

MENDEL AND MABEL MEYER COURTYARD APARTMENTS

118 – 126 ½ N. Flores Street
CHC-2015-2491-HCM
ENV-2015-2492-CE

Agenda packet includes

1. Final Staff Recommendation Report
2. Categorical Exemption
3. Under Consideration Staff Recommendation Report
4. Nomination
5. PCR Services Historic Resource Assessment
6. SWCA Peer Review of PCR Assessment
7. Letters in Support of Designation
8. Letters Opposed to Designation
9. Additional Information Provided by Applicant

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-2015-2491-HCM
ENV-2015-2492-CE**

HEARING DATE: September 3, 2015
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 118 – 126 ½ N. Flores Street
Council District: 5
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Mid City West
Legal Description: TR 10389, Lots 79 and 80

PROJECT: Historic-Cultural Monument Application for the
MENDEL AND MABEL MEYER COURTYARD APARTMENTS

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): BLDG Flores, LLC c/o Matthew Jacobs
755 N. Laurel Ave.
Los Angeles, CA 90046

Abraham Schkalim
P.O. Box 35334
Los Angeles, CA 90035

APPLICANT(S): Steven Luftman
124 N. Flores St.
Los Angeles, CA 90048

John A. Henning, Jr.
125 N. Sweetzer Ave. #202
Los Angeles, CA 90048

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare** the property a 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.

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, City Planning Associate
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

- The Mendel and Mabel Meyer Courtyard Apartments are “identified with historic personages or with important events in the main currents of national, State or local history” as the home of Mendel Meyer, one of the most prolific builders in Los Angeles during the first half of the twentieth century. Meyer built and owned the subject properties and lived there from approximately 1936-1954.
- The Mendel and Mabel Meyer Courtyard Apartments are “a notable work of a master builder, designer or architect whose individual genius influenced his or her age” as an atypical example of the work of the design-build firm of Meyer and Holler. Traditionally recognized for their grand and themed theatres or large single-family homes, the subject properties are significant as a progression from Meyer and Holler’s usual work. The properties reflect the economic distress and struggles of the Great Depression and how the firm diversified its projects by building a low cost multi-family apartment with the same level of detail and workmanship as their more recognized buildings.

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, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

SUMMARY

The Mendel and Mabel Meyer Courtyard Apartments were built at 124-126½ and 118-122½ N. Flores Street by Meyer and Holler, one of the City’s most well-known design and construction firms, in 1936 and 1939. The complementary subject properties are each two stories tall in the Minimal Traditional style with Monterey Colonial elements. Considering that they were constructed during the mid-to-late 1930s, during the latter years of the Great Depression, the buildings exhibit highly detailed construction and high quality workmanship. The properties are part of Beverly Square, a multi-family residential subdivision from 1928 on land that formerly served as a driving range. Developed almost entirely during the 1930s, Beverly Square (the area from Croft Ave. to Harper Ave. with Beverly Blvd. to the north and Third Street to the south), features an intact collection of architectural styles that are representative of the period.

The Mendel and Mabel Meyer Courtyard Apartments utilize an H-shaped site plan that creates a courtyard effect in between the two buildings. The units are accessed from Flores Street via pedestrian pathways into the communal open gardens, and each unit has a private balcony or patio. The wooden structures are primarily composed of stucco cladding on the first floor with decorative wrought iron grilles covering windows. On the second floor, the walls are covered with wide width wood planking and feature cantilevered balconies supported by decorative overhanging corbels. Original windows include Art Moderne horizontal wood casement

windows. The shingled hipped roofs have wide overhangs on the front facades and even on the side façades where details were usually minimal. Each building features a large chimney and many units have fireplaces. Intact interior elements include hardwood floors, decorative built-cabinetry, wood trim and plaster moldings, tile work, and some original light fixtures. Simple flat roofed and stucco clad garages are located at the rear of the property accessible from the alley.

The two buildings are similar, but they are not identical. By the time 118 N. Flores was designed in 1939, prevailing tastes had changed somewhat, and although numerous materials and details remained the same, many of the strong Monterey Revival elements found on the 124 N. Flores apartments (1936) were not repeated. Instead, 118 N. Flores incorporates greatly simplified Colonial details with modern accents, such as sweeping curvilinear stair railings and horizontally paned windows. It also has an additional unit that was built in 1948.

Mendel and Mabel Meyer owned and developed both subject properties and Meyer and Holler is listed as the contractor for the 118 N. Flores building. The Meyers also resided for many years in both buildings. Mendel Meyer is listed as the owner of 126 N. Flores on the 1936 construction permit and 1938 City directories list the Meyers as residing there. After the 1939 construction of 118 N. Flores, where the Meyers are listed as owners, the Meyers moved from one building into the other. The 1940 census and 1942 City directories list them as living in the 118 N. Flores building. It is believed that the Meyers continued to reside at the property until 1954 when they moved to Santa Barbara. Mendel Meyer died in 1955.

Originally called the Milwaukee Building Company, the firm was founded in 1906 by Mendel S. Meyer and Julius C. Schneider. Born in 1874, Meyer was the son of Samuel Meyer, a respected Jewish pioneer in Southern California. Schneider had recently moved to Los Angeles from Milwaukee. Phillip W. Holler, a real estate agent, joined the firm in 1908. Holler's son, Wesley C. Holler, a World War I veteran, joined the firm in 1929. Soon afterward, the elder Holler retired, and Wesley Holler became Meyer's partner, even though he was almost 20 years his junior.

In its infancy the firm built modest bungalows and in time evolved to build speculative and eventually custom homes in Mount Washington, Windsor Square, Santa Monica, Brentwood, Pasadena and other fashionable suburbs. After World War I, the firm increasingly used the name Meyer and Holler as it moved out of the homebuilding business and into large-scale commercial construction, by the mid 1920s they developed into one of the largest building firms in Southern California.

Using the “design-build” model that is common today, Meyer and Holler designed and built numerous apartment buildings, homes, hotels, banks, churches, and theaters throughout the greater Los Angeles area. By the mid-1920s, Meyer and Holler was established as the exclusive builders of Hollywood’s elite. Their work includes:

- Grauman's Chinese Theatre, HCM #43
- Egyptian Theatre, HCM #584
- Petroleum Building, HCM #596
- Mount Washington Hotel, HCM #845
- Pierce Brothers Mortuary, HCM #574
- Charles Chaplin Studios, HCM #58
- Herivel House, HCM #370
- Getty House, the official residence of the Mayor of Los Angeles
- Culver Studios in Culver City
- Henry Weaver House in Santa Monica

Bankruptcy and the Great Depression slowed down the workload for Meyer and Holler, but they continued to run the company until it was dissolved in 1941.

The citywide historic resources survey, SurveyLA, found the Beverly Square district, which includes the subject properties as contributing elements, as eligible for listing in the National Register of Historic Places, the California Register, and as eligible for designation as a local Historic Preservation Overlay Zone. The survey identified the area as an excellent example of a 1930s multi-family residential district.

DISCUSSION

The Mendel and Mabel Meyer Courtyard Apartments meet two of the four criteria for designation under the Cultural Heritage Ordinance.

The Mendel and Mabel Meyer Courtyard Apartments are “identified with historic personages or with important events in the main currents of national, State or local history” as being developed, owned, and the place of residence of Mendel Meyer, partner of Meyer and Holler, one of the most prolific design-build firms in the history of Los Angeles. For the first four decades of the twentieth century, Meyer and Holler played an important role in the development of Los Angeles and constructed some of the City’s most iconic buildings such as the Grauman’s Chinese Theatre, HCM #43 and the Egyptian Theatre, HCM #584. As partner of the firm, Mendel Meyer is considered a historic personage whose work influenced local history through architectural design and building practices.

The Courtyard Apartments were owned by Mendel and Mabel Meyer and built by Meyer and Holler in 1936 and 1939. Meyer resided in both buildings throughout the last 20 years of his life. There is some ambiguity as to whether Meyer retired in 1936, or in 1941 when the firm was dissolved. Regardless of his official status with the company, Meyer was likely actively involved in the development of both apartments since he listed as the owner and contractor for 124 N. Flores and as owner with Meyer and Holler as contractor of 118 N. Flores. Both of the buildings served as his personal residence and remain the extant location where he lived longest in Los Angeles, from 1936 until 1954.

Additionally, the Mendel and Mabel Meyer Courtyard Apartments are “a notable work of a master builder, designer or architect whose individual genius influenced his or her age.” Constructed by Meyer and Holler in the mid and late Depression period, the subject properties are an example of the firm’s progression into modest multi-family apartment development. The structures are notable as a building type not typically associated with Meyer and Holler and represents the firm’s later work, of which few examples survive. The properties reflect the economic distress and struggles of the Great Depression and how the firm diversified its projects without sacrificing the level of detail and workmanship for which they were known.

Consistent with other Meyer and Holler projects, the apartments are notable for the high grade of construction and building detail especially considering their low construction cost. The interiors have wooden built-ins, hard wood floors, fireplaces, and colorful tile kitchen and bathrooms. The exterior elevations retain original features such as a large cantilevered Monterey style balcony, wooden fanlights, wood casement windows, and an Art Moderne entrance pavilion. The buildings’ orientation, circulation, open spaces, and design details combine to provide units that feel more like living in a single-family house than an apartment

building and create a strong sense of place. Although the structures have had minor alterations, the alterations are reversible and do not substantially change the original Meyer and Holler design. Even the additional unit added to the 118 N. Flores building can be considered significant since it was added by Mendel Meyer himself in 1948 within the period of significance of the firm.

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 Mendel and Mabel Meyer Courtyard Apartments as a 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 properties 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 properties 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 properties.

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-2015-2492-CE was prepared on August 24, 2015.

BACKGROUND

On July 16, 2015 the Cultural Heritage Commission voted to take the property under consideration. On August 6, a subcommittee of the Commission consisting of Commissioners Barron and Irvine toured the property, accompanied by a staff member from the Office of Historic Resources.

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act 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). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 5
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PROJECT TITLE Mendel and Mabel Meyer Courtyard Apartments Historic-Cultural Monument	LOG REFERENCE ENV-2015-2492-CE CHC-2015-2491-HCM
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PROJECT LOCATION
118 – 126 ½ N. Flores Street, Los Angeles, 90048

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
Designation of the Mendel and Mabel Meyer Courtyard Apartments as a Historic-Cultural Monument.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON Shannon Ryan	AREA CODE 213	TELEPHONE NUMBER 978-1192	EXT.
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EXEMPT STATUS: (Check One)

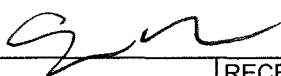
	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
× CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 8 & 31 Category _____ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: 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 Mendel and Mabel Meyer Courtyard Apartments as a 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.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE 	TITLE <u>City Planning Associate</u>	DATE <u>8/29/15</u>
FEE:	RECEIPT NO.	REC'D. BY
		DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record

IF FILED BY THE APPLICANT:

NAME (PRINTED) _____

SIGNATURE _____

DATE _____

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2015-2491-HCM
ENV-2015-2492-CE**

HEARING DATE: July 16, 2015
TIME: 10:00 AM
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200 N. Spring Street
Los Angeles, CA
90012

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MENDEL AND MABEL MEYER COURTYARD APARTMENTS

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): BLDG Flores, LLC c/o Matthew Jacobs
755 N laurel Ave
Los Angeles, CA 90046

Abraham Schkalim
P.O. Box 35334
Los Angeles, CA 90035

APPLICANT(S): Steven Luftman
124 N. Flores St.
Los Angeles, CA 90048

John A. Henning, Jr.
125 N. Sweetzer Ave. #202
Los Angeles, CA 90048

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as a 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.

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, City Planning Associate
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

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The two buildings are similar, but they are not identical. By the time 118 N. Flores was designed in 1939, prevailing tastes had changed somewhat, and although numerous materials and details remained the same, many of the strong Monterey Revival elements found on the 124 N. Flores apartments (1936) were not repeated. Instead, 118 N. Flores incorporates greatly simplified Colonial details with modern accents, such as sweeping curvilinear stair railings and horizontally paned windows. It also has an additional unit that was built in 1948.

The firm of Meyer and Holler developed the properties and partner, Mendel Meyer and his wife Mabel, resided for some years in both buildings. 1938 City directories list the Meyers as residing at 126 N. Flores and by 1942 they are listed as residing at 120 N. Flores. Using the "design-build" model that is common today, Meyer and Holler designed and built numerous apartment buildings, homes, hotels, banks, churches, and theaters throughout the greater Los Angeles area. By the mid-1920s, Meyer and Holler was established as the exclusive builders of Hollywood's elite. Their work includes:

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- Petroleum Building, HCM #596
- Mount Washington Hotel, HCM #845
- Pierce Brothers Mortuary, HCM #574
- Charles Chaplin Studios, HCM #58
- Herivel House, HCM #370
- Getty House, the official residence of the Mayor of Los Angeles
- Culver Studios in Culver City
- Henry Weaver House in Santa Monica

The citywide historic resources survey, SurveyLA, found the Beverly Square district, which includes the subject properties as contributing elements, as eligible for listing in the National Register of Historic Places, the California Register, and as eligible for designation as a local Historic Preservation Overlay Zone. The survey identified the area as an excellent example of a 1930s multi-family residential district.

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, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his 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.



Address: 126 N FLORES ST

APN: 5511009007

PIN #: 138B173 542

Tract: TR 10389

Block: None

Lot: 79

Arb: None

Zoning: [Q]R3-1-O

General Plan: Medium Residential





City of Los Angeles Department of City Planning

6/16/2015 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

122 N FLORES ST
118 N FLORES ST
122 1/2 N FLORES ST
118 1/2 N FLORES ST

ZIP CODES

90048

RECENT ACTIVITY

VTT-73441-SL
ENV-2015-1134-EAF

CASE NUMBERS

CPC-25066
CPC-1986-823-GPC
CPC-1974-25066
ORD-76753
ORD-183497
ORD-165331-SA670
ORD-146336
ORD-146330
YD-907-YV
ED-74-2146-487-21-SPZ
ED-74-529-SPZ
AFF-2159

Address/Legal Information

PIN Number	138B173 559
Lot/Parcel Area (Calculated)	7,545.2 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID A1
Assessor Parcel No. (APN)	5511009008
Tract	TR 10389
Map Reference	M B 152-17/18
Block	None
Lot	80
Arb (Lot Cut Reference)	None
Map Sheet	138B173

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 5 - Paul Koretz
Census Tract #	2148.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	[Q]R3-1-O
Zoning Information (ZI)	ZI-2443 Neighborhood Conservation ICO - Lower Council Dist. 5
General Plan Land Use	Medium Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	10
500 Ft School Zone	No
500 Ft Park Zone	No

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.

Assessor Information

Assessor Parcel No. (APN)	5511009008
Ownership (Assessor)	
Owner1	BLDG FLORES LLC
Address	755 N LAUREL AVE LOS ANGELES CA 90046
Ownership (City Clerk)	
Owner	SCHKALIM, ABRAHAM (ET AL)
Address	PO BOX 35334 LOS ANGELES CA 90035
APN Area (Co. Public Works)*	0.173 (ac)
Use Code	0400 - 4 units (4 stories or less)
Assessed Land Val.	\$1,117,800
Assessed Improvement Val.	\$736,000
Last Owner Change	11/21/14
Last Sale Amount	\$3,790,037
Tax Rate Area	67
Deed Ref No. (City Clerk)	602718
	568261
	553898
	0-282-3
Building 1	
Year Built	1939
Building Class	D6
Number of Units	4
Number of Bedrooms	7
Number of Bathrooms	9
Building Square Footage	4,907.0 (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

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.36338526238491
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000

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

CASE SUMMARIES

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

Case Number:	CPC-1986-823-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT
Case Number:	CPC-1974-25066
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	YD-907-YV
Required Action(s):	YV-HEIGHT AND DENSITY ADJUSTMENTS 20% OR MORE
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

CPC-25066
ORD-76753
ORD-183497
ORD-165331-SA670
ORD-146336
ORD-146330
ED-74-2146-487-21-SPZ
ED-74-529-SPZ
AFF-2159

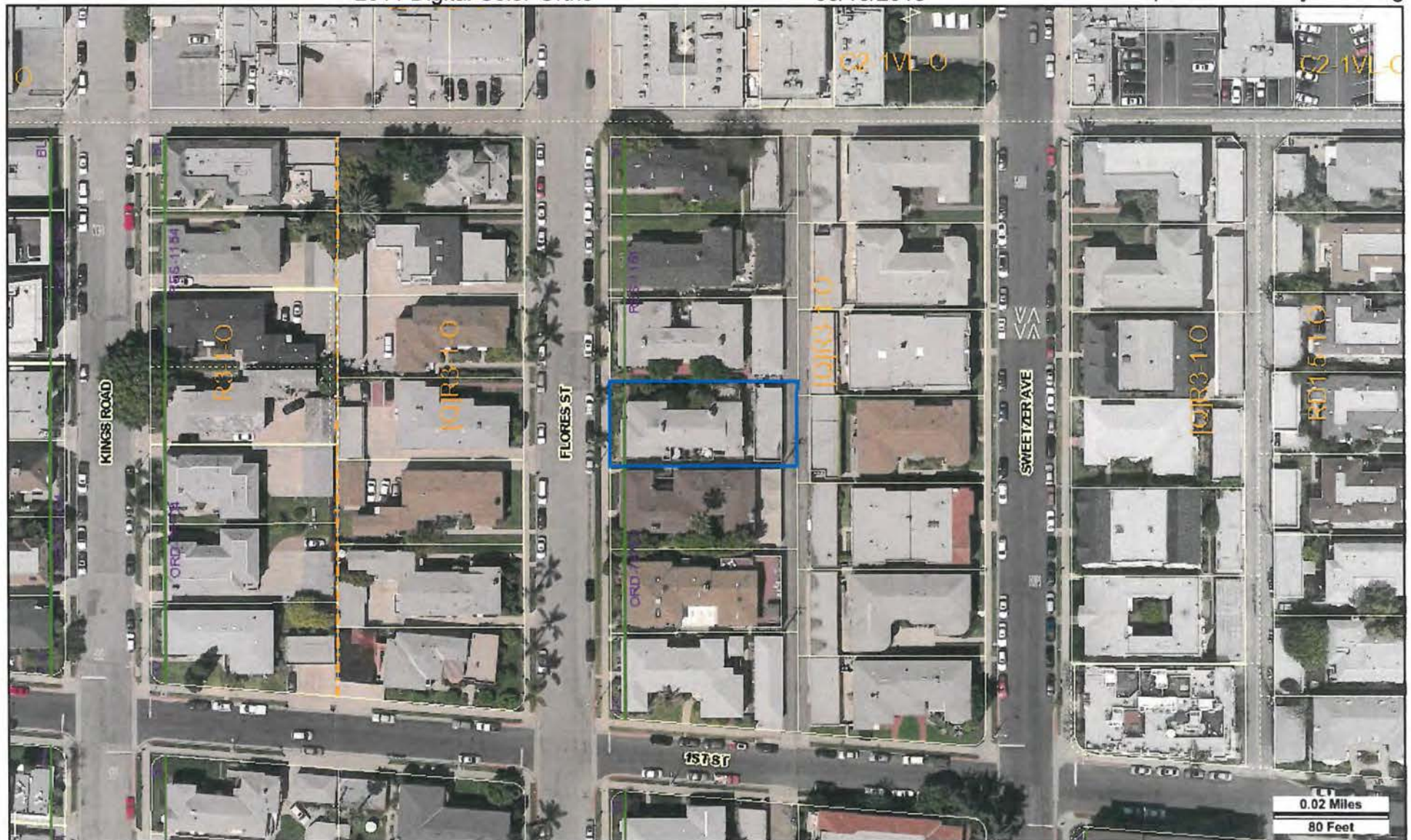
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

Public Safety

Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	722
Fire Information	
Division	1
Battalion	18
District / Fire Station	61
Red Flag Restricted Parking	No



Address: 118 N FLORES ST
APN: 5511009008
PIN #: 138B173 559

Tract: TR 10389
Block: None
Lot: 80
Arb: None

Zoning: [Q]R3-1-O
General Plan: Medium Residential





City of Los Angeles Department of City Planning

6/16/2015
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

126 N FLORES ST
124 N FLORES ST
126 1/2 N FLORES ST
124 1/2 N FLORES ST

ZIP CODES

90048

RECENT ACTIVITY

VTT-73441-SL
ENV-2015-1134-EAF

CASE NUMBERS

CPC-25066
CPC-1986-823-GPC
CPC-1974-25066
ORD-76753
ORD-183497
ORD-165331-SA670
ORD-146336
ORD-146330
YD-296-YV
ED-74-2146-487-21-SPZ
ED-74-529-SPZ
AFF-2159

Address/Legal Information

PIN Number	138B173 542
Lot/Parcel Area (Calculated)	7,545.3 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID A1
Assessor Parcel No. (APN)	5511009007
Tract	TR 10389
Map Reference	M B 152-17/18
Block	None
Lot	79
Arb (Lot Cut Reference)	None
Map Sheet	138B173

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 5 - Paul Koretz
Census Tract #	2148.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	[Q]R3-1-O
Zoning Information (ZI)	ZI-2443 Neighborhood Conservation ICO - Lower Council Dist. 5
General Plan Land Use	Medium Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	10
500 Ft School Zone	No
500 Ft Park Zone	No

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.

Assessor Information

Assessor Parcel No. (APN)	5511009007
Ownership (Assessor)	
Owner1	BLDG FLORES LLC
Address	755 N LAUREL AVE LOS ANGELES CA 90046
Ownership (City Clerk)	
Owner	SCHKALIM, ABRAHAM (ET AL)
Address	PO BOX 35334 LOS ANGELES CA 90035
APN Area (Co. Public Works)*	0.173 (ac)
Use Code	0400 - 4 units (4 stories or less)
Assessed Land Val.	\$1,117,800
Assessed Improvement Val.	\$818,400
Last Owner Change	11/21/14
Last Sale Amount	\$3,790,037
Tax Rate Area	67
Deed Ref No. (City Clerk)	602718
	568264
	553897
	0-282-3
Building 1	
Year Built	1936
Building Class	D6
Number of Units	4
Number of Bedrooms	8
Number of Bathrooms	4
Building Square Footage	5,456.0 (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

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.34808108337337
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000

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

Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	West
Division / Station	Wiltshire
Reporting District	722

Fire Information

Division	1
Batallion	18
District / Fire Station	61
Red Flag Restricted Parking	No

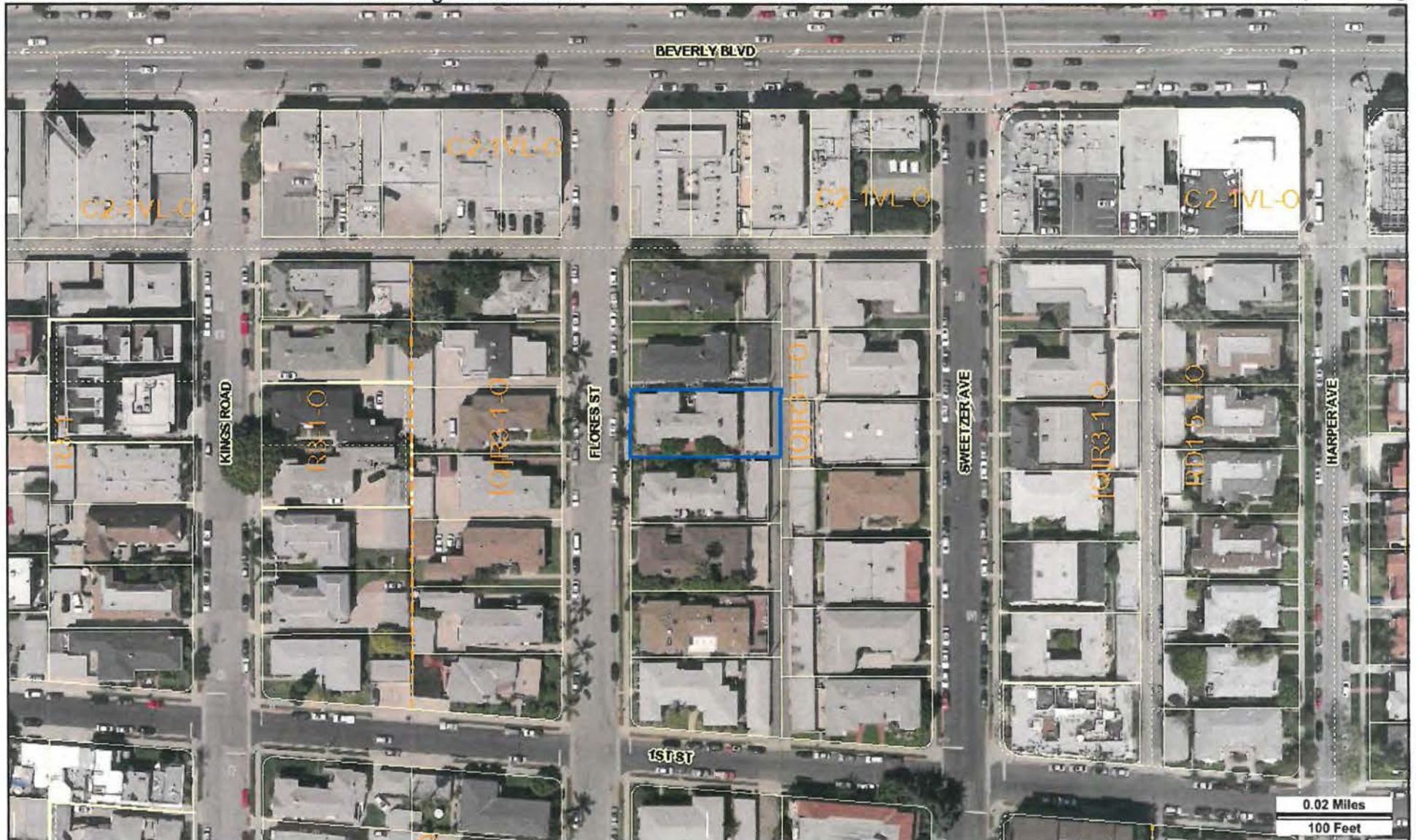
CASE SUMMARIES

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

Case Number:	CPC-1986-823-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT
Case Number:	CPC-1974-25066
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	YD-296-YV
Required Action(s):	YV-HEIGHT AND DENSITY ADJUSTMENTS 20% OR MORE
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

CPC-25066
ORD-76753
ORD-183497
ORD-165331-SA670
ORD-146336
ORD-146330
ED-74-2146-487-21-SPZ
ED-74-529-SPZ
AFF-2159



Address: 124 N FLORES ST
APN: 5511009007
PIN #: 138B173 542

Tract: TR 10389
Block: None
Lot: 79
Arb: None

Zoning: [Q]R3-1-O
General Plan: Medium Residential



Name: Beverly Square Multi-Family Residential Historic District

Description:

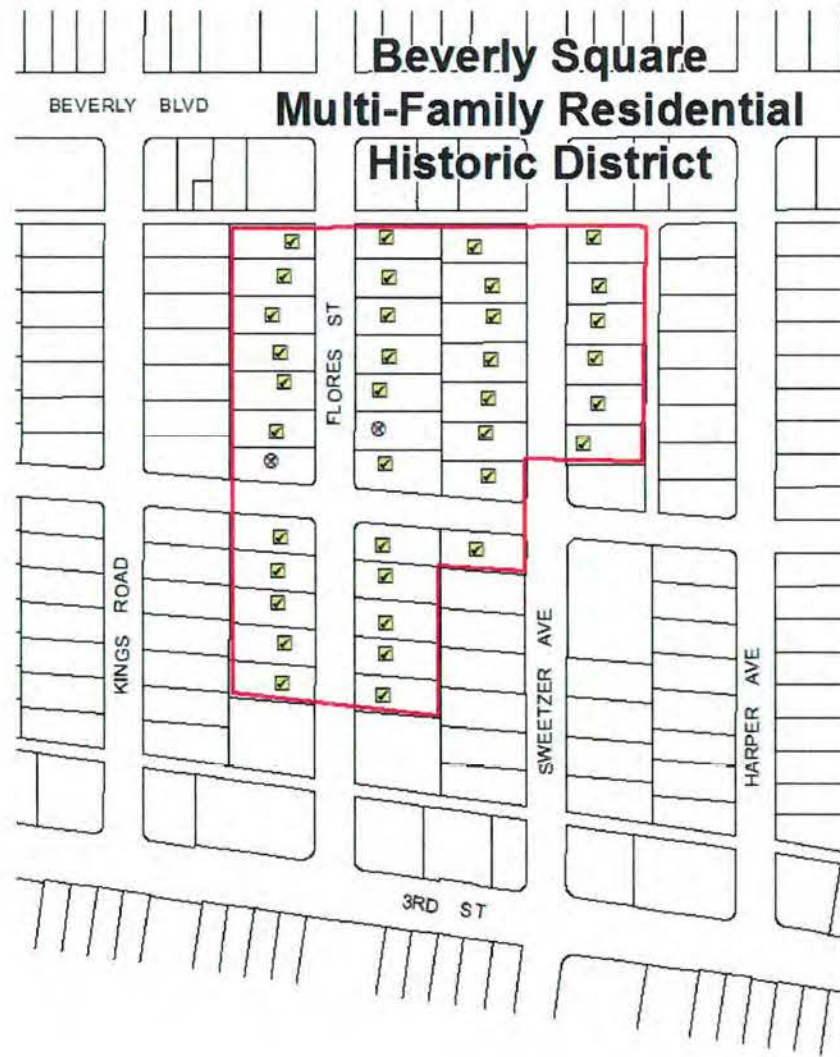
The Beverly Square Multi-Family Residential Historic District is located in the Beverly-Fairfax neighborhood of central Los Angeles. Parcels along both sides of Flores Street, south of the alley behind Beverly Boulevard and just north of 3rd Street, and along both sides of Sweetzer Avenue, south of the alley behind Beverly Boulevard to 1st Street, are included in the district. The topography is generally flat and the area features a regular, rectilinear street grid pattern. Lot sizes are modest and properties have uniform setbacks (deeper on Flores than Sweetzer) with front lawns, concrete walkways and detached garages. Most of the properties' detached garages are accessed via rear alleys. Historically developed as a single tract, the district has original sidewalks and curbs. Of the 38 properties within the district, 36 are contributors and two are non-contributors.

The dominant period of development for the district is 1929 to 1948. It comprises two-story duplexes, triplexes, fourplexes and courtyard apartments predominantly in the Minimal Traditional style with Streamline Moderne and American Colonial Revival style elements. Common architectural features, depending on the style, include smooth stucco cladding, often in combination with wood clapboard or another material, rounded corners and corner windows. Other styles include Tudor Revival, American Colonial Revival, French Revival and Spanish Colonial Revival.

Significance:

The Beverly Square Multi-Family Residential Historic District is an excellent example of a 1920s to 1940s multi-family residential neighborhood in the Wilshire area, and an excellent concentration of Period Revival and Minimal Traditional residential architecture. The district retains original tract and automobile-related features, including concrete sidewalks, curbs and detached garages. It is located near major automobile corridors including Beverly Boulevard and 3rd Street. Residences within the district retain their original plans, massing, scale and character-defining features predominantly of the Minimal Traditional style (with American Colonial Revival or Streamline Moderne features). Of the Beverly Square Multi-Family Residential Historic District's 38 properties, 95% contribute to its significance.

The district was originally owned and subdivided by the Merchants National Trust and Savings Bank as a single tract in 1928. Development of the tract, known as Beverly Square, began soon after. Developers of Beverly Square included the Capital Company, the George L. Rueber Company and the Rand Construction Company. The district was marketed as an "ultra-modern" residential development. The period of significance for the historic district is 1929 to 1948, which captures its major period of development and the time during which all of its buildings were constructed.

**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Multi-Family Residential District, 1910-1980
Property type:	Residential-Multi Family
Property sub type:	Multi-Family District
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1930s multi-family residential district containing a mix of multi-family property types, from duplexes to apartment houses. The Beverly Square development showcased "modern" apartment house designs, many by noted local architect Milton J. Black.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Period Revival Multi-Family Residential Neighborhoods, 1918-1942
Property type:	Residential-Multi Family
Property sub type:	Multi-Family District
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Period Revival multi-family residential neighborhood in the area. Predominant styles include Minimal Traditional with American Colonial Revival and Streamline Moderne features.

Contributors/Non-Contributors:

Primary Address: 8305 W 1ST ST
 Other Address: 803 W 1ST ST
 805 W 1ST ST
 807 W 1ST ST
 809 W 1ST ST
 811 W 1ST ST
 8303 W 1ST ST
 103 N SWEETZER AVE

Type: Contributor
 Year built: 1938
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional



Primary Address: 8320 W 1ST ST
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional



Primary Address: 8335 W 1ST ST
 Other Address: 8331 W 1ST ST
 8333 W 1ST ST
 Type: Non-Contributor
 Year built: 1940
 Property type/sub type: Residential-Multi Family; Triplex
 Architectural style: Minimal Traditional



Primary Address: 8336 W 1ST ST
 Other Address: 8330 W 1ST ST
 8332 W 1ST ST
 8334 W 1ST ST
 Type: Contributor
 Year built: 1937
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: Minimal Traditional



Primary Address: 100 N FLORES ST
 Type: Contributor
 Year built: 1937
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional



Primary Address: 109 N FLORES ST
 Other Address: 107 N FLORES ST
 107 1/2 N FLORES ST
 109 1/2 N FLORES ST
 Type: Contributor
 Year built: 1936
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional



Primary Address: 110 N FLORES ST
 Other Address: 106 N FLORES ST
 108 N FLORES ST
 Type: Non-Contributor
 Year built: 1937
 Property type/sub type: Residential-Multi Family; Triplex
 Architectural style: Minimal Traditional



Primary Address: 115 N FLORES ST
 Other Address: 113 N FLORES ST
 113 1/2 N FLORES ST
 115 1/2 N FLORES ST
 Type: Contributor
 Year built: 1936
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional



Primary Address: 116 N FLORES ST
 Other Address: 112 N FLORES ST
 114 N FLORES ST
 Type: Contributor
 Year built: 1936
 Property type/sub type: Residential-Multi Family; Triplex
 Architectural style: Minimal Traditional; American Colonial Revival



Primary Address: 117 N FLORES ST
 Other Address: 117 1/2 N FLORES ST
 119 N FLORES ST
 119 1/2 N FLORES ST
 Type: Contributor
 Year built: 1936
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional



Primary Address: 122 N FLORES ST
 Other Address: 118 N FLORES ST
 118 1/2 N FLORES ST
 122 1/2 N FLORES ST
 Type: Contributor
 Year built: 1939
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional; Monterey Revival



Primary Address: 126 N FLORES ST
 Other Address: 124 N FLORES ST
 124 1/2 N FLORES ST
 126 1/2 N FLORES ST
 Type: Contributor
 Year built: 1936
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional; Monterey Revival



Primary Address: 127 N FLORES ST
 Other Address: 121 N FLORES ST
 123 N FLORES ST
 125 N FLORES ST
 Type: Contributor
 Year built: 1939

Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional; American Colonial Revival



Primary Address: 128 N FLORES ST
 Type: Contributor
 Year built: 1937
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: Minimal Traditional



Primary Address: 133 N FLORES ST
 Other Address: 129 N FLORES ST
 131 N FLORES ST
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Multi Family; Triplex
 Architectural style: Minimal Traditional



Primary Address: 134 N FLORES ST
 Type: Contributor
 Year built: 1938
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: Minimal Traditional



Primary Address: 139 N FLORES ST
 Other Address: 135 N FLORES ST
 137 N FLORES ST
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Multi Family; Triplex
 Architectural style: Minimal Traditional; French Revival (Norman)



Primary Address: 106 S FLORES ST
 Other Address: 106 1/2 S FLORES ST
 108 S FLORES ST
 110 S FLORES ST
 Type: Contributor
 Year built: 1936
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: Minimal Traditional



Primary Address: 107 S FLORES ST
 Other Address: 107 1/2 S FLORES ST
 109 S FLORES ST
 109 1/2 S FLORES ST
 Type: Contributor
 Year built: 1936
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional; Moderne, Streamline



Primary Address: 111 S FLORES ST
 Other Address: 111 1/2 S FLORES ST
 115 S FLORES ST
 115 1/2 S FLORES ST
 Type: Contributor
 Year built: 1936
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional; Moderne, Streamline



Primary Address: 112 S FLORES ST
 Other Address: 112 1/2 S FLORES ST
 114 S FLORES ST
 114 1/2 S FLORES ST
 Type: Contributor
 Year built: 1937
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: Chateausque, Late



Primary Address: 117 S FLORES ST
 Other Address: 117 1/2 S FLORES ST
 119 S FLORES ST
 119 1/2 S FLORES ST
 Type: Contributor
 Year built: 1936
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: Minimal Traditional; American Colonial Revival



Primary Address: 118 S FLORES ST
 Other Address: 116 S FLORES ST
 118 1/2 S FLORES ST
 Type: Contributor
 Year built: 1940



Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Moderne, Streamline; Minimal Traditional

Primary Address: 121 S FLORES ST
 Other Address: 121 1/2 S FLORES ST
 123 S FLORES ST
 123 1/2 S FLORES ST

Type: Contributor

Year built: 1936

Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: Minimal Traditional; Moderne, Streamline



Primary Address: 122 S FLORES ST

Type: Contributor

Year built: 1940

Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Moderne, Streamline; Minimal Traditional



Primary Address: 109 N SWEETZER AVE
 Other Address: 107 N SWEETZER AVE
 109 1/4 N SWEETZER AVE
 109 1/2 N SWEETZER AVE

Type: Contributor

Year built: 1938

Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional; Moderne, Streamline



Primary Address: 110 N SWEETZER AVE
 Other Address: 106 N SWEETZER AVE
 106 1/2 N SWEETZER AVE
 108 N SWEETZER AVE
 108 1/2 N SWEETZER AVE
 110 1/2 N SWEETZER AVE

Type: Contributor

Year built: 1937

Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Neoclassical



Primary Address: 114 N SWEETZER AVE
 Type: Contributor
 Year built: 1931
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Tudor Revival



Primary Address: 115 N SWEETZER AVE
 Type: Contributor
 Year built: 1931
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Spanish Colonial Revival



Primary Address: 116 N SWEETZER AVE
 Type: Contributor
 Year built: 1948
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional



Primary Address: 119 N SWEETZER AVE
 Type: Contributor
 Year built: 1948
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional; Moderne, Streamline



Primary Address: 120 N SWEETZER AVE
 Type: Contributor
 Year built: 1931
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Tudor Revival



Primary Address: 125 N SWEETZER AVE
 Type: Contributor
 Year built: 1932
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: French Revival (Norman)



Primary Address: 127 N SWEETZER AVE
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional; Moderne, Streamline



Primary Address: 134 N SWEETZER AVE
 Other Address: 130 N SWEETZER AVE
 132 N SWEETZER AVE
 134 1/4 N SWEETZER AVE
 134 1/2 N SWEETZER AVE
 134 3/4 N SWEETZER AVE
 Type: Contributor
 Year built: 1938
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: American Colonial Revival



Primary Address: 138 N SWEETZER AVE
 Other Address: 136 N SWEETZER AVE
 136 1/4 N SWEETZER AVE
 136 1/2 N SWEETZER AVE
 136 3/4 N SWEETZER AVE
 138 1/2 N SWEETZER AVE
 Type: Contributor
 Year built: 1937
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: American Colonial Revival



Primary Address: 139 N SWEETZER AVE
 Type: Contributor
 Year built: 1937
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional; Moderne, Streamline



Primary Address: 101 S SWEETZER AVE
 Type: Contributor
 Year built: 1929
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Spanish Colonial Revival; Moorish



HISTORIC-CULTURAL MONUMENT

NOMINATION FORM [AMENDED 6/22/15]

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Mendel & Mabel Meyer Courtyard Apartments		Notable architect/builder	
Other Associated Names: Beverly Square Multi-family Apartment Building			
Street Address: 118 and 124 N Flores Street		Zip: 90048	Council District: 5
Range of Addresses on Property: 118-122 ½ & 124-126 ½ N. Flores St.		Community Name: Beverly Square	
Assessor Parcel Number: 5511009008 etc	Tract: TR 10389	Block: none	Lot: 80, 79
Identification cont'd: APNs 5511009007 and 5511009008			
Proposed Monument Property Type:	☒ Building	☐ Structure	☐ Object
	☐ Site/Open Space	☐ Natural Feature	
Describe any additional resources located on the property to be included in the nomination, here:			
Two apartment buildings enclosing a courtyard garden			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1936/1939	☒ Factual ☐ Estimated	Threatened? Private Development
Architect/Designer: Mendel S Meyer / George J. Fosdyke	Contractor: Meyer & Holler	
Original Use: multi-family homes	Present Use: multi-family homes	
Is the Proposed Monument on its Original Site?	☒ Yes	☐ No (explain in section 7) ☐ Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Minimal Traditional		Stories: 2	Plan Shape: H-shaped
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Concrete poured/precast	
CLADDING	Material: Stucco, smooth	Material: Wood clapboards	
ROOF	Type: Hipped, cross	Type: Gable	
	Material: Composition shingle	Material: Composition shingle	
WINDOWS	Type: Double-hung	Type: Casement	
	Material: Wood	Material: Wood	
ENTRY	Style: Recessed	Style: Hidden	
DOOR	Type: Paneled, unglazed	Type: French	



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.	
1948	Permit No. 15601 addition of 1 guest room and bath
circa 1960	Some windows changed/ replaced
circa 1990	Rail changed on balconies
Jan 1998	98016-200000-00157 New roof installed on both buildings and garages.
Aug 1998	98016-30000-16172 Repair stucco cracks, railings; replace doors/windows (same size/loc)
Jan 1999	99016-30000-00192 Earthquake retrofit: Install anchor bolts/straps/hardware/plywood
Mar 2010	10042-30000-04058 Install air conditioning

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

☐ Listed in the National Register of Historic Places	
☐ Listed in the California Register of Historical Resources	
☒ Formally determined eligible for the National and/or California Registers	
☐ Located in an Historic Preservation Overlay Zone (HPOZ)	☐ Contributing feature ☐ Non-contributing feature
☒ Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): SurveyLA Historic Resources Survey Wilshire Community Plan Area: Appendix C
Other historical or cultural resource designations: Contributor to district with Status Codes 3D, 3CD and 5D3 (Survey LA)	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):	
☒	Reflects the broad cultural, economic, or social history of the nation, state, or community
☒	Is identified with historic personages or with important events in the main currents of national, state, or local history
☒	Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
☐	A notable work of a master builder, designer, 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: Steven Luftman		Company:	
Street Address: 124 N. Flores St.		City: Los Angeles	State: CA
Zip: 90048	Phone Number: 323-852-1275	Email: sluftman@yahoo.com	

Property Owner

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

Name: Matthew Jacobs		Company: BLDG FLORES LLC	
Street Address: 755 N. Laurel Ave.		City: Los Angeles	State: CA
Zip: 90046	Phone Number:	Email:	

Nomination Preparer/Applicant's Representative

Name: Same as applicant		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

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.	
☒	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.
☒	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.
☒	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Steven Luftman

June 22, 2015

Name:

Date:

Signature:

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

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012

Phone: 213-978-1200
Website: preservation.lacity.org



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: John A. Henning, Jr.		Company:	
Street Address: 125 N. Sweetzer Ave. #202		City: Los Angeles	State: CA
Zip: 90048	Phone Number: 323 655 6171	Email: john@johnhenning.com	

Property Owner

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

Name: Matthew Jacobs		Company: BLDG FLORES LLC	
Street Address: 755 N. Laurel Ave.		City: Los Angeles	State: CA
Zip: 90046	Phone Number:	Email:	

Nomination Preparer/Applicant's Representative

Name: Same as applicant		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

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.	
☒	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.
☒	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.
☒	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

John A. Henning, Jr.

June 15, 2015

Name:

Date:

Signature:

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

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012

Phone: 213-978-1200
Website: preservation.lacity.org

Proposed Monument Description and Statement of Significance

Historic-Cultural Monument Nomination 118 and 124 North Flores Street

“A NEW DESIGN FOR LIVING... DRIVE OUT TODAY!”

*Advertisement showcasing Beverly Square from the Los Angeles Times
9/13/1936*¹

Introduction:

The Mendel and Mabel Meyer Courtyard Apartments were built at 124-126½ and 118-122½ North Flores Street in 1936 and 1939 respectively,^{2 3} on the site of a former golf driving range⁴ that was developed during the Great Depression to accommodate the City’s emerging car culture and to suit the aspirations of newly mobile residents in the area now known as Beverly Grove. The buildings symbolize the rise and fall of Meyer and Holler, one of the City’s most celebrated construction firms during the 1920s, and the reinvention of the firm’s owner, Mendel Meyer, as a provider of housing affordable to Angelenos of modest means – ultimately including himself and his wife, Mabel.

Site Description:

The two complementary buildings are each two stories tall and originally comprised four units 17each.^{5 6} (A fifth unit was added to one of the buildings in 1948.⁷) Considering that they were constructed during the mid-to-late 1930s, during the latter years of the Great Depression, the buildings are remarkable for their detailed construction and for the high quality of life they provide to their occupants. The paired buildings are also essential components of Beverly

¹ Advertisement, “A New Design for Living,” *Los Angeles Times*, September 13, 1936, Part V, 5 (Exhibit 17).

² In 1936, LADBS issued a building permit for the nominated 4-family building at 124 through 126½ N. Flores St., reflecting “Mr. and Mrs. Mendel Meyer” as “owner” and reflecting “none” as architect and contractor. City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 9708, April 24, 1936 (Exhibit 22).

