire Escapes 4 ft. 6 in.

I hereby agree to the above conditions and accept the permit to do the work mentioned in this application in accordance therewith.

(Signed) A. A. Ellinto
Owner or Authorized Agent



Plumbing 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR PLUMBING PLAN CHECK AND INSPECTION	Issued On: 02/21/2020 Last Status: Issued Status Date: 02/21/2020
---	--	---

1. PROPERTY OWNER			
TAN, LETHA TR TAN FAMILY TRUST	146 HARVARD BLVD	LOS ANGELES CA 90004	
2. APPLICANT INFORMATION (Relationship: Not Applicant)			
VENUS REFOUA	17328 N VENTURA BLVD 105	ENCINO, CA 91356	(818) 774-9600
3. TENANT INFORMATION			

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(C) EDEN WATER	17328 VENTURA ENCINO, CA 91316	C36	769438	(818) 774-9600

5. APPLICATION COMMENTS
E-Permit paid by credit card, fax number-> (818)343-7446.

6. DESCRIPTION OF WORK
1-gas valve.

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 10

9. APPLICATION PROCESSING INFORMATION
Plan Check By:
OK for Cashier:
Signature: _____ Date: _____

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
Outside LA County, call (213) 473-3231 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only W/O #: 04204442

NOTICE:
The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

10. FEE INFORMATION	Inspection Fee Period
	Permit Fee: 59.95
INSPECTION TOTAL Plumbing	59.95
Permit Total	59.95
Permit Fee Subtotal Plumbing	55.00
Permit D.S.C. Surcharge	1.65
Permit Sys. Development Surcharge	3.30
Permit Issuing Fee	0.00

Payment Date: 02/21/20
Receipt No: ON488564
Amount: \$59.95

146 N Harvard Blvd
20042 - 90000 - 04442

11. FEE ITEM INFORMATION**WATER HEATERS AND GAS SYSTEMS**

Earthquake Valve (1) 23.00

PERMIT EXPIRATION/REFUNDS : This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

12. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: C36 License No.: 769438 Contractor: EDEN WATER CONSERVATION INC

13. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMP. INS. FUND Policy Number: 1614918

- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with these provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

14. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at www.aqmd.gov (909) 396-2336 and the notification form at per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead

15. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

16. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: VENUS REFOUA

Sign: Internet e-Permit System Declaration Date: 02/21/2020

Contractor Authorized Agent

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

20016 - 20000 - 07379

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** NO CHANGE IN RFA
 Linkage Fee Exempt: Single-family detached homes (or additions) that result in less than 1,500 of net square feet

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19823 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:**16. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS****CLASS****LICENSE #****PHONE #**

(A) SANTIAGO-DIEPPA,, RAFAEL ANGEL

17116 RAYMER STREET,

NORTHRIDGE, CA 91325

C

10361

(C) A R M BUILDERS INC

1080 S LA CIENEGA #311,

LOS ANGELES, CA 90035

B

915352

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professions Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No.: 915352 Contractor: A R M BUILDERS INC

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: PREFERRED PROFESSIONAL INS. Policy Number: ON0935501

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: NUBIA LEON

Sign: Nubia Leon

Date: 03/16/2020

Contractor

Authorized Agent



Bldg-Alter/Repair GREEN - NONE 1 or 2 Family Dwelling Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 09/22/2020 Last Status: Issued Status Date: 09/22/2020
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1. TRACT	BLOCK	LOT(s)	ABB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 818		54	2	MB 16-133	138B193 714	5517 - 017 - 025

3. PARCEL INFORMATION

Area Planning Commission - Central LADBS Branch Office - LA Bldg. Line - 15 Baseline Mansionization Ordinance - Yes Council District - 10	Certified Neighborhood Council - Wilshire Center-Korea Community Plan Area - Wilshire Census Tract - 2114.20 District Map - 138B193 Energy Zone - 9	Near Source Zone Distance - 1.7 School Within 500 Foot Radius - YES Thomas Brothers Map Grid - 633-J1
---	---	---

ZONES(S): R1-1

4. DOCUMENTS

ZI - ZI-2374 LOS ANGELES STATE ET BMO - Yes
 ZI - ZI-2452 Transit Priority Area in the
 ZI - ZI-2462 Modifications to SF Zones :
 ORD - ORD-64763

5. CHECKLIST ITEMS

Std. Work Descr - Seismic Gas Shut Off Valve Combine HVAC - Wrk. per 91.107.2.1.1.1
 Combine Plumbg - Wrk. per 91.107.2.1.1.1
 Combine Elec - Wrk. per 91.107.2.1.1.1

