

# FEDERAL HOUSING ADMINISTRATION

January 31, 1939.

OFFICE OF  
DISTRICT DIRECTOR  
LOS ANGELES, CALIF.

Francis Land Company  
621 South Spring Street  
Los Angeles, California

RE: Tract #11,556  
Cheviot Knolls  
Los Angeles, Calif.

Gentlemen:

In accordance with your request we have made an inspection of the tract described above and have carefully analyzed your proposal with respect to the contemplated development of this project.

This office is prepared to entertain applications for mortgage insurance subject to the requirements and recommendations set forth in this letter, upon receipt of assurance that you are willing and able to comply with those recommendations which are necessary to impose as set forth below. The Federal Housing Administration, however, does not render opinions as to the eligibility of entire tracts nor are subdivisions either approved or disapproved by this agency.

We welcome the opportunity of being of service to you in this instance and are pleased to extend our advice and suggestions to you in the interests of a sound development program for this project.

While the entire contents of this letter are merely recommendations on our part, the following paragraphs, numbered from 1 to 8, will be imposed as actual requirements in the event applications for mortgage insurance are to be received relating to individual properties situated in this tract.

## Mortgage Insurance Requirements

1. That the plat be recorded and sales made from the recorded plat rather than by metes and bounds. Two copies of the recorded plat be furnished this office.
2. That proposed restrictions be amended to include the objectives of the suggested amendments hereto attached and be placed of record against the entire tract instead of being imposed in individual deeds. Competent legal counsel should be engaged to draft the amended restrictions.

*Declaration of restrictions*

Amended restrictions should be submitted to this office for approval before recording, after which approval, two certified copies of the recorded restrictions shall be furnished this office.

3. That all streets shown on the proposed plat be provided with a right of way as designated and graded and hard surfaced from curb to curb, all in a manner acceptable for dedication to the local authorities and be so dedicated for perpetual maintenance.
4. That all lots be provided with concrete curbs, sidewalks and gutters suitable for this type of development.
5. That the maturity date of the existing mortgage be extended so that it will be liquidated by the release amounts provided by the orderly and expectant sale of the lots. *none*
6. That the existing mortgage be made subject to the restrictions so that a foreclosure of the mortgage will not void the restrictions. *but*
7. That the sheds and shacks now located along the future Exposition Blvd. strip be removed.
8. That the physical condition of the tract be improved by the removal of all rubbish and refuse and the cutting of the weeds.

The following paragraphs, numbered from 9 to 11, deal with recommendations which, in our opinion, if followed, will further improve the tract and tend to create a sound and more stable neighborhood. Strict compliance with both the requirements listed above and the recommendations set forth below will probably result in more advantageous insured mortgage financing for individual applications.

#### Recommendations

9. That so far as possible, the improvements and sales efforts be confined to one section of the tract or to groups within the tract.
10. That hardy long lived trees be planted along the rear of lots 82 to 92 inclusive, and that attractive hedge like growth or ground cover be planted along the rear of lots 70 to 75 inclusive.
11. That lot 120 be excluded from your restrictions until such time as a definite decision is reached as to old

January 31, 1939.

Motor Avenue or as to such time as the future Exposition Blvd. is dedicated and improved.

We are enclosing herewith Circular No. 5, "Subdivision Standards", which outlines in detail the minimum requirements and desirable standards of the Federal Housing Administration. We are also enclosing Technical Bulletin No. 5, "Planning Neighborhoods for Small Houses", in which you will find many constructive suggestions.

If we can be of further assistance, please let us hear from you.

Yours very truly,

A handwritten signature in cursive script, appearing to read "H. R. Thompson".

H. R. THOMPSON,  
Chief Underwriter.

JWS:mc

cc-Westside Land Company

Please refer any correspondence regarding the above to J.W.Salmon.



SUGGESTED REVISIONS AND ADDITIONS TO BE MADE IN YOUR DECLARATION OF RESTRICTIONS IN ORDER THAT THEY MORE ADEQUATELY COMPLY WITH THE REQUIREMENTS ESTABLISHED IN OUR CIRCULAR #5, SUBDIVISION STANDARDS" AS REVISED JUNE 1, 1937, A COPY OF WHICH IS ENCLOSED.

1. That paragraph establishing easements for the purpose of constructing and maintaining public utilities should be definitely designated. The following is suggested:

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"A perpetual easement is hereby reserved over the rear 5 feet of lots \_\_\_ to \_\_\_ and west 5 feet of lots \_\_\_ to \_\_\_ and east five feet of lots \_\_\_ to \_\_\_ and etc. etc. for the installation and maintenance of public utility lines.

2. That the last paragraph on page 1 shall be amended to read as follows:

etc  
PROVIDED, HOWEVER, that this conveyance is made and accepted and said realty is hereby granted subject to conditions, restrictions, reservations and easements now of record and upon the following express provisions, reservations, restrictions and covenants (hereinafter referred to as "conditions"), which shall apply to and bind the parties hereto, their heirs, executors, administrators and assigns, and are imposed pursuant to a general plan for the improvement of said tract #11,556, and each and every lot therein, and are designated for the mutual benefit of the owners of the lots in said tract, and shall inure to and pass with each and every lot therein.

SAID conditions are imposed upon said realty as an obligation or charge against the same for the benefit of each and every other lot in said tract and the owner or owners thereof, and with the right of enforcement of said conditions and each of them vested in the owners of any one or more of the other lots in said tract, and similar conditions either have been or will be imposed upon each and every other lot in said tract. The word "lot" wherever used in these conditions shall be deemed and construed to refer to any numbered parcel shown on said map, or a portion or portions of one or more of such parcels, or all of one such parcel and a portion or portions of one or more adjoining parcels, provided the area thereof shall be not less than 5000 square feet and the width thereof not less than 50 feet.