³ In 1939, LADBS issued a building permit for the nominated 4-family building at 118 through 122 N. Flores St., reflecting “Mr. and Mrs. Mendel Meyer” as “owner” and reflecting “none” as architect and Meyer & Holler as contractor. City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 5147, February 9, 1939 (Exhibit 25).

⁴ “Evolution...”Hammers Are Ringing,” *Los Angeles Times*, December 8, 1935, Part V, 7 (Exhibit 11).

⁵ City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 9708, April 24, 1936 (Exhibit 22).

⁶ City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 5147, February 9, 1939 (Exhibit 25).

⁷ City of Los Angeles, *Department of Building and Safety, Application to Alter, Repair or Demolish and for a Certificate of Occupancy*, Permit No. 15601, May 3, 1948 (Exhibit 26).

Square, a multi-family residential district built almost entirely during the 1930s that features a remarkable variety of architectural styles that are hallmarks of the period.⁸

Between the late 1920s and the late 30s, Hollywood churned out endless epics depicting exotic locales, from the France of Marie Antoinette⁹ to Zorro's Spanish-occupied Los Angeles.¹⁰ The sets of these films affected domestic architecture in Los Angeles, transforming residential streets into a varied backlot of architectural styles.¹¹ There is perhaps no better example of this than Beverly Square, in which 90% of the original architecture remains, much of which are fine examples of period revival structures from between 1929 and 1940. Here, French Norman multifamily buildings sit cheek to jowl with Cheshire half-timbered homes and Spanish hacienda (Spanish Colonial Revival) apartment blocks.¹²

The nominated structures are primarily designed in the rather uncommon Monterey Revival style, which is one of the few architectural styles that is native to California.¹³ Buildings of this type blend aspects of Spanish Colonial design with New England's colonial style,¹⁴ and were first introduced in Monterey, California in the late 1830's.¹⁵

Often, the streamlined colonial attributes of Monterey Revival structures are labeled as Minimal Traditional.¹⁶ In an attempt to lure prospective buyers to buildings of this type, a 1935 advertisement for Beverly Square quoted L.J. Burrud, who was best known for his innovative advertising work on the Hollywoodland development.¹⁷ Mr. Burrud summed up the style by saying, "The studio apartment idea has been efficiently developed in the new architecture of Beverly Square and both the modern and the Monterey type of design have been very successfully used to combine artistic effect with large, roomy, practical suite arrangements."¹⁸

Both of the nominated buildings are wooden structures primarily composed of stucco cladding on the first floor with decorative wrought iron grilles covering windows. On the second floor, the walls are covered with wide width wood planking and feature cantilever balconies supported

⁸ Survey LA, *Wilshire Historic Districts, Planning Districts and Multi-Property Resources* – 01/26/15, January 26, 2015, 126.

⁹ *Madame Du Barry* (1934), IMDb <http://www.imdb.com/title/tt0025443/> (June 11, 2015).

¹⁰ *The Mark of Zorro* (1920), IMDb <http://www.imdb.com/title/tt0011439/> (June 11, 2015).

¹¹ Merry Ovnick, "The Mark of Zorro: Silent Film's Impact on 1920s Architecture in Los Angeles," *California History* Vol. 86, No. 1 (2008), University of California Press in association with the California Historical Society (<http://www.jstor.org/stable/40495188>), 28.

¹² Survey LA, *Wilshire Historic Districts, Planning Districts and Multi-Property Resources* – 01/26/15, 122-130 (discussion of Beverly Square Multi-Family Residential Historic District).

¹³ *Architectural Styles in Fullerton, Monterey Revival*, Fullerton Heritage, <http://www.fullertonheritage.org/Resources/archstyles/monterey.htm> (June 11, 2015).

¹⁴ <http://www.fullertonheritage.org/Resources/archstyles/monterey.htm>

¹⁵ Kirker, Harold. "The Larkin House Revisited." *California History* vol. 65, no. 1 (1986): 26-33.

¹⁶ *Minimal Traditional Architecture*, Antique Home, <http://www.antiquehome.org/Architectural-Style/minimal-traditional.htm> (June 15, 2015).

¹⁷ Mary Mallory, *Hollywood Heights: L.J. Burrud: Hollywoodland Publicity Man and Western Adventurer* (May 4, 2015), *The Daily Mirror*, <http://ladailymirror.com/2015/05/04/mary-mallory-hollywood-heights-l-j-burrud-hollywoodland-publicity-man-and-western-adventurer/> (June 11, 2015).

¹⁸ "Contracts for New Structures Total \$175,000," *Los Angeles Times*, December 15, 1935, Part V (Exhibit 12).

by decorative overhanging corbels. Original windows include Art Moderne horizontal wood casement windows. The roofs are primarily simplified hipped shapes with wide overhangs in front and even on the sides of the building where details are usually very restrained. Above the roof, each building has a large chimney, one with decorative chimney pots. Interiors feature original hardwood floors, decorative built-cabinetry, original woodwork trim and plaster moldings, and some apartments retain the original period revival light fixtures. In addition, kitchens and baths exhibit elaborate deco tilework.

The two structures are complimentary and similar, but they are not identical. By the time the 1939 structure was designed, prevailing tastes had changed somewhat,¹⁹ and although numerous materials and details remained the same, many of the strong Monterey Revival elements in the 1936 structure were not repeated but were instead supplanted by greatly simplified colonial details as well as modernistic accents, such as sweeping curvilinear stair railings and horizontally paned windows.

Distinguishing Characteristics:

In addition to being compelling examples of rare multi-family Monterey Revival style buildings, both of the nominated structures combine to form a courtyard complex, which adds to their aesthetic appeal and liveability. Upon entering the communal garden space, one passes through the large street-fronting Kentiopsis palms and is surrounded by lush shade-loving vegetation such as Australian tree ferns, bird-of-paradise and Elephant ears. The buildings exemplify the architectural plan of Beverly Square as spelled out in a January 19, 1936 article in the Los Angeles Times, which noted that “Each multiple unit is so placed on the site that open courtyards face each other to assure ample sunlight and air space.”²⁰

On the two properties, pathways lead through the garden area to unit doors which are tucked away into light columned side porticos, many of which retain their oversized and fanciful original lantern fixtures. Each unit entry door is discreetly located, which lends to the illusion that each building is actually a large single-family home and part of a neighborhood of gracious homes with large courtyard gardens. This effect helped 1930s-era apartment dwellers in Beverly Square to escape the perceived stigma of communal living²¹ and allowed them to assimilate smoothly into the neighboring low density single family districts just steps away north of Beverly Boulevard and south of Third Street.^{22 23}

In addition to the large communal garden space from which all units enter, each apartment is complete with a small private patio or balcony, which is made possible due to the unusual H-shaped plan of each building.^{24 25} The public courtyard space is located in the cavity where the

¹⁹ <http://www.antiquehome.org/Architectural-Style/minimal-traditional.htm>

²⁰ “Building Activity in Residential Area Seen,” *Los Angeles Times*, January 19, 1936, Part V (Exhibit 14).

²¹ Todd Douglas Gish, *Building Los Angeles: Urban Housing in the Suburban Metropolis, 1900--1936* (University Of Southern California, 2007) 146-148, 91, 93.

²² Sanborn map, Los Angeles, Volume 20, Sheet 2082 (1926)

²³ Sanborn map, Los Angeles, Volume 22, Sheet 2221 (1926)

²⁴ Sanborn map, Los Angeles, Volume 22, Sheet 2209 (1936)

²⁵ Bird’s eye aerial view of 124 N. Flores St. from Bing Maps <https://www.bing.com/maps/> (Exhibit 3).

H-shaped plans meet to form an open block, and the private patios are located on the opposite sides of the buildings to the north and south.²⁶ Each unit still retains the original French doors that open onto their private patio space.

There are no driveways leading into the property from North Flores Street. Instead, at the rear of the lots is housed a detached row of enclosed garages. These garages face a communal alley that is shared with all of the other properties on the same block of North Flores Street, as well as those on North Sweetzer Avenue, the next block to the east. This design reflects important changes that were brought on by the rise of the automobile in the early 1930s.²⁷ Developments like Beverly Square were among the first to reflect the standardization of the garage unit as an element of the American home.²⁸ This phenomenon disrupted the 19th-century idea of the isolated carriage house and replaced it with the modern ideal of suburbs centered around the automobile,^{29 30} which by the late 1920s was attainable by even people of modest means³¹ and by most Angelenos.³²

The promoters of Beverly Square aspired to preserve what was good about residential architecture before the automobile, while at the same time discreetly accommodating the new 4-wheeled “residents” of multi-family neighborhoods.³³ While the line of buildings along North Flores Street retained a uniform street setback,³⁴ which encouraged communality in a manner similar to older subdivisions, the addition of garages in the communal alley created a secondary center of activity at the back of the lots, where cars entered carrying groceries or parcels from a recent shopping trip.

Beverly Square adopted the now-familiar model of clustering multi-family buildings around long commercial corridors, in this case Beverly Boulevard and Third Street.^{35 36} This model allowed households of different means to co-exist side by side, some of whom had automobiles and some

²⁶ Bird’s eye aerial view of 124 N. Flores St. from Bing Maps <https://www.bing.com/maps/> (Exhibit 3).

²⁷ Robert Fishman, *Bourgeois Utopias: The Rise And Fall Of Suburbia* (Basic Books, 1987) 165, 171, 174.

²⁸ Survey LA, *Wilshire Historic Districts, Planning Districts and Multi-Property Resources – 01/26/15*, 122.

²⁹ Survey LA, *Historic Resources Survey Report, Wilshire Community Plan Area*, January 23, 2015, 15, 17, 18, 30.

³⁰ Martin V. Melosi, *The Automobile Shapes the City*, *Automobile in American Life and Society*, University of Michigan (2005) http://www.autolife.umd.umich.edu/Environment/E_Casestudy/E_casestudy12.htm (June 19, 2015).

³¹ Before World War I a car cost the average American worker the equivalent of 24 months wages. By the late 1920s a car could be purchased for about 3 months' wages. Ben Wattenberg, *The First Measured Century: Middletown: A Study in Modern American Culture*, <http://www.pbs.org/fmc/segments/progseg4.htm> (June 19, 2015).

³² By the 1920s, most Angelenos navigated the city by automobile. Survey LA, *Historic Resources Survey Report, Wilshire Community Plan Area*, 30.

³³ Advertisement, “Open House in Beverly Square,” *Los Angeles Times*, May 10, 1936, Part V, 2 (Exhibit 16).

³⁴ City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 9708, April 24, 1936 (Exhibit 21), 2 (noting “Variance granted by board of City Planning Comm. to permit 10’ building line now before City Council”).

³⁵ Survey LA, *Historic Resources Survey Report, Wilshire Community Plan Area*, 24.

³⁶ Survey LA, *Wilshire Historic Districts, Planning Districts and Multi-Property Resources – 01/26/15*, 122.

of whom did not.^{37 38} For those lucky enough to own a car, the proximity of the major boulevards allowed easy and convenient transportation between home and more distant shopping districts, or a quick trip to the increasingly popular Farmers Market at 3rd Street and Fairfax Avenue.³⁹ At the same time, those of more limited means were able to live in a hospitable and comfortable environment in which they could easily walk to busy commercial thoroughfares where they could work in shops or small offices.^{40 41}

The creators of these new multi-family residential districts tried to incorporate the best aspects of city and suburban living within a single community. They trumpeted this goal in their advertising: “Studio apartments now ready at reasonable RENTS. Beverly Square... close in, convenient, fast transportation. Schools, Shops, Churches, Theaters near by. Distinctly different... roomy quiet gardens... Sunny ... Airy, Clean, Thoroughly modern with Large Living Rooms ... Balconies, Patios, Venetian Blinds... Some with Fireplaces... Garages... Beautifully decorated.... Complete Homes at Apartment prices.”⁴²

The nominated buildings and the vast majority of the nearby multi-family structures have stood the test of time, serving today’s families in a manner much as they served the residents of the 1930s and the intervening decades. As part of a completely intact block of historic structures from the 1930s, the buildings help to create a pleasant, pedestrian scale that encourages casual interaction among neighbors, while still ensuring privacy and comfort for their residents. The buildings are also located in the center of the Beverly Square neighborhood, which Survey LA describes as an “Excellent example of a 1930s multi-family residential district containing a mix of multi-family property types, from duplexes to apartment houses.”⁴³ According to the Historic Resources Survey Report for the Wilshire Community Plan Area, these buildings are eligible for the California and National Register as contributors, and are also eligible for local listing or designation through the survey evaluation.^{44 45}

Social, Economic and Political Significance:

³⁷ Each of the Flores buildings has six parking spaces for a total of twelve spaces for nine units. At the time the nominated buildings were constructed, the City of Los Angeles zoning code required just one parking space per unit, regardless of size or number of occupants. City of Los Angeles, *Zoning Code, Manual and Commentary, Parking History for residential buildings*. (Fourth Edition April 2015), 113.

³⁸ The modern-day City of Los Angeles zoning code requires two parking spaces for each residential multi-family unit with more than 3 habitable rooms. *Los Angeles Department of Building and Safety*, Information Bulletin / Public – Building Code Document No. P/ZC 2002-011 (Revised 03-24-15).

³⁹ *A History of the Los Angeles Farmers Market*, LA Insider Tours, 2013, <http://lainsidertours.com/a-history-of-the-los-angeles-farmers-market/> (June 11, 2015).

⁴⁰ Advertisement, “In Beverly Square a New Idea,” *Los Angeles Times*, December 15, 1935, Part V, 3 (Exhibit 13).

⁴¹ “Office and Store Structure Rises on Beverly Blvd.,” *Los Angeles Times*, January 22, 1939, Part V, 4 (Exhibit 19) (noting construction of building at southeast corner of Beverly Boulevard and Sweetzer Avenue, 1 block from nominated structures, containing nine stores and three offices “being reserved for doctors, dentists and X-ray offices.”).

⁴² Advertisement, “Open House in Beverly Square,” *Los Angeles Times*, May 10, 1936, Part V, 2 (Exhibit 16).

⁴³ Survey LA, *Wilshire Historic Districts, Planning Districts and Multi-Property Resources – 01/26/15*, 122.

⁴⁴ Survey LA, *Wilshire Historic Districts, Planning Districts and Multi-Property Resources – 01/26/15*, 123.

⁴⁵ Survey LA, *Field Survey Results Master Report*, 12-13.

The Mendel and Mabel Meyer Courtyard Apartments, as well as the entire Beverly Square subdivision, tell the story of the nation's recovery from the depths of the Great Depression. The unbridled optimism reflected in the mid-1930s news articles and advertisements for the subdivision may be surprising given that the buildings were constructed during one of the worst economic disasters in American history. It may also seem counterintuitive that during a time of economic crisis and fear, such luxurious living quarters would be built for people of modest means. However, if the broader cultural mindset of the period is analyzed, these buildings are symbols of a brief period of optimism within the larger framework of a decade-long economic collapse.

The Beverly Square subdivision was initially subdivided in 1928⁴⁶ and from the beginning was slated for multi-family structures.⁴⁷ A handful of buildings were constructed between 1929 and 1932,^{48,49} at the beginning of the Great Depression and likely before builders realized that the Depression was far more severe than they had expected.⁵⁰ After those first few buildings were complete, the subdivision apparently went into foreclosure⁵¹ and building in the neighborhood effectively ground to a halt for several years.⁵³

In the mid-1930s, spurred by large social programs like the Works Progress Administration brought on by president Franklin Delano Roosevelt, the economy approved enormously from the depths of the Depression. In 1936, the national economy grew by a staggering 14.1 percent,⁵⁴ and residential foreclosures dropped to the lowest level since 1930.⁵⁵ The result: A burst of renewed optimism across the nation generally, and in Los Angeles in particular.

Suddenly, new residential projects were being proposed in Los Angeles, and Beverly Square, which had been at the periphery of the City's development when the Depression began, became a

⁴⁶ City of Los Angeles, *Tract No. 10389 TR0152-017*, 1928.

⁴⁷ Deed of Trust No. 784 N.S., 10721-259, Bank of America National Trust and Savings Association, March 25, 1931, 1.

⁴⁸ Beverly Square Multi-Family Residential Historic District Map, 2015 (Exhibit 4).

⁴⁹ ZIMAS query June 21, 2015 <http://zimas.lacity.org>

⁵⁰ Housing construction in the United States fell 90 percent between 1925, the record high, and 1933. Peter G. Rowe, *Modernity and Housing* (Boston: The MIT Press, 1993) 103.

⁵¹ Advertisement, "Beverly Square "The Hot Spot" of Residential Income Property," *Los Angeles Times*, November 24, 1935, Part V, 4 (Exhibit 9).

⁵² By 1935, the subdivision was owned by Capital Company, an entity which was set up for Bank of America to dispose of its bad assets. United States Of America, Before The Board Of Governors Of The Federal Reserve System, *In The Matter Of Transamerica Corporation* (Washington, DC: June 13, 1951) https://fraser.stlouisfed.org/scribd/?item_id=464775&filepath=/docs/historical/eccles/022_03_0001.pdf (June 18, 2015), 90 (noting that "one of [Capital Company's] principal functions over the years has been to manage, operate and sell real estate which it acquired after foreclosure by Bank of America").

⁵³ Beverly Square Multi-Family Residential Historic District Map (Exhibit 4).

⁵⁴ In 1936, the national economy grew by a staggering 14.1 percent. Robert Reich, *The Truth About The Economy: We're Heading Back Toward A Double Dip*, Business Inside, March 31, 2011 <http://www.businessinsider.com/the-truth-about-the-economy-were-heading-back-toward-a-double-dip-2011-3> (June 19, 2015).

⁵⁵ David C. Wheelock, The Federal Response to Home Mortgage Distress: Lessons from the Great Depression," *Federal Reserve Bank of St. Louis Review*, May/June 2008, 139.

focus of the new enthusiasm. From 1935 to 1937, the Los Angeles Times featured an almost-weekly article referring to the construction of multi-family homes in the Beverly Square area as a sure sign that Los Angeles was in recovery from the depths of the Depression.^{56 57 58 59 60} One example from December 13, 1936, on the front page of the building section, was a full-page wide photo of construction in progress on Flores and 1st Streets with the headline “POWERFUL PROOF THAT LOS ANGELES SPEEDS ITS GROWTH AS A GREAT RESIDENTIAL CENTER.” The copy reads: “Here’s a partial present-day view of Beverly Square, residential-income area that only a year ago was a golf-driving range... apartment buildings totaling \$650,000 have been constructed in the past year.”⁶¹

The mid-1930s optimism was short-lived. By 1937, the economy had dipped again and the dreams of a quick resolution the Great Depression had vanished.⁶² The number of projects in Beverly Square quickly decreased.⁶³ Developers who were apparently already in the pipeline finished their projects despite the bad economic news, and completed most of the remaining structures in Beverly Square by about 1940.⁶⁴ After that, only a few vacant lots remained in the subdivision, and these were developed in the late 1940s, after the close of World War II.⁶⁵

This confluence of circumstances makes Beverly Square an impressive and rare example of a primarily mid- to late-1930s multi-family subdivision, reflective of a brief period of economic optimism during the latter years of the Great Depression and symbolizing the first wave of suburbanization designed specifically to meet the needs of a newly mobile populace using the automobile.

A Notable Work – and Home – of a Master Builder:

The nominated buildings are not merely representative of a particular style and period in the development of Los Angeles. They also track the rise, fall and reincarnation of one of the City’s most notable construction firms, Meyer & Holler, Inc., and in particular the redemption of company owner Mendel Meyer after a disastrous bankruptcy during the Great Depression.

Meyer and Holler, Inc. is recognized as one of the most prolific designers and builders of homes, apartment buildings, motion picture theaters, office buildings, retail stores, and club houses on

⁵⁶ “Income Area’s Activity Told,” *Los Angeles Times*, November 3, 1935, Part V, 4 (Exhibit 7).

⁵⁷ “Modernistic-Design Apartment Building,” *Los Angeles Times*, November 10, 1935, Part V, 4 (Exhibit 8).

⁵⁸ “Beverly Square Building Started,” *Los Angeles Times*, November 17, 1935, Part V, 4 (Exhibit 9).

⁵⁹ “Evolution...Hammers Are Ringing,” *Los Angeles Times*, December 8, 1935, Part II, 7 (Exhibit 11).

⁶⁰ “Contracts for New Structures Total \$175,000,” *Los Angeles Times*, December 15, 1935, Part V, 3 (Exhibit 12).

⁶¹ “POWERFUL PROOF THAT LOS ANGELES SPEEDS ITS GROWTH AS A GREAT RESIDENTIAL CENTER,” *Los Angeles Times*, December 13, 1936, Part V (Exhibit 18).

⁶² Christina Romer, “Economics focus: The lessons of 1937,” *The Economist*, Jun 18th 2009 <http://www.economist.com/node/13856176> (June 19, 2015).

⁶³ Beverly Square Multi-Family Residential Historic District Map (Exhibit 4).

⁶⁴ Beverly Square Multi-Family Residential Historic District Map (Exhibit 4).

⁶⁵ Beverly Square Multi-Family Residential Historic District Map (Exhibit 4).

the West Coast.⁶⁶ Their office was located in Downtown Los Angeles, in unit 315 of the Wright & Callendar Building at 405 South Hill Street.⁶⁷ Along with Benjamin Marcus Priteca and S. Charles Lee, Meyer and Holler dominated theater construction and design in Southern California during the 1920s and early 1930s.⁶⁸

Mendel S. Meyer and Julius C. Schneider founded the firm, incorporating on October 24, 1906.⁶⁹
⁷⁰ ⁷¹ Born in 1874, Meyer was the son of Samuel Meyer, a respected Jewish pioneer in Southern California.⁷² Schneider had recently moved to Los Angeles from Milwaukee.⁷³ Phillip W. Holler, a real estate agent, joined the firm in 1908.⁷⁴ Holler's son, Wesley C. Holler, a World War I veteran, joined the firm in 1929.⁷⁵ Soon afterward, the elder Holler retired, and Wesley Holler became Meyer's partner, even though he was almost 20 years his junior.⁷⁶

The firm's original name was the Milwaukee Building Company,⁷⁷ ⁷⁸ which was probably intended to inspire confidence among newcomers to Los Angeles from the Midwest.⁷⁹ The firm specialized in building modest bungalows which were likely from stock plans widely available.⁸⁰ Thanks largely to an alliance with the successful land developer Robert Marsh, the Milwaukee Building Company was able in 1912 to change its focus to large speculative and eventually custom homes in Mount Washington, Windsor Square, Santa Monica, Brentwood, Pasadena and other fashionable suburbs.⁸¹ After World War I, the firm increasingly used the name "Meyer and Holler"⁸² as it moved out of the homebuilding business and into large-scale commercial

⁶⁶ "Mendel Meyer, Veteran L.A. Builder, Dies," *Los Angeles Times*, April 2, 1955, Part II, 2 (Exhibit 20).

⁶⁷ Advertisement, "We Make A 60 Per Cent Building Loan and are practical builders," *Los Angeles Herald*, October 23, 1906, 6 (Exhibit 5).

⁶⁸ Fullerton Heritage, *A Brief History of the Fox Fullerton Theatre*, 2009
http://www.fullertonheritage.org/Advocacy_Issues/foxhistory.htm (June 14, 2015).

⁶⁹ "Incorporations," *Los Angeles Herald*, October 23, 1906, 5.

⁷⁰ Articles of Incorporation (No. 07815), October 22, 1906. On file in the California State Archives, Sacramento.

⁷¹ Alfred Willis, "Design-build and building efficiency in the early twentieth century United States," *Proceedings of the First International Congress on Construction History, Madrid*, (20th-24th January 2003), 2194.

⁷² "Mendel Meyer, Veteran L.A. Builder, Dies," *Los Angeles Times*, April 2, 1955, Part II, 2 (Exhibit 20).

⁷³ United States Department of the Interior, National Park Service, National Register of Historic Places Registration Form for Fox Fullerton Theatre Complex, 2006, Sec 8, 6.

⁷⁴ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 6.

⁷⁵ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 6.

⁷⁶ Find A Grave, Wesley C. Holler (1893-1981), <http://www.findagrave.com/cgi-bin/fg.cgi?page=df&GRid=18914398> (June 14, 2015).

⁷⁷ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec. 8, 6.

⁷⁸ "Incorporations," *Los Angeles Herald*, June 18, 1906, 5.

⁷⁹ "Reflecting Los Angeles as a whole, Fremont Place was where many a Midwesterner came to reinvent or retire. . . . The prolific local architects Mendel Meyer and Philip Holler (also known by the name of their firm's construction arm, the Milwaukee Building Company) were favorite designers among buyers of lots in the Place..." *Historic Los Angeles, Fremont Place, A Historical Inventory*,
http://fremontplace.blogspot.com/2015_01_01_archive.html (June 14, 2015)

⁸⁰ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 6.

⁸¹ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec. 8, 6.

⁸² In 1923, the firm legally changed its name from the Milwaukee Building Company to Meyer & Holler. *In the Matter of the Application of Milwaukee Building Company, a Corporation, for Change of Name*, Los Angeles Superior Court, December 5, 1923. On file with the California State Archives, Sacramento.

construction,^{83 84} by the mid 1920s they developed into one of the largest building firms in in Southern California.^{85 86}

Using the “design-build” model that is common today, Meyer and Holler designed and built numerous apartment buildings, homes, hotels, banks, churches, and theaters throughout the greater Los Angeles area.⁸⁷ By the mid-1920s, Meyer & Holler was established as the exclusive builders of Hollywood’s elite,⁸⁸ responsible for Grauman’s Chinese Theatre (HCM 43), the Egyptian Theatre (HCM 584), the Petroleum Building (HCM 596), the Mount Washington Hotel (HCM 845), Pierce Brothers Mortuary (HCM-574), the Charles Chaplin Studios (HCM 58), Herivel House in Highland Park (HCM-370), the Mary P. Field House & Arroyo Stone Wall in South Los Angeles (HCM 372), and the Getty House at 605 South Irving Avenue,⁸⁹⁹⁰ which is the official residence of the mayor of Los Angeles.⁹¹ Elsewhere in Southern California, Meyer and Holler constructed the iconic Culver Studios in Culver City,⁹² the Long Beach Museum of Art,⁹³ and Santa Monica’s Henry Weaver House,⁹⁴ which is a National Historic Landmark.⁹⁵ The firm’s buildings are featured in *An Architectural Guidebook to Los Angeles*, the definitive guidebook for Los Angeles architecture by David Gebhard and Robert Winter.⁹⁶

By providing design-build services to thousands of clients throughout Los Angeles and nearby counties, Meyer and Holler exerted a major impact on the built environment of Southern California between 1910 and 1930,⁹⁷ a time during which the City of Los Angeles almost

⁸³ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 6.

⁸⁴ Impact Sciences, Inc. (906-01), Los Angeles Department of City Planning, *Wilshire and La Brea Project Draft EIR*, August 2008, IV.C-13.

⁸⁵ Impact Sciences, Inc. (906-01), Los Angeles Department of City Planning, *Wilshire and La Brea Project Draft EIR*, August 2008, IV.C-13.

⁸⁶ Alfred Willis, “Design-build and building efficiency in the early twentieth century United States”, *Proceedings of the First International Congress on Construction History, Madrid*, (20th-24th January 2003), 2122.

⁸⁷ Alfred Willis, “Design-build and building efficiency in the early twentieth century United States”, *Proceedings of the First International Congress on Construction History, Madrid*, (20th-24th January 2003), 2121-2124

⁸⁸ Impact Sciences, Inc. (906-01), Los Angeles Department of City Planning, *Wilshire and La Brea Project Draft EIR*, August 2008, IV.C-13.

⁸⁹ City of Los Angeles Department of City Planning, *Historic - Cultural Monuments (HCM) Listing City Declared Monuments*, August 27, 2009, 2-29.

⁹⁰ Impact Sciences, Inc. (906-01), Los Angeles Department of City Planning, *Wilshire and La Brea Project Draft EIR*, August 2008, IV.C-13.

⁹¹ Impact Sciences, Inc. (906-01), Los Angeles Department of City Planning, *Wilshire and La Brea Project Draft EIR*, August 2008, IV.C-13.

⁹² Julie Lugo Cerra, *Culver City Chronicles* (Mount Pleasant, SC: The History Press, 2013), 107-108.

⁹³ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec. 8, 7.

⁹⁴ Seaver Center for Western History Research, *GC 1323 Historic Sites Surveys*, Natural History Museum of Los Angeles County, 2012.

⁹⁵ United States Department of the Interior, National Park Service, National Register of Historic Places Registration Form, *Weaver, Henry, House*, November 13, 1989.

⁹⁶ David Gebhard, Robert Winter, *An Architectural Guidebook to Los Angeles* (Layton, Utah: Gibbs Smith 2003), 56, 178, 179, 180, 181, 301.

⁹⁷ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 6.

quadrupled in population from 319,198 to 1,238,048.⁹⁸ Their impact was magnified by the financial power of their clientele, which included major players in the fields of real estate, entertainment, finance, and government. The firm designed and built homes for Harry Chandler, Frank P. Flint, Herman Janss, Edward L. Doheny, Isaac Milbank, and King Gillette; movie studios for Samuel Meyer, Hal Roach, Jesse Hampton, Samuel Goldwyn, Charles Chaplin, King Vidor, and Thomas Ince; and commercial buildings for Idelfonso Sepulveda, E. Clem Wilson, and Henry Culver.⁹⁹

Meyer and Holler's work on theaters was of particular note, and quickly caught the attention of regional and national architectural journals at the time. *American Architect* and *Architect and Engineer* published reviews of the Egyptian Theatre in 1923,^{100 101} and even more extensive profiles of the Chinese Theatre appeared in issues of the *American Architect*,¹⁰² *Architectural Digest*,¹⁰³ and the *Architectural Record*.¹⁰⁴ Both theaters and their floor plans were featured in Randolph W. Sexton's *American Theatres of Today* (1927),¹⁰⁵ one of the first monographs published on the rapidly evolving movie picture theaters of the 1910s and 1920s.¹⁰⁶

Within their theater projects, Meyer and Holler developed a special building sub-type: the courtyard theater,¹⁰⁷ which is directly relevant to the design of the nominated buildings here. The firm's courtyard theaters were unlike anything Los Angeles had seen before, and, in fact, did not look like theaters at all from their entrance forecourts.¹⁰⁸ In these theaters, an atmospherically decorated forecourt took the place of an interior lobby. The approach to the theater was through a dramatic courtyard, ideal for movie premieres, opening onto a busy boulevard.¹⁰⁹ Ideally suited to the Southern California climate, the open courtyard took advantage of outdoor space and its visibility to the street, creating a sense of excitement as passers-by saw large crowds gathering for a show or premiere.¹¹⁰ Notable examples of this style included the Egyptian Theater and Grauman's Chinese, where courtyards are still enjoyed by thousands today as an

⁹⁸ Donald J. Bogue, Douglas L. Anderton, Richard E. Barret, *The Population of the United States: 3rd Edition* (Simon and Schuster, 2010), 45.

⁹⁹ Impact Sciences, Inc. (906-01), Los Angeles Department of City Planning, *Wilshire and La Brea Project Draft EIR*, August 2008, IV.C-13- IV.C-14.

¹⁰⁰ Kelley, H. Roy. "Grauman Theatre, Hollywood, Calif," *American Architect*, January 31, 1923, 125-127.

¹⁰¹ Jennings, Frederick A. "Theater Designed in the Egyptian Style," *Architect and Engineer*, March 1923, 77-84.

¹⁰² Chinese Theatre, at Hollywood, California." *American Architect*, August 20, 1927, 251-268.

¹⁰³ "Grauman's Chinese Theatre, Hollywood." *Architectural Digest*, vol. 6, no. 4, 1928, 82-85.

¹⁰⁴ "Grauman's Chinese Theatre, Hollywood, California, Portfolio Current Architecture." *Architectural Record*, July 1927, 113-121.

¹⁰⁵ Randolph Williams Sexton, B.F. Betts, *American Theatres of Today*, Volume 1, (New York,: Architectural Book Publishing Company, 1927)

¹⁰⁶ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 7.

¹⁰⁷ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec. 8, 8.

¹⁰⁸ Gleye, Paul. *The Architecture of Los Angeles*. (Los Angeles: Rosebud Books, 1981), 106.

¹⁰⁹ Aaron Betsky, "ARCHITECTURE : Mann's Chinese Theater: Illusion at Its Best," *Los Angeles Times*, November 07, 1991, http://articles.latimes.com/1991-11-07/news/we-1473_1_mann-s-chinese-theater (June 18, 2015).

¹¹⁰ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 8.

integral part of the moviegoing experience.^{111 112}

Despite its stellar achievements during the 1920s, Meyer and Holler began a dramatic decline after the stock market crash of 1929, when the elder Holler retired and the firm's lavishly ornamental architectural style began to fall out of fashion.¹¹³ By late 1932, in the midst of the Great Depression, a lawsuit brought against the firm by one of its clients, the famed director King Vidor, was sufficient to force Meyer and Holler into bankruptcy.^{114 115}

In 1934, Meyer and the younger Holler reorganized the firm and started a new Meyer and Holler.¹¹⁶ There is evidence that this time they formed a much leaner organization that focused on smaller, less prestigious projects including multiple-unit apartment buildings like the nominated structures, while still retaining the same emphasis on quality that was their hallmark. In contrast to the dozens of employees they employed during the 1920s,¹¹⁷ during the mid-1930s the slimmer Meyer and Holler employed some of the best architects and engineers in Los Angeles, but apparently on a primarily freelance basis.¹¹⁸ One example was Raymond Kennedy, the architect who had designed Grauman's Chinese, who worked for the reorganized Meyer and Holler as a sidelight to his full time job as a professor at USC.¹¹⁹ Another was George Fosdyke, an engineer who had a long and accomplished career stretching from the late 1920s to the early 1960s.¹²⁰

Meanwhile, Mendel Meyer's own personal fortune appears to have tracked the fortunes of his firm. City directories track Meyer's ascent from life in a modest apartment at 842 S. Berendo Street in 1915,^{121 122} to a magnificent new home at 570 N. Normandie Avenue in 1923,^{123 124 125}

¹¹¹ Cinema Treasures, *TCL Chinese Theatre*, <http://cinematreasures.org/theaters/1> (June 14, 2015).

¹¹² Cinema Treasures, *Egyptian Theatre*, <http://cinematreasures.org/theaters/35> (June 14, 2015).

¹¹³ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 6.

¹¹⁴ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 9, 7.

¹¹⁵ Bankruptcy No. 19391-C in the District Court of the United States for the Southern District of California, Central Division, October 10, 1932. On file in the National Archives and Records Administration, Pacific Region, Laguna Niguel, California.

¹¹⁶ Articles of Incorporation of Meyer & Holler, October 8, 1934. On file with the California State Archives, Sacramento.

¹¹⁷ A lawsuit filed by Meyer Holler against one of its clients for services rendered in 1924 indicated that at that time the company had at least 22 employees working in its architectural department alone. *Meyer Holler v. Bowman*, 121 Cal.App.112 (Cal. App. 1932)

¹¹⁸ Alfred E. Willis (personal email communication, April 30, 2015)

¹¹⁹ Alfred E. Willis (personal email communication, April 30, 2015)

¹²⁰ Alfred E. Willis (personal email communication, May 1, 2015)

¹²¹ Mendel Meyer was listed in the 1915 Los Angeles City Directory as maintaining his home at 842 S. Berendo St. Los Angeles City Directory (1915), 1435 (Exhibit 27).

¹²² The 8-unit apartment building at 842 S. Berendo St. was constructed in 1911. (ZIMAS query June 21, 2015 <http://zimas.lacity.org>)

¹²³ Mendel Meyer was listed in the 1923 Los Angeles City Directory as maintaining his home at 570 N. Normandie Ave. Los Angeles City Directory (1923), 2158 (Exhibit 28)

¹²⁴ The structure at 570 N. Normandie Ave. was constructed in 1923. (ZIMAS query June 21, 2015 <http://zimas.lacity.org>)

the year after the Egyptian Theatre was completed. In 1929, the directory listed Meyer's residence as being in Manhattan Beach,¹²⁶ indicating that he spent at least some of his time at what at the time was a growing oceanside retreat worlds away from the metropolis. Yet Meyer and his wife, Mabel, apparently also maintained the Normandie Avenue home until at least 1932,¹²⁷ the year Meyer and Holler went bankrupt.

After 1932, if Meyer's choice of residence is any guide, he and his wife fell on hard times financially. A 1936 directory shows the Meyers living not at the Normandie Avenue home, but in an apartment at the Rampart Arms in the one-posh Westlake district, which was undergoing a steady decline.^{128 129 130 131} At around this time, with the excitement over Beverly Square reaching a fever pitch, Meyer purchased at least one, and probably both, of the two vacant lots on Flores Street that were ultimately developed with the nominated buildings.^{132 133} Remarkably, at about the same time Meyer's partner, Wesley Holler and his wife also purchased the two multi-family lots immediately to the south of the nominated buildings, at 106-110 and 112-116 North Flores Street.^{134 135}

¹²⁵ In 1921, LADBS issued a building permit for a single family 2-story, 8-room house at 570 N. Normandie Ave. reflecting Mendel Meyer as "owner" and Milwaukee Building Company as architect and contractor. The cost of construction was \$17,500.00, an unusually large sum in the early 1920s. *Department of Buildings, Application for the Erection of Frame Buildings*, Permit No. 22679, Sept. 3, 1921 (Exhibit 21).

¹²⁶ Mendel Meyer was listed in the 1929 Los Angeles City Directory as maintaining his residence in Manhattan Beach, with no specific address listed. Los Angeles City Directory (1929), 1527 (Exhibit 29).

¹²⁷ Mendel and Mabel Meyer were listed in the 1932 Los Angeles City Directory as maintaining their home at 570 N. Normandie Ave. Los Angeles City Directory (1932), 1457 (Exhibit 30).

¹²⁸ Mendel and Mabel Meyer were listed in the 1936 Los Angeles City Directory as maintaining their home at 601 S. Rampart Blvd. Los Angeles City Directory (1936), 1256 (Exhibit 32).

¹²⁹ The 54-unit apartment building at 603 S. Rampart Blvd. at the intersection with W. 6th St. and 1 block north of Wilshire was constructed in 1911 and includes the adjoining parcel at 2702-2706 W. 6th St. (also known as 601 S. Rampart Blvd.) (ZIMAS query June 21, 2015 <http://zimas.lacity.org>)

¹³⁰ The Rampart Apartments was an elegant and luxurious apartment building when it was constructed in 1911 and is still standing today. (LSA Associates Inc., *Intensive Survey, Westlake Recovery Community Redevelopment Area, City of Los Angeles* (2009), 13.

¹³¹ The Home Owners Loan Corporation (HOLC), a New Deal-era agency designed to prevent foreclosure by refinancing home loans, sent appraisers to Los Angeles in 1939. Nearly all of Westlake south of Seventh Street was "redlined," meaning it carried the highest perceived risk and therefore the lowest rating for loans. The area north of 6th Street was given the next-lowest rating. The reasons for redlining cited on the appraisal sheets included poorly-maintained aging housing stock and substandard living conditions. (LSA Associates Inc., *Intensive Survey, Westlake Recovery Community Redevelopment Area, City of Los Angeles* (2009), 19.

¹³² City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 9708, April 24, 1936 (Exhibit 22).

¹³³ City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 5147, February 9, 1939 (Exhibit 25).

¹³⁴ In 1936, LADBS issued a building permit for the 3-family building at 112 through 116 N. Flores St., reflecting "Mr. and Mrs. W. C. Holler" as "owner" and Meyer & Holler as contractor. City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 20338, August 7, 1936 (Exhibit 23).

¹³⁵ In 1937, LADBS issued a building permit for the 3-family building at 106 through 110 N. Flores St., reflecting "Mrs. W. C. Holler" as "owner" and reflecting and Meyer & Holler as contractor. City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 22581, July 8, 1937 (Exhibit 24).

Mendel Meyer constructed the first nominated structure at 124-126½ North Flores Street in 1936 at an approximate cost of \$15,000.00.¹³⁶ Three years later, in 1939, his firm, Meyer & Holler, constructed the second nominated structure at 118-122½ North Flores Street at an approximate cost of \$16,000.00.¹³⁷ (Meyer & Holler also built structures on W.C. Holler's two lots in 1936 and 1937, respectively.^{138 139} These buildings are also still intact.¹⁴⁰)

City directories establish that Mendel Meyer and his wife Mabel resided in both of their buildings, one after the other. They lived first at 126 North Flores, moving there no later than 1938 according to the city directory of that year.¹⁴¹ In fact, since the Meyers owned the property, built the structure and then took occupancy so soon after its construction in 1936, it is likely that they constructed the building with the intention of making it their family home. Indeed, the interior finishes and other details of the apartment at 126 North Flores are substantially much more extravagant than the other units in the building, indicating that this unit was intended for the building's owner. Yet while quite luxurious and approximating the size of a small home, the multi-family residence at Beverly Square was surely a very different experience for the Meyers than the mansion on Normandie Avenue and the retreat in Manhattan Beach they had enjoyed during the boom times of the 1920s.

The Meyers apparently moved again in or soon after 1939, the year the second nominated building was completed. The city directory for that year indicates that the Meyers were no longer living at 126 North Flores, and were instead renting their former owner's unit to another family.^{142 143} By 1942, the Meyers had moved across the courtyard to 120 North Flores, a unit located in the second building,¹⁴⁴ and they were renting their former unit at 126 North Flores to three women.^{145 146} Like their prior residence, the Meyers' unit at 120 North Flores was more luxurious and detailed than the other units in the 1939 building, indicating that it was constructed

¹³⁶ City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 9708, April 24, 1936 (Exhibit 22).

¹³⁷ City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 5147, February 9, 1939 (Exhibit 25).

¹³⁸ City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 20338, August 7, 1936 (Exhibit 23).

¹³⁹ City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 22581, July 8, 1937 (Exhibit 24).

¹⁴⁰ ZIMAS query June 21, 2015 (<http://zimas.lacity.org>)

¹⁴¹ Mendel and Mabel Meyer were listed in the 1938 Los Angeles City Directory as maintaining their home at 126 N. Flores St. Los Angeles City Directory (1938), 1415 (Exhibit 33).

¹⁴² The 1939 Los Angeles City Directory lists Nelson Gary, an insurance adjuster, and his wife Helen and a widowed relative, Bertha Gary living at 126 N. Flores St. Los Angeles City Directory (1939), 783 (Exhibit 34).

¹⁴³ The 1939 Los Angeles City Directory lists Mendell [sic] Meyer, but does not provide a home address. Los Angeles City Directory (1939), 1434 (Exhibit 35).

¹⁴⁴ Mendel and Mabel Meyer were listed in the 1942 Los Angeles City Directory as maintaining their home at 120 N. Flores St. Los Angeles City Directory (1942), 1649 (Exhibit 40).

¹⁴⁵ The 1942 Los Angeles City Directory lists Mrs. Warren Knight living at 126 N. Flores St. Los Angeles City Directory (1942), 1342 (Exhibit 38).

¹⁴⁶ The 1942 Los Angeles City Directory lists Mrs. Alice Rich and Gwendolyn Rich, a stenographer at W.R. Rains, living at 126 N. Flores St. Los Angeles City Directory (1942), 2007 (Exhibit 41).

with the intention of being the owner's unit. Nonetheless, the new apartment reflected a significant downsizing from the Meyers' previous quarters in the complex, indicating that despite the continuation of Mendel Meyer's contracting business the Meyers still faced financial challenges during the late 1930s.

In accordance with the intended design of Beverly Square to accommodate multi-family "income property,"¹⁴⁷ the Meyers would have rented out the other 7 units in their complex (and later, an 8th unit built just after World War II¹⁴⁸) to others of modest means who were drawn to the comfortable lifestyle of the Beverly Square neighborhood, thereby providing affordable housing for their tenants while earning income for themselves. Some of these people would have owned cars and worked in downtown, Hollywood or beyond, while others would have taken the city's extensive bus and streetcar system or walked to jobs in shops and offices on the bustling corridors along Beverly Boulevard one block to the north and Third Street two blocks to the south.

Meyer and Holler continued in business through the late 1930s and until 1941,¹⁴⁹ when the onset of World War II caused development activity to again cease, this time in order to preserve resources for the war effort. Upon the dissolution of their partnership, Meyer, who at the time was in his late 60s, retired.¹⁵⁰ Holler, then only in his late 40s, accepted a more stable position at the Signal Oil and Gas Company.¹⁵¹ Thus ended a more than 3-decades long association that paralleled the most significant growth period in Los Angeles history and the boom-and-bust nature of the Los Angeles real estate market.

Mendel Meyer moved to Santa Barbara in November 1954, and spent the final months of his life at the California Hotel, which was owned by his stepson.¹⁵² Meyer died in May 1955.¹⁵³ His wife, Mabel, died a few months later.¹⁵⁴

Meanwhile, sometime between 1942 and 1956, Holler also moved into the Beverly Square neighborhood,¹⁵⁵ apparently from a single family residence at 420 N. Las Palmas Ave. where he had lived during the late 1930s and early 1940s.^{156 157} Holler's new home was at 110 N. Flores

¹⁴⁷ Advertisement, "BUY NOW FOR INCOME AND PROFIT," *Los Angeles Times*, March 8, 1936, V3 (Exhibit 15).

¹⁴⁸ City of Los Angeles, *Department of Building and Safety, Application to Alter, Repair or Demolish and for a Certificate of Occupancy*, Permit No. 15601, May 3, 1948 (Exhibit 26).

¹⁴⁹ Certificate of Dissolution of Meyer & Holler, a California Corporation, April 15, 1941. On file with the California State Archives, Sacramento.

