

CULTURAL HERITAGE BOARD
MUNICIPAL ARTS DEPARTMENT
Room 1500, City Hall
Los Angeles, California 90012
(213) 485-2433

REQUEST FOR
HISTORIC-CULTURAL MONUMENT DECLARATION

NAME OF PROPOSED MONUMENT: RESIDENCE & CARRIAGE HOUSE

LOCATION: 1347 Kellam Avenue Los Angeles 90026
(Address) (City) (Zip)

(Cross Streets) _____

COUNCILMANIC DISTRICT NO. 4th - Ferraro

OWNER'S NAME & ADDRESS: Tillie M. Marx

1347 Kellam Ave. Los Angeles, CA 90026
(City) (Zip)

DATE OF CONSTRUCTION OF MONUMENT: 1887

ARCHITECT: _____

DESCRIBE ARCHITECTURAL FEATURES: Quality example of Victorian residence. Eastlake/
(Photograph to be provided) Queen Anne/Gothic.

DESCRIBE HISTORIC-CULTURAL SIGNIFICANCE: Family Home of Tracy Hall, Security
(If necessary, attach a sheet) Bank, V.P.

SOURCE/S OF INFORMATION: _____

NAME & ADDRESS OF PROPONENT: T. M. Morales
I. Guerrero
1300 Carroll Avenue Los Angeles 90026
1334 Kellam Avenue Los Angeles 90026
(Address) (City) (Zip)

Telephone No. 624-3593 Date: July 7, 1978
622-7728

(This portion to be filled in by Cultural Heritage Board members)

HISTORIC-CULTURAL MONUMENT NO. _____

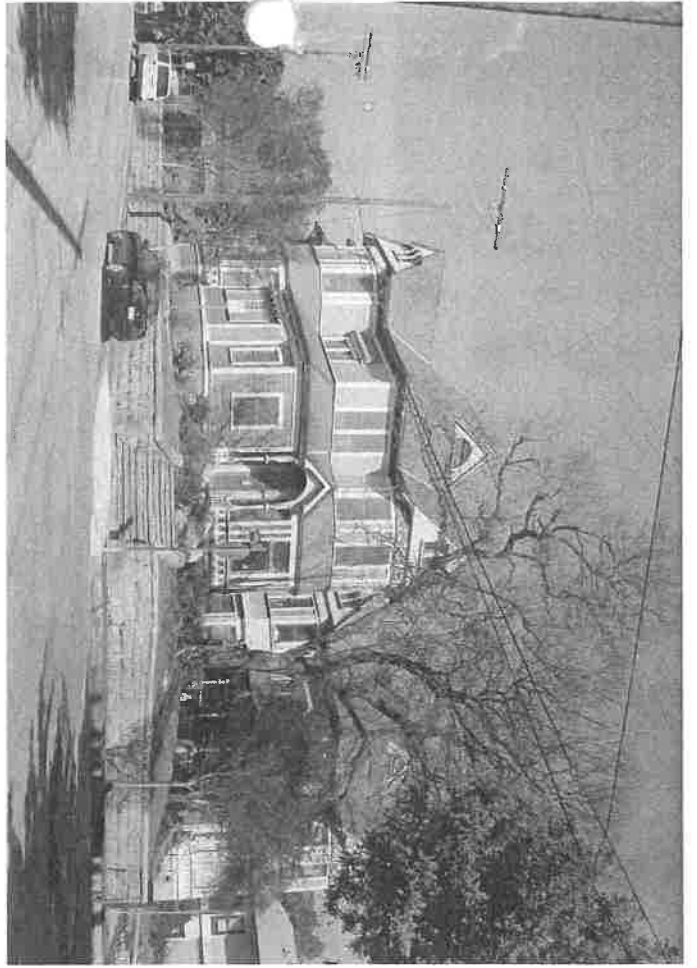
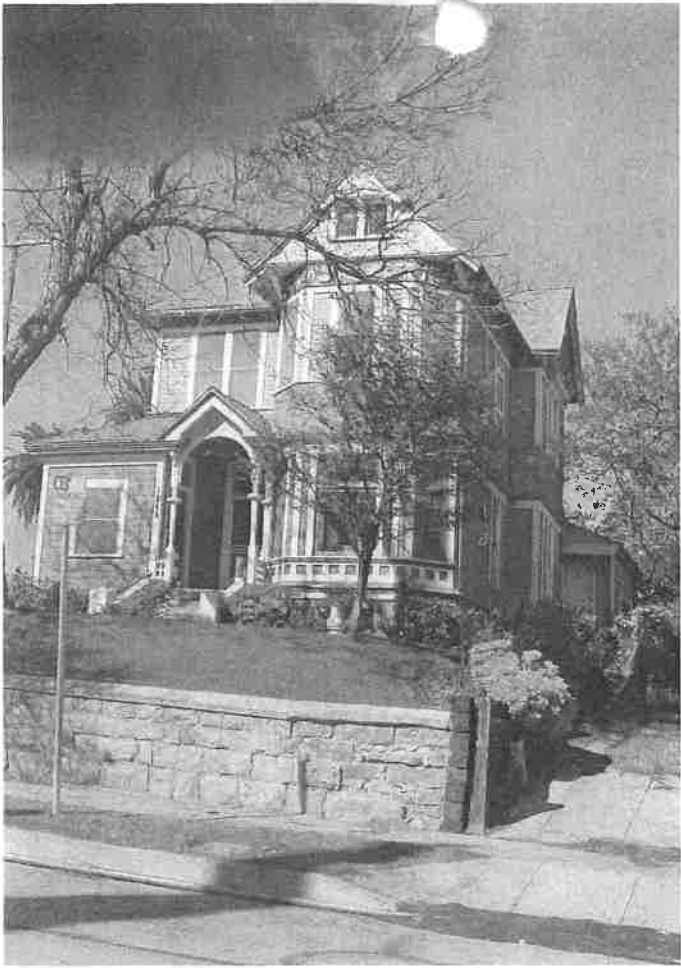
DATE OF BOARD ACTION: _____