3. Your paragraph #4 shall be amended as follows:

\$4500.00 changed to \$4000. and 1400 square feet changed to 1200 square feet.

4. That the following shall be added to paragraph #8.

.....and that all driveways and approaches to garages on Lots 70 to 75, inclusive, shall be from Haddington Drive and no driveways or approaches to garages on Lots 70 to 75, inclusive, shall be from Ivy Glen Way.

5. That paragraph #13 shall be amended to read as follows:

That no residence buildings shall be erected or maintained on any of Lots 10 to 15, both numbers inclusive; Lots 21 to 32, both numbers inclusive; Lots 44 to 49, both numbers inclusive; Lots 58, 59, 85 and 86; Lots 94 to 99, both numbers inclusive; Lots 114 to 117, both numbers inclusive, nearer than twenty-five (25) feet to nor farther than thirty-five (35) feet from the front lot line, nor nearer than five (5) feet to any side lot line. This side line restriction shall not apply to a garage located on the rear one-quarter of a lot.

6. That paragraph #14 shall be amended to read as follows:

That no residence buildings shall be erected or maintained on any of Lots 1 to 9, both numbers inclusive; Lots 16, 20, 33, 34, 43, 50 and 51; Lots 60 to 74, both numbers inclusive; Lots 79 and 84; Lots 87 to 93, both numbers inclusive; Lots 100 to 113, both numbers inclusive; and Lot 118, nearer than twenty (20) feet to nor farther than thirty (30) feet from the front lot line, nor nearer than five (5) feet to any side lot line. This side line restriction shall not apply to a garage located on the rear one-quarter of a lot.

7. That paragraph #15 shall be amended to read as follows:

That no residence building or outbuildings shall be erected or maintained on Lot 75 nearer than twenty (20) feet to nor farther than thirty (30) feet from the front lot line, nor nearer than five (5) feet to any side lot line. This side line restriction shall not apply to a garage located on the rear one-quarter of a lot.

8. That paragraph #16 shall be amended to read as follows:

That no residence buildings shall be erected or maintained on any of Lots 17 and 19; 35 to 39, both numbers inclusive; Lots 41, 42, 52, 78, 80, 83 and 119, nearer than fifteen (15) feet to nor farther than twenty-five (25) feet from the front lot line, nor nearer than five (5) feet to any side lot line. This side line restriction shall not apply to a garage located on the rear one-quarter of a lot.

9. That paragraph #17 shall be amended to read as follows:

That no residence building shall be erected or maintained on Lot 81 nearer than fifteen (15) feet to nor farther than twenty-five (25) feet from the front lot line, nor nearer than fifteen (15) feet to the side street line, nor nearer than five (5) feet to any other side lot line of the said

building site. This side line restriction shall not apply to a garage located on the rear one-quarter of a lot.

10. That paragraph #18 shall be amended to read as follows:

That no residence buildings shall be erected or maintained on any of Lots 53 to 57, both numbers inclusive; Lots 77 and 82, nearer than ten (10) feet to, nor farther than twenty (20) feet from the front lot line, nor nearer than five feet (5) to any side lot line. This side line restriction shall not apply to a garage located on the rear one-quarter of a lot.

11. That paragraph #19 shall be amended to read as follows:

That no residence building shall be erected or maintained on Lot 18 or Lot 40, nearer than ten (10) feet to nor farther than twenty (20) feet from the front lot line, nor nearer than five feet to any side lot line. The side line restriction shall not apply to a garage located on the rear one-quarter of a lot, except that no structure shall be permitted nearer than ten (10) feet to the side street line.

12. That paragraph #20 shall be amended to read as follows:

That no residence building shall be erected or maintained on Lot 76 nearer than five (5) feet to nor farther than fifteen (15) feet from the front lot line, nor nearer than five (5) feet to any other lot line. The side line restriction shall not apply to a garage located on the rear one-quarter of a lot.

13. That the following may be added pertaining to side line set-backs on dwellings:

That no building shall be located nearer than 5 feet to any side lot line, except with specific authority of the Architectural Committee one of the side line setbacks may be reduced to not less than 3 feet provided that the sum of the width of the side yards is not less than 10 feet and the distance between wall lines of the adjacent buildings is not less than 10 feet. This side line restriction shall not apply to a garage located on the rear one-quarter of a lot.

14. That paragraph #24 shall be amended to read as follows:

That no garage or outhouse of any kind shall be erected or maintained on Lot 81 nearer than fifteen (15) feet to the front lot line, nor nearer than fifteen (15) feet to the side street line of the said building site.

15. That paragraph #25 shall be amended to read as follows:

That detached garages and outhouses of any kind erected or

maintained on any building site which has only one street frontage shall have a setback of not less than fifty (50) feet from the front lot line, except that with the written consent and approval of the Architectural Committee, a garage may be erected or maintained within the said setback area on certain lots as follows: (a) That no garage shall be erected or maintained on Lot 64 nearer than fifteen (15) feet to the front lot line of the said building site; (b) That no garages shall be erected or maintained on Lots 13 and 14; 65, 72 to 75, both numbers inclusive; 78; 104 and 105, nearer than ten (10) feet to the front lot line of the said building sites; (c) That no garages shall be erected or maintained on Lots 66 to 71, both numbers inclusive; 76, 79 and 80; 106 to 111, both numbers inclusive, nearer than ten (10) feet to the front lot line of the said building sites.

16. That paragraph #26 shall be amended to read as follows:

That no garages shall be erected or maintained on Lots 70 to 75, both numbers inclusive, nearer than 15 feet to the rear lot line of the said building sites.

17. That paragraph II on page 9 shall be deleted from the Grant Deed in its entirety.

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