¹⁵⁰ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 6.

¹⁵¹ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 6.

¹⁵² "Mendel Meyer, Veteran L.A. Builder, Dies," *Los Angeles Times*, April 2, 1955, Part II, 2 (Exhibit 20).

¹⁵³ "Mendel Meyer, Veteran L.A. Builder, Dies," *Los Angeles Times*, April 2, 1955, Part II, 2 (Exhibit 20).

¹⁵⁴ Find A Grave, *Mabel Miles Meyer (1882-1955)*, <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=90203309> (June 21, 2015).

¹⁵⁵ The 1956 Los Angeles City Directory lists Wesley C. Holler living at 110 N. Flores St. Los Angeles City Directory (1956), 274 (Exhibit 43).

¹⁵⁶ The 1936 Los Angeles City Directory lists Wesley Holler living at 420 N. Palmas Ave. Los Angeles City Directory (1936), 877 (Exhibit 31).

Street, an apartment in one of the two 3-unit buildings he had presumably owned continuously since constructing them during the mid-1930s, and for a time he also provided his son, Wesley Jr., with another unit in the neighboring building at 112 N. Flores Street.¹⁵⁸ Since the Holler buildings were immediately next door to the Meyer buildings, it is reasonable to assume that for at least some of the 1940s and 1950s, Meyer and Holler were next door neighbors for the first time in their long relationship.

Alfred Willis, acknowledged as the expert on Meyer & Holler, notes that since apartment buildings generally have less visibility and prestige than theaters and hotels, the remaining examples constructed by the firm are rare. “Although the Milwaukee Building Company/Meyer & Holler designed many Los Angeles apartment buildings, several of which were quite innovative, almost none from any period of their activity survive,” Willis says.¹⁵⁹ Moreover, Willis points out that while many of the more prominent commercial buildings designed by the firm in the 1920s are still standing, there is very little physical evidence of the slimmed-down mid-to-late 1930s incarnation of Meyer and Holler remaining in Los Angeles. “Because there are so very few identified built works by Meyer & Holler from the 1930s, the Mendel and Mabel Meyer Courtyard Apartments are extremely important to the documentation of the final phase of their activity,” he says.¹⁶⁰

According to the usual practice of Meyer & Holler,¹⁶¹ the building permits for the nominated buildings do not list any architect by name.^{162 163} However, George J. Fosdyke is listed as engineer on both permits.^{164 165} According to Alfred Willis, “Fosdyke, as an engineer, could easily have designed houses or apartment buildings for Meyer and Holler without the involvement of an architect. Alternatively, in the 1930s, so many architects lacked work that any one of them might have been persuaded to assist an engineer like Fosdyke with design problems on a ‘work for hire’ basis.”¹⁶⁶

Like the partnership that hired him, Mr. Fosdyke had a long and distinguished career in his own right. In 1928, at the age of 25 and only two years out of college, he designed Weatherwolde

¹⁵⁷ The 1942 Los Angeles City Directory lists Wesley Holler living at 420 N. Palmas Ave. Los Angeles City Directory (1942), 1141 (Exhibit 37).

¹⁵⁸ The 1956 Los Angeles City Directory lists Wesley C. Holler living at 110 N. Flores St. and W. Curtis Holler, Jr. (apparently Wesley Holler’s son) living at 112 N. Flores St. Los Angeles City Directory (1956), 274 (Exhibit 43).

¹⁵⁹ Alfred E. Willis (personal email communication, April 28, 2015).

¹⁶⁰ Alfred E. Willis (personal email communication, April 28, 2015).

¹⁶¹ Alfred Willis, “Design-build and building efficiency in the early twentieth century United States,” *Proceedings of the First International Congress on Construction History, Madrid*, (20th-24th January 2003), 2121.

¹⁶² City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 9708, April 24, 1936 (Exhibit 22).

¹⁶³ City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 5147, February 9, 1939 (Exhibit 25).

¹⁶⁴ City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 9708, April 24, 1936 (Exhibit 22).

¹⁶⁵ City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 5147, February 9, 1939 (Exhibit 25).

¹⁶⁶ Alfred E. Willis (personal email communication, May 5, 2015).

Castle (HCM 841) in Tujunga.^{167 168} In 1932, Fosdyke designed the much-lauded Barcelona & Coruña Apartments at 4615-4621 Los Feliz Boulevard, a courtyard apartment complex in the Spanish Colonial Revival style that was popular in the 1920s and early 1930s, which includes lacy wrought-iron balconies, arched entrances, and intricate tile work.¹⁶⁹ In 1933 Fosdyke designed director Ernst Lubitsch's Bel Air home at 268 Bel Air Road.¹⁷⁰ Much later in his career, Fosdyke's firm designed the Culver City Ice Arena (1960) which was declared a City Cultural Resource in Culver City in 2014.¹⁷¹

Conclusion:

Although it could be argued that the Mendel and Mabel Meyer Courtyard Apartments are not as socially significant as other Meyer and Holler structures like the Egyptian Theater, in some ways they are far more significant. These structures are vehicles for a narrative about the lives that made Los Angeles the varied and economically diverse city that it is today. They tell the story of Nelson Gary, an insurance adjuster who lived with his wife and widowed mother at 126 North Flores Street in 1939 and may have driven to his job at 548 S. Spring St. in downtown Los Angeles,¹⁷² or Gwendolyn Rich, who lived with her mother at 126 N. Flores St. in 1942 and might have taken the city bus and streetcar system to get to her job as a stenographer at a law firm at 453 S. Spring St.,^{173 174} or Jacob Lince, the president of an automobile finance company who lived at 124 N. Flores Street in 1942 with his wife, son and daughter-in-law^{175 176} and who almost surely drove his own car to his office at 728 N. Highland Ave. in Hollywood.¹⁷⁷

And, of course, these buildings tell the story of Mendel Meyer, who rocketed to the top of the development world during the Roaring 20s, then crashed with the Great Depression, reinvented himself, and then finally, in the waning days of his career, moved with his wife Mabel into a

¹⁶⁷ Cecilia Rasmussen, "Bulldozer Unveils Castle in the Woods, and Controversy," *Los Angeles Times*, August 28, 2005 (<http://articles.latimes.com/2005/aug/28/local/me-then28>).

¹⁶⁸ George J Fosdyke, *Desirable Homes* (Los Angeles, California, Geo. J Fosdyke, 1955), 3.

¹⁶⁹ Stefanos Polyzoides, Roger Sherwood, James Tice, *Courtyard Housing in Los Angeles* (Princeton Architectural Press, 1992), 149.

¹⁷⁰ "Permit for Large Home Requested" *Los Angeles Times*, September 24, 1933, Part L (Exhibit 6).

¹⁷¹ Architectural Resources Group, Inc., *Culver City Ice Arena Historic Resource Evaluation*, (April 15, 2014), 13.

¹⁷² The 1939 Los Angeles City Directory lists Nelson Gary, an insurance adjuster, and his wife Helen and a widowed relative, Bertha Gary living at 126 N. Flores St., and lists Mr. Gary's business address as 548 S. Spring St. in Downtown Los Angeles. Los Angeles City Directory (1939), 783 (Exhibit 34).

¹⁷³ The 1942 Los Angeles City Directory lists Mrs. Alice Rich and Gwendolyn Rich, a stenographer at W.R. Rains, living at 126 N. Flores St. Los Angeles City Directory (1942), 2007 (Exhibit 41).

¹⁷⁴ The 1942 Los Angeles City Directory lists the address of W.R. Rains, lawyers at 453 S. Spring, Room 1100. Los Angeles City Directory (1942), 2796 (Exhibit 42).

¹⁷⁵ The 1942 Los Angeles City Directory lists Jacob Lince, his wife Mabel, Jack B. Lince and his wife Florence as all living at 124 N. Flores St., and states Jacob Lince's occupation as president of the Western State [sic] Acceptance Corporation. Los Angeles City Directory (1942), 1447 (Exhibit 39).

¹⁷⁶ The 1942 Los Angeles City Directory lists the address of Western States Acceptance Corporation as 728 N. Highland Avenue. Los Angeles City Directory (1942), 2849 (Exhibit 36).

¹⁷⁷ Western States Acceptance Corporation was an automobile finance company as of 1930. *Western States Acceptance Corp. v. Bank of Italy*, 104 Cal. App. 19 (Cal. Ct. App. 1930).

simple but stylish multi-family dwelling, where together they provided comfortable, convenient and affordable housing to 8 other families of modest means in one of Los Angeles' first automobile-focused suburbs.

Epilogue:

These two important structures are in imminent danger of being torn down by a developer and replaced with a small-lot subdivision consisting of 11 four-story townhouses that resemble square silos separated only by driveways and parking spaces. The proposed project would not merely destroy a vital piece of the memory of Mendel and Mabel Meyer. It would also deface a historically intact block of North Flores Street and the larger Beverly Square historic district documented by Survey LA, and would irrevocably undermine the quality of life in a tightly-knit Los Angeles neighborhood that still functions much as it did when it was devised in the crucible of the Great Depression.

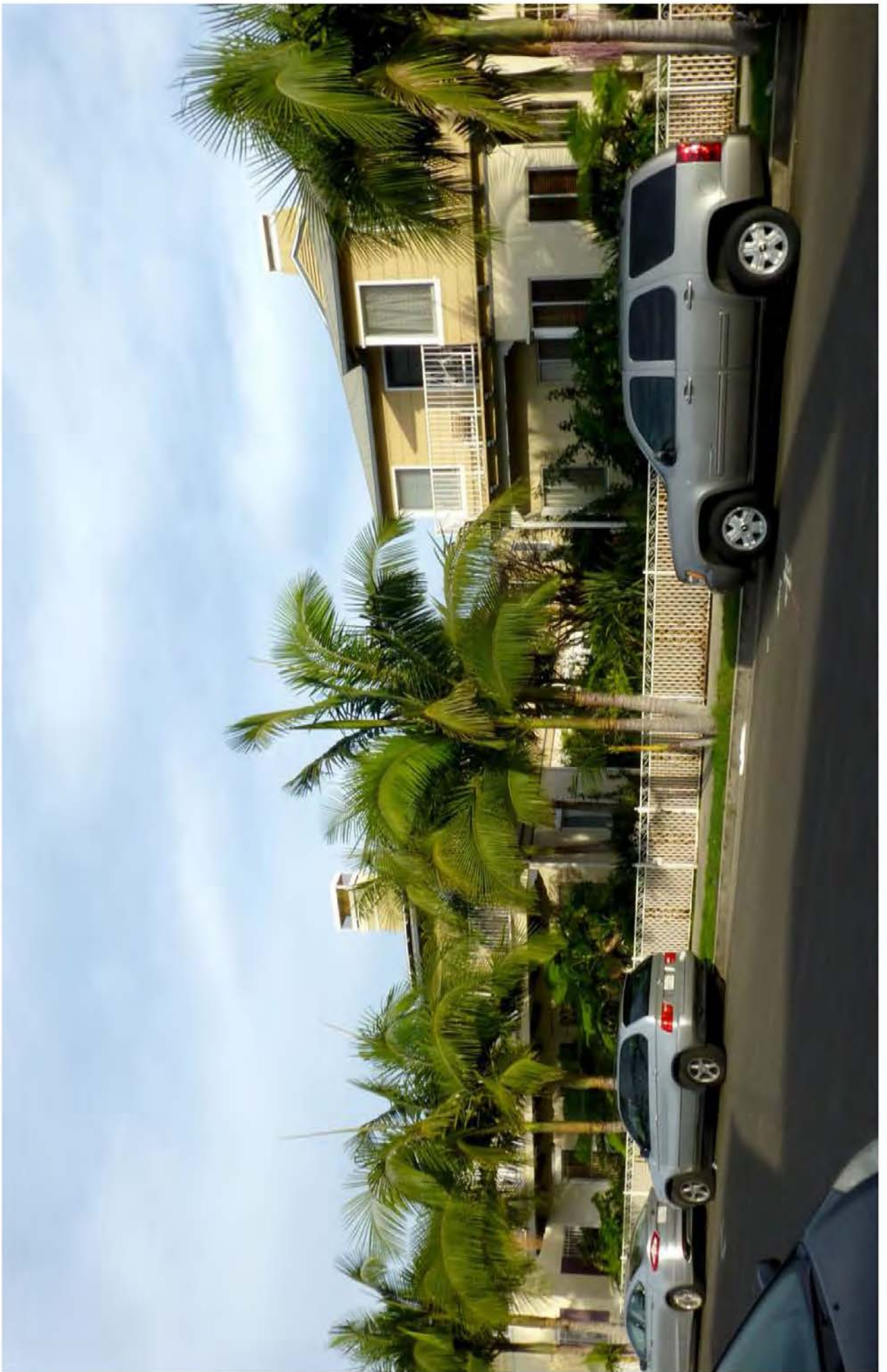
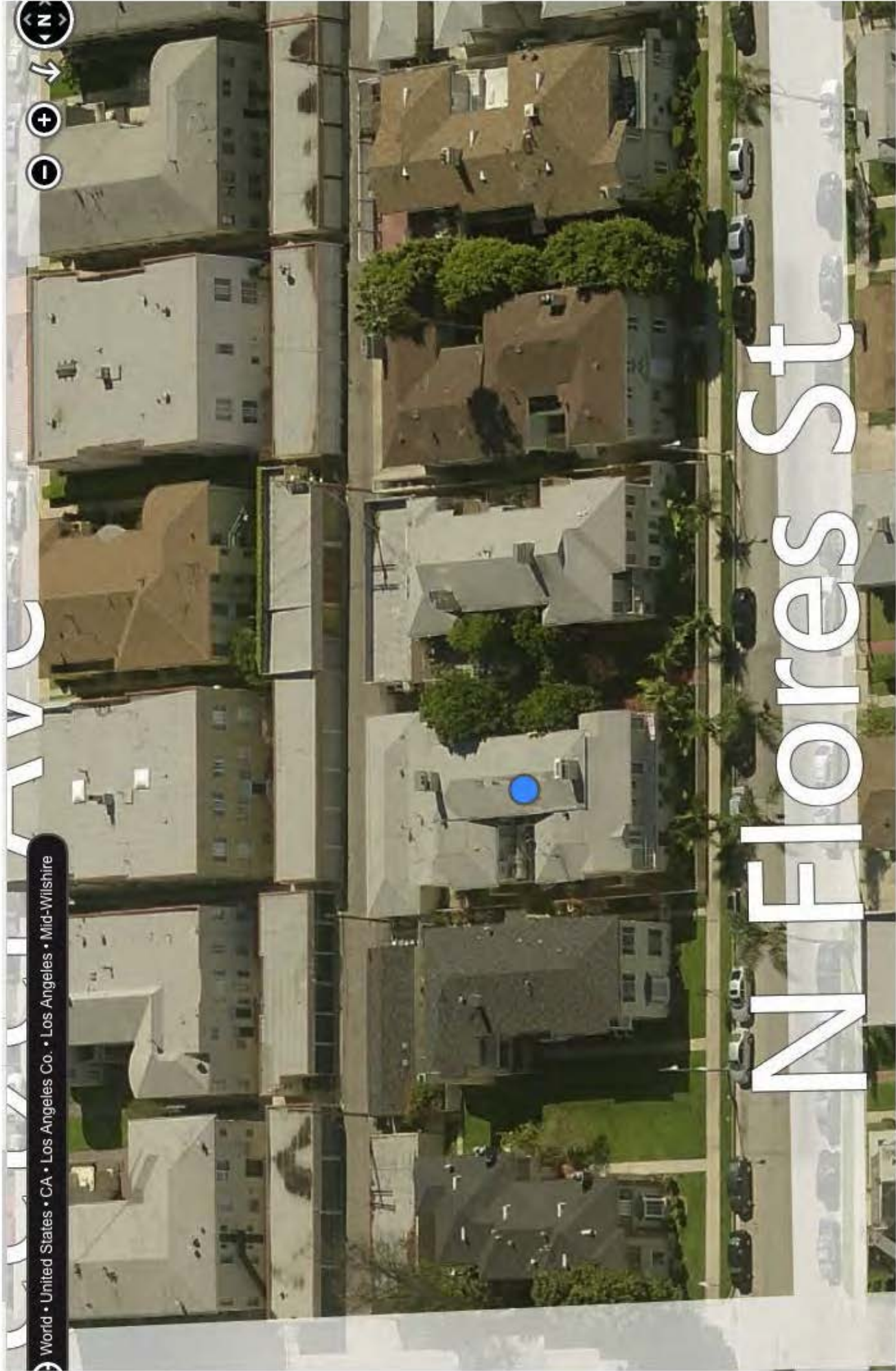


Exhibit 1



Exhibit 2

Exhibit 3



Beverly Square Multi-Family Residential Historic District

Exhibit 4



- Contributing structures
- Threatened structures
- Beverly Sq Subdivision
- SurveyLA Beverly Sq Multi-Family Residential Historic District

Of the original Beverly Square subdivision, as published in the Los Angeles Times in 1936, 112 of 132 or more then 84% of the structures contribute to this historic neighborhood.

In SurveyLA's Beverly Square Multi-Family Residential Historic District's 38 properties, 95% contribute to its significance.

WE MAKE A 60 PER CENT BUILDING LOAN
and are practical builders.

MILWAUKEE BUILDING CO.,

MILWAUKEE BUILDING CO.,

MILWAUKEE BUILDING CO.,

310 Wright & Callender bldg.

Phones—10751; Main 3775.

6-5-3m

Permit for Large Home Requested

Application has been made to the building department for permission to construct a two-story residence at 266 Bel-Air Road, West Los Angeles, at a cost of \$21,000, for E. Lubitch. George J. Fosdyke is the engineer and W. G. Willrich is the general contractor.

The new structure will contain fifteen rooms, will have a ground dimension 53x115 feet and is to be of masonry, frame and stucco construction.

Income Area's Activity Told

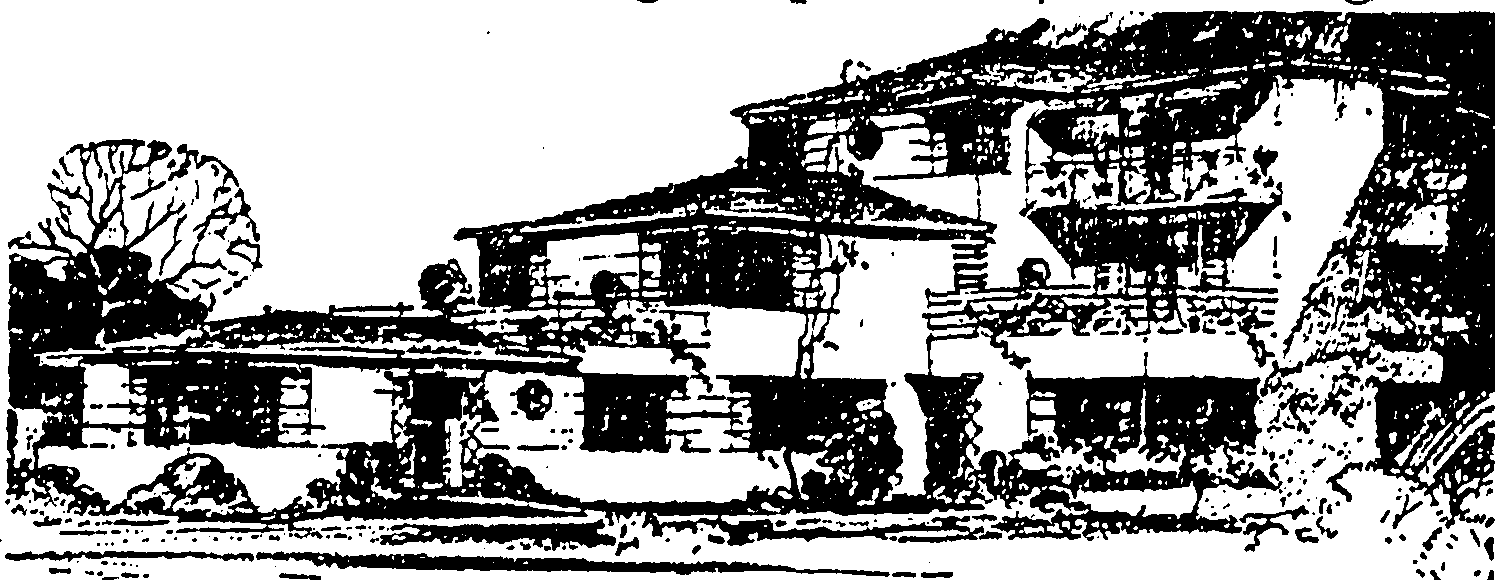
A new activity spurt at Beverly Square, a Capital Company residential income development on Beverly Boulevard, west of Fairfax avenue, is reported by L. J. Burrud, director of subdivision sales for the company.

A \$100,000 street improvement and public utility program there has been completed.

Construction has been started on a modernistic-design, four-family studio apartment building on King's Road. Structure and site represent an investment of \$17,000, Mr. Burrud disclosed. The structure was designed by Architect Milton J. Black and contains four studio apartments so planned that large deck areas, sun porches and gardens are available for each apartment. A penthouse apartment is a feature of the building.

NOVEMBER 10, 1935.—[PART V.]

Modernistic-Design Apartment Building



A modernistic-design, four-family studio apartment building, of which the above is an architectural sketch, is under construction at 111 South King's Road, Beverly Square, a Capital Company residential-income development on Beverly Boulevard, west of Fairfax avenue. A feature of the plans is the penthouse apartment on the third story. Site and structure represent an investment of \$17,500. The building was designed by Architect Milton J. Black. Construction is by Churchill Construction Company.

Beverly Square Building Started

Construction of a four-family studio apartment has been started by the Ralph G. Wolff Company in Beverly Square, Capital Company development on Beverly Boulevard west of Fairfax avenue.

The structure, first in a series to be constructed by the Wolff company, represents an investment of approximately \$18,000.

It is the third new building started in the past week in that area, according to L. J. Burrud, director of subdivision sales of the Capital Company.

PENTHOUSE STUDIOS
BEVERLY SQUARE

THE "HOT SPOT"
of RESIDENTIAL
INCOME
PROPERTY

NEW IDEAS
NEW ACTIVITY
NEW DESIGNS
NEW BUILDINGS

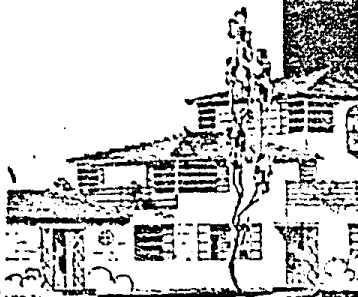
DUPLEX
TRIPLEX
and
FOUR FAMILY
PENTHOUSE
STUDIO APTS.

now under
construction
SEE TODAY

TRACT OFFICE
8302 Beverly Blvd.
For Information Call
YORK 4317

*Capital
Company*

SUBDIVISION DEPARTMENT
MADison 2611 Station 34
649 So. Olive Los Angeles



ON BEVERLY BLVD. and
W. THIRD ST. beyond FAIRFAX

AT LEAST SOMETHING NEW IN INCOME PROPERTY

a purchaser."

Evolution

"Hammers Are Ringing"

Where, six months ago a golf driving range and plowed fields greeted the eye from Beverly Boulevard, today a new Capital Company development — Beverly Square — is rapidly taking form, according to L. J. Burrud, director of subdivision sales for this company.

"More than \$100,000 has already been expended on improvements, paved streets, ornamental lights, palm trees, and all utilities are in. Hammers are ringing on an interesting array of multiple unit, income residential properties and if one needs physical evidence that the real estate tide has turned, it is well," declared Burrud.

ha

48

Contracts for New Structures Total \$175,000

Contracts amounting to \$175,000 for thirteen new multiple unit dwellings for Beverly Square, new Capital Company residential income development, between Beverly Boulevard and Third street, just west of Fairfax, have been awarded in the past two weeks, L. J. Burrud, director of subdivision sales for the company, reports.

This new residential section, recently improved at a cost of more than \$100,000, has met with large success, he stated.

"The studio apartment idea has been efficiently developed in the new architecture of Beverly Square and both the modern and the Monterey type of design have been very successfully used to combine artistic effect with large, roomy, practical suite arrangements," Mr. Burrud said.

Myron Hunt and H. C. Cham-

for the new addition.
The unit is intended to con-

story reinforced concrete struc-
ture.

BUILD NOW FOR INCOME AND PROFIT

BEVERLY SQUARE

A New Idea

**Penthouse Studio Apartments
Multiple Units**

**Now Under Construction
Distinctive . . . Original . . . Convenient**

Sites Sold at Today's Low Prices.

Financing Arranged. Investigate the possibilities of
this project as a hedge against possible inflation.

See Today

BEVERLY SQUARE

Just west of Fairfax on Beverly Blvd. and Third St.

**Tract Office 8302 Beverly Blvd.
For information call YOrk 4317**

Capital Company

**SUBDIVISION DEPARTMENT
Madison 2611...Station 34
649 So. Olive St., Los Angeles**



**ALL CONVENIENCES • TRANSPORTATION • SCHOOLS
CHURCHES • SHOPS • FAST ARTERIES TO TOWN
"The Best Buy in Los Angeles"**

Building Activity in Residential Area Seen

Construction activity at Beverly Square on Beverly Boulevard just west of Fairfax avenue, is indicated



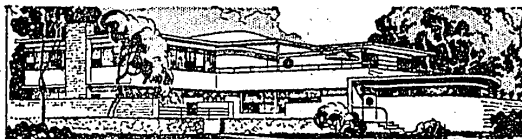
by the number of multiple unit studio apartment buildings now under construction and those planned for immediate building, according to L. J. Burrud, director of subdivision sales for Capital Company, developers of that new income residential area.

L. J. Burrud Each multiple unit is so placed on the site that open courtyards face each other to assure ample sunlight and air space.

Several leases have been made on advance rental reservations in units not yet completed which, according to Mr. Burrud, indicates extensive interest in the property by home seekers.

now being constructed .

enth street, for Robert B. Hedberg.



A modern duplex...three-family income producing unit...designed especially for Beverly Square

BUY NOW FOR

See BEVERLY SQUARE

"The Best Buy in Town"

• A New Idea in Income Residential Property. Many new multiple units now under construction.

• See the new designs in Studio Pent House Apartments...Duplexes...Triplexes planned for maximum income and convenience.

• Prices for Sites have not yet been raised...You can still buy at opening, low prices.

COME TODAY

*A Capital
Company*
DEVELOPMENT

TRACT OFFICE

8302 Beverly Boulevard
YOrk 4317

Beverly Blvd. to 3rd
8 Blocks W. of Fairfax

GOOD REAL ESTATE

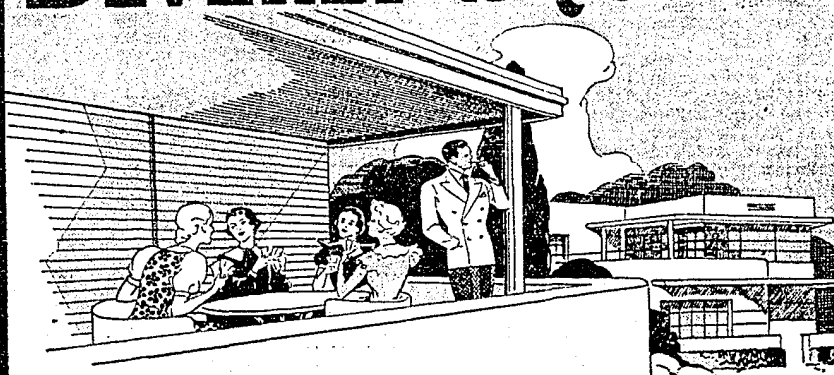
INCOME AND PROFIT!

UP! GOING UP!
STATE STREET

THE SMARTEST PLACE IN TOWN TO LIVE.

VISITORS WELCOME TO

Open House in BEVERLY SQUARE



A Delightful new home-place in the heart of town. See today the latest conveniences in large, new, studio apartments now ready at reasonable RENTS.

Beverly Square... Close in. Convenient. Fast Transportation. Schools. Shops. Churches. Theatres near by.

Distinctively Different... Roomy. Quiet. Gardens. Sunny. Airy. Clean. Thoroughly modern with Large Living Rooms. Upstairs Bedrooms. Terraces. Balconies. Patios. Venetian Blinds. Some with Fireplaces. Garages. Brand new. Never Occupied. Beautifully decorated. Complete Homes at Apartment Prices.

INVESTORS • BUILDERS • ATTENTION

BEVERLY SQUARE is the outstanding income Property offered today. Come see the scores of new buildings under construction. Study the income possibilities. Investigate building financing available. Sites priced to your advantage.

Buy Now

FOR INCOME AND PROFIT.

A *Capital Company*
DEVELOPMENT

TRACT OFFICE... 8 Blocks West of FAIRFAX
at 8302 BEVERLY BOULEVARD
Telephone York 4317

CAPITAL COMPANY SUBDIVISION DEPARTMENT
649 South Olive St. Los Angeles Telephone TRinity 4353



A New Design FOR LIVING

You may now enjoy a smart, new,
ultra-modern studio apartment home
plus *Income* in distinctive

BEVERLY SQUARE

The Delightful, New, Capital Company Income
Residential Development on Beverly
Boulevard Just West of Fairfax

Property values are rapidly increasing... Rentals steadily rising... Close-in modern apartments in demand... Study the possibilities of future enhancement and the advantages of living in this delightful environment, combined with earning capacity and income... Investors and builders alike should investigate now the splendid success of Beverly Square and the close-in conveniences of this modern development... Building sites... Completed studio apartments... for sale... on terms.

Drive Out Today

TRACT OFFICE
8302 Beverly Blvd. . . Telephone YOrk 2183

A *Capital Company* DEVELOPMENT
Subdivision Dept. 649 So. Olive St. TUcker 6719



For Lease: A few ultra-smart, unfurnished 1, 2 and 3 bedroom studio apartments... now available.

COMMERCE AND TRADE

Los Angeles Times

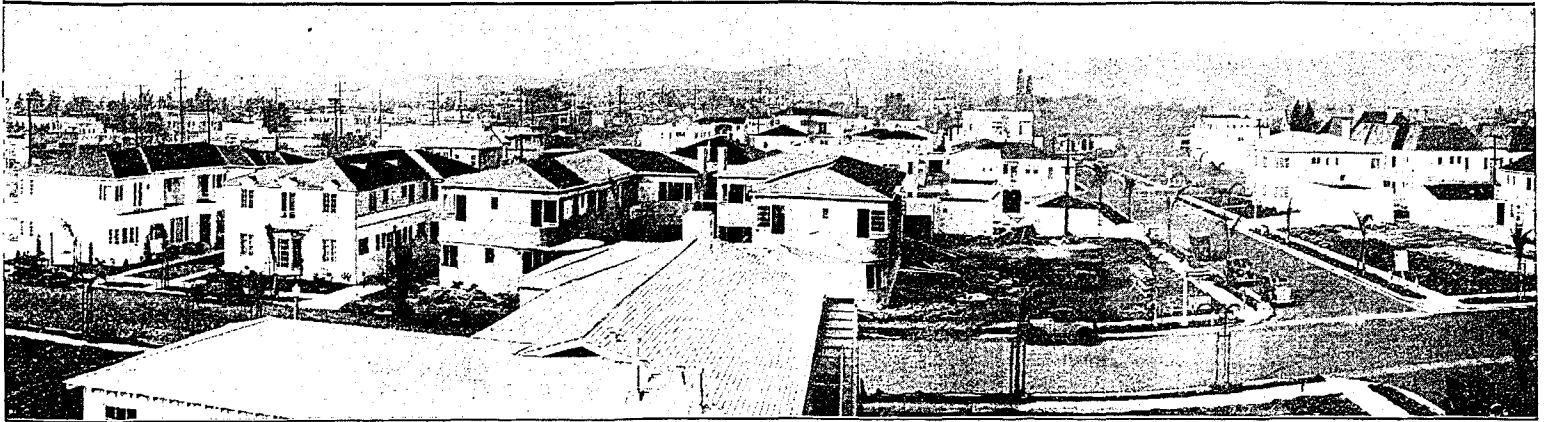
HOMES AND BUILDERS

VOL. LVI

SUNDAY MORNING, DECEMBER 13, 1936.

PART V [Copyright, 1936, by the Times-Mirror Company]

POWERFUL PROOF THAT LOS ANGELES SPEEDS ITS GROWTH AS GREAT RESIDENTIAL CENTER



Here's a partial present-day view of Beverly Square, residential-income area that only a year ago was a golf-driving range. In the Beverly Square tract, bounded at the north by Beverly Boulevard, at the south by Third street and at the east and west by Harper and Orlando avenues, respectively, studio-apartment buildings totaling \$650,000 have been constructed in the past year.

Office and Store Structure Rises on Beverly Blvd.

A Colonial-style office and store building is being constructed at the southeast corner of Beverly Blvd. and Sweetzer Ave. for Burton L. Stevens. The new structure has frontage of 103 feet on the boulevard and 110 feet on the avenue. Construction is of reinforced brick with concrete pilasters and roof of gray slate. The building will contain nine stores, three offices facing Sweetzer Ave. being reserved for doctors, dentists and X-ray offices.

Total investment in the structure and site is \$44,000 it was announced. Construction is by James R. Reese.

Mendel Meyer, Veteran L.A. Builder, Dies

SANTA BARBARA, April 1—Mendel Meyer, 80, building contractor who built the Grauman's Chinese and Egyptian Theaters, the ninth Church of Christ, Scientist, the Quinby Building and other imposing structures in Los Angeles, died here today.

Mr. Meyer was born in the family home on Main St., between 3rd and 4th Sts., in Los Angeles, Oct. 7, 1874, and was a graduate of the old Los Angeles High School. He was with the Milwaukee Building Co., which operated from the Wright & Callendar Building, and its successor concern, Meyer & Holler. He retired in 1936.

Besides building numerous office buildings, theaters and churches, Mr. Meyer also constructed a number of residences.

Moved to Santa Barbara

Since his retirement he lived in Los Angeles, Santa Barbara and Glendale. Last November he moved to Santa Barbara, living in the California Hotel owned by his stepson, Miles R. Gray.

Besides his stepson he leaves his widow, Mrs. Mabel Miles Meyer; two sisters, Mrs. Laura Loewenthal and Mrs. Stella Carlisle, both of Los Angeles, and three nieces, Miss Natalie Loewenthal, Los Angeles, and Mrs. Margaret Cretser and Mrs. Verner Dobinson, both of San Francisco.

Funeral services will be conducted at 2 p.m. tomorrow in the Welch & Ryce Chapel here.

All Applications must be filled out by Applicant

Blgr. Form 2

PLANS AND SPECIFICATIONS
and other data must also be filed

BOARD OF PUBLIC WORKS

2

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings CLASS "D"

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 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.

TAKE TO ROOM No. 6 FIRST FLOOR	{	Lot <u>79</u> Block _____	{	O. K. City Clerk By _____
CITY CLERK PLEASE VERIFY		(Description of Property) <u>Ardmore Hts</u> <u>As per maps Book 2nd Page 132</u> <u>of Records of L.A. County</u>		
TAKE TO ROOM No. 405 SOUTH ANNEX	{	Dist. No. <u>51</u> M. B. Page <u>5</u> F. B. Page _____	{	O. K. City Engineer By _____
ENGINEER PLEASE VERIFY		No. _____ <u>570-N Normandie</u> Street (USE INK OR INDELIBLE PENCIL)		

- Purpose of Building Dwelling No. of Rooms 8 No. of Families 1
- Owner's name Mondal Mayor Phone 10751
- Owner's address 315 W.C. Bldg.
- Architect's name Milwaukee Bldg. Co Phone 10751
- Contractor's name same Phone _____
- Contractor's address same
- ENTIRE COST OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sowers, Corroplis, Elevators, Painting, Finishing, etc.) \$ 17500.00
- Any other building on the lot? no How used? _____
- Size of proposed building 35 x 58 Height to highest point 24' above 1st floor feet
- Number of stories in height 2 Character of ground adobe loam
- Material of foundation concrete Size of footings 16" Size wall 12" Depth below ground 12"
- Material of chimneys brick Number of inlets to flue 1 Interior size of flues 12 x 12"
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6" Girders 4 x 6"
EXTERIOR studs 2 x 6" INTERIOR BEARING studs 2 x 4" Interior Non-Bearing studs 2 x 3"
Ceiling joist 2 x 4" Roof rafters 2 x 6" x 2 x 4" FIRST FLOOR JOISTS 2 x 6"
Second floor joists 2 x 10" Specify material of roof shingles
- Will all provisions of State Dwelling House Act be complied with? yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here) Milwaukee Bldg. Co
(Owner or Authorized Agent.) Jones

FOR DEPARTMENT USE ONLY			
PERMIT NO. <u>22679</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K. <u>SEP 13 1921</u> Clerk.	Stamp here when permit is issued <u>SEP 13 1921</u> DOUBLED

Exhibit 21

[Faint handwritten notes and markings are visible across the page.]

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 Board of 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. 79

Tract 10389

Location of Building 132 1/2 4th St No Kings Rd
 (House Number and Street)

Between what cross streets Beverly & 1st St

Approved by
 City Engineer

USE INK OR INDELIBLE PENCIL

1. Purpose of building Apartment Families 4 Rooms 20
 (Store, Residence, Apartment House, Hotel, or any other purpose)

2. Owner (Print Name) MR & MRS MENDEL MEYER

3. Owner's address Washington & Hill St

4. Certificated Architect None State License No. Phone

5. Licensed Engineer Geo. Fiedyk State License No. 4822 Phone

6. Contractor None yet State License No. Phone

7. Contractor's address

8. VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$ 15,000.00

9. State how many buildings NOW on lot and give use of each. None
 (Store, Residence, Apartment House, Hotel, or any other purpose)

10. Size of new building 40 x 80 No. Stories 2 Height to highest point 38' Size lot x

11. Type of soil Loam Foundation (Material) Conc Depth in ground 12"

12. Width of footing 16" Width of foundation wall 8" Size of redwood sill 3 x 8

13. Material exterior wall Frame Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4

14. Joist: First floor 2 x 6 Second floor 2 x 10 Rafters 2 x 4 Material of roof Shingle

15. Chimney (Material) Br Size Flue 7 x 11 No. inlets each flue 2 Depth footing in ground 12"

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 Ordinance 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 Mendel Meyer
 (Owner or Authorized Agent)

Plans, Specifications and other data must be filed if required.

By By S. J. B.

PERMIT NO. 9708	FOR DEPARTMENT USE ONLY <u>5472</u>				Fee <u>48.00</u> Stamp here when Permit is issued <u>At H 24 14.35</u>
	Plans and Specifications checked <u>Hastings</u>	Zone <u>R-1</u>	Fire District <u>110</u>		
	Corrections verified <u>None</u>	Bldg. L.P. <u>None</u>	Street Widening <u>None</u>		
	Plans, Specifications and Application rechecked and approved <u>None</u>	Application checked and approved <u>None</u>		Clerk	
PLANS <u>None</u>	For Plans See	Filed with	SPRINKLER Valuation Included		Inspector <u>S. J. B.</u>

Exhibit 22

FOR DEPARTMENT USE ONLY			
Application <i>pm</i>	Fire District <i>Am</i>	Bldg. Line	Forced Draft Ventil.....
Construction	Zoning	Street Widening	

(1) REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(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)

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

.....Street

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

(4) There will be an unobstructed passageway at least ten (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)

REMARKS: *Variance granted by Board of City Planning Comm. to permit 10' front in keeping with proposed 10' building line not before City Council*

PLAN CHECKING

RECEIPT NO. *6658*

VALUATION \$ *15,000*

FEE PAID \$ *25.00*

*Agnes B. Freeman
by H.E. Smith*

Certificate 5599

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building

OF
CLASS "D" + Class A Garage

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of 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. 81 TR. 10389

Tract 112-114-116 N. Flores

Location of Building 112-114-116 N. Flores
 (House Number and Street)

Between what cross streets Beverly & First

Approved by
 City Engineer

Duty.

USE INK OR INDELIBLE PENCIL

- Purpose of building Apartment House - Garage Families 3 Rooms 14
- Owner (Print Name) MR & MRS W. C. HOLLER Phone 0189 E. M.
- Owner's address 306 N. Vermont Ave
- Certificated Architect Geo J. Fosdyke State License No. 12894 Phone 0189 E. M.
- Licensed Engineer Geo J. Fosdyke State License No. 12894 Phone 0189 E. M.
- Contractor Wm. Meyer & Holler State License No. 12894 Phone 0189 E. M.
- Contractor's address 306 N. Vermont Ave
- VALUATION OF PROPOSED WORK 20,000.00
 Including: all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.
- State how many buildings NOW on lot and give use of each None
 (Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 45 x 110 No. Stories 2 Height to highest point 32 Size lot 58 x 130
- Type of soil Loam Foundation (Material) Conc Depth in ground 12"
- Width of footing 16" Width of foundation wall 8" Size of redwood sill 2 x 6
- Material exterior wall W. C. Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 6 Second floor 2 x 12 Rafters 2 x 4 Material of roof Shingle
- Chimney (Material) Brick Size Flue 8 x 13 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 Ordinance 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. (Owner or Authorized Agent)

Plans, Specifications and other data must be filed if required.

By Geo J. Fosdyke

PERMIT NO. 20338	FOR DEPARTMENT USE ONLY <u>52672</u>				Fee <u>6.80</u> Stamp here when Permit is issued <u>AUG 7-1936</u>
	Plans and Specifications checked <u>Home</u>	Zone <u>R4</u>	Fire District <u>No 10</u>		
	Corrections noted <u>Home</u>	Bldg. Line <u>10</u> Ft.	Street Widening <u>—</u> Ft.		
	Plans, Specifications and Application rechecked and approved <u>Home</u>	Application checked and approved <u>5/7/36</u> <u>Lib</u> Clerk			
PLANS <u>112-114-116 N. Flores</u>	For Plans See	Filed With	SPRINKLER		Inspector <u>OK B. B. B.</u>
CERTIFICATE NO. 5714					

FOR DEPARTMENT USE ONLY			
Application <i>Morris</i>	Fire District <i>Morris</i>	Bldg. Line <i>10' Flr</i>	Forced Draft Ventil.....
Construction <i>Morris</i>	Zoning	Street Widening	

(1) REINFORCED CONCRETE

Barrels of Cement *40*

Tons of Reinforcing Steel *2*

(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)

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

..... Street

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

(4) There will be an unobstructed passageway at least ten (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)

REMARKS:

PLAN CHECKING

RECEIPT NO. *8547*

VALUATION \$ *20000.00*

FEE PAID \$ *30.00*

8-7-36
IN COMPLIANCE WITH RESOLUTION OF
THE BOARD OF
CITY PLANNING COMMISSIONERS
AS PROVIDED BY SEC. 12, ORD. NO. 72,149
APPROVED *10' Front Yard*
BY *Harold Houston*

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

BUILDING LINE AGREEMENT

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 *10* 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) *Meyer & Stoller*
Wesley Stoller
Owner or Authorized Agent.

Bldg. Form 60

Intention
10' DOL

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 Board of 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. 82

Tract 10389

Location of Building 106-08-10 No. Flores St.
(House Number and Street)

Between what cross streets 1st & Beverly

Approved by
City Engineer

Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Apartment - Garage Families 3 Rooms 18
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Owner (Print Name) MRS. W. C. HOLLER Phone

3. Owner's address 306 N. Vermont Ave

4. Certificated Architect State License No. Phone

5. Licensed Engineer Geo. J. Fordyke State License No. 4822 Phone 716538

6. Contractor Meyer & Haller State License No. 3175 Phone

7. Contractor's address 306 N. Vermont Ave. 19200. 1005

8. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$ 15000.00

9. State how many buildings NOW on lot and give use of each None
(Store, Residence, Apartment House, Hotel, or any other purpose)

10. Size of new building 41 x 110 No. Stories 2 Height to highest point 23 Size lot 58 x 130

11. Type of soil Loam Foundation (Material) Conc Depth in ground 1'0"

12. Width of footing 1-4 Width of foundation wall 8 Size of redwood sill 2 x 6

13. Material exterior wall Stucco Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4

14. Joist: First floor 2 x 6 Second floor 2 x 10 Rafters 2 x 4 Material of roof Shingles

15. Chimney (Material) Brick Size Flue 8 x 13 No. inlets each flue 1 Depth footing in ground 12"

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 Ordinance 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.

Plans, Specifications and other data must be filed if required.

Sign here Geo. J. Fordyke
(Owner or Authorized Agent)

By J. L. Dumas

PERMIT NO. 22581	Plans and Specifications checked <u>Permit</u>		Zone <u>R4</u>	Fire District <u>100</u>	Stamp here when Permit is issued JUL -8 1937
	Corrections verified <u>Examine</u>		Bldg. Line <u>10</u> Ft.	No. Street Widening <u>10</u> Ft.	
	Plans, Specifications and Application rechecked and approved <u>W. C. Holler</u>		Application checked and approved <u>10/37 J. L. Dumas</u> Clerk		
	For Plant Sec. Filed with		SPRINKLER Specified Valuation Included Specified Valuation		
Inspector <u>J. L. Dumas</u>					

FOR DEPARTMENT USE ONLY			
Application <u>9</u>	Fire District <u>9</u>	Bldg. Line <u>10' from</u>	Forced Draft Ventil.
Construction	Zoning	Street Widening	
(1) REINFORCED CONCRETE		(2) The building referred to in this Application will be more than 100 feet from	
Barrels of Cement <u>100</u>		Street	
Tons of Reinforcing Steel <u>2 1/2</u>		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.		(4) There will be an unobstructed passageway at least ten (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)		Sign Here _____ (Owner or Authorized Agent)	

REMARKS:

PLAN CHECKING

RECEIPT NO. 15329
 VALUATION \$ 19200.00
 FEE PAID \$ 30.00

CITY OF LOS ANGELES
 DEPARTMENT OF BUILDING AND SAFETY
 BUILDING LINE AGREEMENT

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 10' 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) [Signature]
 Owner or Authorized Agent.