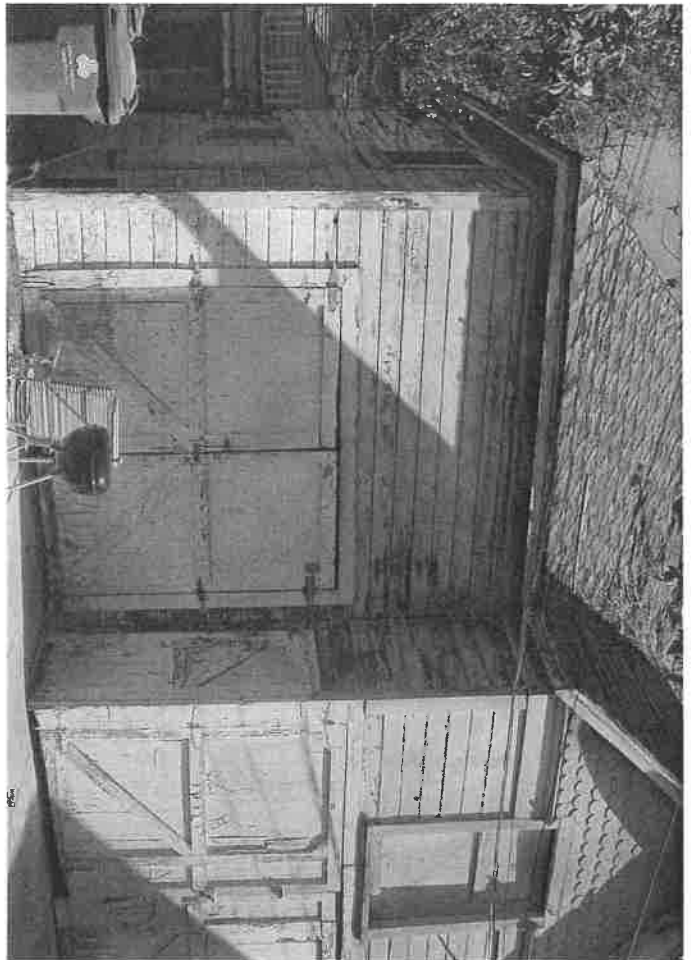
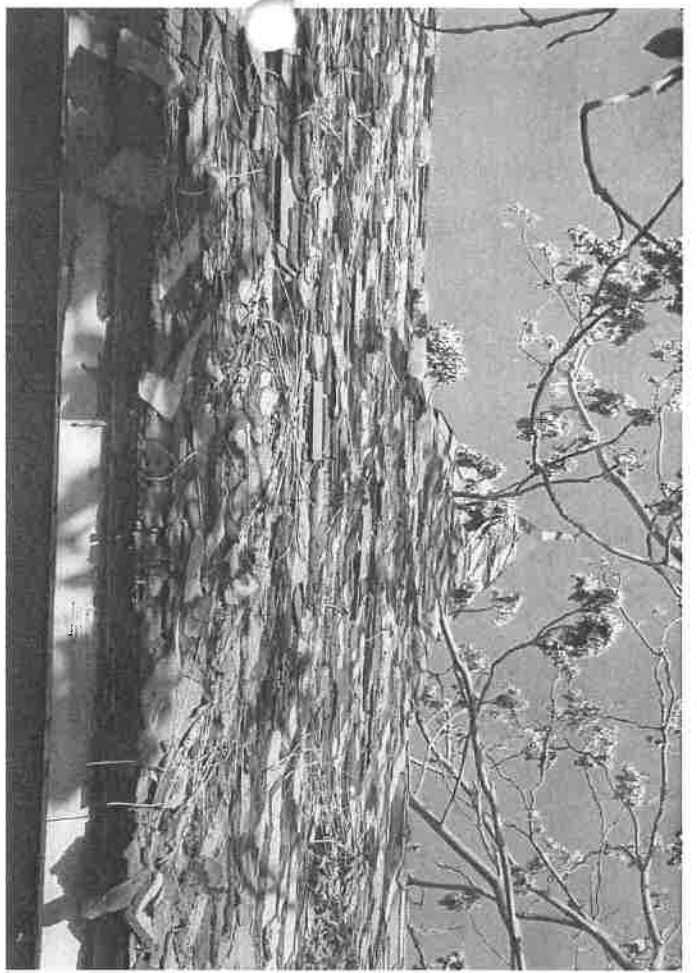
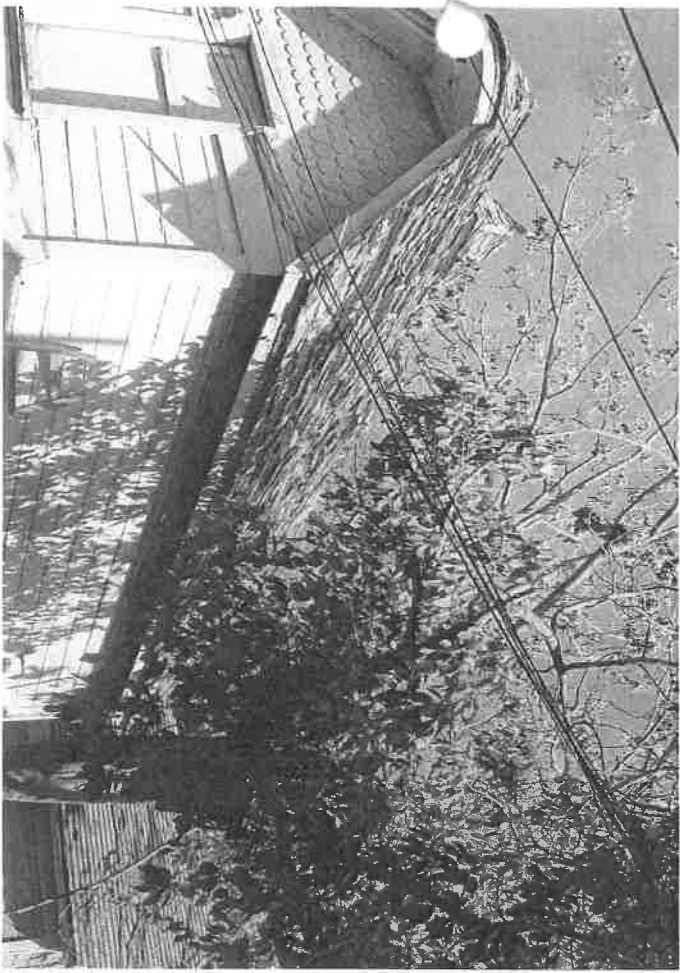
REASONS FOR DECLARATION/DENIAL: _____