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
 TAN, LETHA TR TAN FAMILY TRUST 146 HARVARD BLVD LOS ANGELES CA 90004

Tenant:

Applicant: (Relationship: Contractor)
 OFER JACOB - (818) 266-7487

7. EXISTING USE (01) Dwelling - Single Family	PROPOSED USE	8. DESCRIPTION OF WORK REMODEL TO (E) 2-STORY S.F.D.
---	---------------------	--

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Marjan Shenasi DAS PC By:
 OK for Cashier: Lisa Thamiz Coord. OK:
 Signature: *[Signature]* Date: 09/22/2020

For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

For Cashier's Use Only W/O #: 01618177

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$85,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	1,303.69
Permit Fee Subtotal Bldg-Alter/Re	662.50
Electrical	172.25
HVAC	86.13
Plumbing	172.25
Plan Check Subtotal Bldg-Alter/R	0.00
E.Q. Instrumentation	11.05
D.S.C. Surcharge	33.13
Sys. Surcharge	66.25
Planning Surcharge	39.75
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surchar	46.38
CA Bldg Std Commission Surchar	4.00
Sewer Cap ID:	Total Bond(s) Due:

WL JBLOCKSO 09/22/20 3:47:59 PM

Payment Date: 09/22/20
 Receipt No.: 2020266002-6
 Amount: \$1,303.69
 Method: ICL Check
Building Card No.: 2020WL06461

12. ATTACHMENTS

Signed Declaration *[Signature]*



10510072020102472

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. **

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(C) SOUTH COAST CONSTRUCTION AND I	8812 W PICO BLVD #211,	B	1000004	
	LOS ANGELES, CA 90035			

PERMIT EXPIRATION/REPUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No.: 1000004 Contractor: SOUTH COAST CONSTRUCTION AND DEVELOPMENT

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMP. INS. FUND

Policy Number: 9242239

- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____

Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration/ Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- This permit is being obtained with the consent of the legal owner of the property.

Print Name: _____

Sign: _____

Date: 09/22/2020

Contractor Authorized Agent

Job Address: 146 N. HARVARD BLVD

Application #: 20016-30000-18177

City of Los Angeles – Department of Building and Safety
Signature Declaration Attachment Form

Instructions

Applicant (contractor, owner, or agent): Complete and sign the appropriate statements below only after completely reviewing the entire permit application for accuracy. Also, indicate the job address on the top of the form. This attachment will become part of the permit application.
Building and Safety Staff Member: Complete the "APPLICATION#:" and make sure the job address is shown above. Give a copy of the permit application to the applicant.

"Signature Declaration"

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License Class: B License No.: 1000 004 Contractor: SMITH COST CONSTRUCTION AND DEVELOPMENT

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Carrier: SCIF Policy Number: 9242239

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WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

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21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

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- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: OFER YACOB Sign: [Signature] Date: 09/18/20 () Owner (X) Contractor () Authorized Agent

105100672020102472



City of Los Angeles Department of City Planning

2/9/2021 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

146 N HARVARD BLVD

ZIP CODES

90004

RECENT ACTIVITY

CHC-2021-1133-HCM

ENV-2021-1135-CE

CASE NUMBERS

ORD-64763

Address/Legal Information

PIN Number	138B193 714
Lot/Parcel Area (Calculated)	4,630.6 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID J1
Assessor Parcel No. (APN)	5517017025
Tract	TR 818
Map Reference	M B 16-133
Block	None
Lot	54
Arb (Lot Cut Reference)	2
Map Sheet	138B193

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Wilshire Center-Koreatown
Council District	CD 10 - Mark Ridley Thomas
Census Tract #	2114.20
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	R1-1
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Low II Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 1
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	15
500 Ft School Zone	Active: Harvard Elementary School
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5517017025
Ownership (Assessor)	
Owner1	KAY,GREGORY S CO TR KAY MENDELSON TRUST
Address	146 N HARVARD BLVD LOS ANGELES CA 90004
Ownership (Bureau of Engineering, Land Records)	
Owner	TAN, MARIO & LETHA (TRS) M. & L. TAN FAMILY TRUST 8-2-94
Address	146 N HARVARD BL LOS ANGELES CA 90004
APN Area (Co. Public Works)*	0.177 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$45,475
Assessed Improvement Val.	\$26,496
Last Owner Change	02/11/2020
Last Sale Amount	\$850,008
Tax Rate Area	67
Deed Ref No. (City Clerk)	6-749-52 6-46 3-485 1556896 0-493-95
Building 1	
Year Built	1912
Building Class	D55B
Number of Units	1
Number of Bedrooms	4
Number of Bathrooms	1
Building Square Footage	1,822.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5517017025]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.6831056
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	Redesignated until Dec 2021
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5517017025]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	5517017025
Address	146 N HARVARD BLVD
Year Built	1912
Use Code	0100 - Residential - Single Family Residence
Notes	The property is subject to AB 1482 only if the owner is a corporation, limited liability company, or a real estate investment trust.