Bldg. Form 50

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 Board of 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. 80

 Tract 10389

 Location of Building 118-1/2-20-22 No. Flores St.
(House Number and Street)
Between what cross streets Beverly & 1st St.

 Approved by
City Engineer

Deputy.

USE INK OR INDELIBLE PENCIL

- Purpose of building APARTMENT Families 4 Rooms 18
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) MRS. E. MRS. MEUDEL MEYER Phone MD 11124
- Owner's address 306 NO. VERMONT AVE.
- Certificated Architect none State License No. 4822 Phone
- Licensed Engineer Geo. Fosdyke State License No. Phone
- Contractor MEYER & HOLLER State License No. 3175 Phone MD 11124
- Contractor's address 306 NO. VERMONT AVE.
- VALUATION OF PROPOSED WORK {including all labor and material and all permanent fixtures, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$16,000.00
- State how many buildings NOW on lot and give use of each NONE
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 35 x 80 No. Stories 2 Height to highest point 23 Size lot 58 x 120
- Type of soil Foundation (Material) CONC. Depth in ground 12"
- Width of footing 16" Width of foundation wall 8" Size of redwood sill 2 x 6
- Material exterior wall STUCCO Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 6 Second floor 2 x 12 Rafters 2 x 4 Material of roof SHINGLES
- Chimney (Material) BRICK Size Flue 13 x 13 No. inlets each flue 2 Depth footing in ground 12

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 Ordinance 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 Meyer & Holler

(Owner or Authorized Agent)

Plans, Specifications and other data must be filed if required.

 By Jack J. Macdonald

FOR DEPARTMENT USE ONLY 5472				Fee <u>51.00</u>	
PERMIT NO. 5147	Plans and Specifications checked <u>Sumad</u>	Zone <u>R4</u>	Fire District <u>No</u>	Stamp here when Permit is issued <u>1-8-9 1938</u>	
	Corrections verified <u>Sumad</u>	Subd. Line <u>10 ft.</u>	Street Widening <u>no</u>		
	Plans, Specifications, and Application checked, signed and approved <u>William J. Price 2/9/38</u>				
PLANS Rec'd <u>1/31/38</u>	For Plans fee	Filed with	Specified	Permit fee	Initials <u>K. Mott</u>

 Exhibit 25 CATE No. 6995

FOR DEPARTMENT USE ONLY			
Application	Fire District <i>CP</i>	Bldg. Line <i>CP</i>	Forced Draft Ventil.
Construction	Zoning <i>CP</i>	Street Widening <i>CP</i>	

(1) **REINFORCED CONCRETE**

Barrels of Cement.....

Tons of Reinforcing Steel.....

(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)

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

..... Street

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

(4) There will be an unobstructed passageway at least ten (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)

REMARKS:

PLAN CHECKING

RECEIPT NO. *2592*

VALUATION \$ *10000*

FEE PAID \$ *30.00*

3

APPLICATION TO ALTER, REPAIR OR DEMOLISH AND FOR A Certificate of Occupancy

Form B-3-30M-10-47
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 80
Tract 12359
Location of Building 118-1/2-120-122-1/2 N Flores Street
(House Number and Street)
Between what cross streets Beverly Blvd. & First St.
Approved by City Engineer R.B.
Deputy.

USE INK OR INDELIBLE PENCIL

- Present use of building APARTMENT Families 4 Rooms 20
(Store, Dwelling, Apartment House, Hotel or other purpose)
- State how long building has been used for present occupancy 8 YRS.
- Use of building AFTER alteration or moving SAME Families 5 Rooms 21
- Owner MENDEL MEYER Phone _____
(Print Name)
- Owner's Address X P. O. Box 51 S. LAGUNA
- Certificated Architect JACK H. MACDONALD State License No. C-517 Phone TR-7347
- Licensed Engineer do State License No. 6254 Phone do
- Contractor OWNER State License No. _____ Phone _____
- Contractor's Address SAME
- VALUATION OF PROPOSED WORK
including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon. \$3,000.00 ON!
- State how many buildings NOW 2 APT. & GARAGE
on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)
- Size of existing building 21 x 35 Number of stories high 2 Height to highest point 32'
- Material Exterior Walls WOOD & PLASTER Exterior framework WOOD
(Wood, Steel or Masonry) (Wood or Steel)
- Describe briefly all proposed construction and work:
ADD BEDROOM, BATH & BASEMENT (1st floor)
ORIGINAL PLANS FILED 1939

NEW CONSTRUCTION

- Size of Addition 23 x 13 Size of Lot 124 x 58 Number of Stories when complete 1
- Footing: Width 2' Depth in Ground 4' 6" Width of Wall 6" Size of Floor Joists 2 x 12
- Size of Studs 2 x 4 Material of Floor WOOD Size of Rafters 2 x 12 Type of Roofing ASBESTOS

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here JACK H. MACDONALD
(Owner or Authorized Agent)

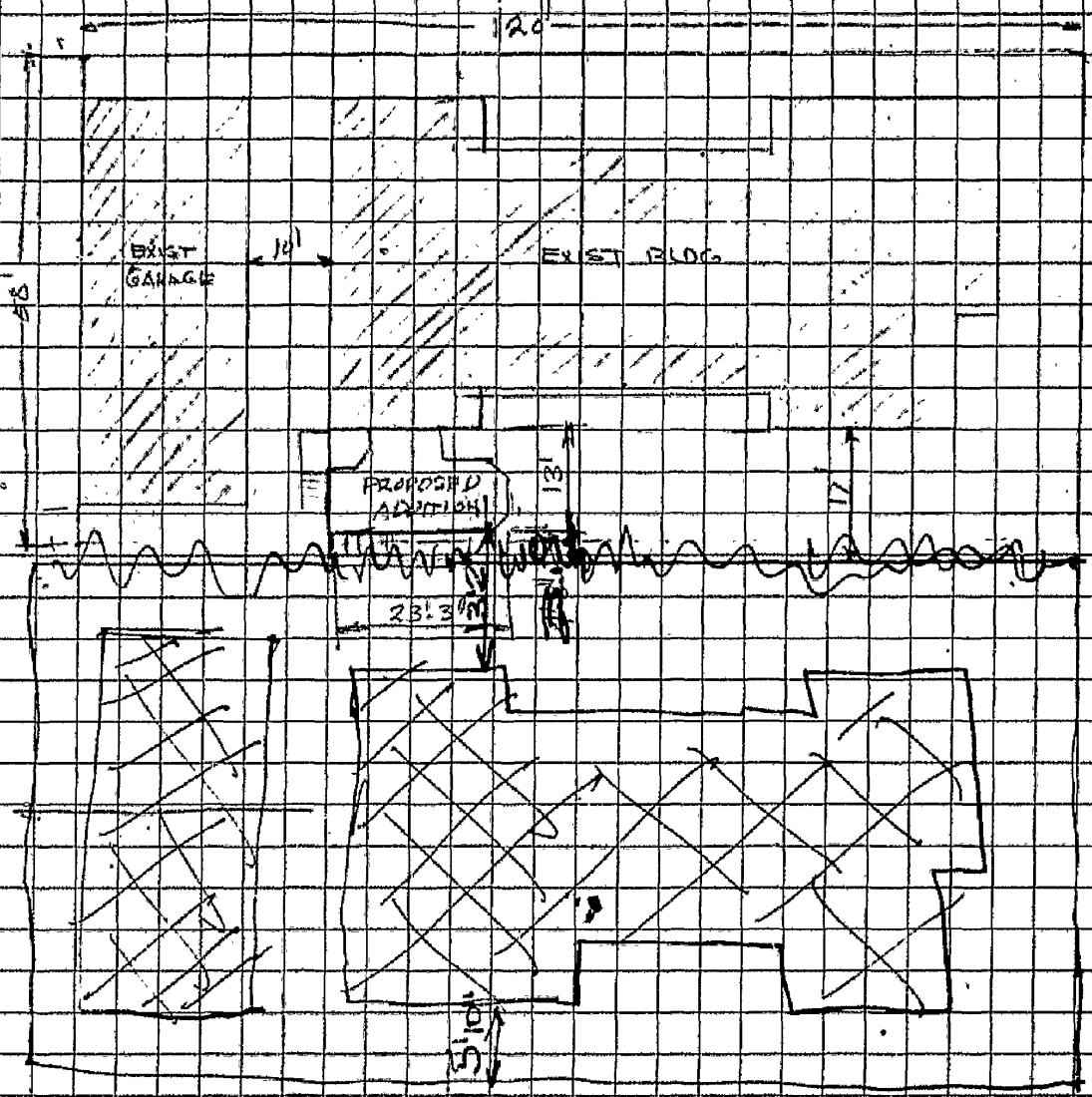
DISTRICT
OFFICE

By M. W. ELLIOTT

FOR DEPARTMENT USE ONLY							
PLAN CHECKING Dates <u>MAF-9-15-48</u> Receipt <u>1406</u> Valuation \$ <u>3000.00</u> Fee Paid \$ <u>7.00</u>				REINFORCED CONCRETE Bbls. Cement _____ Tons of Reinforcing Steel _____			
FEEES Bldg. Per. _____ Cert. of Occupancy <u>1200</u> Total _____							
TYPE	GROUP	Maximum No. Occupants	Inside Lot	Key Lot	Lot Size	Foot rear alley	Clerk
<u>1</u>	<u>4</u>	<u>2</u>	<u>Corner Lot</u>	<u>Corner Lot Keyed</u>	<u>1</u>	<u>X</u> <u>Foot side alley</u>	<u>Levin</u>
PERMIT No.	Plans and Specifications checked			Zone	Fire District	District Map No.	
<u>LA</u>	<u>[Signature]</u>			<u>R-4</u>	<u>10</u>	<u>5472</u>	
15601	Correction Verified			Bldg. Line	Street Widening	Stamp here when Permit is issued	
	<u>[Signature]</u>			<u>10</u> Ft.	<u>10</u> Ft.	<u>[Stamp]</u>	
PLANS	Plans, Specifications and Application rechecked and approved			Application checked and approved		Inspector	
<u>[Signature]</u>	<u>[Signature]</u>			<u>[Signature]</u> <u>APR 30 1949</u>		<u>[Signature]</u>	
Specs.	For Plans See	Filed with	Continuous Inspection	Specimen Required	Valuation Increased		
<u>2</u>	<u>2</u>	<u>2</u>	<u>X</u>	<u>No</u>	<u>No</u>		

Exhibit 26 2151 7455 YARD # 907 YARD # 176

10-1-13



635-637
S. BROADWAY

The Yamato Inc.

WHOLESALE
AND
RETAIL

LOS ANGELES (1915) CITY DIRECTORY

1435

MEYER—Continued

" Louis barber h 1032 W 55th
" Louis lab r 715 Bailey
" Louis v-pres Meyer Bros h 933 S Burlington av
" Louis A carpet ctr h 1421 W 10th
" Louis G clk P O h 618b W 46th
" Louis M hay 307 N Los Angeles h 1623 Lucile av
" Louis N music tchr 812 Sunset blvd
" Louisa wid Achilles h 2224 E 8th
" Louise dom 1537 W 9th
" Lucile M Mrs Indywkr 1427 Griffith av
" Mabel r 132 S Hill
" Mabel fur rms 122 S Hill
" Marcus L h 1106 W 37th dr
" Margt E wid J B E h 1235 W 37th
" Marie L r 217 N Coronado
" Maurice A (Souvenir Cloth Photo Co) h 134c W 36th
" Max clk h 2650 N Sichel
" Mendel (Milwaukee Building Co) h 842 S Berendo
" Michl r 419½ N Main
" Minnie M steno r 217 N Coronado
" Morris tailor 2302 S Grand av h 2302½ same
" Mosier surveyor City Eng r 544 Britannia
" Myrtle steno r 950 W 7th
" M h 612 St Paul
" M h 1249 S Grand av
" Nate office 446 S Main r 2100 City View
" Paul S slsmn h 1403½ Griffith av
" Paul W sec-treas F Obrikat Fur Co h 4717 Elmwood av
" Paulina wid C r 2650 N Sichel
" Pauline clk r 1101 S Central av
" Robt moldr r 2224 E 8th
" Rose C W steno r 1157 W 25th
" Rudolph H slsmn h 5356 7th av
" Saml shoemkr 123¼ N San Pedro r 127 N Utah
" Saml E bkpr Rosenberg-Jacobson Co
" Sever r 5811 Benner
" Solomon pres Meyer & Talbott Co h 1546 4th av
" Syllas S with A J Copp jr r 544 Britannia
" Theo V driver h 818 W 16th
" Vernon J dftsmn r 677 E 52d pl
" Victor mach hd C J Kubach Co h 1024 S Indiana
" Wm r 533½ S Spring
" Wm collr Columbia Outfitting Co r 1729 N Wilton pl
" Wm notions 1221 S Central av h 1101 E Pico
" Wm E dftsmn r 1168 N Commonwealth
" Wm F porter h 3517 Eagle
" & Beck (Julius Meyer, Benj Beck) barbers supplies 422 E 5th

MEYER & TALBOTT CO. S Meyer Pres and Sec, J G Talbott V-pres and Treas, Wholesale Jewelers 512 S Bway
Meyerhofer Carl waiter h 528 W 55th
" Neil F fireman h 218 N Hope
Meyervoven Louisa Indywkr r 1727 Santa Rosa pl
Meyeri Cath wid E G h 552 E 31st
" Elizabeth tchr r 552 E 31st
Meyerose Henry F h rear 6023 York blvd
Meyerott John L plumber h 319 E 35th
" Walter H steno h 706 W 47th

MEYERS. see also Maiers, Mayers, Meiers and Myers
" Aaron slsmn 5th St Store h 157 W Jefferson
" Adelia wid G G h 840 W 77th
" Albt G mach r 3029 W 10th
" Alex bkpr r 157 W Jefferson
" Anthony carpet layer r 620 S San Pedro
" Anthony J clk h 4571 Fountain av

MEYERS—Continued

" Arthur M clk r 5707 Pasadena av
" A F driver r 973 El Paso
" A J carp r 6316 Fountain av
" Ben E clk r 1616 Bonnie Brae
" Benj driver r 515½ W 7th
" Chas mgr American Import Co r 2062 W 29th
" Chas plumber h 332 S Prichard
" Chas A h 633 W 18th
" Chas C clk Illinois-Pacific Glass Co r Pasadena
" Chas E brakeman r 258 E 1st
" Chas I auto opr Golden State Auto Tours Co
" Chas I cond h 361 W 67th
" Cottage Home (Mendel Meyer) barber 5068 Alexandria av
" Grand av
" Edwd actg firemn L A Gas & Elec Corp r 928½ W 1st
" Edwd F clk h 1504 Alessandro
" Eliza J r 1839 Winfield
" Elvina wid Peter h 1447 W 37th pl
" Emil M mtrmn r 3511 Arroyo Seco av
" Esther P r 236 E 38th
" Eugene bartndr W H McCormick r 729 S Griffin av
" Eugene mach r 317 S Breed
" E A pipemkr r 2660 N Sichel
" E S h 436 E 41st
" Florence H clk r 3934 Woodlawn av
" Frances C steno r 505 Cottage Home
" Frank clk r 715 N Bailey
" Frank G painter h 719 E 18th
" Frank J lab r 809½ E 1st
" Franklin r 1315 W 9th
" Fred O (Meyers & Thatcher) r 814 S Hope
" Geo F glasswkr r 3934 Woodlawn av
" Geo I real est h 3934 Woodlawn av
" Geo J painter h 1568 E 52d
" Gerhard R waiter r 1043 Maple av
" Gertrude wid Albt h 505 Cottage Home
" Gertrude A steno Jacob Lippman r 1012 W 22d
" Grace L auditor Coulter D G Co r 419 S Grand av
" Hal C waiter r 319 W 2d
" Harry clk r 813 W 6th
" Harry student r 452 N Figueroa
" Harry C painter r 1709 S Main
" Harry L student r 452 N Figueroa
" Henry h 809 Irolo
" Henry J foreman Sou Cal Hdwd & Mfg Co r 1128 E 27th
" Henry T mining h 1511 W 47th
" Howard pharmacist J C D Canne r 5632 Lexington av
" H clk r 1350 Temple
" Ida M waiter h 2200 Toberman
" Israel slsmn Louis Streiffer h 210 S Av 19
" Jacob (J Meyers & Co) h 1403 Arapahoe
" Jas hostler C H Fuller r 222 E Market rm 17
" Jas B slsmn Chas Glick r Tropico
" John lab h 119 E 52d
" John mtrmn r 730 W 16th
" John printer r 2723 Manitou av
" John A slsmn r 184 W 43d
" John C meatctr h 126 E 11th
" John E clk h 688 E 48th
" John H h 416 E 30th
" John M h 184 W 43d
" John M litho h 3715 Wadsworth av
" Jos A jeweler 220 W 5th rm 907 h 406 Firmin
" J attndt r 742 W 7th
" J Mrs musician h 1217 W 10th
" J Edgar (Johnson & Meyers)

Mendel Meyer
home at 842 S
Berendo

A. J.
WARNER
TAILORING
CO.



IMPORTING
TAILORS
W. HOLLINGSWORTH
BLOC.
COR. HILL & 6TH STS.

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LISTS**

Prepared from
Latest and
Most Reliable
Sources

**ANY TRADE
BUSINESS
OR
PROFESSION**

**LOS ANGELES
DIRECTORY
CO.**

Suite 818
424 S. Broadway
Los Angeles

HAVE YOU HEARD
The Autopiano
THE BEST PLAYER PIANO IN THE WORLD

Exhibit 27

BARTLETT MUSIC CO.

OPPOSITE CITY HALL

231 - 233 - 235 SOUTH BROADWAY

Barker Bros
ESTABLISHED - 1880

CASH OR TERMS
716-738 S. BROADWAY
AND 731-733 S SPRING
PICO 1840
10423

Complete Furnishers of Successful Homes

RIVETED STEEL

**FOR
WATER PIPE
WELL CASING**

**LOS ANGELES
MANUFACTURING
COMPANY, INC.**

TANKS

**ALL KINDS
SMOKE STACKS
PLATE STEEL WORK**

Factory and Office
LENARD, MINERVA
and East 24th

PHONES { **291-545**
Bdy 7110

Methodist Hospital of Southern California

**Under Auspices of
Woman's Home
Missionary Society**

Class "A"

**2826 So. Hope St.
LOS ANGELES, CAL.**

Phones
South 192—27035

MEYER

" Kath L slswmn N B Blackstone Co r
Alhambra
" Katie dept mgr Bullocks r827 W 97th
" Laura M h2911 W 15th
" Leah J dicta opr r356 N Vendome
" Lee F slsmn Van De Grifts r Bell
" Leo R Broker h rear 1802½ New Eng-
land av
" Leon slsmn Youngs Market Co r Glendale
" Leon C asst cashr Federal Reserve Bank
r Eagle Rock City
" Leota M r2306½ Juliet
" Lester L musician r810 Sunset blvd
" Lillian r1251 W 47th
" Lillian M r2033 W 43d
" Lorne M whol lmbr 756 S Bway rm 330
r748 S Gramercy pl
" Louis h933 S Burlington av
" Louis electr r8035 S Alameda
" Louis (Meyer Bros) r332 E 2d
" Louis r6149 Glen Holly
" Louis Jr (Eagle Garment Co) h186 S
Ardmore av
" Louis F pressmn House of Ralston r
Eagle Rock City
" Louis M h1623 Lucile av
" Louis N musician h810 Sunset blvd
" Louise r1629 W Adams
" Louise wid Achilles h1270 W 36th
" Louise wid Chas r1417 W 84th pl
" Louise choc dipper r1270 W 36th
" Louise L wid Eli h1131 N Serrano av
" L r829 S Lake
" L Mrs forewmn Stoll Neckwear Co r502
W Av 46
" L F slsmn Hanan & Son r Maywood
" Mabel E opr r1319 W 36th pl
" Magdalena K wid A C r4221 Budlong av
" Margt r6217 Yucca
" Marie h1943 W 41st pl
" Marie bkpr r4505 W 10th
" Marie lndrs r969½ E 11th
" Marie E student nurse Angelus Hosp
" Marie L private sec Ventura Refining Co
r1343 Orange Grove av
" Marion B Mrs h3538 E 6th
" Martha L bkpr Meyer & Fairchild
Santa Monica
" Mary notary public 315 S Bway rm
r1415 Winfield
" Mathias cabtmkr r507 E 4th
" Maude E slswmn Chelew & Hoit r2600
W 8th
" Max metermn L A Gas & Elec Corp h563
S Fremont av
" Max slsmn r433 Wall
" Mendel pres Meyer & Holler h570 N Nor-
mandie av
" Merle clk r859 E 36th
" Mete W bkpr Pac Mill & Mine Supply Co
r447 S Hope
" Michl cigar mkr r1014 E 28th
" Michl G h2457 14th Saw
" Mignon S musician r810 Sunset blvd
" Mildred G steno M P Wilkinson r7129
Sunset blvd
" Minnie Mrs r1027 Fairfax av
" Minnie J wid Louis h6203 Hayes av
" Morris r1816 Scott av

MEYER MORRIS, Mgr Music-Art Studio
 Bldg, 233 S Bway
 " Mossie N foremn h321 Robinson
 " Myron Z (E V Hawkinson Co) r986 S St
 Andrews pl
 " M h1110 Marion av
 " Nate jewelry 600½ W 6th h5897 Moneta
 av
 " Nellie E Mrs h3100 Sawtelle blvd Saw
 " Olga slswmn r1411 Iowa av
 " Otto Mrs r Lankershim blvd nr Ventura
 blvd
 " Otto H barber r1125 W 36th pl
 " Otto W barber 1423 W 24th r1729 W 39th
 " Paul F embalmer J H Riedeman h222 E
 37th
 " Paul W sec-treas Obrikat-Meyer Fur Co
 r2306 Hillhurst dr
 " Pearl Mrs telep opr r5733 La Mirada av
 " Peter J rubberwkr h204 W 65th
 " Ralph creditm Brownstein-Louis Co
 r1512 Reid
 " Rebecca steno h248 W 10th S Pedro

MEYER

" Robt h1110 Bellevue av
 " Robt h3414 Gleason av
 " Robt moldr r1325 Walnut
 " Robt A v-pres House & Meyer Inc r
 Venice
 " Robt D janitor r948 Hollins
 " Roland P clk r2525 1/2 E 58th
 " Rosa L wid Erwin h2227 E 4th
 " Rose Mrs mgr R H Williamson h1712
 Trinitiy
 " Rose tel r356 N Vendome
 " Rose Mrs seam h6149 Glen Holly
 " Rudolph slsmn h1339 Martel av
 " Ruth r4823 Gambier
 " Ruth artist Elsie Lee
 " Ruth A r2733 Kenwood av
 " R B bell boy r750 S Olive
 " R Wyman chiro 2726 W 14th
 " Sadie steno r261 E 46th
 " Saml janitor r1460 Wright
 " Saml shoe repr 4133 W Pico
 " Saml E with Oscar Moss r1131 N Ser-
 rano av
 " Saml T gard h6625 Cedros av Van Nuys
 " Shirley h615 E 23d
 " Sigmund h356 N Vendome
 " Solomon (Meyer & Talbott Co) h630 S
 Westlake av
 " Steve carp r2551 McMillan av Palms
 " Syllas S atty 218 S Bway rm 412 r2828
 24th av
 " Theo trans h836 E Kensington rd
 " Theo J r447 S Hope
 " Vernon J civ eng r1311a S Hope
 " Victor cabtmkr h1024 S Indiana
 " Victoria Mrs h1510 1/2 Bellevue av
 " Virginia h1620 Lucile av
 " Walter clk h3224 E 3d
 " Walter R F installer S C T Co r Hunt-
 ington Park
 " Wilhelmina E Mrs h708 1/2 W 40th pl
 " Wm auto mech r502 E Av 46
 " Wm knitting mill 4914 Moneta av h251
 E 46th
 " Wm Mrs Induykr h1206 W 11th
 210 Mariposa
 " or r708 1/2 W 40th pl
 adj Individual Underwrit-
 Pasadena
 " mn r3517 Eagle
 2733 Kenwood av
 " Wm H police r161 W 87th pl
 " Wm J h3055 Kerckhoff av S Pedro
 " Wm J police r667 31st S Pedro
 " Wm W cook r2723 Marengo
 " W Gunard clo clur 7230 Moneta av r4384
 same
 " & Fairchild (A L Meyer Arthur Fair-
 child) gro 275 Santa Monica blvd

MEYER & HOLLER, (Milwaukee Building Co), Mendel Meyer Pres-Mgr, Philip W Holler V-Pres Joshua H Marks Asst Mgr, 315 Wright & Callender Bldg, 405 S Hill. (See page 198)

MEYER & TALBOTT CO. (Solomon Meyer,
J G Talbott), Wholesale Jewelers, 507
Title Guarantee Bldg 220 W 5th

MEYER'S PHARMACY, Abraham L Meyer
Prop, Prescription Druggist, Kodaks
and Supplies, Free Delivery, 934 W 2d,
Tels Main 4500, Pico 1082

Meyerding Theresia M cook r4001 W 16th
 Meyerding Edwd J painter h2323 Rogers av
 " Edwin cabtmkr r2323 Rogers av
 " Ethel nurse r2323 Rogers av
 " Grace pkr r2323 Rogers av
 " Harold driver r2323 Rogers av

MEYERING JOHN H, Pres The Meyering
& Lawrence Co and Pres The Meyering
Land Company, 660 Metropolitan Theatre
Bldg, 323 W 6th and 536 S Hill, Tel
61468 h633 S Kenmore av

MEYERING J RALPH, V-Pres The Meyer-
ing & Lawrence Co, V-Pres-Treas The
Meyering Land Company, r Detroit Mich

MEYERING LAND COMPANY THE, John H Meyering Pres, J Ralph Meyering V-Pres-Treas, O D Hefner Mgr, Real Estate and Insurance, 660-1-2 Metropolitan Theatre Bldg, 323 W 6th and 536 S Hill. Tel 61468. (See page 326)

Mendel Meyer
home 570 N
Normandie

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542 SOUTH SPRING
PHONE 65418

Telephone TRinity 6241

MEYER

Henry clk #2068 Sunnynook Dr
Henry (Bertha) mach h8102 Bell av
Henry A carp h3743 E 4th
Henry A (Jessie) clk h1362 Cherry
Henry A jwlr Alvin C Anderson r8102 Bell av
Henry D r#6 San 30th
Henry D (Meyer & di Segni) r Ambassador Hotel
Henry D (Eliz) carrier P O h1329 N June
Henry H tchr h4901 Pas av
Henry L (Carm) B st82 E 926 S Lorena
Henry U (Anne) stnfrt h658 D 61st
Herbt clk r1101 Clela av
Herbt H tchr City Sch r Altadena
Herman lockstn h638 S Griffin av
Herman (Mary) apt h1035 S Highland
Herman H carp Rocco & Co
Herman O real est 417 S Hill R 583 r Venice
Herman W ins apt r132 N Arden blvd
Horace (Anna) stagehd h1722 N Berendo
Hugo (Rosa) h1308 S Vicox av
Hugo A fnshr r1021 W 48th
Hyman musicain r637 S Olive
Ida (wid Angel) h433 Firmin
Ida E tchr City Sch r117 Bimini pl
Ida B Mrs Rasmussen
Ida P saladmrk r339 W 84th
Irene A sten r871 N Oxford av
Irene C sten r1140 W 65th
J B taylor r2424 Wilshire blvd
Jug (Henrie) lab h629 S Griffin av
Jacob Nelligs smn Goodan Jenkins Furn Co h1621 N Nmdle av
Jack uphol r1120 S Oxford av
Jacob (Lena) h2114 Bonsalle av
Jacob S (Caroline) carp r119 W 46th
Jacob clk r258 S Highland
Jacob (Gussie) tailor h1249 1/2 N Orange dr
Jacob A h1045 W 89th
Jacob J r204 W 65th
Jacob J (Gertrude) autowkr h571 S Ditman
Jacob W (Mary) machinist h1217 Locke av
Jessie M clk h3281 Monette pl
Joel r406 N Irving blvd
John (Dora) cabtmkr h4706 9th av
John lab r2511 Maple av
John B (Mary) h1128 S 43d E 62d
John C (Fern) bkpr h2322 Oregon
John H mgr Standard Bakeries Corp r Walnut Park
John M (Carrie) adv slsmn h1416 Gordon
John M used autos 3675 S Vmont av r3659 1/2
Jos (A & J Meyer) r1678 N Sycamore av
Jos (Harriet) clk h719 E 56th
Jos ironwkr Baker Iron Wks r Inglewood
Jos (Caroline) jan h1446 Wright
Jos slsmn West Drapery Co r622 N Detroit
Jos A (Lillie) formn Wilshire Oil Co r1102 S Fetterly av
Jos O (Ruth) acct Warman Steel Casting Co h956 W 102d
Jos P furn fnshr r258 E 1st
Jos clk r381 Glenfeliz pl
Jos M r849 N Curson av
Jos W importer r438 N Grand av
Josephine S sten r546 N Sierra Bonita av
Julia A slsdy Cal Sls & Dev Co
Julius (Reina) h438 N Grand av
Julius E (Mary) r2759 W 9th
Julius J (Sophie) slsmn h1101 Clela av
Katie Mrs h827 W 97th
Kenneth L prsmn r5426 Virginia av
L J teller r2424 Wilshire blvd
Laura sten r601 W 49th pl
Lawrence H photo engraver r926 S Lorena
Leah T sten r Park Vista Hotel
Lemuel auto mech r1008 W 1st
Lena hskpr r375 S Westoreland av
Leo A (A & Meyer) r246 E 59th pl
Leo R real est 355 S Bway R 211 r2674 Cimarron
Leon fender repr r807 N Soto
Leon C asst cashr Federal Reserve Bank r San Francisco
Leone Mrs bkpr Excelsior Publ Co r1116 Georgia
Leonard H porter r5032 Cimarron
Leota M r2306 1/2 Juliet
Lester L engr r1021 Sunset blvd
Lillian r1430 W 49th
Lillian A h4823 Gambier
Lillian M Mrs h120 S Grand av
Lillian M (wid W G) h2033 W 43d
Lillie (wid Louis) h148 S Irving blvd
Lillie O pub sten 333 W 2d R 814 r619 S Westlake av
Lizzie (wid Henry) h630 Sierra
Lloyd multi opr r424 E 7th
Lois sten r1206 W 30th
Louis M (Edna) h1068 S Bway R 330 h333 S Van Ness av
Lorraine asst buyer Bullock's r1768 W 28th
Louis r109 1/2 S Bway
Louis (Mollie) h1433 Echo Park av
Louis (Meyer Bros) r166 Morris
Louis (Dorothy) flm crp r724 N Crescent Hts blvd
Louis prsmn r1864 Los Flores dr
Louis Jr (Bertha) slsmn UB&TC Co r608 S Sycamore
Louis H (Rose) auto mech h546 N Sierra Bonita av
Louis N (Rena) musician h810 Sunset blvd
Louis P (Rena) carp h3145 Garden pl
Louise (wid Thas) r154 84th pl
Mabel Mrs h1113 S Serrano
MEYER MACHINERY CO. F E Dayton Pres. F L Dayton V-Pres. Arthur E Meyer Sec. Machinery, Machine Tools and Sheet and Plate Working Machinery. 1939 Santa Fe av. Phone Vandike 3782
Mae M Mrs smstrs r2633 S Catalina
Magdalene (wid C) r221 Audlong av
Marcelletti phone opr r3443 6th av
Marcus L (Emma) h11001 McKinley av

MEYER

Margt #4600 Kingswell av
 Margt #1303 Lilac ter
 Margt smstrs #6217 Yucca
 Margt (wid R J) #1384 37th pl
 Margt M clk #1440 W 65th
 Maran sten #6233 86th
 Marie ndwkr #1021 W 48th
 Marie sten Northwestern Mut Fire As
 Whittier
 Marie L #1943 W 41st pl
 Marie M cashier #1212 Talcott #1329 N Jun
 Marjorie clk #1217 Locke av
 Martin (Stella) #304 Leroy
 Mary Mrs #232 W 2d
 Mary (wid John) #1003 N Crescent Hts
 Mary J sisly #1155 W 106th
 Mathias carrier #101219 E 73d
 Maude E clk #960 S Oxford av
 May #1003 N Crescent Hts bldg
 Mazie T clk #3443 6th av
 Mendel pres Meyer & Holler r Manhattan
 Beach
 Merle (Alice) gro #012 S Van Ness av
 Milton C clk #5853 Virginia av
 Mina sten #438 N Grand av
 Minnie J (wid Louis) #6203 Hayes av
 Mizzi sten #824 Tremaine av
 Morris sten #339 Soto
 Mosier M (Ada) sup street maintenance City
 Eng #321 Robinson
 Myron Z (Sou Cal Pleating Co) r Beverly
 Hills
 Myrtle A sisly #1507 W Pico
 Nathan (Annie) ladies ready-to-wear #517 S
 Vmont av #5997 S Bway
 Nelle Mrs drsmkr #6211 N Nmdle av
 Nelson W (Ethel A) slsmn #541 N Harper av
 Nelson J cash #1507 S N Hobart bldg
 Olive F tchr City Sch #20311 N Vmont av
 Oscar (Elsie) shoes #4221 and #5222 Hwood
 bldg #832 S Sycamore
 Otto corker Jersey Farm Dairy Co #430
 Crocker
 Otto stool Pign Whistle Corp
 Otto A (Verna) slsmn Ralphs Gro Co #5858
 Virginia av
 Otto H (Mazie) barber #4443 6th av
 Otto W (Mary) barber #1729 W 39th
 Paul J (wid R) van Ness av
 Paul W (Adele) pres Obrikat-Meyer Finance
 Corp #2306 Hillhurst av
 Paula #205 N Bway
 Peter barber Petroleum Securities Bldg r
 Southgate
 Peter (Freta) mining #204 W 65th
 Peter V dept mkr Elliott-Horne Co
 Philip (Mildred) drugs #100 S Grand av #5553
 Carlton way
 Philip lab Hebrew Sheltering Home
 Philip (Pannie) slsmn #10311 E 49th pl
 R E #1019 W 11th
 Radon Hans archt #1921 N Highland av
 -Radon Kurt (Paula) archt designer #362
 Woodbary Dr #409 #1836 Oak Tree dr
 Ralph carp mstr Browns'n Oak Co #1641
 N Mariposa
 Ralph bkpr #1523 Reid
 Ray E (Alphelia) bkpr #9114 S San Pedro
 Raymond #64 W 104th
 Robt (Marie) mldr #125 Walnut
 Robt teller LA-FNNT&SBank #220 S Catalina
 Robt R (Phyllis) shtmtjwr #5878 1/2 Wood-
 lawn av
 Rose (wid J F) #5841 Brentwood
 Rose musician #120 S Oxford
 Rose B garmt fashr #6490 Wesley
 Rosie restr 2027 W Pico
 Roy A electn #478 E 46th
 Rudolph (Edith) #1339 N Martel av
 Rudolph (Marie) mldr #12 Maple av
 Rudolph H radio mech #84 W 33d
 Rudolph H (Minnie) rancher #524 W 106th
 Russell #955 1/2 W 82d
 Ruth #4210 1/2 W 28th
 S C clk #5826 Willoughby av
 Saml (Marie) shoe repr #605 Pico bldg
 #1120 S Oxford av
 Saml E (Hazel) acct #1452 Vista Gordo dr
 Sarah Mrs #727 Lucile av
 Sol (Hannah M) #496 N Irving bldg
 Stella (wid J) #121 Tremaine av
 Syllas S lawyer #215 W 5th R #221 #6088
 Saleem pl
 Sylvan (Anna) slsmn #544 N Poinsettia pl
 Thelma M clk #3227 1/2 University av
 Theo A #612 Collar #12
 Theo B (Frances M) #836 East Kensington av
 Theo D (Mete M) carp LAG&E Corp #6302
 Crescent
 Transfer Co (D F Meyer) trucking #4225 S
 Hoover
 Vera sten #1587 W 47th
 Verna sten #504 S Rampart
 Verne C (Myrtle) mach opr #875 E 52d pl
 Vernon J drftsmn J B Lippincott #1446
 Wright
 Victor (Sophia) mach hd #934 S Indiana
 Viola clk #1830 Rodney dr
 Virginia sten #333 S Van Ness av
 Walter (Marie) gas sta #10625 S San Pedro
 #111 E 112th
 Walter F #1277 Bway r Glendale
 Walter J printer #636 E 28th
 Walter R eng SCTCo r Southgate
 Walter S (Matilda) mcntr #6127 Budlong av
 Walter W (Evelyn) with Westn Whol Drug Co
 #5806 W 67th
 Weldon J clk #5971 West bldg
 Wilhelmina Mrs drsmkr #1530 S Vmont av
 Willard J slsmn Hammond Lmbr Co r Al-
 hambra
 Wm cook #1234 S Hill
 Wm elev opr #827 W 97th
 Wm (Pannie) knit gds #4914 S Bway #6236
 W 6th
 Wm mlkmn Cal Co-op Crmry Co r Glenda

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" Wm A sec Keystone Bldg Co r3350 San
 " Marino
 " Wm A shoe shiner 518 W Sta Bar av r708
 " Frank r638 N Irving
Endel Meyer
 " 1 W 87th pl
 " West blvd
 " E 95th
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Hill R 315 Phone Mutual 4361
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Phone Mutual 9745
 " Meyer John r120 S Oxford av
 " Meyerhofer Thresa Mrs cook r1113 W 41st pl
 " Meyerhofer Ferdinand and Ann h1062 West blvd
 " Meyerling Edw (Minnie) h901 Palmview dr
 " Edwin car r901 Palmview dr
 " J Ralph (Ane) h1000 Western blvd
 " Meyerl Elitz tchr City Sch r552 E 31st
 " Meyerrose Henry F (Frances) cabtlnr h5040
 " Monte vista
 " Meyerott Jas A lab h2055 Browning blvd
 " Ann L (Ada) violinmr r1913 35th
MEYERS Sec also Meyers, Meyers and Myers
 " A E porter r341 W Queen
 " Ada Mrs r1801 W 43d
 " Ada Mrs attdt LA Clinical Group r2648
 " Marsh
 " Adam (Ruth) mach h2115 Longwood av
 " Albt asst cameramn r2655 Leland way
 " Albt E sury City Eng r1274 S Citrus av
 " Albt M carrier PO r El Segundo
 " Albt T mgr E R Just r237 Bimini pl
 " Albt (Gladys) (Western Transportation Co)
 " h409 N Larchmont blvd
 " Alex T h138 S Berendo
 " Alf R clk LA-FNT&SBANK r807 N Soto
 " Alf (Harriet) E mgr Bimini Bowling Bowl
 " r432 S Meyer Handshir
 " Alice slsldy May Co r El Segundo
 " Alva H clk r743 San Julian
 " Amalia (wid Lewis) r1743 S Vmont av
 " Alva L (wid G L) h3638 S Brown av
 " Amanda (wid Arthur) h818 S 8th av
 " Amelia Mrs h6255 Leland
 " Andw checker r414 W 45th
 " Anna Mrs drsmkr h1032 Albany
 " Anna M Mrs h608 E 5th
MEYERS ANNE, Reporter Evening Herald, r3454
Arllington Ave)
 " Arlwin clk Co And h3333 Thorpe av
 " Arlwin clk r1313 S Indiana
MEYERS ARTHUR M (Pearl), Asst Mgr Santa
Monica and Fairfax Branch Los Angeles-First
National Trust & Savings Bank, h1248 N
Fairfax
 " Axel cementwkr r1337 Santee
 " Belle r819 1/2 S Mariposa av
 " Benj milkman r448 E 20th
 " Beni (Helen) slsmn h5133 Gower
 " Benny page LA Pub Library r2710 Cincinnati
 " Bertng h1706 Sunset blvd
 " Bert importer 411 W 7th R 621 r Hayward
 " Hotel
 " Bertha Mrs apt 1165 Echo Park av
 " Boris sec Max Levine & Co r Wilmington
 " B C clk r501 W 30th blvd
 " Carl slsmn r2215 Redondo blvd
 " Carmen r1284 E 54th
 " Carrie with Westn Whol Drug Co r715 N
 " Bailey
 " Carrie W Mrs r2941 W 11th
 " Cecelia F clk ST&SBANK r7919 Walnut dr
 " Celia r819 1/2 S Mariposa av
 " Celia inspr Bullock's r Alhambra
 " Chas (Ida) fromn J A Meyers & Co h1012
Court
 " Chas (Lavinia) lab h716 E 74th
 " Chas (Helen) radio mech h2165 W Washn
 " Chas C boxmkr r974 W 43d pl
 " Chas F h335 S Berendo
 " Chas F (Mary) fire bldr h164 E 68th
 " Chas H r914 W 30th blvd
 " Chas I (Mabel) driver r1056 W 58th pl
 " Chas J h816 S Park view
 " Chas J (Dorothy) h1325 W 38th
 " Chas L (Eliz) h6170 Roy
 " Chas S h819 1/2 S Mariposa av
 " Christine Mrs smstr h1344 E 50th
 " Clara clk r1117 E 38th
 " Clarence lab r3628 1/2 3d av
 " Clarence (Myrtle) slsmn h3301 Tylburn
 " Clydine Mrs clk LA Pub Library r3914 1/2
 " Dehon av
 " Clifford clk h1019 Florida
 " Corrine garmtwkr r2117 Varden av
 " D P stemn C P Adams Co r428 E 16th
 " Daisy F sign C P Adams Co r Whittier
 " Davis E r1415
 " David (Wilson & Meyers) r5510 Lexington av
 " David (Helen) slsmn h1594 E 46th
 " Davis (Bebe) barber 1035 N Soto r228 San
 " Benito
 " Dewitt clk r2807 1/2 N Griffin av
 " Donald slsmn h2123 Verdun av
 " E J h625 Loomis
 " E J Mrs nurse r1361 S Olive
 " E S Mrs garmt fnshr r166 W 22d
 " Earl A (Bessie) paving contr 1442 W 64th
 " Earl J slsmn r344 Lexington av
 " Edith choc dipper r2824 1/2 La Salle av
 " Edith Mrs h153 W 78th
 " Edw r831 Maple av
 " Edw F acct SC&BCo r4940 1/2 Echo
 " Edw F grape juice products 2900 S San Pedro
 " r130 C
 " Edwin writer r1736 Wilcox av
 " Edwin F lab City Eng r Redondo Beach

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MEYER

"David M (Ella) (Western Drapery Co) h622 N Detroit
"Della sten h229 S Westlake av
"Della Mrs mgr Kenyon Hotel r411 1/2 E 7th
"Desire J mgr Dalma Garage r620 S Figra
"Dick truckmn r36 E Kensington rd
"Don C radio techn r885 Cumberland
"Donald C (Lithia) tile setter h1217 Locke av
"Earl C agt Met Life Ins Co r Montebello
"Edith L tchr City Sch r Glendale
"Edna C music tchr Platt Music Co r8459 Fountain av
"Edw (Garrett's Furn Shop) r2420 S Hoover
"Edw D waiter r1224 E 76th pl
"Edw L (Elaime) slsmn r919 S Grand av
"Edw W lab h1622 W 60th
"Edwin (Rose) bus opportunities 411 S Main
"R311 h885 S Van Ness av
"Edwin C (Olive) road insur h2805 Roseview av
"Edwin G with Tucker Hunter Dulin & Co r4133 Ventura Canyon dr
"Egill E tel repr r4605 Pas av
"Elaime Mrs sten r919 S Grand av
"Eleanor M clk Natl Auto Ins Co r No Hollywood
"Eliz (Gilmore & Meyer) r837 W 102d pl
"Eliz Mrs h1620 1/2 Cherry
"Eliz Mrs r126 Santee
"Eliz (wid J) h630 Sierra
"Eliz A Mrs h4740 Glen Albyn dr
"Ella M sten r161 E 88th pl
"Ellsworth dep City Atty r4262 W 1st
"Elsa r617 W 53d
"Elsie sten Co Civil Service Comm r4224 5th av
"Emil (Esther) slsmn Walker's h523 Heliotrope dr
"Emma (wid Carl) r617 W 53d
"Ernest R (Olga J) (National Sales Dry Goods Co) h1082 E Hobart blvd
"Esie clo cltr 2526 Degen av
"Esther mach opr r1366 W 38th pl
"Esther M bkpr CNT&SBANK r1237 N Edgemont
"Ethel sttd nurse r1212 Shatto
"Eng J Lucile May auto mech 721 S Johnston
"Eunice J tchr City Sch r2523 Overland av
"Eva r806 Waterloo
"Eva musician h1120 S Oxford av
"Fannie asst sec Home Bldg & Loan Assn r1923 N Mariposa av
"Fannie Mrs r2030 W 85th
"Frances H sten Co Road Dept h112 S Occidental blvd
"Frank r1000 Wilde
"Frank chauff r403 N Figra
"Frank pres-mgr Forest Drug Co r2710 Cincinnati
"Frank (Helen) slsmn h601 W 76th
"Frank A (Albertina) driver h6314 10th av
"Frank K carrier PO r950 W 48th
"Frank N r860 S Berendo
"Frank W (Carla) concrete fnshr h1548 W 33d
"Fred r8559 E 4th
"Fred h1915-38th pl
"Fred athletic instr r1264 W 25th
"Fred lab r6740 Brynhurst av
"Fred (Marzt) lather h6916 1/2 S Figra
"Fred C electn Kay & Burbank Co r Ocean Park
"Fred C mgr Hobb's Battery Co r2268 W 14th
"Fred D mgr Consumers Yeast Co r2000 Miramar
"Fred F (Mildred) furn fnshr h1170 Chadwick dr
"Fred G (Leona) mach h7923 Whitsett av
"Fred L h1754 Loretta av
"Fred N formn Haas Baruch & Co r1140 4th av
"Fred S lab r7231 Parmalee av
"Fred S asst buyer Dressler Hdwr Co r351 N Orange dr
"Fred W (Lena) actor h3559 E 4th