Post-It™ brand fax transmittal memo 7671 # of pages > 2

To <u>LARRY LANE</u>	From <u>JAY OREN</u>
Co. _____	Co. <u>CULT. HER.</u>
Dept. _____	Phone # <u>485-2433</u>
Fax # <u>(818) 365-3747</u>	Fax # <u>485-6838</u>

BY: _____
CULTURAL HERITAGE BOARD MEMBER







RECORDED/FILED IN OFFICIAL RECORDS
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LOS ANGELES COUNTY
CALIFORNIA
2:41 PM OCT 14 1997

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CULTURAL HERITAGE COMMISSION
433 S. Spring St., 10th Floor
Los Angeles, CA 90013

FREE R (2)

RESOLUTION
HISTORICAL RESOURCES DESIGNATION

(Public Resources Code Section 5029;
Government Code Section 27288.2)

Pursuant to Los Angeles Administrative Code Section 22.126, on June 6, 1979, the Cultural Heritage Board of the City of Los Angeles designated the hereinafter described property Historic-Cultural Monument No. 221.

The property is located within the County of Los Angeles and is commonly known as:

Residence and Carriage House

1347 Kellam Avenue

Los Angeles, CA 90026

The legal description of the property is:

Tract: Map #1 of Angelino Heights (MR7 88)

Block: 8

Lot: 17

District Map: 138A209

APN: 5405-018-018

The current property owner is:

Bernice Strauss
Lawrence F. Layne
14800 Rinaldi Street
Mission Hills, CA 91345

2

I certify that the foregoing is true and correct. Executed this 29th day of Sept, 1997
at Los Angeles, California.