Public Safety

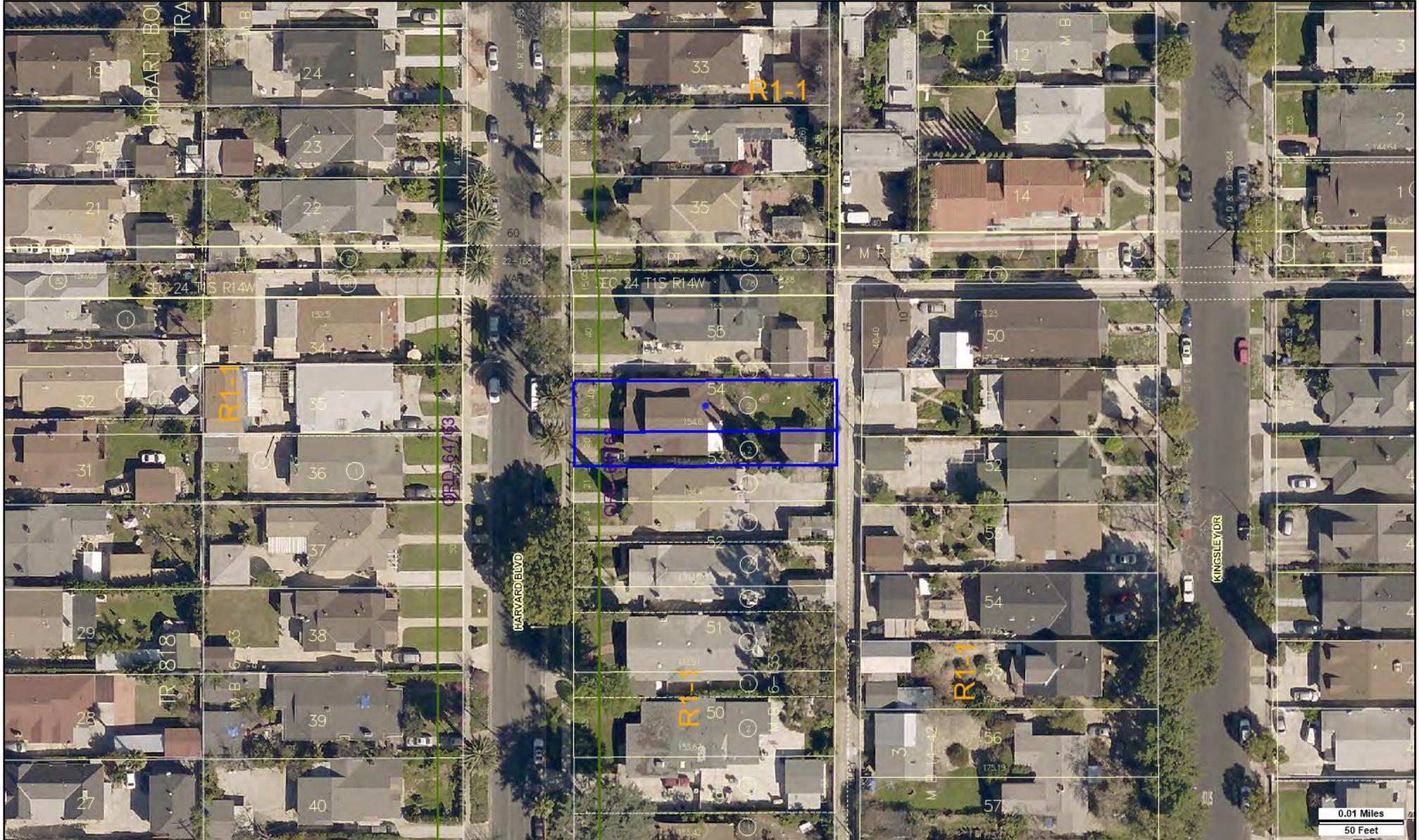
Police Information	
Bureau	West
Division / Station	Olympic
Reporting District	2014
Fire Information	
Bureau	West
Batallion	5
District / Fire Station	52
Red Flag Restricted Parking	No

CASE SUMMARIES

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

DATA NOT AVAILABLE

ORD-64763



Address: 146 N HARVARD BLVD

APN: 5517017025

PIN #: 138B193 714

Tract: TR 818

Block: None

Lot: 54

Arb: 2

Zoning: R1-1

General Plan: Low II Residential