MEYER FRED W (Katherine) Advertising Manager Platt Music Co h6319 Colgate Av. Tel Oregon 5950

"Fred W (Bessie) clk h1737 College View pl
"Freda sten r622 N Detroit
"Frieda L Mrs smstrs q294 W 65th
"Gabe archt r434 Lorraine blvd
"Geo (Doris) pntr h1512 1/2 W 52d

MEYER GEO A (Eleanor N) Comptroller Security-First National Co, h6574 Fountain Av, Tel Gladstone 8460

"Geo C slsmn May Co r Glendale
"Geo E (Eliz M) clk h1233 W 61st
"Geo E (Agatha T) slsmn h501 W 49th pl
"Geo F H (Anna) auto megr h1304 W 73d
"Geo J (Bertha) h1231 W 47th
"Geo J jr eng r1251 W 47th
"Geo W h2026 Hillcrest rd
"Geo W frtsm John and Donald B Parkinson r No Hollywood
"Geo W (May) slsmn h445 N Alfred
"Gerhard petroleum eng Buckeye Union Oil Co r Pasadena
"Gertrude r919 S Bixel
"Gertrude clk r2834 Hillcrest dr
"Gertrude F cash Bullock's r685 Witmer
"Glen L mgr Cut Rate Mkt r109 S Lincoln Park av
"Grace H office sec L A Tennis Club r601 S Detroit
"Grace L r3915 Flower dr
"Gus chauff r708 W 41st dr
"Gustav (Gretel) h1828 Santa Ynez
"Gustav (Mary) clk h2710 Cincinnati
"Gustav P clk r2262 W 26th pl
"Gustav (Wave) slsmn h22101 N Highland av
"Gustave F (Cora) chauff h3302 N Bway
"Gustave H pharm Geo Ohring r1957 Camden av

MEYER

"H L E jr & Co L H Vallery als mgr pig iron 453 S Spring R1035
"Hannah M Mrs h5044 S Figra
"Harold (Eliza) rancher h601 N Belmont av
"Harriet V tchr r445 N Alfred
"Harris E r333 S Van Ness av
"Harry (Sarah) h503 Brittaria
"Harry C (Louise) drftsmn h6575 Raymond
"Harry E (Rose) clk PO h2405 Halm av
"Harry F slsmn r4517 Prospect av
"Harry G (Mary) printer h6011 8th av
"Harry rep Pendleton Woolen Mills r2610 Cudahy
"Harry R h345 La Verne av
"Harvey F (Clara H) eng h1234 W 75th
"Hattie r929 W 76th
"Hedwig bkpr Alld Meyer r2505 Kenilworth
"Helen beauty opr h1621 1/2 Argyle av
"Helen R tel opr r3863 S Van Ness av
"Henry (Bertha) mach n8102 Bell av
"Henry A (Jessie M) clk h1362 Cherry
"Henry D h1302 N Sweetzer
"Henry D (Eliz) carrier PO h1329 N June
"Henry E (Anna) shoe repr 326 S Lorena
"Henry W tchr City Sch r1604 N Serrano av
"Herbt slsmn h3950 W 8th
"Herbt (Hildegard) tech advisor Axfa Raw Film Corp r6054 Yucca
"Herbt H tchr City Sch r5507 Pas av
"Herbt W stockpr h101 Clara av
"Herman r303 E 52d
"Herman H buyer Sears Roebuck & Co r Walnut Park
"Herman H (Mabel) slsmn O M Young h1004 E 82d
"Herman H (Mary) shoe repr h1035 S Highland av
"Herman R locksmith r337 S Johnston
"Hisko C mining 417 S Hill R430 r Long Beach
"Howard W clk r1767 W 21st
"Hugo wood fnshr h1417 W 53d
"Hugo F (Regina) h1419 1/2 5th av
"Ione clk r3118 S Grand av
"Ione D clk Federal Reserve Bank r1339 N Martel av
"Irene A sten r133 N Kenmore av
"Isabel Mrs h3820 W Adams blvd
"J D acct Pac Pipe & Supp Co r Alhambra
"J Eng (Mary T) h629 S Griffin av
"Jacob (Lena R) h2114 Bonsallo av
"Jacob W (Mary) weichmn h1219 Locke av
"Jas B (Alice V) h1030 N Harper av
"Jas R br mgr Safeway Stores Santa Monica
"Jessie M compt opr r3281 Monette pl
"John (Eliz) h4854 Carnegie
"John clk r445 N Alfred
"John clk h1554 Lemoyne
"John (Nellie) slsmn h5074 Fountain av
"John whsmn Johnson Carvell & Murphy r Downey
"John C (Margt) h607 1/2 Heliotrope dr
"John C (Fern B) h2822 Oregon
"John E (Gertrude) slsmn r329 W Gare av
"Jos (Clara E) h231 Parmalee av
"Jos (Laura) h609 N Soto
"Jos (Helen) clk h161 E 88th pl
"Jos (Carolyn) jan h1446 Wright
"Jos (Clara) mgr Western Drapery Co r622 N Detroit
"Jos A (Julia) oilwkr h1102 S Fetterly av
"Jos A pumpr r7923 Whitsett av
"Jos C (Margt) mach h727 W 34th
"Jos C (Jewel) mgr Courtland Apts h116 S Westlake av
"Jos C (Ruth) office mgr Warman Steel Casting Co h956 W 102d av
"Jos F (Trude E) h1425 E 78th
"Jos H (Mary) h3915 Flower dr
"Jos H (Carrie A) tailor h220 E 46th
"Julius (Clara) h1570 W 51st
"Julius J (Sophie) trucking h1101 Clara av
"Karl (Maud) ins 6169 York blvd h6333 Annan way
"Karl A clk r219 S Flower
"Karl A (Eliz) slsmn h913 W 56th
"Karl A slsmn Gunnerson Shoes Co r1216 W 57th
"Katie E (wid Herman) r300 N Citrus av
"Katie M Mrs r827 W 97th
"Kenneth h1351 1/2 N Mansfield av
"Kenneth E r445 N Alfred
"Kenneth L (Ruth) prsmn r2125 N Highland
"Kittie Mrs h865 1/2 N Hoover
"L A Mrs h1333 N Kenmore av
"L W h5239 Monte Vista
"Lawrence H (Lolita) engr h1010 S Lorena
"Lawrence W (Sylvia) h1284 1/2 Sunset blvd
"Leah J sten h236 S Coronado
"Leo gro 2604 Southwest dr r6434 3d av
"Leo E lab r3914 10th av
"Leo R (Fay M) slsmn h717 Parkman av
"Leon C asst cash Federal Reserve Bank r Montevia
"Leonard (Ella) slsmn h931 W 18th
"Leonard H (Ida A) h5032 Cimarron
"Lester L civ eng r351 N Orange dr
"Lillian clk r2834 Hillcrest dr
"Lillian E clk r3915 Flower dr
"Lillian M Mrs h2033 W 43d
"Lillian W Mrs h6238 De Longpre av
"Floyd printer r1221 W 42d
"Logan G (Pearl) clk h109 S Lincoln Park av
"Lois E tchr City Sch r2923 S Hope
"Lorne M (Ellen E) whol lmbr 756 S Bway R330 h833 S Van Ness av
"Lorraine B buyer Bullock's r1764 W 27th
"Lottie Mrs r442 N Breed
"Louis barber 4571 Whittier blvd r628 S Humphreys av
"Louis slsmn r1032 W 55th

MEYER LOUIS JR (Bertha) Mgr Union Company, 3d Floor Union Bank Bldg, 325 W 8th, Tel Trinity 5411, h6216 Warner Dr. Tel Oregon 8722

"Louis C (Clara) r4558 Lockwood av
"Louis M (Clara) pdlr h1623 Lucile av

MEYER

"Louis N (Rena) musician h351 N Orange dr
"Louise Mrs r1417 W 84th pl
"Louise (wid Eli) h1923 N Mariposa av
MEYER MACHINERY CO. F E Dayton Pres, F L Dayton V-Pres, Arthur E Meyer Sec, Machinery, Machine Tools and Sheet and Plate Working Machinery, 1939 Santa Fe Av, Tel Vandike 3762
"Marcus L (Emma) h1205 37th dr
"Margt h1384 37th pl
"Margt drsmkr r6217 Yucca
"Margt C r3903 8th av
"Margt E (wid J L) r717 Parkman av
"Margt P tel opr r337 S Johnston
"Marie clk r1050 West blvd
"Marie Indwkr r423 N Serrano av
"Marie A sten r1727 W 39th
"Marie E h2322 Echo Park av
"Marie L r1943 41st pl
"Marie M sten r1329 N June
"Marion r2605 Roseview av
"Marion E sten Neale Rainbow Light Corp
"Marjorie M clk r1219 Locke av
"Martha clk r1828 Santa Ynez
"Martha L (wid Marion) h1474 E 48th
"Mary E r1241 N Havenhurst dr
"Mary J slsmn r685 Witmer
"Mathias (Hattie) carrier PO h1956 W 73d
"Maude E slsmn r849 S Oxford av
"May Mrs slsmn r445 N Alfred
"Melvin E lab r623 Lucile av
"Mendel (Mabel M) pres Meyer & Holler h579 N Nmdie av
"Merle (Alice) gro 1401 W 54th h7012 S Van Ness av
"Merrill W clk r146 W 66th
"Mildred sten r4128 W 22d pl
"Millie (wid John) h5830 1/2 La Mirada av
"Milton r5853 Virginia av
"Milton H mgr Security Cut Rate Mkt h400 S Kenmore av
"Monnie J Mrs h3871 Seneca av
"Robinson (Ada) chainmn City Eng h321 Myron H clk r5877 S Grand av
"Myron Z sec-treas Cal Textile Sponging Co and mgr Sou Cal Pleading Co r Beverly Hills
"Myrtle nurse r1623 Lucile av
"Nathan B novelties 505 S Central av r427 Grand View
"Nellie E (wid J E) h4358 Lockwood av
"Nelson W (Ethel A) slsmn h3239 Laclede
"Nina B smstrs Boyertown Burial Casket Co Glendale
"Olive F tchr City Sch r996 S Rampart blvd
"Oscar (Elsie) shoes 6523 Ilwood Blvd h171 S Martel av
"Oscar sterilizer r1953 E 3d
"Otto (Vena) slsmn h5853 Virginia av
"Otto H (Marie T) barber h3443 8th av
"Otto J (Marion) tile setter h3518 S Bronson av
"Otto W (Marie) barber 3863 S Westn av h1727 W 39th
"Paul (Rose) dept mgr Platt Music Co r307 S Boyle av
"Paul W (Adele) real est 1023 N Westn av h2306 Hillhurst av
"Peter r1029 W 9th
"Peter V dept mgr Investors Sec Co r Pasadena
"Philip (Mildred) h5553 Carlton way
"Powell (Hortense) gas sta 4001 S Vmont av r1656 Winfield
"Ralph (Rose) credit mgr Brownstein Louis Co h510 S Kenmore av
"Ralph H electn r1339 N Martel av
"Ray A (Nona) studiowkr r616 W 61st
"Regina Mrs mgr Ann Arms Apts r608 N Soto
"Richard A h2742 1/2 W 9th
"Robt mldr r1325 Walnut
"Robin D jan r948 Hollins
"Ronald G bkpr Cal Bank r3506 S Gramercy pl
"Rose (wid J F) nurse h1042 W 43d
"Rose tailor David Sunshine r Culver City
"Roy A (Alice D) electn h541 1/2 W 46th
"Roy L (Grace) trewkr r6003 Hubbard av
"Rudolph (Edith) h1339 N Martel av
"Rudolph E clk PO r1142 W 70th
"Rudolph H h524 W 106th
"Russell H mech r721 S Westlake av
"S E r2327 Vesta Gordo dr
"Sam l r2306 1/2 Juliet
"Sam (Minnie) shoe repr 4605 W Pico blvd h1120 S Oxford av
"Sam E pub acct 810 S Spring R319
"Sam T gdnr City Bd of Educ r Vaz Nuns
"Sarah Mrs h408 Cochran av
"Sci E (Hannah) h406 N Irving blvd
"Selma S (Nellie) lawyer 215 W 5th R314 h6687 Colgate av
"Sylvester C (Edna) furn fnshr h6065 Salem rd
"Sylvia clk r5505 S Figra
"Theo (Frances L) draymn h836 E Kensington rd
"Theo A (Marie C) h855 E 77th
"Theo J (Meti H) carp LAG&E Corp h6411 La Riba way
"Thos (Wilma) h1607 W 46th
"Thos gdnr Park Dept r1217 Douglas
"Thos H (Rosa B) studiowkr h405 W 531
"Tobias C (Edith) slsmn r6823 Holmes av
"Vernon J (Mildred) civ eng J B Lippincott h8910 Denker av
"Victor (Sophie) woodwkr h934 S Indiana
"Virginia J r333 S Van Ness av
"W H r656 S Flower
"Walter clk h3067 1/2 W Pico
"Walter (Marie) gas sta 10625 S San Pedro h12620 S Bway
"Walter printer r636 E 28th
"Walter E (Eula) cond Pullman Co h2035 W 70th

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"John A (Sarg) lawyer 315 S Bway R209
h636 Cochran av
"John C (Alice) elec supps 5634 N Figa h271
Lamont dr
"John E clk Harry Criddle r7967 W 4th
"John H r1704 N Av 55
"John K (Fern) O h1421 W Olympic blvd
"John M slsmn May Co r1150 Glen Arbor av
"John R (Ann E) furn mfr h247 E 27th
"John W (Jessie L) h1342 Lucile av
"Jonas S h159 E 55th
"Jos J meat ctr r761 1/2 Vine
"Jos G (Lois) cook h1121 1/2 E 68th
"Julius H mach h559 E 81st
"Kenneth C tchr City Sch h6825 Converse av

HOLLAND KENNETH C (Vere) V-Pres-Genl Mgr Carpenter Paper Co of Cal and Carpenter Envelope Co r331 Stanford Av, Tel Pleasant 3154, h101 N Martel, Tel Wyoming 8869

"Kenneth D (Holland & Holland) r Beverly Hills
"Lauren C (Maebelle) h426 S New Hampshire av
"Laupier F S (Lillian) mining eng h1768 N La
Brea av
"Lillie J (wid Moss) h5522 Carlton way
"Lincoln Jr real est 3365 Glendale blvd r Glen-
dale
"Lodge No 20 F&M 1209 1/2 S Central av
"Lois (wid W L) r1778 Alvera av
"Loretta r2037 Griffin
"Lucius h1362 E 51st
"Lyle D (Anna M) auto repr h2225 S La
Brea av

"Lynn D clk cinr h6368 Holmes av
"M B Mrs h437 S Bway
"M B (wid John) h1018 W 37th
"Mabel sten r2136 W 73d
"Malvinia (wid Jos) h423 S Savannah
"Margt Mrs r407 W 31st
"Margt Mrs h5901 S Van Ness av
"Margt E sten r2333 Alameda av
"Marguerite C slsmn J W Robinson Co r Bever-
ly Hills
"Marie r4009 Melrose av
"Marine Co D J Holland mgr boat bldrs 3191
Castitas av

"Mary cash Brown Derby Corp h1756 Tamarind
"May h5441 Smiley dr
"Merrill J teller Bank of Am r Arcadia
"Mildred h127 E 99th
"Milton H r1575 1/2 E 40th
"Mollie Mrs nurse h1214 S Lake
"Netta M (wid E) h5606 W 6th
"Nicola smstrs r4026 Hooper av
"Ola (Vinna) h3911 Hooper av
"Ola B slsmn r712 S Westlake av
"Olve S r456 Gambler
"Parker r1212 E Adams blvd
"Patik H (Cora J) eng h4943 Glen Iris av
"Paul D (Holland & Holland) r Beverly Hills
"Paul P (Helen) restr 8969 Sta Monica blvd
h3653 Melrose av

"Percy (Juanita) h316 1/2 N Westlake av
"Peter tchr r3972 W 9th
"Philo K operating mgr Zellerbach Paper Co
r Altadena
"R A r1007 1/2 S Figa
"R M clk Sears Roebuck & Co r Hermosa Beach
"Ralph h947 Francisco
"Ralph C (Olive E) carp h825 W 104th
"Ralph W r4943 Glen Iris av
"-Rantos Co inc Anna Lifshitz br mgr phys
specialities 520 W 7th
"Raymond E (Bertha M) uphol h136 W 70th
"Richd clk r136 W 73d
"Robt H (Pearl T) slsmn May Co h316 1/2
N Av 66
"Robt H sec Holland-Worley Rug Co r Man-
hattan Beach
"Robt J h2626 S Westin av
"Robt L pres Holland-Worley Rug Co r Man-
hattan Beach
"Rose Mrs r2626 1/2 Hillcrest dr
"Rowland F clk Shell Oil Co r Glendale
"Roy W (Barbara) tile setter h2816 Clover
dale av
"Ruth sten Jones & Kavanaugh Co r Walnut
Park
"Sam V (Mabel) oilwkr h1253 Temple
"Sarah J (wid J) h761 1/2 Vine
"Scott (Iris) carp r2923 West View
"Sidney J (Bessie) clk PO h322 W 52d pl
"Summer R window trimr SCBCo r654 S Bon-
nie Brae
"Sylvia h420 N Coronado
"T 227 S Main
"Talmage acct G W Allen r2933 West View
"Thadens ironwkr r109 W 87th
"Thomas h512 W 1st
"Thos (Glady) clk r1327 Santee
"Thos A (Edna R) bkpr W W Crenshaw h5105
2d av
"Thos E chauff h1923 New England
"Thos R h917 Hammond
"Virginia h5462 Marathon
"Virgil E brkmm SPCo r2208 N Bway
"Wallie restr 5509 1/2 Sta Monica blvd
"Walter J (Eleanor) h5672 De Longpre av
"Walter L plmbr r5901 S Van Ness av
"Walter R clk F&M Bank r Pasadena
"Wayne A (Margt) slsmn J M Overell Furn Co
r1225 1/2 S Westlake
"Wm (Ellenore) h2205 Compton av
"Wm studiowkr r1747 Cahuenga blvd
"Wm C r969 W 32d
"Wm E (Edna R) clk h603 N Sierra Bonita av
"Wm H (Fern E) h1112 Arlington av
"Wm H slsmn J B Simpson
"Wm L mech h1022 1/2 N Oxford av
"Wm M (Holland & Herd) h2208 W 8th
"Wm M (Dorothy) clk r526 E 32d
"Willis E (Agnes M) auto mech h8929 S Man-
hattan pl
"Winifred A sec Shaw Bailey & Poe r1271 Vel-
asco
"-Worley Rug Co R L Holland pres R H Holland
sec drapers 721 S Flower
"Wylie clk r3013 Asbury
"& Herd (W M Holland Al Herd) used cars
2424 W 7th
"& Holland (O F K D and P D) lawyers 704
S Spring R611
Hollandbeg Cbch Mrs cook Roger Love
Hollander Albt C (Emma) farmer h1133 W
75th
"Alex (Anna) clk h345 E 53d
"Alice sten r155 N Av 23
"Amy clo drsr r701 Deacon av
"Beatrice E slsmn J W Robinson Co r Pasa-
dena
"Belle Mrs slsmn r806 N Citrus av
"Caroline Mrs r155 N Av 23
"David r2606 Bklyn av

HOLLANDER

"David trunk mkr r1215 W 3d
"Earle M Jr clk Wm Cavalier & Co r Ar-
cadia
"Emanuel (Esther) physical instr Al Williams
Health System h138 N Soto
"Evelyn r437 Cochran av
"Harry r2606 Bklyn av
"Harry (Isabelle) garage 3965 1/2 W 6th h94S
Valencia
"Jack r306 Clay
"John mfrs agt 307 W 1st R210
"John slsmn h859 S New Hampshire av
"Louis (Beul) slsmn r806 N Citrus av
"Lucille r437 Cochran av
"Max h836 Fedora
"Mildred r2705 S Nmdie av
"Oscar (Reha) clk h2647 Redondo blvd
"Rose F sten Mutual Realty Co r807 N Soto
"Ruth N bk repr Pub Library h136 E Av A
"Sam phys 427 W 5th R420 r2705 S Nmdie
"Shepard J clk Bank of Am r806 N Citrus av
"Sol r715 S Hope
"Sylvia Mrs h37 S Cochran av
"Vivia mlr r1225 S Union av
"Wm F (Alma) radio techn A R Lovinger r172
N La Brea av
"Hollands Wm H slsmn Simons Brick Co h406
N Laurel av
"Hollander Wm S (Bertha) furrier T V Grant
h1354 S Tremaine
"Hollanders Thelma bkpr Hyman Simon r948 S
Figa

HOLLAR, See also Holer

"Danl M installer SCTCo r Huntington Park
"Gladiator masseur r1225 W 36th
"Xenophon H with Gilmore Chloride Co r715
W 6th
"Hollard Thos (Lila) serv sta atdt h5347 Lemon
Grove av
"Holloway Apartments 1107 Hacienda pl
"Arochie P (Florence) h660 S Eatherly av
"Edgar C (Sarah A) h1761 Effie
"Eileen r2200 6th av
"Emerson slsmn r217 S Beaudry av
"Geo h1026 W 22d
"Holberg Elsa W tchr City Sch r Inglewood
"Holbrook Mrs h1275 Elysian Park av
"Hollerat Edw I (Edna) lab h4534 Eagle
"Holle Carrie smstrs r5882 1/2 Brentwood
"Chas h846 W 42d pl
"Emelle h837 W 58th
"Mamie H Mrs h1231 W 37th
"Mark (Vina) pntr h2616 Marsh
"Minnie candy mkr r1200 W 48th
"Richd A (Carrie) pntr h1736 W 64th
"Hollebeke Edw H firemn LAFD r No Holly-
wood
"Holley Edw G gndr h1035 W 34th
"Hollem Andw P r605 W 42d
"Holleman Cecil L (Virginia) buyer Young's Mkt
Co h420 S Detroit
"Jesse L (Laura J) auto mech h7521 S Main
"Valter W (Bertha) chauff h405 W 66th
"Wesley J (Irene G) h323 41st pl
"Hollebeak Hugh R office 510 W 6th R1212
r Pasadena
"Hollen Claude h821 S Hope
"Gertrude Mrs h1632 N Nmdie av
"J Huford (Daniel) slsmn h2314 Berkeley
"Meredith r1632 N Nmdie av
"Metta sten r933 Wilcox av
"Stella h821 S Hope
"Van G (Irene) slsmn h1284 N Fairfax av

HOLLENBACH, See also Hollenbach and Hollen- beck

"Agatha (wid Chas) h113 Fremont pl
"Edw Alina h1080 Wilshire h2314 Berkeley
"Frank J formn LAG&E Corp r San Gabriel
"Fred E (Eliz) h867 N Edgemont
"Geo C (Gertrude M) mech h3053 Hollister av
"Geo H r1060 Wilshire blvd
"Harry studiowkr r124 31st
"Margt K tchr City Sch r7523 Hampton av
"Minnie M (wid A M) h7526 Hampton av

HOLLENBACK, See also Hollenbach and Hollen- beck

"Geo M (Florence E) dentist 947 W 8th R1201
h144 N Norton av
"India (wid Henry) r4528 Melbourne av
"Jack r144 N Norton av
"Hollenbeck, See also Hollenbach and Hollen-
beck
"Anne T clk r1443 W 66th
"Arlington E (Mary) auto mech h942 S Alma
"Arth E (Beulah) h1325 E 59th pl
"Arth E (Florence) phys 2173 Colorado blvd
"R201 E 14th Maywood
"Bethel No 78 Job's Daughters 2130 E 1st
"Beverage Co Lee Levenson mgr 1217 E 6th
"Carl A h2966 W 9th
"Chapter No 248 OES 2130 E 1st
"Chapter No 312 RAM 2130 E 1st
"Chapter Order of DeMolay E 1st and Chi-
cago
"Christian F (Jennie) h1372 Perlitia av
"Christie (wid B W) h619 N Plymouth blvd
"Dora J (wid I S) r2109 Oak
"Douglas D h3006 Larga av
"Dorothy V h1831 Burnside av
"E F furn fnshr Eckdahl Whse Co
"Earl r977 W 45th
"Edith tel opr r124 W Av 28
"Edna Mrs slsmn h4626 3d av
"Edw lectn The Trocadero
"Edw H (Lucy) h138 S Boyle av
"Eva clk Jos Schlenker
"Eva Mrs h2608 S San Pedro
"Evelyn r3555 Pas av
"Fanny clk r355 E 52d
"Fred K r623 N Sierra Bonita av
"Gerald I (Anna) waiter r3916 1/2 Whittier blvd
"Guy E (Nancy B) contrsupt h1534 W
93d
"Heights Christian Church Rev G W Bullock
pastor 213 S Breed
"Heights Evangelical Church Rev P W Thomas
pastor 711 Spence
"Heights Social Center 200 1/2 N St Louis
"Hive No 130 The Maccabees 356 S Bway R
312
"Holiness Church 131 N Chicago
"Home for the Aged Rev C W Hensel supt 573
S Boyle av
"Hubert L (Nellie) h2060 N Berendo
"Ira E (Beatrice) slsmn h8909 Metler av
"Jennie r1041 Grand View
"John L paint 5086 York blvd r4707 College
View av
"Joy typist r1531 Colton
"Junior High School 602 S Soto
"Kenneth E (Hazel I) chauff h8512 Maie av
"Lee (Helen) sign pntr h355 E 52d

HOLLENBECK

"Lex (Evelyn M) auto mech h14281 W
59th
"Libbie Mrs social service dir First M E Ch
r1935 Browning blvd
"Lodge No 319 F&M 2130 E 1st
"M W shmtlwrk Auto Sheet Metal Wks r Wil-
lowbrook
"Marion A (Pearl R) pntr h339 W Colden av
"Martha E (wid H C) h623 N Sierra Bonita av
"Masonic Temple 2130 E 1st
"Myrtle (Westn Av Permanent Wave Shoppe)
r535 N Manhattan pl
"Park S St Louis bet 4th and Hollenbeck dr
"Park Apartments 1945 E 4th
"Paul r234 Winston
"Presbyterian Church Rev Isaac P Ward pastor
132 N Chicago
"Raymond H driver r1203 E 7th
"Riley P (Marietta) shmtlwrk h6220 S Hoover
"Ronald G floor lsr r1534 W 93d
"Sherman L (Libbie C) fruit buyer h1935
Browning blvd
"Tent No 127 The Maccabees 356 S Bway R312
"Theo W meat ctr r124 W Av 28
"View Hotel 2033 E 4th
"Wm r225 Wall
"Wm H r1935 Browning
"Wm H (Grace C) mtrms
"Hollenberz Clara Mrs h383
"Hollenberz Sabine Mrs h25
"Hollenber M C h3016 W 9
"Max (Ellen) h2537 1/2
"Hollenberz Isobel E slsmn
"Louis S (Capita) slsmn
"Hollensteiner Ruth A r414
"HOLLER, See also Hollar
"Arth R (Eliz) h4228 1/2 Normal av
"August C r2223 Cochran av
"Emma F (wid J A) r3827 S Hope
"John M (Lulu) h608 N Serrano av
"Lillia R (wid F R) h6131 Crenshaw blvd
"Wesley C (Marian G) (Meyer & Holler) h420
N Las Palmas av
"Wm H (Florence B) h1952 Vista Del Mar av
"Holleran Jack slsmn City Dye Works r516 N
Bronson av
"Jas P (Mabel) h1266 Mullen av
"Jas P phys 1800 W 6th h1846 Crenshaw blvd
"Le Roy L (Edna) mtrms h2215 Huron
"Martha P bkpr Douglas Bldg r1846 Crenshaw
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"Nora prin Fifteenth Street Sch (San Pedro)
r1846 Crenshaw blvd
"Walter M (Thelma) phys 1800 W 6th h101
S Citrus av
"Hollenman Irene Mrs h922 W 7th pl
"Holles C E musician h2877 San Marino
"Hollitt Alice C cash Bway Dept Store r South
Gate
"Jane h621 W 4th
"Thos H (Helen E) auto mech h4029 1/2 Denker

HOLLEY, See also Holly

"Bessie L r3130 Hutchison av
"Bill clk r153 W 25th
"Callie E (Eveline) brmn h766 Crane blvd
"Carolyn Mrs sec Angelus Temple r1741 Clinton
"Cath E clk r133 N Herbert
"Charlie slsmn h1246 E 48th
"Clarence E h1253 Miramar
"Clyde E (Newlin & Ashburn) r So Pasadena
"E L tel opr h600 1/2 Lexington av
"Dreu L r930 W 36th
"Edith V bkpr Marvel Carbureter Sales Co r4269
McClung dr
"Edw L (Myrtle) r1200 W 29th
"El A pntr r142 E 74th
"Elmer O (Jessie A) used autos 4730 S Bway
h5423 Mullen av
"Evers Mc K (Madeline) floor fnshr h343 E
40th
"Fama V socialwkr r255 1/2 S Carondelet
"Florine r3130 Hutchison av
"Frank M r1522 6th av
"Fred (Edith) carp h1707 S Hoover
"Geo W (Clemmie M) h270 E 45th
"Gertrude M Mrs h1717 S New Hampshire av
"Gibson A chauff r1122 1/2 W 17th
"Herman (Zenobia) porter h340 N Burlington av
"Hurley A (Ora) auto mech h9228 Budlong av
"Irwin E r8029 Pyrites
"J Paul pres Finerman Braus & Holley r Lonx
Beach
"J Russell (Uda) h11224 W 17th
"Jasper E (Caroline) h1741 Clinton
"Jay waiter SPCo r645 Ceres av
"Jess L (Maude) cook h3029 Pyrites
"Jess R (Louise) cbtmkr h3130 Hutchison av
"Jessie nurse h245 Lucas av
"Jos W (Lois) imbr mn h1023 1/2 N Figa
"Laurence H (Adeline C) h1522 6th av
"Loyd C clk RyMS r450 W 103d
"Luther R slsmn Bankamerica Co r209 S New
Hampshire av
"Marian h2819 Fargo
"Mary E (wid W C) h255 1/2 S Carondelet
"Mildred r3130 Hutchison av
"Paul L r2013 Magnolia av
"Ralph R (Minnie) h133 N Herbert
"Ramona L r133 N Herbert
"Sarah L r1522 6th av
"Seward D police LAPD r Venice
"Steven (Jewel) lab h6204 Annan way
"T McHenry (Blanche) studiowkr h1503 1/2 S
New Hampshire av
"Ulysses G (Eliz) shoe repr 1606 Colorado blvd
h5033 Townsend av
"Vivian L Mrs r1315 W 59th
"Walter E (Edith) slsmn Marvel Carbureter
Sales Co r4269 McClung dr
"Wm L slsmn L A Barbers & Beauty Supp Co
"Wm R r1122 1/2 W 17th
"Wm W (Pearl) phys h544 Angeles Vista blvd
"Willie J (Minnie T) pntr h1142 E 74th
"Wilma J h1351 Masselin av
"Hollibaugh Andw J gas sta atdt r4589 Glen
Albyn dr
"Howard (Dorothy) pntr h2646 S Manhattan pl
"Hollick Claud (Helen S) mech h442 N Indiana
"HOLLIDAY, See also Holliday and Holladay
"Aaron W dep sheriff r1634 E 22d
"Albt B chauff r569 S Fremont av
"Albt T h1337 De Long
"Alf E (Ethel) ins agt h1115 Clark dr
"Alf J (Esther M) cook h1518 W 62d

Wesley C Holler
home at 420 N Las
Palmas Ave

MEYER

"Ida (wid Angel) h794 1/2 E Kensington rd
 "Ida J Mrs bkpr Westn Serv Corp r488 W 47th pl
 "Ione D typist Federal Reserve Bank r1339 N Martel av
 "Irene Davis Santa Fe r201 S Alexandria av
 "Irwin v-pres Nobby Knit Shop Inc r Sta Monica
 "Irwin E clk r524 N Poinsettia pl
 "Isaac (Dora) h2038 City View av
 "Jack (Nelle) h1270 1/2 S Citrus av
 "Jack r194 E Kensington rd
 "Jack E (Gertrude) garment ctr h325 1/2 W Gage av
 "Jacob (Lena R) h851 W 62d
 "Jacob h1045 W 89th
 "Jacob W (Mary) wchmn h3719 Locke av
 "Jessie M compt opr r354 S Oxford
 "Joel clk r406 N Irving Blvd
 "John r Hotel Cecil
 "John vule r203 W 61st
 "John Jr slsmn r2314 Cove av
 "John A (Mary) emp Union Litho Co h343 E 2d
 "John C h1129 1/2 Glendale Blvd
 "John C (Fern) h2822 Oregon
 "John C (Margt) h607 1/2 Heliotrope dr
 "John H cook h1236 W 3d
 "John J (Eliza) tire repr h208 W 61st
 "Jos (Estelle) emp Union Litho Co r734 E 84th
 "Jos paint mixer r299 W 76th
 "Jos (Clara) slsmn h1634 Donaldson
 "Jos tool mkr h3335 S Nmdie av
 "Jos C (Ruth C) acct and office mgr Warman Steel Casting Co h1116 W 103d
 "Jos C (Jewes A) office mgr Safeway Stores h630 1/2 N Genesee
 "Jos H (Mary T) h3915 S Flower
 "Jos H clk r2722 Brighton av
 "Jos J (Alice) wchmn r3556 Atlantic
 "Josephine C clk Dept County Charities r West Los Angeles
 "Julius (Sophie) slsmn h1101 Clela av
 "Julius (Clara) clk h1570 W 51st
 "June r233 W 31st
 "K Novelty Co (Mrs Kittie Meyer Morris Marion) furn rears 405 E 4th
 "Karl (Eliz) slsmn r5470 11th av
 "Karl (Maud) underwriter Prudential Ins Co h1175 N Hoover
 "Kath (wid Fred) r1504 Connell pl
 "Kathryn L Mrs h4121 S Bronson av
 "Keith h1132 Ingraham
 "Kenneth (Jeannette L) slsmn h rear 7612 Norton
 "Kittie Mrs (K Meyer Novelty Co) h6061 1/2 Saturn
 "Kittie B (wid Herman) r306 S New Hampshire av
 "L restwkr Melody Lane Cafe
 "La Salls slsmn h836 S Coronado
 "Laura Mrs prin Crescent Heights Blvd Sch r West Los Angeles
 "Laura A sten r601 W 49th pl
 "Lawrence (Bessie) assemblymn h962 1/2 Camulos
 "Lawrence H (Lolita) photo eng h1747 W 37th
 "Lawrence J r947 S Citrus av
 "Leah J dicta opr h236 S Coronado
 "Leo (Sadie) uphol h621 1/2 N Cummings
 "Leo F slsmn E E Bath r6314 10th av
 "Leo R slsmn r314 N Vendome
 "Leon C asst cash Federal Reserve Bank r San Marino
 "Leonard F (Ella) slsmn h3866 S Harvard Blvd
 "Leota M r2306 Juliet
 "Leslie C auto mech r1734 W Sta Bar av
 "Lillian sten r2249 Harcourt av
 "Lillian A Mrs h4827 Sarena
 "Lillie O h1535 Cambria
 "Logan D clk Glenn Meyers r Alhambra
 "Lorne M (Nellie) h333 S Van Ness av
 "Lorraine B dept mgr Bullock's r1840 1/2 S Gramercy pl
 "Louis r3547 Glenhurst av
 "Louis r1015 W 4th
 "Louis (Minnie) baker r1421 W 88th pl
 "Louis cook r538 Wall
 "Louis Jr (Bertha) treas Stern Frank & Meyer h6216 Warner dr
 "Louis C r4358 Lockwood
 "Louis G clk PO r Alhambra
 "Louis M (Clara) slsmn h4031 Camero av
 "Louis N (Rena) musician h351 N Orange dr
 "Louise r2430 10th av
 "Louise r233 W 31st
 "Louise Mrs h1928 N Mariposa av
 "Louise Mrs tchr City Sch r226 1/2 S Poinsettia pl
 "Louise A Mrs h201 S Alexandria av
MEYER MACHINERY CO F E Dayton Pres, F L Dayton V-Pres, Arthur E Meyer Sec, Machinery, Machine Tools and Sheet and Plate Working Machinery. 1939 Santa Fe Av, Tel Vandike 3762
 "Mae M Mrs drapery mkr r2633 S Catalina
 "Magdalena r6030 Brynhurst av
 "Marco (Meyer-Dolphin Adv Agcy) r846 S Spaulding av
 "Margt suess r6217 Yuena
 "Margt Mrs h1384 W 37th pl
 "Margt (wid J L) h814 N Vendome
 "Margt C clk r1734 W Sta Bar av
 "Margt P Mrs restr 3325 N Mission rd r 5987 Borland rd
 "Marie clk r454 S State
 "Marie indywrk r2512 S H
 "Marie C sten SFNBANK r21
 "Marie T nurse r2350 S Cl
 "Marion h3451 3d av
 "Martha slsmn r128 S Lake
 "Martin (Julia P) artist h84
 "Martin pres Consumers Com r San Francisco
 "Mary r1760 Wilcox av
 "Mary designer h1531 1/2 S Hoover
 "Mary Mrs h6138 Alhambra
 "Mary Mrs r3615 Oakwood av
 "Mary (wid John) dom h2125 Santee
 "Mary L (wid Anton) h1227 N La Cienega Blvd
 "Mary M (wid Steve) h3105 Durango av
 "Mathias L (Harriet L) h1956 W 73d
 "Maude E Mrs slsmn r2314 Cove av
 "Maurice photog r122 Sta Monica Blvd
 "Max r407 Chicago
 "Max L (Sadie) bkpr h524 N Poinsettia pl
 "Mazie T Mrs clk r3443 6th av
 "Melancthon H roofer r2774 West View
 "Mendel (Mabel) (Meyer & Holler) h601 S Rampart Blvd
 "Merle (Alice) chauf h7012 S Van Ness av
 "Merrill (Melody) hldr County Sealer Weights & Measures r240 E 68th
 "Mildred sten r1570 W 51st
 "Mildred tchr r3907 S Hill
 "Mildred Mrs r627 S Nmdie av
 "Mildred M Mrs slsmn r3800 Carlton way
 "Milo J C (Mary) welder h1245 1/2 E 59th
 "Minette office sec Assoc Indemnity Corp h 539 S Manhattan pl
 "Minnie factywrk r1421 W 88th pl
 "Minnie Mrs drsmkr 1530 S Vmont av
 "Minnie J (wid Louis) h2038 Hayes av

MEYER

"Moritz (Laura E) auto mech h1107 W 90th
 "Morris studio wkr h5613 Virginia av
 "Mosier M (Ada M) chainmn City Eng h6132 Barrows dr
 "Myron Z pres Sou Calif Pleading Co and v-pres Pasadena Police Camera Corp r Beverly Hills
 "Nate (Ann) h1459 Sherbourne dr
 "Nellie E (wid J E) h4358 Lockwood
 "Norman A (Georgia R) int decorator h4333 W 59th pl
 "O E G h4829 Lexington av
 "Oscar r310 S Mathew
 "Oscar (Elsie) shoes 6522 Hwood Blvd h101 S Detroit
 "Otto (Iva M) slsmn h2722 Brighton av
 "Otto H h1254 N St Andrews pl
 "Otto H (Mazie) barber h3443 6th av
 "Otto W barber 3902 S Westn av h1727 W 39th
 "Otto W (Louise) studiowkr h226 1/2 S Poinsettia pl
 "Paul W inv 5412 Sierra Vista av r2308 Hillhurst av
 "Peter H (Kather) roofer h2714 West View
 "Peter J clk Tarr & McComb Corp r Pasadena
 "Philip r140 W 15th
 "Philip slsmn r6061 Saturn
 "Powell gas sta 9150 W Pico Blvd r Beverly Hills
 "Ralph with McKesson & Robbins h510 S Kenmore av
 "Ralph H electn r1339 N Martel av
 "Ray (Noane) studiowkr h3767 S Van Ness
 "Ray J (Betty) clk h3420 Somerset dr
 "Ray M examiner State Div of Ins r Manhattan Beach
 "Robt h1325 Walnut
 "Robt baker r1637 W 53d
 "Robt D (Vellie) jan h948 Hollins
 "Ronald bkpr Calif Bank r1533 Cloverdale av
 "Rose smstrs r708 W 6th
 "Rose (wid J E) h1610 W 58th pl
 "Rosella r2028 W 41st
 "Roy (Grace) auto pntr r4324 Denker av
 "Roy A (Alice) armature rewinding 1826 S Hope h643 S Cochran
 "Rudolph (Edith) h1339 N Martel av
 "Rudolph E clk F O r1338 W 70th
 "Russell (Virginia) gdnr h373 1/2 E 56th
 "Russell gas sta r611 N Ardmore av
 "Ruth F sten First Republic Co r4827 Sarena
 "Sadie Mrs mach opr Tabak & Verb
 "Saml (Elsie) h129 1/2 S Chicago
 "Saml (Rose) h1104 S Gage av
 "Saml (Esther) baker h2017 1/2 Michigan av
 "Saml (Deborah) clk h2733 1/2 Malabar
 "Saml E (Hazel) acct h2327 Vista Gordo dr
 "Sol (Hannah) r406 N Irving Blvd
 "Sol prsr Ideal Undergarment Co
 "Sophie (wid H E) h1750 N Serrano av
 "Stanley carp r342 1/2 W 78th
 "Sydney tel opr r360 1/2 N Ogden dr
 "Sylas S (Nellie) lawyer 215 W 5th R814 h6687 Colgate av
 "Sylvia clk r360 1/2 N Ogden dr
 "Tene (wid David) h299 W 76th
 "Thekla M authozer Bway Dept Store h1533 S Cloverdale av
 "Theo r836 E Kensington rd
 "Theo A (Marie) h855 E 77th
 "Theo D dresses whol 860 S Los Angeles R411 r2202 Greenville av
 "Theo T r415 W Wexley av
 "Thos gdnr Park Dept r1619 W 65th pl
 "Thos F clk r739 E 95th
 "Thos H (Rosa B) musician h634 E 113th
 "U Grant E tchr L A Pac College r5732 Ebey
 "Vernon J (Mildred L) drtssmn Met Water Plt r3910 Denker av
 "Victor eng r254 S Figma
 "Victoria womens clo 7562 Sunset Blvd r10865 Wilkins
 "Viola (wid Alois) researchwkr h5750 1/2 Lexington av
 "Virginia r333 S Van Ness av
 "Virginia Mrs h2403 St Charles pl
 "Virginia Mrs studiowkr r6222 Leland way
 "Walter baker r1321 W 73d
 "Walter gas sta 11329 S San Pedro h317 E 115th
 "Walter with McKesson & Robbins r3506 W 97th
 "Walter E (Sophie) brewerwkr h2136 Ors
 "Walter E formn Pullman Co r San Diego
 "Walter R r1116 W 103d
 "Walter R eng SOTCo r South Gate
 "Walter V (Para J) slsmn h3506 W 67th
 "Wayne mgr Beverly Lake Apartments h118 S Lake
 "Wayne R clk r1339 N Martel av
 "Weldon J clo clnr 1410 N Vmont av
 "Wendell r170 N Main
 "Werner E J (Golda H) mgr Internatl For-wairing Co h1816 3d av
 "Wesley (Ihab) tres mover h5607 Geer av
 "Willard J slsmn Hammond Lbr Co r Alhambra
 "Wm (Alice) h148 E 60th
 "Wm (Katie M) elev opr h827 W 97th
 "Wm (Fannie) pres Nobby Knit Shop Inc h 6238 W 6th
 "Wm (Elsie) sign pntr h445 Exposition Blvd
 "Wm (Minnie) tailor h2320 Harcourt av
 "Wm A (Florence) bldr h3550 San Marino
 "Wm A (Marie E) slsmn h646 1/2 S Bonnie Beach pl
 "Wm A sec Keystone Bldg Co
 "Wm (Elma) teller CNT&SBANK h638 N 17 Eagle
 "Wm (Griffith Observatory h4604 17 Eagle
 "Wm (A) acct h1002 1/2 N Croft av
 "Wm (E) police h161 W 87th
 "Wm (M) h739 E 95th
 "Wm r343 E 62d
 "Zell dresses 310 N Stanley av r412 1/2 N Curson av
 "Zell & Holler (Mendel Meyer, W C Holler) bldg contrs 165 W Washn Blvd E401
 "Zell & Martin (A E Meyer Arth Martin) billiards 1801 W 11th
 "Meyerand John W (Ruth E) gas sta atdt h4707 Elmwood av
 "Meyerchood Isadore r2318 1/2 W Jeff Blvd
 "Meyerchood C J O Walker mkr decalcomania 727 W 7th R600
 "Meyerding Tracy M Mrs r1859 Yosemite dr
 "Meyerett Lillian B sec Hamlin W Nerney Inc r1139 W 80th
 "Walter H (Edna) h1139 W 80th
 "Meyerfor Anna F (wid F M) h1062 West Blvd
 "Meyerling Harold (Edith) chauf h124 N Av 52
 "Maurice baker h1253 Raymond av
 "Meyerose Henry F (Frances) h5040 Monte Vista
 "Meyerott John L (Ada B) violin mkr 319 E 35th
 "Meyerowitz Philip (Anna) compositor Western Litho Co h2443 Burnside av
 "Meyer-Radon Kurt (Paula) archt h1672 Norton
MEYERS. See also Meyers, Meirs and Myers
 "A h1296 Waltham Blvd
 "A L clk Wallgreen Drug Co
 "A M clk Walcarpet layer h441 Hartford av
 "A P h6339 N Figma