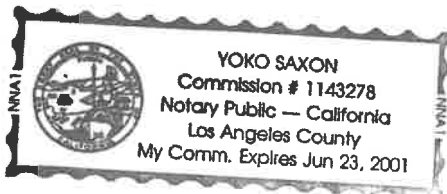
By Susan H. Ioka
Susan H. Ioka,
Commission Executive Assistant
CULTURAL HERITAGE COMMISSION,
acting for the CITY OF LOS ANGELES.

Date 9/29/97

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES, } ss.

On this 29th day of September, 1997, before me, the undersigned, a Notary Public in and for the said State, personally appeared Susan H. Ioka, personally known to me or proved to me on the basis of satisfactory evidence to be the person that executed this instrument as the Commission Executive Assistant of the Cultural Heritage Commission of the City of Los Angeles and as the authorized agent of the City of Los Angeles, and acknowledged to me that such municipal corporation executed this instrument.

WITNESS my hand and official seal.



Yoko Saxon
Notary Public in and for
the State of California

97 1600921

PARCEL LEVEL INFORMATION GENERATED BY Z54NIF ON 12/15/95

----- BOOK-PAGE-PARCEL: 5405 018 018 -----

SITUS: 1347 KELLAM AVE LOS ANGELES CA 90026
PLANNING AREA: SILVERLAKE-ECHO PARK CENSUS TRACT: 197600
COUNCIL DIST: 01 DISTRICT MAP: 138A209

TRACT BLK LOT ARB UNIT
LEGAL DESCRIPTION: MR7 88 -8 -17 - -
ZONE : R4-2&HP* USECODE: 0200
BUILDING DESIGN: 0200 BUILDING CLASS: D45 YEAR BUILT: 3
LAND VALUE: \$ 355,975 IMPROVEMENT VALUE: \$ 59,473
OWNER(COUNTY): LAYNE,LAWRENCE F LAST OWNER CHANGE: 08 -30 -90
14800 RINALDI ST
MISSION HILLS CA 91345
OWNER(CITY): STRAUSS, BERNICE ET AL AS OF DATE: 06 -30 -93
14800 RINALDI ST
MISSION HILLS CA91345
PARCEL AREA(ACRES): .172 PARCEL AREA(SQ FT): 7,492
GROSS SQ FT: 2,124 TOTAL UNITS: 2 SQ FT/UNIT: 1,062
TOTAL BEDROOM : 5 TOTAL BATHROOM : 3

END OF REPORT

4BÜ Aa B0--SESSION1 R 24 C 2 o-o07 9:07 12/15/95

M E T E S A N D B O U N D S

BOOK-PAGE-PARCEL: 5405-018-018
OWNER(COUNTY) : LAYNE,LAWRENCE F
SITUS ADDRESS : 01347 KELLAM AVE
LOS ANGELES CA 90026
MAP # 1 ANGELENO HEIGHTS
LOT 17 BLK 8

=====
° METES AND BOUNDS ARE FOR 'ON-LINE' DISPLAY O N L Y AND CAN °
° BE PRINTED O N L Y BY USING THE 'PRINT SCREEN' KEY. °
=====

END OF REPORT

4BÜ Aa B0--SESSION1 R 24 C 2 o-o07 9:08 12/15/95

HISTORICAL MONUMENT

DATE: _____
MON ~~NO.~~ NO. 221

RANGE OF ADDRESSES 1347 KELLAM AV

NAME OF MONUMENT RESIDENCE AND CARRIAGE HOUSE

Between _____ and _____

LEGAL DESCRIPTION:

Lot No. 17 Block 8 Tract MR7-88 Arb _____

County Ref. No. _____

DISTRICT OFFICE: _____

DISTRICT MAP NO: 138R209

INSTRUCTION: 1347-1349 KELLAM.

RICK BECKER
Zoning Engineer

RB:ss

Rcd.
4-5-93
lm

CITY OF LOS ANGELES

CALIFORNIA



TOM BRADLEY
MAYOR

CULTURAL AFFAIRS COMMISSION

DAVID H. SIMON
PRESIDENT

JULIE A. SGARZI
VICE-PRESIDENT

MICHAEL C.F. CHAN, AIA
BETTE COX

ELYSE S. GRINSTEIN
JOSEPHINE RAMIREZ

HARRY L. USHER

CULTURAL HERITAGE COMMISSION

DR. AMARJIT S. MARWAH
PRESIDENT

TAKASHI SHIDA, AIA
VICE-PRESIDENT

HAROLD G. BECKS

DR. REYNALDO R. LANDERO
HELEN MADRID-WORTHEN

CULTURAL AFFAIRS DEPARTMENT

433 S. SPRING ST., 10TH FLOOR
LOS ANGELES, CA 90013
(213) 485-2433
(213) 485-6835 FAX

ADOLFO V. NODAL
GENERAL MANAGER

~~Nova, c/o~~ Larry Layne
14800 Rinaldi St.
Mission Hills, CA 91345-1230

RE: Monument Number 221
Residence & Carriage House
1347 - 1349 Kellam Ave.