MEYERS

"Abr (Pauline) slsmn h970 Marview av
 "Agnes (wid E H) h157 N Kenmore av
 "Albt h901 S Kingsley dr
 "Albt r rear 3512 10th av
 "Albt E (Margt A) surv h1456 S Fairfax av
 "Albt M carrier PO r El Segundo
 "Aletha D Mrs h1053 E 22d
 "Alex A (Westn Transportation Co) r459 Com-stock
 "Alfonse r304 1/2 S Los Angeles
 "Alfred driver r970 Marview av
 "Alf R lawyer 606 S Hill R319 r Beverly Hills
 "Alice sten Geo I Wolfson r332 W 47th
 "Allen cook r1329 Linwood av
 "Anna r157 N McCadden pl
 "Anna h915 Rosemont
 "Anna r323 E 81st
 "Anna Mrs h1807 Berkeley av
 "Anna (wid Steph) h2727 Haven
 "Annette D tel opr r4155 Oakwood
 "Annie M waiter r5087 Borland rd
 "Anthony J (Iva C) clk Co Auditor h3333 Thorpe av
 "Anton J h1233 N Bixel
 "Arden O Mrs h1162 N Westn av
 "Arth A (Violet) tile str h2611 W 36th
 "Audree W actor r1162 N Westn av
 "Aug E jan r241 S Green
 "Aug W (May) emp L A Times r1974 Rodney
 "Augustine mech h1405 Maple av
 "B waiter r1221 W 7th
 "Barney (Frances) clk h4125 Effie
 "Belle h1833 W 5th
 "Benj (Helen) slsmn h513 Gower
 "Bernard J mgr Public Service Co r420 S Grand View
 "Bernice h4373 S Vmont av
 "Bernice hosiery wkr Theme Hosiery Co r Maywood
 "Bert (Blanche) restrwkr r4101 Valley Blvd
 "Bertha r clk Dept County Charities h1412 1/2 Bertha Pl
 "Bertha Mrs h5032 Cimarron
 "Bertha Mrs mgr Crest Hotel h4969 Sunset Blvd
 "Bertram D clk r1256 W 42d
 "Billie sten Million Dollar Theatre
 "Boris (Lotta) h1160 S Bronson av
 "Boris emp Automatic Tension Screen Co
 "Celia Amenr kpr Hebrew Home for the Aged r325 S Boyle av
 "Chas r417 E 5th
 "Chas (Ida) v-pres J A Meyers & Co h1644 N Edgelyth dr
 "Chas F (Mary E) elev opr h158 E 68th
 "Chas I (Mabel E) slsmn h502 E 61st
 "Chas L (Eliz) h6170 Roy
 "Chas M slsmn r4766 Clinton
 "Chas S r1927 W 6th
 "Chas W emrwkr Westn Dairy Products r Walnut Park
 "Clarence C h126 W Vernon av
 "Clarence W (Ruth) mtrmn h3758 1/2 Wall
 "Clayton multigrapher Pub Library h1224 S Norton av
 "Clifford L clk r1040 W 51st pl
 "Clyde E (Ruby J) mtrmn h5932 Arlington
 "Clyde F lab h1347 E 10th pl
 "Cora B slsmn h447 S Grand View
 "Corey r2000 Miramar
 "Corinne pres United Garment Workers Union No 125 r West Los Angeles
 "Dale S (Kath) ironwkr h7840 1/2 S San Pedro
 "Daphne sec J B Meyers r158 E 68th
 "David (Sadie) restr 1616 Sunset Blvd h1148 Hi Point
 "David (Nettie) (Bright & Meyers) h1148 Hi Point
 "Delphena r1314 Bond
 "Don S br mgr Winkles Bakery r Glendale
 "Donald (Bea) slsmn r2123 S Sycamore av
 "Dora Mrs h4706 8th av
 "Doris dental asst r2227 Granada
 "Dorothy h157 S Catalina
 "E h328 Columbia av
 "E Mrs r840 S Flower
 "E J r828 1/2 E 5th
 "E L h738 S New Hampshire av
 "Earl clk Santa Fe r San Marino
 "Edna h4302 1/2 S Main
 "Edna Mrs r816 Wooster
 "Edw h1761 39th pl
 "Edw bellmn r853 W 40th pl
 "Edw A slsmn h1056 S Nmdie av
 "Edw F acct SOTCo r Glendale
 "Edw H (Ruth) dentist h5232 Blackburn av
 "Edw T (Eleanor) radio announcer h6914 Woodrow Wilson dr
 "Elaine F actor r1162 N Westn av
 "Elias gro r333 N Mansfield av
 "Ella Mrs clk r1426 Bond
 "Elliott (Gayola) h1338 E 23d
 "Elmer C (Annette) priv sec Sweet & Crawford h4155 Oakwood av
 "Elmer E trader H R Baker & Co h2111 N Beachwood dr
 "Elsie Mrs h441 1/2 W 55th
 "Emelia (wid G F) h104 W 43d
 "Emil M r600 W Av 27
 "Emma G clk r727 1/2 N Occidental Blvd
 "Emma J bkpr Harrison Finance Co r Santa Monica
 "Ernest R r3316 Carlyle
 "Ernestine Mrs h4502 Maplewood av
 "Esther Mrs h3655 Sabina
 "Etta Mrs h3495 Merced
 "Eug uphol r738 E 90th
 "Eug J (Bessie) pkr h2637 Wellington rd
 "Eunice M (wid Ray) r733 Westknoll dr
 "Ferdinand T (Ella D) mech h3848 Woolwine dr
 "Fiskel (Helen) clo clnr h624 W 61st
 "Flo modiste h427 S Grand View
 "Francis (Birdie) slsmn W A Woodrow
 "Francis A musician r2533 1/2 W 4th
 "Frank r1530 Glendale Blvd
 "Frank (Ann) chauf h437 Hartford av
 "Frank lab r176 N Main
 "Frank toilet preparations mfr 5574 Melrose av r2358 Stanley Hills dr
 "Frank A r715 N Bailey
 "Frank A slsmn Zellerbach Paper Co r1645 E 105th
 "Frank C (Ann) slsmn h2431 Altman
 "Frank M (Agnes M) firemn SPCo h3324 N Figma
 "Frank R (Kath M) carp h3316 Carlyle
 "Frank W r212 S Bunker Hill
 "Frank X checker h560 E 16th
 "Fred h1685 S Nmdie av
 "Fred (Josephine) studio wkr h1316 N Formosa av
 "Fred A (Lupe) wchmn h1659 Firestone Blvd
 "Fred D cement fnshr r715 N Bailey
 "Fred J (Margt) h6916 1/2 S Figma
 "Fred P (Belva) clk r245 Gracewood
 "Fred W h1710 S Figma
 "Frieda r1925 Judson
 "G C r1224 S Norton av
 "G R (Glady's) slsmn Marcus-Lesoin Inc r 2849 San Marino
 "Gail V r1162 N Westn av
 "Geo r301 N Figma
 "Geo h444 N Figma

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MEYER

Irene office asst Borosini Institute
Irene A sten Santa Fe r201 S Alexandria
Irwin (Babette) mgr Nobby Knit Shop 205 1/2 S Fuller av
Irwin E clk r1155 S Spaulding av
J Bug (Mary T) h1831 Griffin
J J Whsmn Continental Can Co
J P h1122 S Elgin
Jack B slsmn Butler Bros h Huntington Park
Jack E (Gertrude) h325 1/2 W Gage av
Jacob r317 S Flower
Jacob (Gussie) tailor h7110 Hawthorn av
Jacob (Lena) h9515 S Hoover
Jacob A h1041 W 80th
Jacob W (Mary) gatemn h3719 Locke av
Jas P r308 S Flower
Jane tel opr r10111 S Nmdie av
Jeannette slsmn r334 S Orange Grove av
Jennie Mrs h5146 De Longpre av
Jessie M comp opr r554 S Oxford
Jerome E mech r1023 W 4th
Joel L r406 N Irving blvd
John (Nellie) h1270 1/2 S Citrus av
John r1325 Walnut
John vlc r2628 Knox av
John E (Mary) h343 E 63d
John C (Margt) h607 1/2 Heliotrope dr
John C (Fern) slsmn h2822 Oregon
John E mattressmkr r343 E 62d
Jos r006 S Hope
Jos h1222 Howard blvd
Jos r923 W 6th
Jos drapery bng J H White
Jos oilwkr h408 W 58th
Jos paint mkr S C Spellens r929 W 76th
Jos (Clara) slsmn h1827 Marvin av
Jos A (Lillie) oilwkr h957 S Fetterly av
Jos C (Jewel) acct Safeway Stores r630 1/2 N Genesee
Jos C (Ruth C) office mgr Warman Steel Casting Co h1116 W 103d
Jos F inspr Trans-Continental Frt Bur r Rivera
Jos H (Mary) h3915 Flower dr
Julius J (Sophie) slsmn h1101 Clela av
Julius (Clara) clk h1570 W 51st
Karl (Maud) underwriter Prudential Ins Co h252 1/2 W 15th
Karl E lecturer EUSO h1214 S Spaulding av
Konard (Eliz) gdnr h220 1/2 N A 51
Laura A biller r1142 W Olympic blvd
Laura H Mrs prin Crescent Hts Boulevard Sch r West Los Angeles
Lawrence H (Lolita) h1747 W 37th
Leah J sten Clayburgh Bldg h510 S Kenmore
Leo F slsmn E E Rath r6314 10th av
Leo R slsmn h3016 Fanita
Leon r6684 Lexington av
MEYER LEON C, Asst Cashier Los Angeles Branch Federal Reserve Bank of San Francisco, San Marino
Leonard (Ella M) h3866 S Harvard blvd
Leonard H (Ida A) h5032 Cimarron
Lillian r942 7th pl
Lillian r1536 Cambria
Lillian clk Dept of Water & Power r400 N Genesee
Lillian M (wid W G) h2033 W 43d
Lorene G r2203 Oak Glen pl
Lorne M (Helen E) h333 S Van Ness av
Lorraine dept mgr Bullock's r6532 La Mirada
Lou r525 Westmont dr
Louis lab r4358 Lockwood av
Louis serv sta admt r1318 Maryland
Louis Jr (Bertha) pres Stern, Frank & Meyer r6216 Warner dr
Louis F J r3630 Seneca av
Louis N (Rena) h314 1/2 N Sycamore av
Louisa (wid Eli) h1923 N Mariposa av
Louise r9515 S Hoover
Louise h1515 W 15th blvd
Louise r2430 10th av
Louise Mrs r1091 S Orange Grove av
Louise Mrs r1417 W 84th pl
Louise F Mrs tchr City Sch r226 1/2 S Poinsettia pl
Lucille h7032 Hawthorn av
Lupe indwkr r119 E 27th
Lydia sten r2829 1/2 S Bronson av
M R h1830 N Van Ness av
Mabel h1254 N St Andrews pl
Mabel r1015 W 7th
Mabel Mrs r470 Rosemont av
Machinery Co E E Dayton pres F L Dayton v-pres A E Meyer sec 1039 Santa Fe av
Mae stdt nurse Genl Hosp r1200 N State
Magdalena (wid Aug) r4221 Budlong av
Mandel clo prsr r4482 1/2 Breed
Manka Mrs h6434 Yucca
Marcella r7032 Hawthorn av
Marcia r719 Heliotrope dr
Marco studio wkr r443 N Gardner
Margt clk r5146 De Longpre av
Margt smstrs r6217 Yucca
Margt Mrs h1384 W 37th pl
Margt E Mrs r3016 Fanita
Margie clk r1734 W St Bar av
Marie indwkr r2512 S Harvard blvd
Marie E author h4148 Telluride
Marie L Mrs r1943 W 41st pl
Marion clk h5601 Losmore
Martha clk r128 S Lake
Mary slsmn r844 S Westlake av
Mary Mrs r3615 Oakwood av
Mary Mrs h119 E 27th
Mary L (wid Anton) h1227 La Cienega blvd
Mary M (wid Steph) h3105 Durango av
Mathias (Hattie) r1936 W 73d
Maurice photog 6210 Sta Monica blvd r1417 N Bronson av
Max bkpr C A Hutchins r Beverly Hills
Max (Anna) tailor r4809 W Adams blvd
Max L (Sadie) clk h1155 S Spaulding av
Mazie T (wid Otto) clk h3443 6th av
Melanchton roofer r2714 West View
Mendel (Mabel M) (Meyer & Holler) h126 N Flores
Merrill (Melody) hlpr County Sealer of Weights & Measures r45 James
Mildred sten 20th Century-Fox Film Corp r1570 W 51st
Mildred Mrs sten r8910 Denker av
Milton (Gabriel G) r611 Cloverdale av
Milton C (Jean) clk h5853 Virginia av
Milton E (wid Edg) sec Big Bear Land & Water Co r1002 1/2 N Croft av
Minnie slsmn May Co r1224 Georgia
Minnie Mrs dressmkr 1530 S Vmont av
Moritz (Laura) auto mech h1107 W 90th
Morris electn r1117 N Detroit

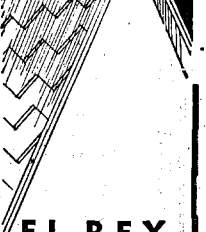
MEYER

Mosier M (Ada M) supt City Eng h6132 Barrows dr
Myron Z pres Sou Calif Pleating Co r Beverly Hills
Nate (Ann) ins agt h1459 S Sherbourne dr
Nathan slsmn David Waiberg
Nathan tailor r7110 Hawthorn av
Nellie (wid J E) novelties h4358 Lockwood
Norman A (Georgia R) mech Aetna Carpet Co h4333 W 59th pl
O F (Pearl) slsmn Greer Robbins Co r167 S Nmdie av
Ollie r821 1/2 W 36th pl
Oscar h45 E Wash blvd
Oscar (Elsie) shoes 6522 Hwood blvd h101 S Detroit
Otto cook Deutsches Haus
Otto W (Marie S) barber 3902 S Westn av h1227 W 39th
Paul r7916 Sta Monica blvd
Paul W real est 5412 Sierra Vista av h2308 Hillhurst av
Peter r622 E 50th
Peter barber 751 S Figa r Temple City
Peter (Laura) porter h32 W 1st
Peter H (Esther) roofer h2714 West View
Peter V clk Tarr & McComb Oil Co r Pasadena
Phillip h226 1/2 S Poinsettia pl
R H r738 S Mariposa av
Ralph (Rose) credit mgr McKesson & Robbins h107 1/2 S Orange Grove av
Ralph slsmn Davis Perfection Bakeries r160 N Beaudry av
Ramona h7032 Hawthorn av
Ray A (Nona) studiowkr h3767 S Van Ness av
Raymond r3750 Hubbard av
Regina (wid E) h618 Mesa av
Richard A witchmn h1069 1/2 W 35th pl
Richard D wiremn Technical Products Co r Alhambra
Robt r2407 Alsace av
Robt artist r1753 Orchid av
Robt carp r121 W 8th pl
Robt uphol ctr Seniel Ostrow r Inglewood
Robt H serv sta admt r1318 Maryland
Robt W r2822 Oregon
Roman r2122 Pas av
Rosa h1922 Lovelace av
Rose (wid M J) h810 W 58th pl
Roy whsmn r1809 E 42d
Roy A (Alice) armature dlr 1826 S Home h643 Cochran av
Rudolph (Ethel) h339 N Martel av
Rudolph E (Orma) clk PO h2337 W 29th pl
Russell L gas sta admt r1567 Hauser blvd
S Chas fsnpr P J Jeffries
S Powell (Hortense) gas sta 9150 W Pico blvd h1474 Canfield av
Sallie S slsmn r3146 De Longpre av
Sam (Deborah) h328 Cornwell
Sam E (Dorothy) h330 Ulysses
Sam E (Hazel H) acct h2327 Vista Gordo
Sara H r5546 Franklin av
Sarah Mrs h54 W 23d
Sol writer r109 1/2 E Centro
Sol K (Hannah) h406 N Irving blvd
Sophie (wid Fred) h817 1/2 W Gage av
Sydney L r1459 S Sherbourne dr
Sylvas S (Nellie) lawyer 215 W 5th R814 h687 Elgate av
Sylvia postal tel clk Postal Teleg-Cable Co r460 1/2 N Oaden dr
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Thos (Mary) gdnr City Park Dept h1619 W 65th pl
Thos H (Rosa B) barber h439 E 112th
Torin h1554 N Harbor av
Vera mach opr r2105 Raymond av
Vera M clk SOTCo r South Gate
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Virginia r1808 Oak Grove dr
Virginia J sten r333 S Van Ness av
Virginia L r6574 Fountain av
W B r1400 Oak
W E formn Pullman Co r San Diego
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Walter (Meyer & Hansen) h2800 Crenshaw blvd
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Wesley A
Wm (Fann) h2000 S
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Wm E r161 W 87th pl
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Meyerette Wm E clk Wm L Hughson Co r Whittier
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Bryant sec Rubberceptor Inc
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Faye clk r4062 W Adams blvd

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Margt Mrs h1384 W 37th pl
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Oscar (Elsie) shoes 6522 Hwood blvd r546 N Detroit
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Schneider W R 112 W 9th R418
Schoepfer E C 3118 Arlington av
Scholfeld & Schepard 1622 Colorado blvd
Schuler A F 4339 W Adams blvd and 2215 S Hoover

Schulman Simon 1008 S Robertson blvd
Schwannecke Henry 210 W 7th R319
Schwartz J J 1141 S Vmont av
Scott H L 309 S LaBrea av
Scott R A 3398 W Olympic blvd
Scranton H A 8254 Sta Monica blvd
Seamans Ltd 3505 W 6th
SEELEY ROY & COMPANY, 344 Pacific Electric Bldg, 610 S Main, Tel Trinity 1214
(For further information see page 94 Buyers' Guide, back bone and right side lines)

Seelig H B 326 W 9th R517
Segoll Robt 444 W Fairfax av
Sennett C R 9119 Sunset blvd
Seton Alex 1814 W 8th
Setran Agnes O 1616 E Olympic blvd
Shacklett E E 1235 N LaBrea av
Shade L B 1406 Sunset blvd
Shafer F H 126 W 3d R517
Shafer H E 5816 Whittier blvd
Shaman O P 416 W 8th R221
Shandler J A 553 S Westn av R202
Shapiro I and Associates 2114 1/2 Bklyn av
Sharer E O 606 S Hill R617
Sharp O W 5119 W Adams blvd
Sharp J C 4575 Sta Monica blvd
Sharp J C M 2725 Rimpau blvd
Shattuck O B 2510 S Vmont av
Shaw C R 5128 W Pico blvd
Sheldon B C 510 W 6th R714
Sheppard F M 5322 Crenshaw blvd
Sherer Robt 105 S Union av
Sherman M H Co 3670 Wilshire blvd
Sherrwood M S 8907 S San Pedro
Shiffer L B Mrs 4128 N Figueroa
Shockey Joe 1235 N LaBrea av
Shoemaker Comly 151 S W 8th R538
Shoemaker G P 2813 Sunset blvd
Shuck L E 1001 Rimpau blvd
Shute R W 11904 S San Pedro
Silberberg Abr 7286 Bev blvd
Silberstein N M 1061 Vine
Silver Theodore 4212 LaMirada av
Simmons L A 1502 N Westn av
Simoni A E 6809 S Figueroa
Simons J B 730 1/2 W Pico blvd
Simpkins W N Mrs 2134 W 29th
Simpson O V 510 W 6th R618
Simpson L P 3226 N Figueroa
Sims Herman 649 S Olive R823 and 1914 S Vmont av R113

Sims R H 5915 Bway
Singer D B 5558 Sunset blvd
Singer D B 5558 Sunset blvd
Sipple M E 224 W 56th
Skilman M L 6605 Hwood blvd R211
Slatin D D 7160 Bev blvd
Slatery E T 8600 W Pico blvd
Sloat E D 624 1/2 S LaBrea av
Smokey R W 5906 Hwood blvd
Smith Beatrice U 6301 S Figueroa
Smith E E Mrs 1621 N Hudson av
Smith Ed 6301 S Figueroa
Smith G J Mrs 1811 Lucile av
Smith G M 4376 W 3d
Smith H B 740 S Bway R807
Smith H J 1211 S Vmont av
Smith P T 5113 York blvd
Smith W H 6922 Sunset blvd
Smith W U 5152 1/2 S Westn av
Smith Building & Investment Co 461 N Westn
Snader L D 1680 N Vine R614
Snitzer J N 4659 W Adams blvd
Solov O L 206 S Spring R540
Somers C C 1418 W 24th
Southwest Sales Co Ltd 639 S Spring R622
Southwestern Development Co 650 S Grand av R1000

Spain G E 3505 Sunset blvd
Spatty P E 326 W 3d R517
Sparr Grace M 6423 Holmes av
Spaulding E E 115 N LaBrea av
Spencer E B 6001 Crenshaw blvd
Spinharney W E 7749 W 8th
Spinks Realty Co 448 S Hill R508
Spinning F M 1727 Sunset blvd
Spitzel Herman & Co 215 W 5th R606
Springer H F 1029 3d av
Spurck Wm 707 S Hill R707
Sroufe E R 558 S Westn av R202
Stanton H W 304 S Bway R502
Stark M G 215 W 7th R591
Stearns F A 157 S Westn av
Steeves F H 1438 W Flnce av 7401 7408 and 9480 S Vmont av
Stegall S A 6608 Compton av
Steigmuller Z A 1136 Vine
Stella-Harold Development Co 831 W 3d
Stenton G A 4360 Ascot av
Stephenson R A 112 W 9th R201
Stern Elsie 5001 Wilshire blvd
Stern Jacob & Sons 219 W 7th R602
Stevens Lorna 7282 Sunset blvd
Stevenson O K 4450 W Washn blvd
Stevenson H B 554 W 43d pl
Stevenson R E 1215 W Mnchstr av
Stevenson T J 4124 Crenshaw blvd
Stewart Ernest 3387 S Westn av
Steyer M J 1009 S Curson av
Stier A P 1455 Echo Park av
Stillwell A W 5027 W Washn blvd
Stoltz E P 1022 S Robertson blvd
Stone G C 10625 Avalon blvd
Stone Josef 610 S Bway R622

Stone Kay 451 N LaCienega blvd
Stone W E 1833 S Orange Grove av
Stonehill Construction Co 416 W 8th R816
Storrs K L 2706 W Jeff blvd
Stover Lillian 8369 Bey blvd
Stowe H R 727 W 7th R433
Strain O A 6325 S Hoover
Strand Robt 5213 Whittier blvd
Stratton E E Mrs 1220 S LaBrea av
Strauss Bros 112 S LaBrea av
Stressinger M J 4760 Sta Monica blvd
Strode D E 4647 Russell av
Strong Frank R Inc 112 W 9th R520
Stromider R H 3753 Wilshire blvd
Strouse Charlotte F 5374 Poplar blvd
Strout E A Western Realty Agency 453 S Spring R1005

Stump E N 4919 S Bway
Sullans S H 2404 Allessandro
Sullivan E M 3600 S Bway
Sullivan Jane I 1529 W Olympic blvd
Sunrise Land Co 208 W 8th R305
Sutro A N 231 N Vmont av
Suttle B K 4348 Eagle Rock blvd
Sweeley O E 838 W Olympic blvd
Sylvia Park Development Co 1680 Vine R622
Taber J H Co 112 W 9th R318
Taber J W 645 W 124th
Taft Realty Co 6315 Yucca
Taggart M W 117 W 9th R212
Talbott E H 216 Glendale blvd
Talmadge R G 257 S Spring R530
Tandy B D 6818 S Vmont av and 1226 W 66th

Tatum O C Co 608 S Hill R617
Tatum F D 640 S Wilton pl
Taylor A W 6258 Hwood blvd R216
Taylor O R 210 W 7th R205
Taylor E C 354 S Spring R437
Teague E A 5225 Wilshire blvd R419
Temple & Fitzsimmons 4714 Crenshaw blvd
Terry Z A 714 S Hill R610
Thalberg Wm 219 W 7th R1209
Tharp K B Mrs 2817 W Olympic blvd
Thatcher J L 10405 S Figueroa
Theis O F 2404 Atlantic blvd
Theisen J P 1457 Bway
Thigpen L G 307 W 8th R419
Thole V G 1881 Hillhurst av
Thomas C H 5421 N Figueroa
Thomas F L 201 S Ardmore av
Thomas L M 6101 S Vmont av
Thompson E L Mrs 2324 W Sta Bar av
Thompson G J 1616 W 54th
Thompson H G 322 S Bway R428
Thompson H S 2216 W Sta Bar av
Thompson H W 447 S Westn av
Thompson J J 907 W Mnchstr av
Thompson & Thompson 649 S Olive R1024
Thornley S A 322 W Sta Bar av
Throckmorton Howard 210 W 7th R1022
Throop C B 5905 York blvd
Thurber J D 2932 W Pico blvd
Tibbals W D 6311 S Bway
Tibbits A T 8573 Melrose av
Tillmanns Theo 1256 Hazard av
Timmons I J Mrs 8624 S Figueroa
Tingley N E 1255 S Atlantic blvd

TOBERMAN C E Co, 6763 Hollywood Blvd, Tel Hempstead 4141 (For further information see page 97 Buyers' Guide and left side lines)
Todd J R 8410 Bev blvd
Toddy E W 4922 S Central av
Tokimasa T 355 E 1st R306
Tokyo Investment Co 220 S San Pedro
Ton R J 4926 S Vmont av
Torian R J 2303 S Vmont av
Toub Buddy 617 S Olive R1119
Touchstone & Phelps 756 S Bway R506
TOUCHSTONE & TOUCHSTONE, Suite 407, 310 S Spring, Tel 531
Trathen E J 444 S LaCienega blvd
Trattner & Harrison 416 W 8th R510
Travis Jas 4213 S Central av
Tremaine Virginia 322 N LaBrea av
Tripp Bennett 306 W 3d R411
Trosler M F 9401 S Figueroa
Trosler W H 11202 S Main
Trotman B F Mrs 7806 S Bway
Truslow W G 636 N Larchmont blvd
Tucker A L Mrs 5076 Melrose av
Tucker W W 1425 W Pico blvd
Tufts O M 3445 W 8th
Tull J E 3907 S Vmont av
Turnbull Jas 1922 Hillhurst av
Turner D S 1253 S Lake blvd
Turner I I 909 S Los Angeles
Tustin R T Jr 5201 Bev blvd
Twentieth Century Realty Co 359 N Fairfax av
Tye Carroll 7427 Bev blvd
U S Investment Co 458 S Spring R745
Udall J M 1680 N Vine R308
Urban Clarence Jr 2855 W Washn blvd
Valenta & Sathoff 1318 W Vernon av
Van Derhoef Newell Inc 6693 Sunset blvd
Van Dissen J L 4009 Wilshire blvd
Van Dusen Harry 3427 W Slauson av
Van Fleet-Durke Inc 811 W 7th R906
Van Nuy I N Building Co 210 W 7th R400
Van Nuy Investment Co 210 W 7th R400
Van Steenwyck Cornelius 10951 S Main and 362 E 117th
Van Vranken & Henshaw 433 S Spring R748
Vatcher H J 106 W 3d R401
Vaughan T O 709 N Westn av
Veazey Julian 649 S Olive R422
Velmen A F 2503 W Vernon av
Vendige M K Mrs 877 W 48th
Ver Crusee J P 453 S Spring R708
Vernon E P 610 S Bway R622
Vickrey B L 315 W 9th R247
Vickrey O A Corp 815 S Hill R306
Villa L E 1340 W Flnce av
Vinton I D 2017 Sunset blvd

Vittitoe M F Mrs 1514 Winona blvd
Voget J G 2173 W Washn blvd
Voigt E O 5807 W Adams blvd
Vollmer B A 433 S Spring R547
Von Der Loh S S Mrs 1622 Colorado blvd
Vrooman A R 510 S Spring R318
Waddill J E 5632 York blvd
Wade D D 2140 Hillhurst av
Wagner O M 3081 Glendale blvd
Wagner E R 4609 S Vmont av
Wahl E C 4971 Hwood blvd
Wailes S I 555 S Flower R814
Waite W S 5514 Wilshire blvd R604
Waldorf L D 704 S Spring R311
Waldron J P 4617 Clinton
Waldschmidt F O 5719 York blvd
Walker Philip 1209 W 86th
Wall Hazel F 5073 Huntington dr N
WALLA ORLOW N & Co, 1720 W 7th, Tel Federal 8473

Wallace E I Co 1300 W 8th
Wallace G H 6619 Compton av
Wallace H H 6632 York blvd
Wallace K O 4350 S Bway R806
Wallace R W 5217 Whittier blvd
Walling B F 517 N LaBrea av
Walmsley H O 5116 S Nmdie av
Walters A A 3923 W 6th
Ward H H 3236 Sunset blvd
Ward J S 914 S Flower
Ward J S 914 S Flower R928
Ward N G Mrs 516 W 65th
Ward W T 4623 Eagle Rock blvd
Ware W G 4825 S Figueroa
Warner L L 315 W 9th R427
Warner R B 10103 S Figueroa
Warner R T 819 Santee
Warnock Frank 506 S Lorena
Warren J G 227 W 7th R820
Watson W H 453 S Spring R931
Watson W M 4901 Hooper av
Wayman Raymond 124 W 6th R509
Weatherholt T E 742 S Hill R1118
Webb A S Mrs 1244 S Grand av
Weiser E E 1320 W Flnce av
Weisman R M 5504 Hwood blvd R205
Weiss Gernard 2114 1/2 Bklyn av
Welch R A 3512 W Sunset av
Weldon R O 6404 Sunset blvd R7
Welsh & Kennedy 4562 W Washn blvd
Wells F M 2927 S Hobart blvd
Wells W T 5334 Navarro
Wemott W T 2554 Sta Monica blvd
Wennerholm A H 6321 S Vmont av
Wesbecher C A Co 1031 S Bway R33
Wesbecher L J 4420 S Figueroa
Wesbrook H H Co 4736 Eagle Rock blvd
West Shore Co 433 S Spring R742
West Valley Realty Co 806 3d R411
Western Venus Realty 930 N Westn av
Western Development Corp 2400 W 7th
WESTERN LANDS INC, 817 I N Van Nuy Bldg, 210 W 7th, Tel Vandike 1874

Western States Acceptance Corp 728 N Highland
Westside Land Co 4322 Crenshaw blvd
Westside Realty Co 5607 W Adams blvd
Wetzel K M 1240 W 86th
West G M 2640 Pas
Wheeler Farris 3312 W Vernon av
Wheeler J E 634 S Spring R709
Wheeler Royal 316 N Vmont av
Wheeler W E Mrs 2324 W Sta Bar av
Whitaker C M 4624 S Westn av
White Ben 253 S Bway R226
White H Adele 175 Bimble pl
White H J 220 N Av 58
White Henrietta T 2932 S Vmont av
White J R 665 N Fairfax av
White Norine S 1746 N Highland av
WHITE ROSCOE H, 714 W Olympic Blvd, Tel Prospect 7111

Whitehead H A 2029 W Jeff blvd
Whitmarsh R B 2554 Bev blvd
Whitsett M B 7508 Walnut dr
Whittaker L G 1923 E 1st
Whittemore N E 618 S Westn av R206
Whittle H F Investment Co 609 S Grand av R707
Wicks W R 1137 W 29th
Wiele G M 7441 Sunset blvd
Wigmore Geo Inc 3842 Wilshire blvd
Wilburn Irene Mrs 1265 Lorena
Wiles E B 4420 S Vmont av
Wilkinson J W 650 S Grand av R1101
Williams B F 408 S Spring R804
Williams O J 4024 S Central av
Williams J H Co 1210 W 7th R422
Williams J E 1224 W Mnchstr av
Williams L B Organization Inc 2510 W 7th
Williams R O 3715 Wilshire blvd
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Williams S M 4746 E Olympic blvd
Williamson J D 3906 W Olympic blvd
Willis A N 6120 S Vmont av
Willis O C 517 Atlantic blvd and 4520 Whittier blvd
Wilson A H 1059 E Jeff blvd
Wilson A R 920 S Hope
Wilson C E 1700 Laurel Canyon blvd
Wilson Co 11601 S Figueroa
Wilson E Clem Co 5225 Wilshire blvd R707
Wilson E V Mrs 3958 Verdugo rd
Wilson H T 1503 W Mnchstr av
Wilson J A 2016 S San Pedro
Wilson J D 3958 Verdugo rd
Wilson M E 511 1/2 S Nmdie av
Wilson M M 3470 W 48th
Wilson M M Mrs 2904 W Jeff blvd
Wilson W S 7321 Bev blvd
Wilson & Wood 1125 S Robertson blvd
Wing S O 5440 Monte Vista
Winalow Sarah Mrs 5401 S Main

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Exhibit 36

SEE PAGES 91 AND 92 FOR FIRM Abbreviations and General Abbreviations

HOLLAND

Raymond E (Bertha M) uphol h1581 Grandola
 Rena Mrs h927 1/2 E 29th
 Richd E rubberwrkr r6400 Bonsallo av
 Robt clk r443 Westminster av
 Robt F (Helen) slsmn h4139 11th av
 Robt G (Billie) asst mgr Cal Barrel Co
 h4267 1/2 Leimert blvd
 Robt H (Pearlie) slsmn R L Holland h316 N
 Av 66
 Robt J fcty supt Internat Printing Ink Corp
 r Glendale
 Robt L rugs 5449 Crenshaw blvd r Man-
 hattan Bch
 Robt M mech r1149 N Commonwealth av
 Rose (wid Jos) r2824 1/2 Hillcrest dr
 Ruth maid h1006 1/2 E 35th
 Ruth waiter h609 1/2 N Westn av
 Saml (Dora) h324 N Cursen av
 Saml V (Mabel) pntr h1253 Temple
 Sara J (wid J J) mgr Edward Arms Apts
 h5715 Camerford av
 Sarah Mrs r943 W 17th
 Sarah (wid W L) b952 Larrabee
 Sarah P (wid J W) h2953 S Harvard blvd
 Sidney J (Bessie) sta supt PO h322 W 52d
 Society No 2 120 E 25th
 Thos r227 S Main
 Thos (Helen) r617 E 95th
 Thos A (Edna R) aud W W Crenshaw b1125
 W 82d
 Thos A (Roberta) h510 S Westlake av
 Thos E r1312 W 24th
 Thos E (Irene) wchm h1048 E Sta Bar
 Thos J (Elsie) mech h3423 Hollywood dr
 Tony M (wid Wm) h1432 W 36th
 Victor V (Emily) clo prsr h2316 W 29th
 Vincent porter r492 E 41st
 Viola C r243 N Westlake av
 W Curtis sec Cal-Arizona Cotton Assn r Glen-
 dale
 Walter elev opr Roosevelt Bldg r Hermosa
 Beh
 Walter L (Estela) waiter h1526 E 51st
 Walter R clk F&MNBANK r Alhambra
 Watson (Virginia) h1310 E 21st
 Wm (Eleanor) lab h900 E 46th
 Wm E (Marley) h840 N Spaulding av
 Wm F (Fern) pkr h4112 Arlington av
 Wm I r1432 W 36th
 Wm J int dec r2673 N Beachwood dr
 Wm L (Bertha) driver h741 W 45th
 Wm M (Dorothy M) h1829 W 80th
 Wm M (Holland & Herd) r2208 W 8th
 Wm M clk r969 W 32d
 Wm T (Ruth) city mgr Chev Motor Div
 GMSC h110 N Van Ness av
 Willis stockmn M P McCaffrey r San Mar-
 ino
 Wilson A (Olga) h2727 Cunard
 Winifred A ofc sec Bailey & Poe r1271 Vel-
 asco
 Wylie whs supt Glidden Co r Compton
 & Herd Wm M Holland Al Herd) used cars
 2424 W 7th
 Hollander Aladar (Juliana) h2385 Hill dr
 Albt C (Emma) h1133 W 75th
 Alice h2686 Sichel
 Alice Mrs r2686 Sichel
 Belle slsmn r445 S Detroit
 Billy usher r2337 Sheridan
 Bird Mrs h720 S Nmdie av
 Carrie r4716 Kingswell av
 Chas E adv CPG&R r Arcadia
 Court 5750-54 1/2 Fountain av
 Emanuel masseur r601 S Cloverdale av
 Erika smstrs r2337 Sheridan
 Evelyn sten r437 Cochran av
 Evelyn Mrs h601 Cloverdale av
 Fredk (Hed) song writer h2020 Grace av
 Gerald drfsmn r2919 Hyde Park blvd
 Greta (wid Jos) h2337 Sheridan
 Harry L (Regina) film buyer h1342 N Laurel
 Helen sten h1417 N Bronson av
 Helen (wid L N) h2919 Hyde Park blvd
 I Mrs r2016 W Adams blvd
 John P electn r1329 S Harvard blvd
 Leonard (Helen) mgr S Hollander & Sons Inc
 h823 S Hobart blvd
 Louis (Belle) slsmn h1001 S Orange Grove av
 Lucille clk r437 Cochran av
 Marie Mrs h601 S Nmdie av
 Michl r720 S Nmdie av
 Oscar (Rebecca) news dlr 520 S Main h2647
 Redondo blvd
 Philip (Ida) clk SKRY h1363 Rollins dr
 Rose F bkpr Mutual Realty Co r Sta Monica
 Ruth r2022 W Adams blvd
 Ruth N clk Pub Sch h136 E Av 37
 S & Sons Inc Leonard Hollander mgr veils
 834 S Bway R400
 Saml h722 S Alvarado
 Saml phys 427 W 6th R520
 Selma clk r2647 Redondo blvd
 Shepard clk r1001 S Orange Grove av
 Shepard J teller BofA r445 S Detroit
 Sol (Rose) mach opr r715 S Hope
 Sol (Judice) slsmn h600 Imogen av
 Sylvia Mrs h437 Cochran av
 Vera sten r2337 Sheridan
 Wm S (Bertha) furrier h1336 Longwood av
 Hollanders Thelma C cash Pac Tile & Porcelain
 Co r1170 S Norton av
 Hollandersky Abr (Freda) h1004 W Edgeware rd
 Hollands Edw (Emma) h835 E 31st
 Hosea M cook r245 E 46th
 John estimator N M Calhoun r2910 Motor av
 Wm H h406 N Laurel av

HOLLAR, See also Hollar

Carl E glass blower r2813 Dalton av
 Chemical Inc X H Hollar mgr 2000-2004 Santa
 Fe av
 Danl M installer SCTCo r San Marino
 Fern K h2802 W 8th
 Xenophon H genl mgr Hollar Chemical Inc
 r2000 S Santa Fe av
 Hollaran John r121 E 4th
 Hollar C A Mrs h8702 1/2 Burton way
 Hollars Jas D (Florence) bkpr h1725 1/2 S West-
 morland av
 Hollatz Chris (Laville) airfrwtkr h920 1/2 Valen-
 cia
HOLLOWAY, See also Holloway
 Belle Mrs h239 1/2 N Bonnie Brae
 Emerson E h818 E 33d
 John (Zola M) brklyr h473 E 43d pl
 Kenneth r938 Beacon av
 Lew r4716 S Main
 Richd lab r923 N Ogden dr
 Wm H h4716 S Main
 Hollbrook H L h4303 S Vmont av
 Holleraft Clyde A (Violet) photog US Eng
 h4063 1/2 S Main
 John W (Bertha) fctywrk h119 S Alma av
 Rosa (wid J R) r119 S Alma av
 Holle Adelaide sten Co Bd of Supervisors r4168
 2d av
 Carrie (wid R A) h1736 W 64th
 Carrie H smstrs h5882 1/2 Brentwood
 Chas L (Mary) h447 1/2 W 90th
 Emelie h837 W 58th
 Jennie kitchnwr r2645 Sichel
 Jennie Mrs r1825 W 67th
 Marcus h429 S Manhattan pl
 Minnie M candymkr r1200 W 48th
 Hollebeke Edw H (Ruth) firemn LAFD h2206
 Holly dr
 Hollem Andw P (Lila) electn h1739 W 43d
 Holleman Bertha E atdt Genl Hosp r136 W 84th
 Cecil L (Mary V) h1245 S Hudson av
 Theo A (Albina) slsmn h802 W 94th
 Walter W (Bertha) mach r188 W 84th
 Westley J (Albina) ship rtry h2019 Orchard av
 Hollebeak Hugh R property management 510 W
 6th R623
 Hollen Claud mech r422 1/2 E 74th
 E K sign pntr h1715 1/2 Sichel
 Guy welder h422 1/2 E 74th
 Irene h329 S Manhattan pl
 Jack M (Jennie) h2314 Berkeley av
 Jas W r2814 Berkeley av
 Metta bkpr Union lco Co h6219 DeLongpre av
 Troy M (Oleta) auto pk atdt h3111 Budlong
**HOLLENBACK, See also Hollenback and Hollen-
 back**
 Geo C (Gertrude) mech h3053 Hollister av
 Harry lab r3146 Farnsworth av
 Margt (wid Howard) h1058 Browning blvd
 Margt K tchr Pub Sch r7526 Hampton av
 Marion G curatorial asst Co Museum r1058
 Browning blvd
 Paul h4017 W 28th
 Sara r1058 Browning blvd
**HOLLENBACK, See also Hollenback and Hollen-
 back**
 Petty r144 N Norton av
 Geo M (Florence E) dentist 2206 W 3d h144
 N Norton av
 Norma A sten Stationers Corp r Montebello
 Hollenback Wm r398 Loma dr
**HOLLENBECK, See also Hollenback and Hollen-
 back**
 Abr L (Nadine) stidowkr h2635 Cloverdale av
 Anna (wid G I) h526 S Av 21
 Arlington F metal products mfr 754 Kohler
 r934 S Alma
 Arth D (Florine S) phys 2171 Colorado blvd
 R201 r Glendale
 Arth D (Benah M) rubberwrkr h500 Hoefner
 Bethel No 78 Job's Daughters 2130 E 1st
 Chapter No 132 RAM h1380 E 1st
 Chapter No 248 OES 2130 E 1st
 Chapter No 1274 Order of deMolay 2130 E 1st
 Chas (Mary) r1958 W 77th
 Chas S mach r1706 S Hoover
 Chas W mech Westn Arc Welding Inc
 Christine (wid B W) h619 N Plymouth blvd
 Church of Christ 2236 E 2d
 Doris M tel opr r1110 S Lake
 Dorothy V (wid E M) h1831 Burnside av
 Douglas D (Ruby) formn DW&P h3306 Larga
 av
 Edith C clk r124 W Av 30
 Edw F furn fnshr r934 S Alma
 Ernest L (Helen) h648 W Av 41
 Evelyn sten r1063 Ritchey h1316 Lemoine
 Fanny (wid Geo) r6448 W Av 41
 Frank H (Rose) supv of bldgs LA City Coll
 h811 N Alexandria av
 Fred J driver Pub Sch h623 N Sierra Bonita
 av
 Garage (Milton Milmeister O S Shapiro) auto
 reprs 2315 E 4th
 Gordon servmn LA Time Clock & Service Co
 r1213 W 88th
 Grace (wid Wm) h114 W Av 28
 Guy E (Nancy) slsmn McCullough & Co h1821
 W 86th
 Hazel Indywrk h2002 Sunset blvd
 Heights Christian Church Rev O P Burris pastor
 213 S Breed
 Heights Evangelical Church Rev G J Degenkolb
 pastor 7111 Spence
 Helen (wid H L) h1991 Palmerston pl
 Herman H (Josephine) ydmn SPCo h522 N
 Av 22
 Holiness Church 131 N Chicago
 Jennie (wid C F) h3172 Perlita av
 Jerome W (Marguerite) clk h2430 Chariton
 John J paints 5036 York blvd h2266 Fair
 Park av
 John S eng Air Associates r7840 Torreyson dr
 Junior High School 2510 E 6th

HOLLENBECK

Kenneth (Hazel) fnshr Eckdahl Whs Co r569
 School
 Lex S (Brylyn) driver h2117 W 73d
 Libbie Mrs soc servkr r1935 Browning blvd
 Lodge No 319 F&AM 2130 E 1st
 Lora Mrs waiter Cecil Witt r Ingld
 Masonic Temple Assn C A Charlton sec 2130
 E 1st
 Nellie (wid H L) h1940 N Kenmore av
 P dept mgr M A McDonnell
 Park St Louis bet 4th & 5th Hollenbeck dr
 Park Apartments 1949 E 4th
 Paul R lbwrk h2847 The Mall
 Presbyterian Church Rev V S Mackay pastor
 132 N Chicago
 Raymond H mech Trailer Co r Bell Gardens
 Riley D (Marietta) formn Auto Sheet Metal
 Wks h1728 W 80th
 Ronald G (Norma) woodwkr h6919 1/2 Denver
 Roy stockmn Sontag r3053 Hollister av
 Sherman L (Libbie) buyer Jones & Cavanagh
 Co h1985 Browning blvd
 Social Center 200 1/2 N St Louis
 Theo meatctr r114 W Av 28
 View Apartments 2033 E 4th
 Wayne shtmtlwr Auto Sheet Metal Wks r Wil-
 lowbrook
 Wm r975 S Hoover
 Wm (Anna) mech h317 W 17th
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 Wm H musician r1935 Browning blvd
 Hollenbergh Clare C slsmn Natl Biscuit Co r Sta
 Monica
 Harry W (Eileen) bkpr h717 N Har-
 veyburg Ann sten O T Johnson Corp
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 Clemmie (wid G H) h270 E 45th
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" Pilar H Mrs h900 W 35th