Dear Monument Owner,

The Cultural Heritage Commission is in the process of verifying the ownership of all Historic-Cultural Monuments and is enlisting your cooperation toward that goal. It would be very helpful to us if you would take a moment of your time to fill in the blanks below and return this letter in the enclosed envelope.

Thank you in advance for your effort.

Very truly yours,

[Handwritten Signature]
JAMES McMILLEN
Cultural Heritage Staff

Kindly check the box that applies and provide the information requested.
Type or print clearly.

- The ownership address as shown above is correct.
- The ownership address as shown above is incorrect and should be changed to the following.

see above
name _____
street address _____
city, state & zip _____

Please give us a number where you can be reached during business hours.

(818) 365 - 9877
area code

LARRY LAYNE
Respondent's Name

[Handwritten Signature]

April 29, 1991

Cultural Heritage Commission, Jay Oren, Staff Architect,
L.A. City Planning Commission, Gerald Gubatan, Planning Dept.
Angelino Heights HPOZ, Tom Morales, Chairman,

Dear Sirs,

I would like to start the process necessary to acquire a permit to demolish the carriage house located at 1347 Kellam Ave. The unfortunate combination of the conditions imposed by various city organizations, lack of cooperation & assistance from city administrators, the lengthy time delays, and the extremely high costs associated with relocating the carriage house, and the utility of the result force me to conclude that demolition is the best way for me to proceed.

I wish to waive the right to any hearings to determine the "Appropriateness" of such demolition. (I myself feel that it certainly should be not appropriate.)

Please notify me of what steps I must take to get to the denial/appeal process as soon as possible?

Thank you,



Larry Layne

14800 Rinaldi Street
Mission Hills, California
91345
(818) 365-9877



Dr. Franklin S.
Whaley Residence

This matter was deferred to the meeting of March 6, 1991 at the request of Charlie Fisher, proponent.

Union Station and
Grounds
800 North Alameda
HCM 101

Barbara Hoffman with Rothenbery Sawazy Architects was retained by Catellus Development Corporation for developing offices and also retained by Amtrak to renovate the existing wing of the Union Station. After extensive discussion on the entire project, the one feature that was questionable was changing the design of the entrance door located off the arcade.

Motion

Commissioner Shida moved, seconded by Commissioner Becks, to approve the preliminary plans of the Union Station, located at 800 North Alameda, with the exception of the proposed relocation of the entrance off the arcade, which motion was adopted by unanimous vote.

Plaques

The Commission approved of the offering of bronze commemorative plaques to the following Monuments, and approved also of the wording for the plaques.

- a. Hangar #1
Mission Revival Style
A Symbol of the Early Aviation Industry
in Southern California
Built 1929
Gable and Wyant - Architects
HCM 44
- b. Victorian Residence
Eastlake/Queen Anne Style
Circa 1889
Joseph Cather Newsom - Architects
HCM 189
- c. Victorian Residence and Carriage House
Eastlake/Queen Anne Style
Built 1887
HCM 216
- d. Victorian Residence
Eastlake Style
Built 1887
HCM 221
- e. Casa De Rosas/Sunshine Mission
Mission Revival Style
Built 1892
Sumner P. Hunt - Architect
HCM 241
- f. Miller and Harriott House
Eastlake Style
Circa 1890
HCM 242
- g. The Seaman House
Eastlake/Queen Anne Style
Built 1887
HCM 408
- h. Chouinard Institute of the Arts
Art Deco/Moderne Style
Built 1929
Morgan, Walls and Clements - Architects
HCM 454

VICTORIAN RESIDENCE EASTLAKE STYLE

BUILT 1887



PLEASE CHECK ARTWORK FOR CORRECT COPY AND SPELLING. IF THERE ARE ANY CHANGES PLEASE INDICATE ON TRACING PAPER. WHEN APPROVED WE CAN NOT TAKE RESPONSIBILITY FOR ERRORS. APPROVED AS IS BY Jem 5/2/91 WITH CHANGES

HISTORIC-CULTURAL MONUMENT No. 221
DECLARED - JUNE 6, 1979

CITY OF LOS ANGELES
CULTURAL HERITAGE COMMISSION
CULTURAL AFFAIRS DEPARTMENT

weeks ago. Mitchell Lauford, owner representative, said the real issue at hand is not only the economic viability, on any of these theaters, but which ones are more important. He requested a continuance to determine which ones are viable; he would like to see and review a report on this matter. Teresa Grimes, Los Angeles Conservancy, spoke in support of this designation.