" Virginia r900 W 35th

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" John S beauty shop 107 1/2 S Bway r3138 1/2 Folsom

" Jos (Rose) h330 S Av 19

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" Jos slsmn r2111 Mozart

" Nicholas (Margt) h2111 Mozart @

" Rudolfo (Ysabel) h538 S Concord

" Sami lab SFry r222 S Av 19

" Sebastian (Josefa) h3138 1/2 Folsom

" Vincent (Nellie) bottler h214 1/2 Av 20

" Limacher May h201 E 11th

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Limor Albt h2608 W Pico blvd

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" Angelita clk r3928 Princeton av

" Cresencio (Edna) tailor h481 1/2 Custer av

" Eddie E (Lillian) lab h1720 1/2 E 40th pl

" Florenco (Elvira) driver r4437 Zaring

" Florentino (Angie) driver r717 N Humphreys

" Frances M typist r722 W Slauson av

" Francisco (Francisca) lab h1567 E 33d @

" Gilbert r4540 Hammel

" Jesus (Grace) driver r4237 Folsom

" Jesus R (Louisa) mech h3778 E 5th @

" John (Carmen) r629 Teed

" John (Lucille) indywrk h4540 Hammel

" Jos (Herlinda) lab h362 E 33d

" Louise r514 N Humphreys av

" Manuel wiper SFry r1798 E 40th pl

" Richd driver h1738 Santee

" Robt lab r1717 N Humphreys av

" Santos E (Ruth) printer h1603 1/2 E 62d

" Tony (Stella) fctywrk h141 N Anderson

" Ygnacio (Viola) indywrk h1618 1/2 Tremont

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Limonick Harold USA r830 Ridgeley dr

" Jennie Mrs r3484 San Marino

" Louis (Rose) musician h830 Ridgeley dr @

" Maurice musician h3484 San Marino

Limp Dorothy nurse h1184 N Madison av

Limper Andw F (Marie) h124 S Lafayette Park pl @

Limperia Geo (Annie) h3544 W 60th

Limperopoulos Tom fctywrk r334 Omar av

Limpiado Jos (Nettie) busmn h1315 Pennsylvania av

Limpright Clifford B (Ann) h8228 S Hoover

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" Paul C (Florence C) bkpr h2338 Eldridge av

Linan Carrie beauty shop 1674 E Vernon av

" Esther r1109 Ingraham

" Jessie (wid Thos) r1674 E Vernon av

" Martha r1109 Ingraham

Linar Grace L (wid A B) h2506 Wellington rd

" Helen L sten r2506 Wellington rd

" Maude compt opr r2506 Wellington rd

Linard Anna B pub sten 607 S Hill R435 r536 S Hope

Linardos Geo N (Garifalia) driver h1315 N Beachwood dr

" John N (Paraskivi) h815 N Stanley av

Linares Andw (Josephine) driver h1012 S Herbert av

" Fidel (Lucy) driver h1058 Euclid av @

" Julio (Eva E) linemh h847 W 47th pl

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Linberry J E h1423 Magnolia av

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Lincafsky Jennie Mrs mach opr h1272 San Peit av

Lince Jack B (Florence) h124 N Flores

" Jacob B (Mabel) pres Western State Acceptance Corp r124 N Flores

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Linck Alex J dentist 756 S Bway R800 r Bev Hills

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" Flora Mrs h728 E 45th

" Frances M r831 1/2 Silver Lake blvd

" Geo H (Dorothy M) h2008 W 78th @

" Geo S (Margt) slsmn h502 1/2 Lucile av

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" Harry E (Cleda) mach h1011 1/2 S Harvard blvd

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" Jos H (Sadie D) mgr Dorothy Court h1245 N Genesee av

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 Edw real est 8921 S Bway
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" Mabel E (wid R L) h1630 W 54th
" Madeline G r3311 Floral dr
" Madona A nurse r4622 Prospect av
" Mae r604 S Coronado
" Mae L (wid P D) r1347 S Olive
" Malcolm K (Serena) clk SFRy r356 1/2 W
83d
" Malcom T (Edith) h148 Roselawn pl
" Marat priv sec Biltmore Hotel
" Marat Mrs h532 S Hobart Blvd
" Marat (wid M D) h623 S Bonnie Brae
" Marat C sten Columbia Fire Ins Co r1943
Holt av
" Marian writer h2000 N Highland av
" Marie r532 S Hobart Blvd
" Marie A Mrs smstrs h6018 8th av
" Marie J Mrs h221 N Av 51
" Marie L clk MLI Co r Huntington Pk
" Marion E dancing tchr h1239 S Kingsley
dr
" Marion S clk r365 N Sycamore av
" Marjorie clk r2731 Bev Blvd
" Mark (Mina) slsmn h2745 1/2 W 15th
" Mark O h5272 Hwood Blvd
" Martha Mrs h2022 W Adams Blvd
" Martha A fctywrk r2336 Moreno dr
" Martin C (Kate O) carp h245 W 43d pl
" Martin D emp Joe Daley & Sons r Haw-
thorne
" Martin F emp Joe Daley & Sons r Redondo
Bch
" Mary h1191 1/2 E 42d pl
" Mary slsmn h2914 Rimpian Blvd
" Mary (wid Ellis) r1163 E 28th
" Mary O tel opr r5871 1/2 Inskip av
" Mary E C S pract 707 S Hill R1408 r1976
N Berendo
" Mary E (wid C B) mgr Minton Apts h838 N
Oxford av
" Mary E (wid Chas) r1322 E 77th pl
" Mary F Mrs beauty opr h739 Imoken av
" Mary J tchr Pub Sch r1508 4th av
" Mary R (wid C R) h364 S Orange dr
" Mattie S Mrs h803 E 32d
" Maude L r111 S Mariposa av
" Max (Lena) h1123 S Gramercy pl
" Max (Rose) plmbr h7021 Compton av
" May Mrs r691 S Burlington av
" May Mrs h7405 1/2 S San Pedro
" May E maid r706 Carlton way
" May E (wid Eccles) r1167 West Blvd
" Maybelle h811 S Bonnie Beach pl
" Mel r538 S Manhattan pl
" Melvin J h2892 W 7th
" Menda clk r1177 Hooper av
" Merl I (Gladys) jwlr 110 N Av 58 h110 S
Av 66
" Merrill O (Isabelle) elev opr h745 N Occidental
Blvd
" Milla nurse r3430 Farmdale av
" Mildred L (wid E J) h1037 S Orange Grove
" Mina E clk r5272 Hwood Blvd
" Minnie (wid O E) r5603 S Wilton pl
" Minnie B Mrs h5352 Lockhaven av
" Mona sten DW&P h570 N Rossmore av
" Montgomery G assoc lawyer G C Rainey h2027
Victoria av
" Myrtle Mrs atdt Genl Hosp r Downey
" Nece E USA r1712 1/2 5th av
" Nelson P (Pacific Specialties Co) archt 756 S
Bway R509 r Huntington Pk
" Newton A (Jeanette) h1306 N Hoover
" Nina Mrs h1240 38th pl
" Noah O (Helen) barber 4581 Melrose av r706
N Nmdie av
" Norman br mtr Standard Stas r5404 1/2 Foun-
tain av
" Olive G A (wid C C) h829 Elyria dr
" Orrin (Kathie) h1201 S Harvard Blvd
" Paron F clk Harper Oilfield
" Paul E (Adeline) clk h662 Spence
" Paul M clk h2022 W Adams Blvd
" Paul T K (Ruth H) acct SFRy h4967 Mt
Royal dr
" Pearl sten r1016 Sanborn av
" Peggy r2636 7th
" Peggy J slsmn r622 S Hobart Blvd
" Perry L (Florence) carp h1852 E 66th
" Perry L (Ethel B) carp h1812 4th av

RICE
" Peter T lawyer 541 S Spring R1007 h570 N
Rossmore av
" Philip h1136 Arapahoe
" Philip W (Medora) h409 S Alvarado
" Priscilla H clk r2319 Ridgeley dr
" Queenie Mrs slsmn r829 S Coronado
" Ralph B (Margt) slsmn Transport Motor Co
r1745 S Bronson av
" Ralph W (Ola) osteo 578 N Berendo
" Ranch Oil Co J C Netz pres G W Lichtenberger
v-pres I M Hine sec 124 W 4th R440
" Ray r507 S Boylston
" Raymond A safety eng Great Am Indemnity Co
r Santa Clara
" Retta M (wid C P) h698 S Ardmore av
" Rex jr h6282 Commodore Sloat dr
" Rex M (Jessie) msngr r1139 Santee
" Richd (Elsie) carp r1669 2-3 Arlington av
" Richd A emp SCGC r Clearwater
" Richd M h110 S Soto
" Richd S (Margt) electn h1943 Holt av
" Robt teller BofA r154 W 86th pl
" Robt E (Ella) h2319 Ridgeley dr
" Robt E (Eva) elec eng h1409 1-5 Mo-
hawk
" Robt F USA r3822 W 58th pl
" Robt H clk SFRy r6132 Mt Angelus dr
" Robt L (Carolyn) clk PO h705 E 75th
" Robt M r1340 E 61st W 11th
" Robt M (Stella) bus opr SFT h4672 La
Mirada av
" Robt T (Mila) roofer h3430 Farmdale av
" Robt W (LaVerne) lab h905 Nolden
" Roger (Sadie) driver h1909 Judson
" Rosa B (wid E S) h729 W 11th
" Rosa L sten USIA&NS r San Gab
" Rosamond dep Co Clerk r364 S Orange dr
" Rose Mrs clk r128 1/2 S Av 22
" Rose L Mrs h672 S Alvarado
" Rowland P (Barbara) tinter r1124 E 77th
pl
" Roy h2501 Crestmoore pl
" Roy (Gwendolyn) h1036 W 88th
" Roy (Susan) electn h1823 W Pico Blvd
" Roy E (Bessie D) slsmn Royal Outfitting Co
h6029 Barton av
" Roy S (Marie) mgr Sunset Garden Apts r7655
Sunset Blvd
" Ruby beauty opr r4177 Hooper av
" Russell D (Alice) carmn SPCo h1935 1/2 Ara-
pahoe
" Ruth h1976 N Berendo
" Ruth M slsmn r3822 W 42d
" S Jennie tchr Pub Sch r San Gab
" Saml (Sarah) h3263 1/2 City Terrace dr
" Saml J trainmn SPCo r1005 S Arizona av
" Sarah r2228 W 14th
" Sarah Mrs h801 S Kenmore av
" Sean (Mary) h1415 N Crescent Hts Blvd
" Sidney T (Luna) plmbr h3123 Halm av
" Sidney S jr (Tailor) Maid Blouses r West
LA
" Spencer (Margt) driver h219 W 65th
" Stanley dentist 727 W 7th R1048 r552 West-
chester pl
" Stanton (Ethel) carp h3820 W Av 42
" Stix M B Robinson mgr genl mdse 819 Santee
R507
" Sue W (wid Milton) h1314 S Mansfield av
" Teresa Mrs h5890 Hooper av
" Thelma A clk r6132 Mt Angelus dr
" Thos (Marilyn) clk h5515 1/2 S Bway
" Theron L (Della C) h427 S Hobart Blvd
" Thos r1715 Merchant
" Thos (Doris) slsmn r6540 Bella Vista way
" Thos A cement fnshr r1840 E 61st
" Thos H (Ellen) h801 S Union av
" Thos W (Violet) civ eng City Eng h3641
W 63d
" Thos O tchr Pub Sch h5344 West Blvd
" Ulysses A gas sta 1299 and 1602 S La Brea
av and 5433 Venice Blvd
" Vaughan M artist L A Times r Burbank
" Venetia Mrs waiter r1432 E 27th
" Virginia sten h6716 Selma av
" Von D (Marguerite) mech h1227 W 98th
" W L (Alice) h6115 Victoria av
" Wade G r540 Crocker
" Walter h226 S Berendo
" Walter L (Rose L) airfrtwr h1527 W 104th
W
" Walter S h728 S Berendo
" Warren (Jewell) carp r1956 S Grand av
" Wayne (Mary) h3119 Budau av
" Wendell E (Marjorie) acct h5934 S Olive
" Wesley A r1527 W 104th
" Wm r1966 S Grand av
" Wm r1560 1/2 E Bauson av
" Wm (Rose) lab h128 1/2 S Av 22
" Wm A h4951 Stratford rd
" Wm B (Alice M) airfrtwr h2346 Hyperion
" Wm B (Ouida) clk DW&P h642 W 27th
" Wm C clk prsr h620 W 105th
" Wm E h250 S Kenmore av
" Wm E (Delys) h3625 Lufur av
" Wm G r12711 S Main
" Wm H r645 S Citrus av
" Wm H firemn LAED
" Wm H jr (Darlene H) slsmn Brokaw-Bauer Co
r849 51st pl
" Wm J mech Glynn Bros r Altadena
" Wm L (Helen) slsmn Southwest Topics h1420
W 101st
" Wm M r1840 E 61st
" Wm M (Mona) mach h3058 Surry
" Wm T r1052 W 21st
" Willis (Cona) cook h3265 Descanso dr
" Willis A trainmn SCGC r Pasadena
" Wilma A tchr Pub Sch r10266 Killrenney av
" Wilson E bkpr Central Chev Co r250 S Ken-
more av
" Winifred A (wid Jas) r4240 S Olive
" Zelmon H (Leona A) engnmn UPRCo h807
E 109th
" Ricella Michl (Jean) musician h221 1/2 Echo Park
" Ricely Danl S (Theta) h3937 Lowell av
" Riceman Sarah (wid Benj) h2557 Cincinnati

RICH See also Ritch
" Adelbert clk r1112 1/2 W 17th
" Adele cash McKay Jwlr r352 1/2 N Genesee
" Adeline r1014 S Highland av
" Alex F mach r4619 Gratian
" Alice Mrs r126 N Flores
" Allan r3919 W 8th
" Alma Mrs h1414 S Bonnie Brae
" Amelia Mrs slsmn h421 S Detroit
" Anna r717 1/2 N Ridgewood pl
" Anna M r320 Newland
" Arth h1737 Whitley av
" Arth C h1710 N Harvard Blvd
" Ben B (Rebecca) h234 S Kenmore av
" Blaine A (Vera M) electn h5719 3d av
" Carleton A (Bessie M) slsmn h1426 S Orange
Grove av
" Celia (wid S R) auto wreckers 141 S Ford
Blvd
" Chas B (Pauline) airfrtwr h4104 1/2 W Pico
Blvd
" Chas D (Emily) clk h1820 N La Brea av
" Chas E drftsmn Co Surv r Glendale
" Chas L (Nancy) mech h1810 Alsace av
" Chas M welder Double & Simmons Welding
Co r Bell
" Chas O pres Monarch Photo Co Inc r Pasa
Christine (wid H B) mgr Gloria Court h4227
Normal av
" Claire (Meta) candymkr r6415 Radford av
" Clara Mrs r1713 W 47th
" Clark A (Ruth) welder h1505 N Evergreen av
" Clayton L (Genevieve) mach h723 E 87th
" Craig A baker r5555 Hwood Blvd
" Danl P r700 S Kingsley dr
" David with CF&FW r San Gab
" Del clk r1112 1/2 W 17th
" Don B r1615 S Gramercy pl
" Don E midr Eld Metal Co
" Dora priv sec USFGCo r174 S Ardmore av
**RICH EDMUND G (Helen) Agent National Life
Insurance Co, h1627 S Sherbourne Dr**
" Edna Mrs h224 N Hope
" Edw R (Harriette E) airfrtwr h1655 Ex-
position Blvd
" Edwin D (Alice) clk h2845 12th av
" Elbert boxmkr J A Price r Montebello
" Eleanor clk clmr 5232 W Adams Blvd r1145
Coronado ter
" Elisa trmr C L Holguin r1921 Toberman
" Ella L maid r416 S Spring
" Elmer G emp Pac Bedding Co r Huntington
Pk
" Elmo L carrier PO r San Gab
" Emma Mrs ofc sec Long-Bell Lbr Co h4247 5-8
Monroe
" Evel Mrs h2953 S Bronson av
" Evelyn clk h1807 1/2 S Sycamore av
" Florence T clk h1329 Ridgeley dr
" Frank r4619 Gratian
" Frank tailors trimmings 107 1/2 E 9th r418
N Hayworth av
" Frank A (Lillian) barber h112 1/2 W 17th
" Frank P eng Miehle Printing Press and Mfg Co
r Pasa
" Frank H (Irene M) slsmn h1545 W 97th
" Frank S (Elbridge) clk h1145 Coronado ter
" Frank S jr coml artist r145 Coronado ter
" Frank W (Jacoba) sta atdt h5919 Mettle
" Frank (Frances) books 2601 W Pico
h1244 Dewey av
" Fredk (Josephine) asmlr Rest-Well Mfg
h4619 Gratian
" G Arth (Lucille E) auto wrecker 1901 S
h6603 Raymond av
" Geo (Margt) carp h7502 Miramonte Blvd
" Geo cook h734 Stanford
" Geo mech r1438 Tamarind av
" Geo W h1425 S Sycamore av
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" Guy C (Kittie) h1820 El Cerrito pl
" Harvey mgr S L Rich r682 Irolo
" Helen L Mrs atdt Genl Hosp h1342 N Mis-
sion rd
" Helen Y tchr Bible Inst r Canoga Pk
" Herb J (Hazel D) mgr Francesca Apts h1131
W Sta Bar av
" Herman (Thelma M) clk clmr 1369 Venice Blvd
h1714 1/2 Arapahoe
" Herman Jan r238 S Beaudry av
" Irene Mrs clk r2448 Fairmount
" Irving (Rose) mgr Consolidated Novelty Co
h1951 New Jersey
" Irving (Jennie) slsmn Winslow B Felix Co
h1012 S Highland av
" J H h233 N Kenmore av
" Jack (Lillian) meat ctr h1624 Crown Hill av
" Jas K r112 14th pl
" Jane E clk r2830 W 9th
" Jeanne studiowkr Geo Pal Productions
r1114 2-5 Tamarind av
" Jerome (Oleta) clk L A Ry Corp h5737 Eileen
Jesse L driver BM&W r Punte
" John A (Jessie M) oilwr h505 Margaret av
" John F clk r1214 S Hoover
" John H (Helen W) instr Otis Art Institute
h2212 San Marco dr
" John J acct r2527 Elsinore
" Jos (Mary) driver h1134 1/2 N Coronado
" Jos (Bessie) USA h1106 Gower
" L R h5613 Lexington av
" Lawrence r122 S Hill
" Leah M clk r989 Marvay av
" Leon window trmr ODCo h1175 1/2 N Nmdie
" Leon R lab h5521 Avalon Blvd
" LeRoy H chemist r4227 Normal av
" Lester J sec-treas Pernot & Rich Inc r Pasa
" Lillian F Mrs bkpr G T Sunde r2646 Clover-
dale av
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" Lothair jwlr 843 S Bway h975 Wilshire Blvd
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Rogers G W 7046 Hwood Blvd R512
Rogers Thornwell 215 W 5th R412
Rohkam Wm Jr 448 S Hill R712
Rohr H C 650 S Spring R417
Rollinson C W 742 S Hill R1000
Rolston J D 704 S Spring R704
Romer Sidney A. 836 Citizens National Bank
Bldg. 453 S Spring, Tel Michigan 6055
Root G T Mrs 215 W 7th R832
Rose A B 205 S Bway R1006
Rose S L 707 S Hill R1125
Rose V C 318 W 9th R212
Rosen D A 727 W 7th R621
Rosen G P 458 S Spring R920
Rosen J F 6331 Hwood Blvd R1223
Rosen R S 610 S Bway R720
Rosenblum Arth 403 W 8th R1106
Rosenblum H M 219 W 7th R1010
Rosenbergs & Emma 357 S Hill R515
Rosenfeld J D 215 W 5th R810
Rosenstein N A 215 W 5th R420
Rosenstock Ralph 458 S Spring R323
Rosenthal A B 410 W 8th R1009
Rosenthal S A 315 W 9th R417
Rosenthal & Grossman 311 S Spring R716
Rosenweig Reuben 541 S Spring R415
Rosin C T 756 S Bway R530
Rosin Nat 111 W 7th R624
Ross B H 208 W 8th R700
Ross G B 357 S Hill R829
Ross Saul, 611 Wm Fox Bldg. 608 S Hill, Tel
Trinity 0959
Rosskopf R E 704 S Spring R1207
Rother A A 403 W 8th R720
Rotchford H B 543 S Spring R918
Roth I H 311 S Spring R708
Rothschild J J 6331 Hwood Blvd R906
Rountree B R 357 S Hill R515
Rouse Frank 433 S Spring R625
Rowan Harriett E 908 Atlantic Blvd R10
Rowe Franklin 448 S Hill R1010
Rowe J L 215 W 7th R726
Rubenstein Saml 403 W 8th R317

W.R. Rains,
lawyers at 453 S.
Spring, Room 1100

Rush J L 621 S Hope R513
Rush Robt 621 S Hope R1001
Rushkin Sol 609 S Grand av R1001
Russell J T 623 Hwood Blvd R401
Russell T W 453 S Spring R629
Russell L P 417 S Hill R420
Ryan F J 542 S Bway R615
Ryan G B 6253 Hwood Blvd R222
Ryan J W 458 S Spring R909
Ryan M S 215 W 7th R1231
Saager I R 543 S Spring R1014
Sacks D J 215 W 7th R904
Sackin H E 510 W 6th R1130
Sackin I M 6605 Hwood Blvd R308
Sadoff H G 727 W 7th R456
Saeft Maurice 403 W 8th R1012
Safier M B 215 W 7th R620
Sahner J R 6331 Hwood Blvd R402
Saidy H A 642 S Bway R615
St Clair H S 608 S Hill R512
Sakamoto Shiyoko 355 E 1st R203
Salem J B 610 S Bway R902
Salisbury & Robinson 727 W 7th R840
Sallee & Ashton 403 W 8th R806
Sampell P W 111 W 7th R833
Sampson Louis A 448 S Hill R718
Sampson Sidney 315 W 9th R1204
Samson J L 448 S Hill R718
Samuels W M 215 W 5th R810
Sanchez-Albarra Ramon 111 W 7th R605
Sandler R C 215 W 5th R710
Sandmeyer Paul 601 W 5th R020
Sanner Fleming & Irwin 5658 Wilshire Blvd
Sapiro Aaron 629 S Hill R1103
Sargent G B 210 W 7th R735
Sargent H K 215 W 5th R1218
Sargent Willis 433 S Spring R622
Sarkisian Edw 704 S Spring R617
Satterwhite J W 126 W 3d R514
Sattinger Lillian S 727 W 7th R410
Saunders & Simon 403 W 8th R814
Sauvage L A 129 W 3d R417
Savay Norbert 639 S Spring R306
Sawyer F W 5636 1/2 N Figu
Sax E E 311 S Spring R608
Scarborough J G 311 S Spring R1225
Schaefer L J 112 W 9th R532
Schlaffer L A 311 S Spring R708
Schaper W C 5803 N Figu R204
Schapiro J G 325 W 8th R502
Scharf K J 756 S Bway R1411
Scharlin Elfr Mrs 403 W 8th R918
Scharlkow C H 208 W 8th R900
Schauer L I 357 S Hill R824
Schechter Jos 412 W 6th R407
Scheinin S H 206 S Spring R340
Scheinman & Scheinman 403 W 8th R518
Schell & Delamer, Suite 1212 A G Bartlett Bldg.
215 W 7th, Tel Tucker 1245
Schiffman A E 433 S Spring R710

929 SO. HILL STREET
600 SAN FERNANDO ROAD

Paper Hangers' and
Painters' Supplies

MATHEWS
PAINTS SINCE 1857 WALL PAPERS

1612 CAHUENGA BOULEVARD
5348 CRENSHAW BOULEVARD

Artists' Supplies
Picture Framing

Florence Ave West—Flores St North

2050 W Flornce Av Leland G H Inc branch office. PL 8-2311
2050 W Flornce Av Leland G H Inc branch office. PL 8-4792
2050 W Flornce Av Miller A S Brokerage Co PL 3-1585
2052 W Flornce Av Gregg's Cafe PL 9-5275
2053 W Flornce Av Avon Rents PL 3-6633
2053 W Flornce Best Furn Co. PL 8-3202
2063 W Flornce Pat's Italian-American Grocery PL 3-8313
2063 W Flornce Av Pat's Liquor Store. PL 3-8313
2100 W Flornce Av Andy Miller's Richfield Serv PL 1-9166
2112 W Flornce Av Lewis Bill Printer. PL 9-9794
2114½ W Flornce Av Daglo Ken PL 9-8267
2124 W Flornce Bloomquist Richard W roofr PL 8-1511
2125 W Flornce Av Horne John L Union Oil Dir PL 3-9623
● 2128 W Flornce
Apt 1 Pease Fred A. PL 1-2815
Apt 2 Marczinko Wm PL 8-3518
Apt 3 Hopkins John PL 8-4373
Apt 6 Auger Inez PL 1-7046
Apt 7 Baerg Herbert PL 2-2896
2128 W Flornce Av Gray Gerson PL 2-8570
2129 Flornce Av HtgPk Espinoza Frank L Uld 7-7018
2130 W Flornce Av Exact-O-Matic Systems of Calif Inc PL 3-2429
2138 W Flornce Av Thrift Shop PL 3-6974
2138½ W Flornce Av Strand Harry PL 1-9786
2140 W Flornce Av Sandbeck Peder rlt. PL 3-1288
2151 W Flornce Av Red Onion Cafe. PL 2-0243
2153 W Flornce Florence Ave Beauty Salon PL 3-8120
2155 W Flornce Minett's Sporting Goods. PL 1-3432
2160 W Flornce Flovd's Place PL 3-9137
2162 W Flornce Av Lew Yin D. PL 9-7694
2164 W Flornce Archie's Barber Shop. PL 8-4007
2167 W Flornce Chasse H W. PL 9-7606
2167 W Flornce Copper Cart PL 8-5166
2167 W Flornce Kopper Kart PL 8-5166
2169 W Flornce Perfecto Clnrs & Dyers. PL 2-3885
2171 W Flornce Signal Cut-Rate Drugs. PL 9-4475
2172 W Flornce Av Texaco Service Station Dealers Flornce & Vn Ness Stn. PL 3-9236
2200 W Flornce Elite Drug PL 8-8755
2202 W Flornce Av Western Dollar Stores Store No 2. PL 8-3450
2206 W Flornce Av Samuel's Jewlrs PL 8-8992
2207 W Flornce Av J & S Mkt. PL 9-8044
2210 W Flornce Av Rose Lucille Flower Shop PL 3-0356
2212 W Flornce Pierce's Dependable Sewing Mach Shop. PL 8-2671
2214 W Flornce Jerri's Beauty Salon. PL 1-5314
2214½ W Flornce Av Baglien James W Dr optmtrst. PL 9-4080
2216 W Flornce Av Schoolman Electric Co. PL 9-4446
2218 W Flornce Av Quality Shoe Repair. PL 9-9374
2222 W Flornce Jehovah's Witnesses PL 8-5050
2223 W Flornce Av General Petroleum Serv Stn Dirs Flornce & Arlntn. PL 2-0491
2223 W Flornce Ray's Mobil Serv. PL 9-3602
2226 W Flornce Robinson Paint & Wallpaper Supply. PL 1-9535
2226 W Flornce Av Robinson Wallpaper & Paint Supply. PL 1-9535
2226 W Flornce Av Robinson's Paint & Wallpaper Supply. PL 1-9535
2228 W Flornce Av Crawford C R Electronic's TV Labs reprs. PL 3-2433
2228 W Flornce Av Electronic TV Labs reprs PL 3-2433
2228 W Flornce Av Electronic's TV Labs reprs Dav & Night call. PL 3-2433
2228 W Flornce Av Moss G Y Electronic's TV Labs reprs. PL 3-2433
2230 W Flornce Av McCurry W A & Associates Inc. PL 1-6198
● 2301 W Flornce Av
Apt 1 Nuckolls Cecil PL 8-6917
Apt 2 Southwest Sash & Door Co. PL 2-9117
Apt 3 Hutchinson Dorothy PL 1-9746
Apt 6 Leone John PL 1-8664
Apt 7 Muszynski Mary PL 9-7335
● 2307 W Flornce Av
Apt 1 Egan Abigail T. PL 1-7524
Apt 2 Oligant Frank G. PL 8-9459
Apt 3 Trager Loretto A. PL 8-5881
Apt 4 Macey Lillian PL 1-4098
Apt 5 Kunst Richard W. PL 1-6519
Apt 6 Wiehe Florence PL 8-2660
Apt 7 Dempsey Seth A. PL 3-8980
● 2311 W Flornce Av
Apt 2 Hall Robt J. PL 9-1724
Apt 3 Ammerman Harry M. PL 2-9047
Apt 4 Burrow Mildred G. PL 1-5573
Apt 5 Jannis Geo P. PL 1-7296
2312 W Flornce Av Florence Ave Church of Christ PL 8-3456
2318 W Flornce Av Kernan Edw S dispensing optician. PL 1-6211
2320½ W Flornce Av Brown Alvin C. PL 3-8990
2323 W Flornce Av Bollman Furn & Appliances PL 9-3065
2323 W Flornce Av Bollman Mahogany House PL 9-3065
2330 W Flornce Av Canto Alfred E rl est. PL 8-2703
2330 W Flornce Taylor Leo R rlt. PL 9-7964
2400 W Flornce Check Signal Serv. PL 3-6936
2400 W Flornce Av J & R Auto Upholstry. PL 1-1581
2401 W Flornce Bradshaw Trailer Rental. PL 2-9220
2407 W Flornce Mekan Barber Shop. PL 2-0575
2409 W Flornce Av Hapes Chas E contr. PL 1-8910
2409 W Flornce Av Hapes Chas E contr. PL 3-7313
2410 W Flornce Av Harrahlill J E Realtor. PL 8-8877
2411 W Flornce Av Eddie's PL 1-9236
● 2413 W Flornce Av
Apt 2 Taylor Barbara J. PL 9-3562
Apt 3 Munoz Francisco F. PL 3-7268
Apt 4 Tuller Edw PL 1-4893
2420 W Flornce Av Acorn Badge & Insignia Co. PL 9-7431
2420 W Flornce Av Schenck Geo F Acorn Badge & Insignia Co. PL 9-7431
2421 W Flornce Av Burt Floyd Foreign Car Clinic. PL 1-2571
2421 W Flornce Av Foreign Car Clinic. PL 1-2571
2422 W Flornce Av Johnson Leslie H Dr. PL 1-5382
2500 W Flornce Av Heath Ernest C Jr MD. PL 3-8700
2500 W Flornce Heath R S MD Day & Night call. PL 3-2283
2501 W Flornce Av Reliable Saw & Mower Shop. PL 2-1384
2504 W Flornce Roberts Leon dntst. PL 8-7935
2504 W Flornce Av Roberts Leon dntst. PL 9-5347
2507 W Flornce Av Rispalje Martha PL 2-2571
2507½ W Flornce Av Heath Faye PL 2-5301
2509 W Flornce Av Terheggen Wm PL 9-6433
2510 W Flornce Av Miller Norman R. PL 8-2893

2511 W Flornce Av Whitaker Gladys PL 2-6511
2512 W Flornce Av Lewis Irene L. PL 8-6734
2512½ W Flornce Av McAdams Elvadore. PL 8-2616
2514 W Flornce Av Bloch Rene Frederick. PL 2-4449
2514½ W Flornce Av Dorn B B. PL 8-5776
2515 W Flornce Bittel Walter W Dr. PL 3-9800
● 2520 W Flornce Av
Apt 2 Peil Fred W. PL 8-1489
Apt 4 Connolly Julia R. PL 9-3020
Apt 5 Way R F. PL 8-8723
Apt 6 Heleman Frances Mrs. PL 8-4397
Apt 6 Heleman Henry PL 8-4397
Apt 7 Brown L L. PL 2-8702
Apt 8 Adams Geo B. PL 3-0128
Apt 9 Morsaint Alex PL 8-5409
Apt 10 Benezra Isidor PL 3-0860
2525 W Flornce Av Foster's Old Fashion Freeze Store No 34. PL 1-4548
2601 W Flornce Wilson's Serv. PL 9-0588
2602 W Flornce Av Scofield Harold B rlt. PL 1-5318
2602 W Flornce Av Scofield Realty PL 9-3569
2608 W Flornce Av Troxell Amie E. PL 1-0509
2610 W Flornce Av Scofield Harold B. PL 1-0292
2610½ W Flornce Av Evans Harvey Mrs. PL 9-0708
2611 W Flornce A-1 Bookkeeping Serv. PL 3-0719
2611 W Flornce Av A-1 Mimeographing Serv PL 3-0719
2611 W Flornce Av Baron & De La Mater rl est loans. PL 9-7660
2612 W Flornce Av Reed Wm A. PL 8-2417
2613 W Flornce Guthrie Pet Shop. PL 1-2902
2614 W Flornce Gentry's Clnrs & Dyers. PL 2-5151
2614½ W Flornce Av Knaub John R. PL 2-9812
2615 W Flornce Av Mann Hubert F. PL 2-9061
2618 W Flornce Thriftee Permanent Wave Shop PL 1-3254
2700 W Flornce Av Keel Joe B. PL 3-0309
2700 W Flornce Webber Radio & TV Serv. PL 3-7713
2701 W Flornce Tal's Cafe PL 2-0548
2702 W Flornce Safeway Stores Inc serv companies construction div. PL 3-3366
2703 W Flornce Bonner's Sporting Goods. PL 9-7430
2703 W Flornce Av Ray Williams Television Serv. PL 3-8738
2703 W Flornce Williams Ray Television Serv PL 3-8738
2703 W Flornce Av Williams Television Serv PL 3-8738
2705 W Flornce Rogers Jas B. PL 8-1408
2705 W Flornce Av Rogers Nursery & Florist PL 8-1408
2710 W Flornce Av Caplan Lillian PL 8-4415
2712 W Flornce Av Hannan Jas T uphistrng PL 9-0603
2714 W Flornce Av Johnson Hdwe & Paint Store. PL 3-2243
2714 W Flornce Av Johnson's Hdwe & Paint Store. PL 3-2243
2714 W Flornce Av Johnson's Paint & Hdwe Store. PL 3-2243
2724 W Flornce Av Lil' Pooper Lure Co. PL 3-1258
2724 W Flornce Southwest Drafting Serv. PL 3-1258
2724 W Flornce Stack V J Jr Southwest Drafting Serv. PL 3-1258
2802 W Flornce Av Wade Doris PL 2-6822
2802 W Flornce Av Wade Ed & Son Paint Store PL 9-5161
2802 W Flornce Av Wade & Son Paint Store PL 9-5161
2803 W Flornce Av Lindgren Harold A rl est PL 8-8455
2803 W Flornce Av Lindgren Realty PL 3-3681
2803 W Flornce Av Lindgren Vivian M Lindgren Realty. PL 3-3681
2803 W Flornce Plehn Frank A ins. PL 2-4311
2806½ W Flornce Av Cal-Tempo PL 9-4776
2807 W Flornce Av Carpenter Bebe Studio of Theatrical Arts. PL 9-8938
2808 W Flornce General Liquor Stores. PL 8-4051
2810 W Flornce Av Arwin Co. PL 9-6446
2810 W Flornce Av Nutritional Labs PL 9-6446
2810 W Flornce Av Vitamin Capsule Corp. PL 9-6446
2811 W Flornce Av Carpenter Nicholas C. PL 8-8838
2813 W Flornce Av Droubay Clyde plmbr. PL 9-6496
2813½ W Flornce Av Droubay Clyde PL 9-2332
2814 W Flornce Henderson John M Co Inc. PL 1-7382
2814 W Flornce Henderson John M Co Inc. PL 2-8344
2815 W Flornce Welttronic Co serv dept & whse. PL 9-7385
2823 W Flornce Av McAdams Auto Repair. PL 8-1913
2901 W Flornce Wright Geo Harper rl est. PL 2-4432
2906 W Flornce Av Shay Jack W Mrs. PL 1-2273
● 2909 W Flornce
Apt 2 Wilson John V. PL 3-0631
Apt 4 Faustina Paul PL 2-4684
2910 W Flornce Wilkes David L rl est. PL 2-0946
2910 W Flornce Wilkes David L rl est. PL 2-2205
2913 W Flornce Av Colonial Beauty Shop. PL 8-3921
2914½ W Flornce Av Dornier Francis J. PL 1-8267
2915½ W Flornce Av Stefan Calista L Dr. PL 1-1507
2916 W Flornce Challenge Printing Co. PL 9-1279
2918 W Flornce Av Conn Walt H. PL 9-4480
2918 W Flornce Av Jacobson Geo A. PL 9-4480
2919 W Flornce Av Heidenburg Cleora PL 9-2008
2920 W Flornce Av Howell Termit Co. PL 3-2241
2921 W Flornce Av Pries Sarah M. PL 1-3621
2923 W Flornce Av Pries Plumbing & Appliances PL 1-3041
2926 W Flornce Av South L A Dental Lab. PL 3-1165
2926 W Flornce Av Vickerman W A Dr. PL 2-2268
2927 W Flornce Av Lawrence Eugene I Drapery & Color Consultant. PL 8-3715
2928 W Flornce Av South L A Dental Lab. PL 3-1165
2928 W Flornce Av Watson J Edmund photgrapher PL 2-6124
2930 W Flornce Av Horwitz Jos L. PL 9-6267
2934 W Flornce Av LaFayette Marguerite PL 1-1373
3000 W Flornce La Fayette R H Dr chirpctr PL 9-8594
3001 W Flornce Av Romano Susie PL 2-2755
3001 W Flornce Av Susan's Flower Shop. PL 2-2755
3002 W Flornce Clem's Mkt PL 9-5058
3006 W Flornce Av Mesick Katherine F. PL 2-8903
3009 W Flornce Av Kamar Construction Co PL 1-2022
3010 W Flornce Av Janulis Benj PL 3-9078
3011 W Flornce Av Green Mildred N Green Walter S Co The PL 3-2126
3011 W Flornce Av Green Walter S Co The rl est. PL 3-2126
3020 W Flornce Av Florence & 8th Ave Shell Serv. PL 3-8565
3023 W Flornce Av Forsythe Virgle Serv Stn PL 8-3700
3023 W Flornce J & F Motor Serv. PL 3-9251
3100 W Flornce Av General Petroleum Serv Stn Dirs Florence & 8th Av. PL 3-9634

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3100 W Flornce Av Harold's Serv Mobil Products. PL 3-9634
3100 W Flornce Av Stempson Harold General Petroleum Serv Stn Dirs. PL 3-9634
3101 W Flornce Av Maltby Monument Co main ofc. PL 9-6818
3110 W Flornce Av Milano & Ciochetto Imported Groceries. PL 8-9312
3113 W Flornce Av Pardini Louis PL 3-6706
3115 W Flornce Florence Beauty Salon. PL 9-0806
3117 W Flornce Thacker Studio PL 1-1354
3117½ W Flornce Roth A R. PL 3-6356
3118 W Flornce Van Vilet's Clnrs & Dyers. PL 9-8106
3121 W Flornce Av Aircraft Threaded Products of Calif. PL 3-3665
3122 W Flornce Ferguson Furn Co. PL 9-8772
3122 W Flornce Av Ferguson's Furn Co. PL 9-8772
3123 W Flornce Av Do Drop In cafe. PL 1-2687
3125 W Flornce Av McBride Dorothy PL 1-3616
● 3131 W Flornce Av
Apt 4 Long Gerald D. PL 1-3898
3140 W Flornce Av Angeles Roof & Paint Co Inc PL 8-4983
3140 W Flornce Av Angeles Roof & Paint Co Inc PL 9-6264
3140 W Flornce Av Angeles Roof & Paint Co Inc PL 9-6264
3140 W Flornce Av California Roof & Engineering Co. PL 8-4983
3140 W Flornce Av California Roof & Engineering Co. PL 9-6264
3200 W Flornce
Apt 1 Kallman Leo M. PL 8-1290
Apt 2 Granieri Fernando Mrs. PL 9-7567
Apt 5 Kaufman Emma G. PL 3-0785
Apt 6 Brooks Ruth E Mrs. PL 3-8179
3201 W Flornce Sylvester Supply Co. PL 1-8296
3205½ W Flornce Av Sylvester Leo R. PL 1-4400
3217 W Flornce Av George's Chicken PL 8-9651
● 3220 W Flornce Av
Apt 5 Hawkins Victor PL 2-8170
3220 W Flornce Nelson S F R. PL 2-1349
3223 W Flornce Carter Ed M r. PL 1-3657
3233 W Flornce Blue Cross Veterinary Hospital PL 3-2255
3233 W Flornce Riddell Wm K Dr Blue Cross Veterinary Hospital. PL 3-2255
3300 W Flornce Av Shaw Garage & Serv Stn PL 2-0508
3300 W Flornce Shaws Serv Stn & Garage. PL 2-0508
3301 W Flornce Borman Paul Checker Board Liquor Store. PL 8-3926
3301 W Flornce Checker Board Liquor Store PL 8-3926
3305 W Flornce Av Hart Rolland E. PL 2-8529
3309 W Flornce Don's Dependable Serv radio & recds. PL 8-6465
3309 W Flornce Stan The Record Man. PL 8-6465
3309½ W Flornce Bogner Albert M. PL 8-4857
3311 W Flornce Av Clark Geo E rlt. PL 1-4747
3311 W Flornce Av Clark Geo E rlt. PL 3-0201
3315 W Flornce Av Fischer Catherine M. PL 2-8197
3321 W Flornce Av Abbey Radio & Clock Shop PL 2-3511
3321 W Flornce Av Huxstep E H garage. PL 3-7932
3327 W Flornce Av Irene's Flowers PL 8-6334
3333 W Flornce Av Tonks-Reardon Texaco Serv Stn Dirs. PL 1-9159
3340 W Flornce Av Anthony's Super Serv. PL 3-9888
3401 W Flornce Av Sapphire Room PL 2-8283
● 3421 W Flornce Av
Apt 1 Holland Dan B. PL 9-7433
Apt 2 Maier Forrest J. PL 3-0663
Apt 5 Berry E R. PL 3-6685
Apt 6 Hanson K A. PL 1-4366
● 3423 W Flornce Av
Apt 1 Willard Fred W. PL 9-1093
Apt 2 Hill R W. PL 9-7935
Apt 4 Wachter John PL 1-0958
Apt 5 Monachino A W. PL 8-6988
Apt 6 Welsh Glenn E. PL 2-5825
Apt 8 Gong Henry PL 9-3269
3424 W Flornce Av Fyson Pearl PL 1-0152
3426 W Flornce Reis Geo L. PL 1-3441
3428 W Flornce Av Kampelman Jack PL 9-8890
3430 W Flornce Av Kovach Frank PL 8-0056
● 3431 W Flornce Av
Apt 1 Grosshandler Alex PL 1-2657
Apt 2 Glibreath J W. PL 2-1815
Apt 3 Mingli Michael B. PL 2-5100
Apt 4 Johnson John A. PL 3-0225
Apt 5 Hawley Robin Miss. PL 2-3692
Apt 6 Groden Bernard PL 1-3090
Apt 7 Plows Virginia J. PL 9-6347
3434 W Flornce Av Zak Wm L. PL 1-7160
● 3437 W Flornce Av
Apt 9 Jackson Harold L. PL 8-9571
Apt 10 Mac Quire Eileen Mrs. PL 1-4843
Apt 13 Wignall Katherine PL 2-4223
Apt 16 Peterson Inez PL 2-3496
Apt 16 Daly Wm PL 8-2146
Apt 16 Moss Jas L. PL 8-2146
3437 W Flornce Av Hodkin Deanna R. PL 1-3865
3440 W Flornce Av Born Lela PL 9-6329
3440½ W Flornce Av Reeser John W. PL 1-4024
3442 W Flornce Av Pryor Roy PL 1-2107
3444 W Flornce Av Baker Hazel B. PL 3-6257
3446 W Flornce Av Yost-Robt N Mrs. PL 9-6580
3450 W Flornce Av Summers Ira PL 2-4071
3452 W Flornce Av Wright Ernest F. PL 1-7294
3452½ W Flornce Av Wright Chas E. PL 2-0992
3454 W Flornce Av Hagstrom Harold PL 9-7778
3458 W Flornce Av Thatcher May PL 1-0542
3458½ W Flornce Av Duda John M. PL 9-1763
3460 W Flornce Av Shery Virginia PL 2-2536
3511 W Flornce Av Fitzgerald Flower Shop PL 3-1377
3511 W Flornce Av Fitzgerald's Flower Shop PL 3-1377
3518 W Flornce Av Alvarez Arthur J. PL 1-7890
3518½ W Flornce Av Winslow Merrick PL 2-6804
3520 W Flornce Kerkorian Nish PL 9-0545
3520½ W Flornce Av Peterson Mabel V. PL 2-4426
3531 W Flornce Scarlata Anthony r. PL 2-4913
3533 W Flornce Av Bail W C. PL 2-4008
3535 W Flornce Av Ware Robt D. PL 8-6880
3536 W Flornce Av Kerkorian Ahron PL 9-8464
3537 W Flornce Av Zeilberger Alfred PL 2-9747
3539 W Flornce Fiorina Leo PL 8-0280
3543 W Flornce Av Lugo Chas Jr. PL 9-5101
3545 W Flornce Av Long Lawrence PL 9-1456
3549 W Flornce Av Ryner Everett J. PL 8-0467
3551 W Flornce Hoback W E r. PL 2-5535
3555 W Flornce Davidson Chas L r. PL 2-3243
3555 W Flornce Davidson Mabel L r. PL 2-3243
3557 W Flornce Av Jones Richard PL 2-1017
3564 W Flornce Sugino M. PL 8-6896
3565 W Flornce Av Koonce S G. PL 2-1809