MOTION

After extensive discussion, Commissioner Shida moved, seconded by Commissioner Worthen, that the Cameo Theater, located at 526 - 530 S. Broadway, be declared a Historic-Cultural Monument, subject to City Council confirmation, which motion was adopted by unanimous vote.

Arcade Theater
C. D. 9

David Cameron, from Los Angeles Historic Theatre Foundation (LAHTF), discussed the application for Monument status for the Arcade Theater, 532 - 536 S. Broadway. He noted its significance as being one of the original Pantages Theaters. Mr. Alexander Pantages, one of the great showman theater developers, built this at approximately the same time as the Cameo Theater for an entirely different use. Mr. Pantages, with his showmanship and entrepreneurial ability, recognized the multiplicity of uses of this theater. It has a different history from the Cameo Theater. He referred to a letter from Los Angeles Conservancy supporting the nomination. The Arcade Theater was more elaborate than the Cameo Theater because it housed the vaudeville presentations.

MOTION

Commissioner Landero moved, seconded by Commissioner Becks, that the Arcade Theater, located at 532 - 536 S. Broadway, be declared a Historic-Cultural Monument, subject to City Council confirmation, which motion was adopted by a unanimous vote.

Residence &
Carriage House,
C.D. 1

HCM 221

Larry Layne, owner of the Residence and Carriage House located at 1347 Kellam Avenue, discussed the consideration of the relocation permit for the Carriage House. A letter was sent to Commissioner Marwah from the Los Angeles Conservancy dated February 6, 1991, wherein the Conservancy urges the Cultural Heritage Commission to approve the owner's proposal to relocate the property for practical reasons.

MOTION

After extensive discussion, Commissioner Shida moved, seconded by Commissioner Worthen, that site plans for the Residence and Carriage House, located at 1347 Kellam Avenue, be approved as submitted, with the exception that the setback on the Carriage House be aligned with the main house, where it is closest to the street, which motion was adopted by a unanimous vote.

Taggart House,
C. D. 13

Portia Lee, proponent, from California Archives, discussed the application for Monument status for the Taggart House, located at 2150 - 2158 Live Oak Drive/5423 Black Oak Drive. She reiterated the significance of the house. She said that the house is generally flat-roofed. It is a concrete house of stucco and has overlapping redwood planking on the exterior. It has some very nice window detail. It has a two-story window which frames the house. The architect is Lloyd Wright. In addition, this house is significant because she feels Mr. Wright was able to make it very dramatic with the landscape. Ms. Lee said that the owners are in favor of the designation.



LOS ANGELES CONSERVANCY

Roosevelt Building • 727 West Seventh Street • Suite 955 • Los Angeles, California 90017 • 213 /623-CITY

February 6, 1991

Dr. Amarjit S. Marwah, President
Cultural Heritage Commission
433 South Spring Street
Los Angeles, CA 90013

Re: 1347 Kellam Avenue

Dear Dr. Marwah:

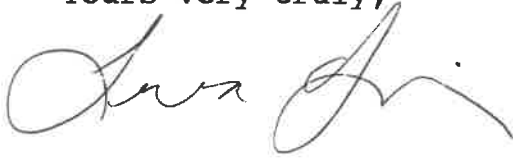
The owner of 1347 Kellam Avenue has requested the opinion of the Conservancy staff regarding the relocation of the carriage house. As a part of the owner's rehabilitation plans for the property, he proposes to move the carriage house to the edge of the property for practical reasons. We understand that the owner has already gained approval for his plans from the Angelino Heights Historic Preservation Association and the Zoning Administrator.

We believe that the owner's proposal is consistent with historic preservation objectives for the following reasons:

- o There is no apparent design relationship between the main house and the carriage house. Once the idea of moving the carriage house has been accepted, there is no historical basis on which to argue that it is better to relocate it one place on the property rather than another.
- o Relocating the carriage house on the edge of the property does not disrupt the historic streetscape. The carriage house is much smaller and lower in scale than the main house which sits atop a forty-seven foot hill. Furthermore, many other garages in the neighborhood are similarly located on the edge of the property.
- o The owner is rehabilitating the main house and the carriage house.
- o Most of the other carriage houses in the neighborhood have been demolished or left to deteriorate.

The Conservancy urges the Cultural Heritage Commission to approve the owner's proposal, which we find to be reasonable.

Yours very truly,

A handwritten signature in black ink, appearing to read "Teresa Grimes". The signature is fluid and cursive, with a large initial "T" and a long, sweeping underline.

Teresa Grimes
Preservation Officer

RESIDENCE AND CARRIAGE HOUSE

L O C A T E D A T

Larry Layne, owner of the Kellam House and Carriage House located at 13_____. It is City Monument #37. Larry Layne is a third generation builder and developer here in the City of Los Angeles, he's been active for some time as the member of Venice Beach Historical Society, the Los Angeles Conservancy, the Heritage Square Foundation, and the Southern California Historical Society. Within the last five years he has purchased, restored and now manage two historic Venice Beach apartment buildings, the La Paz Boarding House, built 1914, and the Riviera Hotel built in 1909. Both of these properties have been involved in the survey that they are doing in Venice now and it is likely that they will be nominated for monument status. Regarding the City Monument 221, his long range goal with the hall house is to end up with the fully restored and furnished single family residence. The house in 1923 was converted into a duplex, with the enclosed beautiful front porch, to make way for a stairway. Since 1923, the house was basically owned by the same family and used as a duplex, upstairs being one unit and downstairs being one unit. He is doing this project in basically three phases. His first phase is to get the main house basically stopped any deterioration, the ruthless and horrible shape that has had two paint jobs in 105 years. To get the main house habitable, he is nearing the end of that phase. The

second phase, other project is to relocate the Carriage House, and then the third phase would be to restore that house to its original single family design. The relocation of the Carriage House is a very difficult decision for him to make. It looks like it will cost \$150,000 to move it and to create a dwelling unit in the upstairs which is now currently the halo space. But he is committed to doing all he can to preserving one of the last remaining Carriage Houses that exist in the City. Most of the Carriage Houses in the Angelino Heights area have been demolished or so dramatically altered that it is obvious that their living units that they are not the original. Most of the lots have been zoned for three units and people have taken advantage of that and added a guest house where the Carriage House was originally located. But he basically, with this proposed move, he is going to end up spending close to \$150,000 to have a 450 sq. ft. single studio apartment which work out over a \$100 sq. ft. that does not make sense financially but he does think the project makes sense historically and culturally, and he thinks it will be a big benefit. The three goals that he has there is one is to save it, 2) to preserve its original look as close to possible, certainly the three sides that will be visible for public viewing, he has compromised sort of the living environment by adding no windows, keeping the looks exactly the same, and 3) making it available for public viewing. For years, the house had been hidden, the family that had owned the house basically had a sort of unknown maintenance landscaping sort of mode and when he went in and cleared the landscaping away, almost traffic accidents were.

People had no idea that this beautiful Carriage House located. And now it is located in the rear property line of the property. He has a little bit of the process that he has been through to get to this stage. His first process was to meet with the adjacent property owners. And he's got these 7 adjacent property owners four of which own City monuments to agree with his design. It went through numerous source of modifications and changes of where the parking space would be located, the setback, the sideyard setback, and primarily the neighbor located to the north of me is one of the neighbors most impacted by the move. As a compromise to reach an agreement with them, they have agreed on a 3-foot landscaping buffer between the edge of the Carriage House and this garage structure and deck that they needed a variant for to build right on their property line where the adjacent garage and patio deck are located. But basically, gave up a 100 sq. ft. yard area to reach an agreement with them on this issue. After he gets the 7 property adjacent owners, to agree with him, he took it to the HPOZ Board and that involved first a denial, at a second hearing another presentation and a conditional approval, with review of the architectural details and they had some problems with that so they basically had three of the HPOZ Board members come up, get in the Carriage House with him on the this site visitations and help him with what they thought was a sensitive design for the relocation. The day that they have handed their unanimous approval, both at the December 1st hearing, that was when they had problems with the architectural. On the December 13th hearing, where they unanimously approved the architectural drawings of feeling that the

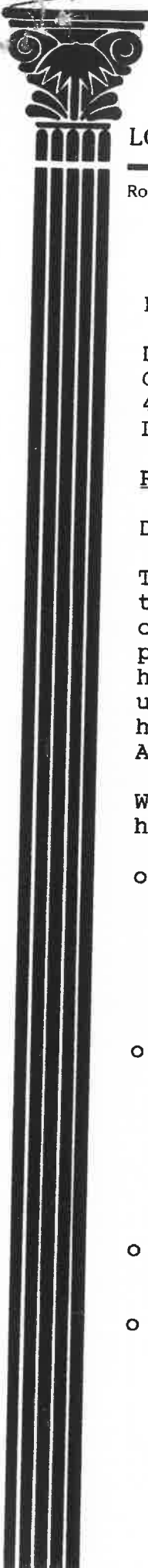
modification is very sensitive to the original design. The third hurdle that he faced, was with the zoning administration because he was asking for a yard variance. The first person he dealt with was the zoning administrator Bill Wellingberd. There are so many garage structures located within the sideyard setbacks in these areas. He thinks there are specifically a total of 23 within the 4 block radius because of the fact that he showed him photographs and the encroachments. It is very normal in this neighborhood to have that sort of presence on the sidewalk. With that site visit by him and the adjacent property owners, he went ahead and waive the public hearing on the relocation of Victor Valejo, the zoning investigator, went through the same process, came out and looked at the site, concluded that there was going to be no impact and then it went to the Zoning Administrator Horris Tramp who granted the yard grants and he thinks some of that taxed in his granting of it is important specifically on page 3. He found that the strict applications of the provisions of the zoning ordinance would result in practical difficulties and unnecessary hardships, denial of the request would unfairly impair/prevent the applicant from enjoying reasonable use of the subject site. Paragraph 3, there are exceptional circumstances, because of the fact that he is trying to preserve the structure. It is currently located, basically, the access driveway takes up almost all the available yard area. On page 4 they found out that almost all the Carriage Houses in the zone have been demolished or rebuilt, almost all the Carriage Houses are located at the rear of the lots and are not readily available for the public to see. In paragraph 5, the granting of

such variance will allow an encroachment that is enjoyed by many houses and garages in the neighborhood, including the adjacent property and that the neighborhood is characterized by such encroachments and that the seven property owners adjacent and there has been no application for it. The Los Angeles Conservancy selected the house to be on their holiday tour and they had over 800 people come through and look at this work in progress. He has the plans on display and personally, and probably hold just the half of these 800 people became through, took them out and explain to them and there was unanimous support from which that everybody that came through, the Conservancy staff, almost a 100% of the Conservancy staff is at the house and he got a lot of encouragement and support from them. And he thinks that there is a letter. Nancy Fernandez read the letter from the Conservancy _____ because there is no appar,....

Larry Layne felt that a copy of the site plan, he thinks he might have been a little bit in error without providing Mr. Oren, Staff Architect, complete information on some of the setback and how the main houses actually located on the property. He thinks that that may have had some impact on his decision about the set back on the reason that he is denying the case because of the setback. Basically, the Carriage House is being relocated which is 5 feet below the hill of the house it sets on. It is going to be separated from the main house by a parking space which he thinks he will do two things. It will break up the units architecturally and more significantly it will provide people that are coming down even

in cars or walking to get a full view of the Southern elevation which is the elevation on the bottom left there, which basically is going to be boring barn siting that it has always been. If you move the Carriage House back to the 12 foot set back that the main house has, they can see the impact that would have on his backyard. Basically, the stairs are coming up onto the porch, would not have landing if the structure is moved back. In that regard, he thinks the Traffic Dept. would have some problems with creating a shorter than normal parking space in front of the garage. It would be encouraging cars to block the sidewalk, the parkway, and that was one of the things that they took into consideration by limiting the setback in the front. Another reason that all of them have been involved in this process for further locations that he is asking for is that it is going to give the community a great opportunity to get up and actually physically see and photograph, there is a very near architectural detail the way they pull up the hay into the hayloaf. That hook is still there. That hook where people can see that and photograph that from the sidewalk without having to come on to his property, he thinks is a real benefit. And he thinks that basically summarize it. He is very excited about this project. He thinks it goes a long way to do a very sensitive preservation, of an important part of heritage of Los Angeles. And he thinks that the fact the he has a unanimous approval from the adjacent property owners, the HPOZ , the zoning administration, and the LA Conservancy, he asked for the Commission's support, encouragement and approval. Staff Architect Jay Oren said that one of the reasons he brought that to his attention is 1) the house

being moved. The Carriage House is considered significant by the Cultural Heritage Board. When the House was declared, it specifically called out the Carriage House along with the House. What was not mentioned was that there is a sandstone retaining wall that is in front of the Carriage House now that will be demolished. It is leaning but it is something that should be aware of is also to be changed. There are substantial openings on the east side of the house that are not particularly historic. This is also the facade that is farthest away from the street that will not be seen. It should also be taken into consideration. His objection is to see from the letter is that the large two story vault of the house which is in this historic neighborhood be placed right against the sidewalk. He felt that was a visual burden and asked that the owner to move it back no closer than the point of the house that sits farthest away from the sidewalk at the present time and that is really what the issue is. Other than just making you aware of these other changes that are being made. Commissioner Shida said that he visited the site with Mr. Oren. He agrees with Mr Oren that it is too close to the sidewalk. However, he thinks that separatable setbacks, the side of the house which is the closest point into the sidewalk that this space is aligned with this space.



LOS ANGELES CONSERVANCY

Roosevelt Building • 727 West Seventh Street • Suite 955 • Los Angeles, California 90017 • 213 /623-CITY

February 6, 1991

Dr. Amarjit S. Marwah, President
Cultural Heritage Commission
433 South Spring Street
Los Angeles, CA 90013

Re: 1347 Kellam Avenue

Dear Dr. Marwah:

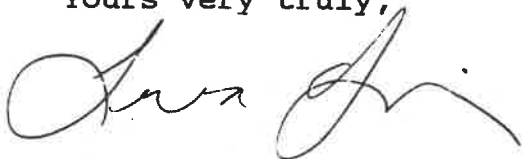
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Teresa Grimes
Preservation Officer