3569 W Flornce Av Martin Ival C. PL 3-8062
3569 W Flornce Av Martin Walter PL 3-8062
3571 W Flornce Av Perkins Clifford M. PL 3-0787
3573 W Flornce Av Rini Wm PL 3-6286
3575 W Flornce Av Heneger Enzina Mrs. PL 3-9843
FLORES AVENUE
5906 Flores Av Lovelace Clyde T. AX 1-6953
5909 Flores Av Lindberg S T. AX 1-4029
5910 Flores Av Jones Stanley W r. AX 2-7565
5911 Flores Av Gilbert Donald AX 4-3357
5916 Flores Av Hayes Albert E. AX 3-4514
5919 Flores Cantlay Richard Jr r. AX 3-1425
5922 Flores Av Jepsen Arthur Chas. AX 1-0159
5923 Flores Av Czeslawski Chas W r. AX 1-0491
5926 Flores Av Staar Vernon G r. AX 1-9475
5929 Flores Av Haskell Walter E r. AX 2-5304
5934 Flores Av Hum Chas R. AX 2-1522
5935 Flores Av Putman John J r. AX 1-2622
6002 Flores Av Long Jas I Jr r. AX 3-9512
6003 Flores Av Peebles Roland E Jr r. AX 1-6353
6009 Flores Av Blazer W C. AX 2-5242
6010 Flores Av McMahon J F. AX 3-8642
6015 Flores King C A r. AX 2-8013
6016 Flores Av Hoepner Louise AX 2-5627
6018 Flores Av Hoepner F H. AX 1-9343
6021 Flores Reinsner Wm r. AX 3-6444
6022 Flores Av Almayn W Tom Jr. AX 4-7706
6025 Flores Av Haldeman Paul H. AX 3-2354
6103 Flores Uzelac John r. AX 2-7371
6108 Flores Av Trester Eugene r. AX 1-0508
6109 Flores Av Caweltt Harlan R Mrs. AX 1-1728
6113 Flores Av Rosenberg Harriet AX 4-4911
6118 Flores Av Johnson Walter D. AX 2-4958
6119 Flores Av Witbeck Edith R. AX 3-8313
6119 Flores Av Witbeck John W. AX 3-8313
6123 Flores Av Paton Harry C. AX 3-2825
6129 Flores Av Sweetland Geo W r. AX 1-8672
6130 Flores Av Fuess Edw C r. AX 3-3496
6133 Flores Nielsen Rolff W r. AX 3-3895
6136 Flores Av Arcaris S J r. AX 3-5420
6139 Flores Av Yellowchan Stanley V. AX 4-8810
6200 Flores Av Millikin Harry L. AX 1-0434
6201 Flores Powell John O r. AX 3-3853
6206 Flores De Luca Jos C r. AX 3-4864
6209 Flores Av Rizk Geo. AX 3-9282
6210 Flores Av Martin M W r. AX 2-7409
6215 Flores Schaub Raymond J r. AX 3-3473
6216 Flores Av Olson Harold C. AX 3-3562
6221 Flores Av Wood Harry AX 2-8349
6222 Flores Av Boschert Jas J. AX 2-8361
6227 Flores Av Van Akin Jas Louis r. AX 1-2092
FLORES STREET NORTH
100 N Flores Borstein Jacob r. WE 3-0209
106 N Flores Lighthill Olaf B. WE 4-0241
107½ N Flores Goldstein Bette WE 5-9907
108 N Flores McColli Stella r. WE 8-6554
109 N Flores Hochman Benj WE 3-1277
109½ N Flores Purchin Minna WE 5-9630
110 N Flores Holler Wesley C. WE 9-5656
112 N Flores Holler W Curtis Jr. WE 3-1259
113 N Flores Schreiber N N. WE 5-7056
113 N Flores Schreiber Robt M. WE 5-7056
113½ N Flores Selzer A F. WE 6-7422
114 N Flores Stier Lee F. WE 6-8480
115 N Flores Wodlinger Esther WE 6-0990
115½ N Flores Skiltstad Rosella WE 5-4812
116 N Flores Rossiter Chas E. WE 9-1948
117 N Flores Elkins Gerald W. WE 1-3903
117 N Flores Elkins Harry E. WE 1-3903
118 N Flores Glasky Irving L. WE 8-7009
118½ N Flores Blum Ida WE 4-2107
119 N Flores Lepken Harry WE 5-5118
119½ N Flores Luftman Alvin H Dr. WE 1-0541
120 N Flores La Robinson Lisa E. CR 4-7176
121 N Flores Marcus Hyman WE 4-6576
122½ N Flores MacLeod Barbara WE 9-0202
123 N Flores Taxy Solomon WE 3-0387
124 N Flores Willmann Walter A. WE 6-0124
124½ N Flores Griffith John G. WE 6-2016
125 N Flores Weiss Abe WE 4-7293
126 N Flores Strickland Chas G. WE 6-6935
126½ N Flores Noorland Martin WE 4-4900
127 N Flores Av Pechter Ben WE 4-7085
128 N Flores Allers Myrtle WE 9-8787
128½ N Flores Ness Olaf WE 6-0568
129 N Flores Kelly Elsie M. WE 1-0027
129 N Flores Kirkley Mary E. WE 1-0027
131 N Flores Sachs Jos Mrs. WE 6-8964
133 N Flores Harris Shirley Mrs. WE 5-4753
134½ N Flores Huxley B H. WE 6-4203
136 N Flores Wright Helen r. WE 8-4650
136½ N Flores Christian Beulah WE 6-1684
137 N Flores Skrupa J B. WE 4-9342
139 N Flores Coutts I WE 4-1767
139½ N Flores Katz Herman r. WE 3-4505
308 N Flores M-S Construction Co. WE 9-2275
310 N Flores Pape Distributing Co. WE 9-5229
311 N Flores Geissinger W B & Co Inc advg WE 3-7178
311 N Flores Parker Edw F C. WE 3-7178
312 N Flores Pinto Phyllis intr dcrtn. WE 4-6087
314 N Flores Kahn N B. WE 9-2443
316 N Flores Greenbaum A Julius. WE 5-8518
317 N Flores Flick A H. WE 5-6989
317 N Flores Roy Louise M. WE 5-6989
322 N Flores Lowers Thomas H. WE 9-5765
323 N Flores McKinklock William H. WE 6-3541
327 N Flores Schwedelson L. WE 6-2490
328 N Flores Barnes Fred WE 9-2511
332 N Flores Ben-Tovim Noah A. WE 4-8102
333 N Flores Pownsner M WE 4-7946
335 N Flores Ottenheimer Hedwig Mrs. WE 3-0517
335 N Flores Ottenheimer Ludwig F. WE 3-0517
336 N Flores Osterbach Jos WE 8-5478
337 N Flores Freedman Wm WE 9-2204
341 N Flores Stava E J Mrs. WE 5-0453
343 N Flores Loveless Clyde WE 9-6189
346 N Flores Trauss J H. WE 4-6416
347 N Flores Caserio Frederick F. WE 5-5393
352 N Flores Rudick Nat r. WE 8-8082
353 N Flores Gilges August WE 6-7062
355 N Flores Freedman Saml W. WE 1-7717
355 N Flores Freedman Saml W. WE 9-5273
356 N Flores Ballint Emery WE 9-1310
362 N Flores Schmidt Wm H r. WE 3-7787
363 N Flores Wentzel Clara M Mrs. WE 5-4318
367 N Flores Skolnick H WE 5-6340
368 N Flores Schwadron Lewis WE 6-3833
369 N Flores Calmanson Rita WE 6-8677
369 N Flores Calmanson Rose WE 1-3949
402 N Flores Kaufman Raymond R. WE 6-6991
405 N Flores Silvers Jack WE 5-6232
410 N Flores Chester Dave WE 3-0106
411 N Flores Dubin Saml WE 6-6879
412 N Flores Hellerman Saml WE 3-1800
415 N Flores Dvorson Dorothy C Mrs. WE 1-9358
419 N Flores Lubofsky Frank WE 4-6934

420 N Flores Braly Harold W. WE 5-2026
424 N Flores Weinstein Marian C. WE 9-5938
425 N Flores Goldberg Geo WE 9-6561
429 N Flores Bomser Sol WE 6-2882
430 N Flores Estabrook Edward T. WE 5-5003
434 N Flores Lepselder Joe WE 5-3472
435 N Flores Derman Linda WE 1-4671
435 N Flores Derman Louis WE 4-7055
440 N Flores Howard Harry WE 1-5013
440 N Flores Raoul Dolly WE 1-5013
441 N Flores Webber Chas L. WE 4-8201
444 N Flores Grobman Ben WE 4-3319
444 N Flores Kaye Morris H. WE 8-5829
445 N Flores Blum Julius WE 6-8683
449 N Flores Almaleh Abraham WE 4-2683
453 N Flores Lipson Morrie B. WE 9-8902
454 N Flores Saidner Isaac WE 6-8098
458 N Flores Montag S WE 4-2552
459 N Flores Strover Chas F. WE 9-2054
462 N Flores Steinberg Manuel WE 9-4198
465 N Flores Garber Libbie A r. WE 8-3220
465 N Flores Garber M J r. WE 8-8220
468 N Flores Hull F P. WE 6-3925
500 N Flores Jacobs Walter E. WE 9-1785
501 N Flores Davis Lewis WE 5-2298
506 N Flores Smith Sydney H. WE 4-3583
510 N Flores Ernst Edw E. WE 8-7329
511 N Flores Dabbert F W. WE 9-5033
514 N Flores Av Kelly L P Mrs. WE 9-4063
515 N Flores Johnson Harold A Dr. WE 5-1803
520 N Flores Rosner Reggie WE 4-4515
521 N Flores Ross Louis r. WE 3-3024
522 N Flores Implom Steve WE 6-4865
525 N Flores Zenziper M r. WE 3-0264
527 N Flores Roen Susan G. WE 8-7058
528 N Flores Neisner Fredric C. WE 9-9706
536 N Flores Av Friedman Morrey L. WE 4-4247
537 N Flores Lingelbach Gerald A. WE 9-0543
540 N Flores Friedman R B. WE 6-7741
541 N Flores Allison F L. WE 8-0977
541 N Flores Bostrom Frieda W. WE 8-0977
546 N Flores Walker Nellie Coburn Mrs. WE 8-9190
547 N Flores Miller Franklin B r. WE 1-8510
550 N Flores Raider Sol WE 8-9324
553 N Flores Rose Martin A. WE 4-4712
556 N Flores Norton Wm E. WE 9-5297
557 N Flores Goldberg Nathan M. WE 6-0593
560 N Flores Stone Sam WE 4-5696
561 N Flores Wiesenfeld Harry WE 9-5792
600 N Flores Steelman Claude WE 8-7853
601 N Flores Frank Louis WE 6-0442
604 N Flores Baur Jas MacNeil. WE 6-1030
6-1345
6-6223
4-3867
8-0791
6-8590
6-6742
9-3978
6-4479
9-2210
9-2232
627 N Flores Kale Morton WE 8-7837
632 N Flores Sayers Edmund M. WE 9-4200
636 N Flores Berns Sidney J Dr. WE 4-4367
637 N Flores Whitaker J Leland Rev. WE 9-0527
643 N Flores Friedman Joseph OLi 3-4173
1108 N Flores Longene Irene Miss. OLi 4-3725
1109 N Flores Breese Marie OLi 4-0477
1109 N Flores Maxwell Jeanette OLi 4-4499
1110 N Flores Rohlf H Erwin OLi 4-4764
1111 Flores McCarthy Paul D. OLi 4-1525
1112 N Flores Nelson Allie OLi 4-0533
1114 N Flores Heid Frances E. OLi 4-2585
1114 N Flores Levinson Elliot B. OLi 4-2585
1115 N Flores Eliert Chas F. OLi 4-4752
1120 N Flores Killefer Gertrude OLi 4-3851
1123 N Flores Hansen Harold OLi 4-1742
1123½ N Flores van Bergen Ruth. OLi 4-1531
1125½ N Flores Dearborn Harold R Jr. OLi 4-4670
1127 N Flores Kaler J F. OLi 4-3428
1129 N Flores Bab Herbert OLi 4-4409
1131 N Flores Nyland Walter OLi 4-1060
1200 N Flores Hoyt Paul J. OLi 4-1209
1206 N Flores Wright M B. OLi 4-1905
1207 N Flores Haurig Oscar OLi 4-4722
1210 N Flores Viersen L R. OLi 4-4747
1210½ N Flores Faulds Robt McLeod. OLi 4-1945

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National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.



OMB No. 1024-0018

1. Name of Property

historic name **Fox Fullerton Theatre Complex**

other names/site number Chapman's Alician Court Theatre; Chapman Theatre; Mission Court Theatre; Universal Mission Court Theatre; Fox Mission Theatre; Fox Fullerton Theatre; Firestone Tire and Rubber Building; Roy J. Lyon Firestone Service Station

2. Location

street & number 500-512 North Harbor Boulevard Fullerton NA ☐ not for publication

city or town Fullerton NA ☐ vicinity

state California code CA county Orange code 059 zip code 92832

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

[Signature]
Signature of certifying official/Title

11 SEP 2006
Date

California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- ☒ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the
National Register
☐ See continuation sheet.
☐ determined not eligible for the
National Register
☐ removed from the National
Register
☐ other (explain): _____

[Signature]
Signature of the Keeper

Date of Action

10-25-06

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areas, the lavish theaters provided an environment of escape where moviegoers could lose themselves in a fantastic world of architecture, music, and larger-than-life personalities. While legitimate theaters buildings were geared toward the wealthy who could afford orchestra tickets, motion pictures theaters provided the trappings of wealth—thick rugs, grand lobbies, elegant lounges, velvet draperies, gilt-and-marble ornamentation, lavish furnishings, uniformed ushers and usherettes—affordable to the middle class.

The building of Fullerton's Alician Court Theatre followed this pattern of theater development and construction. Fullerton had a series of small motion picture theaters—the Little Gem Theatre (1909), the Randall Theatre (1911), the Fullerton Theatre (1913), and the Rialto Theatre (1917)—built along Harbor (then Spadra) Boulevard in the downtown area. With the exception of the short-lived Randall Theatre, designed for vaudeville presentations and nickel movies, these theaters were buildings that had been quickly and cheaply converted into movie theaters. In contrast, the Fox was designed from the start as a movie theater and is the only one of these old-time downtown theaters to survive. It remains the only cinema in downtown Fullerton.⁵¹ The Fox was also the first theater in the city and county built specifically to show full-length films and is the only remaining film palace in north Orange County built during the era of lavish film theaters.

BUILDER AND ARCHITECT CONTEXT

Meyer and Holler, Inc. (Milwaukee Building Company) Context

The Fox Fullerton Theatre was constructed by the firm of Meyer and Holler, Inc. of Los Angeles, one of the most famous builders in movie theater history. The Chapman family had extensive land holdings throughout Southern California, and the Chapman Brothers developed an early pattern of hiring architects for their developments in Los Angeles, then later using these same architects for buildings in their hometown of Fullerton. Meyer and Holler were first hired by the Chapman Brothers in 1910 to construct a two-story Tudor Revival "spec" home in Chapman Park (Fifth and Mariposa) in Los Angeles.⁵² By the time C. Stanley Chapman commissioned the firm again in 1924, it had become the largest contracting company in Southern California. The firm of Meyer and Holler, Inc. is recognized as one of the most prolific and distinguished motion picture theater designers on the West Coast, maintaining offices in Los Angeles (315 Wright & Callendar Building, 405 South Hill Street). Along with Benjamin Marcus Priteca and S. Charles Lee, Meyer and Holler dominated theater construction and design in Southern California. Mendel S. Meyer (1874-1955)⁵³ and Julius C. Schneider founded the design and building firm, incorporating on October 24, 1906.⁵⁴ Meyer was the son of Samuel Meyer (1830-1903), a respected Jewish pioneer in Southern California; Schneider had recently moved to Los Angeles from Milwaukee. Phillip W. Holler, a real estate agent, joined the firm in 1908. Originally known as the Milwaukee Building Company, a name probably intended to inspire confidence among newcomers to Los Angeles from the Midwest, the firm specialized in building modest bungalows (probably from stock plans). Thanks largely to an alliance with the successful land developer Robert Marsh (1871-1956), the Milwaukee Building Company was able in 1912 to change its focus to large speculative, and then custom homes, in Mount Washington, Windsor Square, Santa Monica, Brentwood, and other fashionable suburbs. After World War I, the firm increasingly used the name "Meyer and Holler" as it moved out of the homebuilding business and into large-scale commercial construction.⁵⁵ Holler's son, Wesley C. Holler (1893-1981), a World War I veteran, joined the firm in 1929, and thereafter succeeded his father as Meyer's partner. The firm's activity began to dramatically decline after the Crash of 1929 when its lavish architectural style grew out of fashion. A disastrous lawsuit brought against the firm in 1932 by director King Vidor forced Meyer and Holler to file for bankruptcy,⁵⁶ but the firm reorganized in 1934⁵⁷ and remained in business until 1941.⁵⁸ Meyer retired that year, and Holler went to work for the Signal Oil and Gas Company.

By providing design-building services to thousands of clients throughout Los Angeles and nearby counties, Meyer and Holler exerted a very significant impact on the shaping of the built environment of Southern California during the period of the region's most dramatic growth. This impact was due in large part to the financial power of its clientele, which included

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major players in the fields of real estate, entertainment, finance, and government. During the 1910s and 1920s, Meyer and Holler counted among their clients some of the most distinguished business leaders in the history of Los Angeles. The firm designed and built houses for Harry Chandler, Frank P. Flint, Herman Janss, Edward L. Doheny, Isaac Milbank, and King Gillette; movie studios for Samuel Meyer, Hal Roach, Jesse Hampton, Samuel Goldwyn, Charles Chaplin, King Vidor, and Thomas Ince; and commercial buildings for Idelfonso Sepulveda, E. Clem Wilson, and Henry Culver. Meyer and Holler also designed and built numerous apartment buildings, hotels, banks, churches, and theaters throughout the greater Los Angeles area, including the Long Beach Museum of Art (2300 Ocean Boulevard), the Mt. Washington Hotel (3880 San Rafael Avenue) in Los Angeles, the Getty House (605 South Irving), the official residence of the mayor of Los Angeles,⁵⁹ and the Mary Tustin House (4973 North Figueroa) in Los Angeles, a two-story Craftsman house built for the widow of Columbus Tustin, founder of the City of Tustin.⁶⁰ The firm's buildings are featured in *An Architectural Guidebook to Los Angeles*, the definitive guidebook for Los Angeles architecture by David Gebhard and Robert Winter.⁶¹

In the early 1920s, the firm won contracts for many distinguished structures in the heart of Hollywood, including the Hollywood Athletic Club (6525 Sunset Boulevard), Grauman's Egyptian Theatre (6712 Hollywood Boulevard), Grauman's Chinese Theatre (6925 Hollywood Boulevard), Standard Film Laboratories (Seward and Romaine),⁶² the Security Pacific Building (6777 Hollywood Boulevard), and the Café Montmartre (6753 Hollywood Boulevard), one of the most glamorous nightclubs of the era. It is primarily these Hollywood buildings, a number of which are on the National Register of Historic Places, that have established the worldwide fame of Meyer and Holler.⁶³ The Egyptian Theatre, considered Hollywood's first authentic movie palace, was the birthplace of the gala movie premier, and Meyer and Holler's masterpiece, the Chinese Theatre, is the most famous movie palace in the world, still attracting millions of tourists each year to its legendary courtyard where hand- and footprints of movie stars are imbedded in concrete. The two theaters quickly became associated with Hollywood prestige and glamour. The Chinese Theatre became so synonymous with the industry that the ultimate movie about Hollywood movies, *Singin' in the Rain* (1951), opens with a premier at the landmark Theatre.

Meyer and Holler's theatrical work quickly caught the attention of regional and national architectural journals. *American Architect*⁶⁴ and *Architect and Engineer*⁶⁵ published reviews of the Egyptian Theatre in 1923, and even more extensive profiles of the Chinese Theatre appeared in issues of the *American Architect*, *Architectural Digest*, and the *Architectural Record*.⁶⁶ Both theaters and their floor plans were featured in Randolph W. Sexton's *American Theatres of Today* (1927), one of the first monographs published on the rapidly evolving movie picture theaters of the 1910s and 1920s. Meyer and Holler's buildings and theaters are also featured in Randolph W. Sexton's *Spanish Influence on American Architecture and Decoration*, Cara Mullio's *Long Beach Architecture: The Unexpected Metropolis*, David Naylor's *American Picture Palaces: The Architecture of Fantasy*, Ave Pildas's *Movie Palaces: Survivors of an Elegant Era*, John Margolies's *Ticket to Paradise: American Movie Theaters and How We Had Fun*, and Robert Berger's *The Last Remaining Seats: Movie Palaces of Tinseltown*. Many of the firm's architectural designs in the 1920s were imitated throughout the United States. The Egyptian style, in particular, caught on quickly. Grauman's Egyptian Theatre opened one month before Howard Carter entered the tomb of Tutankhamun on November 29, 1922, and the Theatre's design elements were quickly imitated as Tut fever swept the country. Because of their role in creating such monuments to the glory days of Hollywood moviemaking, but more especially because of their prominence in designing and building structures to house the full range of activities of movie production, film manufacture, and cinematic exhibition, Meyer and Holler are credited with giving architectural form to the nascent entertainment industry in Southern California.

In designing their opulent movie showcases, Meyer and Holler specialized in what is now called "exotic" or "theme-oriented" architecture that catered to the wildest fantasies of movie patrons. Like other architectural firms of the era, Meyer and Holler used specific styles, such as Spanish, Mayan, Hindu, Persian, and Egyptian, when constructing their movie palaces, with influence also coming from the European Renaissance, baroque, and rococo periods, as well as from motifs of exotic cultures. As public tastes changed, the firm became accustomed to making each theater fit the latest whim of the movie-going public and theater owners alike. Meyer and Holler began constructing theaters in 1913 with the Owl Theatre (1042-1044 1/2 Temple) in Los Angeles, followed by additional projects in Hollywood in 1921: the Granada

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Theater (Vista at Sunset), the Hunley Theater (5115 Hollywood Blvd.), and the New Hollywood Theater (Hollywood at Cahuenga).

Within their theater projects, Meyer and Holler developed a special building sub-type: the courtyard theater. Their courtyard theaters were unlike anything Los Angeles had seen before, and, in fact, did not look like “theaters at all from their entrance forecourts.”⁶⁷ The firm originated and then perfected an innovative type of theatrical house: the courtyard theater, in which an atmospherically decorated forecourt takes the place of an interior lobby. Approaches to the theaters were through a dramatic courtyard, ideal for movie premiers, opening on to a busy boulevard. Ideally suited to the climatic conditions in Southern California, the open courtyard was an innovation in theater design that took advantage of outdoor spaces and their visibility to the street, creating a sense of excitement as passers-by saw large crowds gathering for a show or premier. Unlike other movie palaces of the era, which had every surface covered with decoration and ornamentation, Meyer and Holler’s courtyard theaters used highly decorative and elaborate motifs in contrast with extremely simple and plain stuccoed or plastered surfaces. The firm’s three courtyard movie palaces—the Egyptian, Chinese, and Fox Fullerton Theatres⁶⁸—generally featured a standard floor plan, lighted forecourts, simple and plain surfaces, and minimal exterior signage. Once inside the forecourt, moviegoers were treated to fantastical, highly decorative, and elaborate motifs, all magically designed to transport visitors to another time and place. Each design element—theater seats, carpets, drapes, stairways, drinking fountains, stage curtains, furniture, ticket booths, landscaping, etc.—were organized around a central architectural theme. The Chinese Theatre, for instance, featured such Far Eastern effects as red doors, a pagoda, intricately carved silver dragon sculptures, and a gong in the courtyard. Similarly, the Italianate Fox Fullerton Theatre featured decorative elements and motifs all designed to recall the Italian Renaissance: wrought-iron works, massive terra-cotta urns and vases, fountains, elaborate doorways crafted to look like marble, and lantern-like lamps with long, torch-like standards. Each of Meyer and Holler’s courtyard theaters are beautiful and distinctive, but also functional, and are the only surviving theaters built by the firm.

It was between the design and building of the influential \$800,000, 1,770-seat Egyptian Theatre (1922) and the amazing \$2 million dollar, 2,200-seat Chinese Theatre (1927) that Meyer and Holler constructed four impressive and distinctly different mid-sized theaters outside of Hollywood, the only suburban theaters constructed by the firm: the Egyptian-styled California

Theatre (1923, razed) in Pomona,⁶⁹ the Spanish Colonial Revival Cabrillo Theatre (1923, razed) in San Pedro,⁷⁰ the Fox Fullerton Theatre (1925), and the Spanish Baroque West Coast Fox Theatre (1925, razed) in Long Beach.⁷¹ The Fox Fullerton Theatre is the only example of a courtyard theater built by Meyer and Holler outside Hollywood, and the building remains the firm’s major architectural contribution to Fullerton and Orange County. The Fox Theatre is also the only Italian Renaissance-styled theater built by Meyer and Holler, the only extant small-to-midsize theater constructed by the firm, and the company’s only remaining suburban motion picture palace.

Raymond M. Kennedy Context

Although Meyer and Hollers, Inc.’s blueprints, drawings, and advertisements were labeled “Meyer & Holler Architects” or “Meyer & Holler Architectural Designers,” neither Meyer nor the Hollers had any architectural background or training, and the firm relied on draftsmen, engineers, and architects, such as Lewis F. Blaize, Everett Hardy Merrill, Donald R. Wilkinson, and Raymond M. Kennedy, for design expertise.⁷² It was Raymond McCormick Kennedy (1891-1976) who designed the Fox Fullerton Theatre. Kennedy was born April 12, 1891 in New Brighton, Pennsylvania. In 1915, Kennedy received a Bachelor of Architecture degree from Cornell University, graduating with the highest marks in his class for which he received the American Institute of Architect’s School Medal for General Excellence in Architecture. He was awarded the John Plaut Fellowship for the best record throughout his entire college coursework, which paid for his postgraduate work in design and a Master of Architecture degree in 1916. That same year he received the American Academy in Rome Fellowship Prize in Architecture, the first time the Rome Prize was awarded to a Cornell student.

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Because of complications entailed by World War I and Kennedy's military service, his stay at the American Academy in Rome extended over an unusually long period (1916-1919). A major objective of the Academy's founders—which included architects Charles F. McKim and Daniel Burnham, painters John La Farge and Francis Millet, and sculptors Augustus Saint-Gaudens and Daniel Chester French—was to bring together advanced students in allied fields, such as architecture, sculpture, mural painting, and landscape architecture, to foster an understanding of different arts and to develop an attitude of collaboration. It was during his studies in Rome that Kennedy developed his lifelong predilection for classical and renaissance architecture of Italy.

In 1920, Kennedy returned to New York City where he spent one year with the architectural firm of York and Sawyer and two years with architect Howard Greeley. Kennedy's major project for Greeley's firm was to design a room in the Joseph E. Widener (1872-1943) mansion in Philadelphia to house the painting "The Feast of the Gods," a masterpiece of the Venetian painter Bellini. While working for these notable architects, who specialized in large projects,⁷³ Kennedy prepared plans, but had no opportunity to design buildings on his own. He was invited by Donald R. Wilkinson to join Meyer and Holler, Inc. in 1922 where he was responsible for architectural design. In addition to his architectural design skills, Kennedy was also an expert in painting and mural and decorative design, and he was able to advantageously collaborate with the many artists employed in Meyer and Holler's various departments—architecture, engineering, specifications, mural decoration, and sculptural work. In all likelihood, Kennedy was the most formally educated architect working in Los Angeles in the 1920s and 1930s and was certainly one of the best trained. Following the bankruptcy of Meyer and Holler, Inc. in 1932, he joined the faculty of architecture at the University of Southern California (USC) where he became a well-liked and influential professor, teaching classes in architectural design and modeling, mural painting, and freehand sketching. He retired from USC in 1960. In the 1930s, 1940s, and 1950s, Kennedy produced plans for the reorganized firm of Meyer and Holler, Inc. and the offices of Robert E. Bennett of Pasadena and William H. Harrison of Los Angeles, worked as a set designer for Metro-Goldwyn-Mayer and Republic Studios, while also pursuing his hobby of fine oil

painting. He was a gifted draftsman, particularly in gouache, and his surviving works range from sketches to large-scale paintings in oil. Kennedy died at the age of 85 on May 11, 1965 of heart failure.⁷⁴

During his employment with Meyer and Holler, Kennedy participated in the design of hundreds of projects as part of a team consisting of one or more architects, engineers, decorators, and artists whose identities and precise contributions to these projects were not normally revealed to either clients or the press. Documenting evidence indicates that Kennedy was the

architect principally responsible for the design of the Petroleum Building (714 W. Olympic Blvd., Los Angeles) for Edward L. Doheny,⁷⁵ the Quinby Building (650 S. Grand, Los Angeles), which along with the Petroleum Building marked the first time that Indiana limestone was used on the exterior of a highrise building in Los Angeles, the Los Angeles First National Trust and Savings Bank (6777 Hollywood Blvd.), later the Security Pacific Building, second only in height to the Los Angeles City Hall when it was built in 1927,⁷⁶ the First Church of Christ, Scientist (Lomita and Central Avenue, Glendale),⁷⁷ the Sixteenth Church of Christ, Scientist (5006 Ellenwood Drive, Glendale), the Twenty-Sixth Church of Christ, Scientist (470 N. Andrews Place, Los Angeles), the Universal Building (Washington and Hill, Los Angeles), the E. Clem Wilson Building (5217-5231 Wilshire Blvd., Los Angeles),⁷⁸ the Post Stores (Los Angeles, demolished), the Ocean Center Building (Long Beach, razed), the West Coast Theatre (333 E. Ocean Avenue, Long Beach, razed), and Grauman's Chinese Theatre (6925 Hollywood Blvd). For the office of Robert E. Bennett, Kennedy designed a press box and elevator tower for the Los Angeles Coliseum and the Pasadena City College Library. For the office of William H. Harrison, Kennedy designed the Whittier Public Library and Whittier City Hall, part of a new civic center complex project (1955). Although Kennedy viewed the Petroleum and Quinby Buildings as his finest works, he is best remembered for the Chinese Theatre in Hollywood, considered his masterpiece.⁷⁹

Kennedy's design style was distinctive and his prominent contributions to the design of Meyer and Holler projects can easily be discerned. For the firm, he produced an impressive series of large and small buildings marked by a straightforwardness of layout, a frank expression of structure, an exuberance of décor, and great originality of detail.

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Although Kennedy was one of the most creative designers in reinforced concrete in Los Angeles, and was obviously comfortable working with modern materials, he never embraced modernism, preferring the grandeur of more traditional styles (or what he liked to call the "Grand Manner"). He was at the height of his architectural career in the 1920s when the Fox Theatre was constructed, and when Meyer and Holler's extensive operation gave him unified control of all aspects of his building projects. While Kennedy used a variety of architectural styles ranging from the Beaux Arts to Greek Revival, he often returned to the Italian Renaissance and neo-baroque periods of architecture that he had studied at the American Academy in Rome. The Fox Fullerton Theatre is the only Italian Renaissance-styled theater that Kennedy designed and is representative of his lifelong preference for classical architectural elements. The Fox is an outstanding example of Kennedy's handling of Italian Baroque elements and is his only completed work in Orange County.

ARTWORK/MURALIST CONTEXT

The Theatre's interior features the artwork of two notable muralists of the 19320s: A. B. Heinsbergen and John Gabriel Beckmen.

Anthony B. Heinsbergen (1894-1981)

Architect Raymond M. Kennedy designed neo-Baroque styled murals for the Theatre's auditorium,⁸⁰ but the murals were later assigned to Anthony B. Heinsbergen and Company (formerly Dresher and Heinsbergen Painting and Decorating). Meyer and Holler, Inc. relied on an extensive team of in-house artists for its commissions, therefore subcontracting out the murals was an unusual move for the firm. Throughout his career Heinsbergen collaborated with the most prominent architects of his day on buildings of all types, but his artistic reputation was linked to his theater décors, and he was at the height of his career in the 1920s and 1930s. The California murals that decorate the Theatre's auditorium were painted by C. F. Brunkhorst, an artist working for the firm. In the 1920s when the design firm reached its height in popularity, Brunkhorst was one of 185 painters employed by the decorating company. These artistic crewmembers created tapestries and painted spectacular ceilings and wall decorations, all designed to complete and complement theater décor.

Anthony (Antoon) B. Heinsbergen, a nationally acclaimed Dutch-born muralist and decorative painter, began his craft as an apprentice in Holland. Upon emigrating with his family to Los Angeles in 1906, Heinsbergen apprenticed himself to a decorative painting contractor the day after his arrival. As a young man, he traveled throughout the United States decorating vaudeville and opera houses. His big break came in 1924 when Alexander Pantages hired him to decorate a string of 22 theaters for the Pantages circuit, culminating in the decoration of the art deco Hollywood Pantages Theatre in 1929. During his long career, Heisenbergen and his artists decorated the interiors of 757 theaters throughout the United States, Canada, and Mexico (probably close to 200 survive). His major commissions in Los Angeles include murals for the Los Angeles City Hall (200 North Spring Street), the downtown Biltmore Hotel (506 South Grand Avenue), the Los Angeles Theatre (615 South Broadway), and the Wiltern Theatre (3790 Wilshire Boulevard), the showcase movie palace for Warner Brothers Studio. Although Heinsbergen and his associates would travel all over North America to hand paint murals, the firm also would paint them in the studio on canvas, then apply them to walls and ceilings like wallpaper.⁸¹ When commissions dried up in the 1950s, Heinsbergen took to easel painting, selling his works in Los Angeles galleries.⁸² After Heinsbergen died in 1981, his son and granddaughter continued the firm as A. T. Heinsbergen & Company, specializing in both interior decoration and restoration work. The Company is frequently called upon to restore the walls and ceiling decorations originally painted by the elder Heinsbergen.

Heinsbergen worked in a variety of styles and was able to adapt to different styles of architecture and ornamentation as tastes changed. While he could show restraint, Heinsbergen and his firm are known for their spectacular ceilings and wall decorations done in a florid decorative opulence in the classically inspired style he preferred. He is remembered for his "delightful mish-mash of Byzantine sumptuousness, art deco cubism and pure kitsch, perfect for the timeless and vulgar

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opulence of movie-going.”⁸³ The Fox Theatre murals are unusual because of their straightforward narrative of the exploration and discovery of California.⁸⁴ The California murals in the Fox Theatre constitute Heinsbergen’s major commission in Orange County.

John Gabriel Beckman (1898-1989)

Born in Astoria, Oregon in 1898 where his family practiced medicine, Beckman was raised in San Francisco. His parents sent him to Russia to study architecture at the age of 12, but he was too young to qualify for the architectural academy at St. Petersburg, and never received formal training. Of Russian descent, Beckman sometimes claimed to be related to the last czar and czarina, Nicholas and Alexandra, whom he met while living in Russia. He was forced to return to the United States in 1912 when his mother became ill. He attended the University of California, Berkeley briefly, then worked for a

Sacramento architect before moving to Los Angeles in 1920, where he sought work with architectural firms. He then began working for Meyer and Holler, Inc. where he created color schemes, furnishings, wall hangings, and murals. While employed by the firm, Beckman worked on the Egyptian Theatre, decorated the groin-vaulted lobby ceiling in the Petroleum Building (716 West Olympic Blvd.), restored in the 1980s, created murals for the Town House Apartments (2959-2973 Wilshire Blvd.), now the Sheraton Town House Hotel overlooking Lafayette Park, and in 1927, headed the design team for the landmark Chinese Theatre. The Chinese Theatre project led directly to a commission for the Avalon Casino on Santa Catalina Island. Working with a team of five artists (Emil Kosa, Jr., Aloyous Bohnen, Vsevolod Ulianoff, Alexander Kiss, and Eugene de Goncz), Beckman began work on the casino in the autumn of 1928. Nine colorful murals graced the entrance lobby loggia. In the first floor theater, the audience is surrounded by art deco murals painted on panels. The nine casino murals, painted on a burlap-like, sound-absorbing fabric—“a fantasia of mermaids, explorers and undersea deities”—took three months to complete.⁸⁵ Beckman also designed the second-story ballroom with its elaborate ceiling. When the work was finished, his reputation was firmly established. In 1942, he designed the Hollywood Canteen (1451 Cahuenga Blvd.), a club for servicemen visiting Hollywood run by members of the film community. When the Depression dried up his mural commissions, Beckman became a set designer for Hollywood films, including *Mr. Deeds Goes to Town* (1936), *Lost Horizon* (1937), *The Adventures of Robin Hood* (1938), *The Maltese Falcon* (1941), *Casablanca* (1942), *Mildred Pierce* (1945), *Monsieur Verdoux* (1947), and *Rhapsody in Blue* (1945). In the 1950s, he advanced to art direction, serving as art director for such films as *Calamity Jane* (1953), *Young at Heart* (1955), *The Bad Seed* (1956), *The Helen Morgan Story* (1959), and *Gypsy* (1962). When film production in Hollywood decreased, he then turned to television where he worked as an art director for numerous television series (e.g., *The Partridge Family*, *Cheers*, *Nero Wolfe*, *Designing Women*, etc.). He died at the age of 91, still working, on October 25, 1989, in Sherman Oaks, California.⁸⁶ The mural and other artwork that Beckman designed for the Fox Theatre represents his only artistic endeavor in Orange County, and the only time he employed the Italian Renaissance theme in his theater work.

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¹Resolution No. 35: A Resolution of the Landmarks Commission of the City of Fullerton Granting Local Landmark Designation for the Fox Fullerton Theatre on the Property at 508-516 North Harbor Boulevard July 12, 1990. On file with the Fullerton Development Services Dept.

²*Staff Report HL-35, July 11, 1990.* On file with the Fullerton Development Services Dept.

³The Fox Fullerton Theatre was only one of a handful of theaters in Southern California to feature a large rooftop sign. Theaters (all razed) that had the rooftop signs included the Carthay Circle Theatre, the Fox Figueroa Theatre, the Fox Uptown Theatre, and the Fox Ritz Theatre, all in Los Angeles, and the Fox Belmont Theatre in Long Beach. However, the signs can still be found at the Fox Westlake in Los Angeles and the Fox Highland Theatre (now Highland 3 Theatres) in Highland Park.

⁴This stairway design feature was borrowed directly from the Egyptian Theatre, built three years earlier by Meyer and Holler, Inc. Instead of an urn and Greek mask, the Egyptian Theatre features the head of an Egyptian warrior and hieroglyphics.

⁵"Front Court to Be Ablaze: Theatre in Hollywood Serves as a Model." *Fullerton Daily News Tribune* October 2, 1930, p. 1.

One characteristic of the courtyard theaters built by Meyer and Holler, Inc. was their minimal signage. When Grauman's Egyptian Theatre opened, there was only a small Grauman's sign at the back of the courtyard. The architects of the theaters thought the buildings' exotic and striking architecture would be instantly recognizable and serve as a form of signage that adequately advertised the building.

⁶"Box Office Will be Put Further Out." *Fullerton Daily News Tribune* October 2, 1930, p.1. Like the Egyptian Theatre, the Fox had a ticket window (along with a ticket machine) originally near the front entrance. When this arrangement proved impractical, ticket booths near the street were added to both theaters in 1930. Theater owners and managers found that customers had to walk the length of the forecourt to buy their tickets and then might have to go back out to the street to get into a waiting line.

⁷"Southern California's Most Beautiful Theatre Luxuriously Refurbished For Your Complete Enjoyment [Advertisement]." *Fullerton Daily News Tribune* May 19, 1955, p. 15.

⁸John Gabriel Beckman used the theatrical mask motif again in his designs for the Avalon Theatre on Santa Catalina Island.

⁹The sample patch that Heinsbergen tested is still exposed on the right wall of the auditorium. Bailey, Bruce. "Fox Theatre Languishes as the Band Plays On." *Fullerton Observer* January 15, 1989, p. 1; Ryon, Ruth. "Old Firm Keeps Young Remodeling Past; Theaters and Hotels Among Its Major Restoration Projects." *Los Angeles Times* April 28, 1985, pt. 8, p. 2.

¹⁰Evergreen Painting Studios, Inc., 450 West 31st Street, New York, New York 10001-4608.

¹¹Beckman's drawings for the Theatre, owned by his son, indicate that Beckman designed the Fox's stage curtain and mural panels on the ceiling of the foyer. The opening program also indicates that the foyer was decorated with murals. The foyer ceiling has been painted so it will need to be determined if those panels still exist. Color copies of the drawings are on file in the Launer Room, Fullerton Public Library.

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¹²Email, May 5, 2005, from Alfred Willis, Assistant Director, Collection Management, William R. and Norma B. Harvey Library, Hampton University, 130 E. Tyler Street, Hampton, VA 23668. Dr. Willis is considered the authority on Meyer and Holler, Inc. Various drawings, renderings, and blueprints relating to Grauman's Chinese Theatre, the Fox Fullerton Theatre, and other projects are in the custody of Alfred Willis as a promised gift of the Estate of Raymond Kennedy, Jr. to the University of Southern California.

¹³"Talking Films Open Sunday." *Fullerton Daily News Tribune*, February 16, 1929, p. 1. By 1929, there were dozens of competing sound systems (the 1929 *Film Daily Yearbook* lists 75). The Avalon Theater (1929) on Santa Catalina Island was the first theater in the world to be acoustically engineered for sound.

¹⁴"Hear Better By Discovery: Acoustone Lining Put in Auditorium." *Fullerton Daily News Tribune* October 2, 1930, p. 1.

¹⁵"Large Screen Brings Depth." *Fullerton Daily News Tribune* October 2, 1930, p. 1.

¹⁶"New Interior Fittings Used." *Fullerton Daily News Tribune* October 2, 1930, p. 1.

¹⁷When the Fox opened in 1925, large-volume circulation systems of the type found in modern air-conditioning systems were not available. The building was heated by three gas furnaces, and ventilation was provided by the Carrier Air Washing System, manufactured by the Carrier Engineering Corporation (1915-1930), that "washed, changed and cooled" the air every six minutes. Tempered air was ducted in from beneath the seats (each seat had its own "mushroom" ventilator) and used to fill the main auditorium and balcony area. Air was drawn out through vents around the Theatre. This method ensured a steady circulation of fresh air in the Theatre at all times. This ventilation system (Patent #821,989) was first used to great effect at Sid Grauman's Million Dollar Theatre (1918) in Los Angeles. *Chapman's Alician Court Theatre, Fullerton, California [Opening Night Program]*. Fullerton, CA: [Privately Printed], 1925. On file in the Launer Room, Fullerton Public Library.

¹⁸"Formal Opening for Roy J. Lyon Tire Service, New Station in Fullerton is Tomorrow Night." *Fullerton Daily News Tribune* July 12, 1929, p. 6; "Celebration to Open New Service Station." *Fullerton Daily News Tribune* July 12, 1929, p. 14. Includes black and white drawing of the Firestone building and portraits of manager Harry F. Rees, president Roy J. Lyon, and assistant manager Orval I. Lyon.

¹⁹Thompson came from Los Angeles around 1918 to erect a home for the banker Frederick Krause on the corner of Malvern and Spadra (525 N. Spadra). This two-story Colonial Revival house was later moved to 865 N. Grandview. Thompson also designed the Fullerton Boys and Girls Library (1207 N. Lemon), now housed in Hillcrest Park and used as a recreational building. Thompson remained in Fullerton (217 N. Berkeley) doing extensive building until 1939 when he moved to Santa Rosa, where he died on September 28, 1943. Thompson subcontracted out the work on the Firestone building to Fullerton contractors: J. E. Lechner did the plastering and stuccoing, J. L. Hider the brickwork, W. T. Kisner & Son the wrought iron work, Jack Riley and Son the painting and decorating, Reliable Sheet Metal Works the sheet metal and skylight work, and C. W. Reeve the plumbing. "A. M. Thompson, Contractor, Dies." *Fullerton Daily News Tribune* September 29, 1943, p. 1.

²⁰"Stores in the Spanish Style Illustrating Modern Types of Recent California Work, Morgan, Walls & Clements, Architects." *Architectural Forum* June 1924, p. 239-244; Marquis, Donald E. "The Spanish Stores of Morgan, Walls & Clements." *Architectural Forum* June 1929, p. 901-916. Morgan, Walls & Clements was one of a number of Los Angeles firms that introduced the elaborate details of Spanish and Mexican Churrigueresque and Plateresque forms to Southern

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California architecture. While Morgan, Walls & Clements are noted for their larger projects, the firm actually made its money from numerous smaller one- and two-story structures constructed throughout Southern California. Hlava, Diane Williams. *Diversity, Conformity and Innovation: A Study of the Commercial Work of Morgan, Walls & Clements 1920-1940*. M.A. Thesis, University of California, Los Angeles, 1988.

²¹Westlake Reed Leskosky, One East Camelback Road, Suite 690, Phoenix, Arizona 85012, 602-212-0451; www.WRLdesign.com

²²"Chapman, Charles Clarke." *Who Was Who in America*. Vol. II. Chicago: A. N. Marquis Company, 1950; "Charles C. Chapman." Spalding, William A. *History of Los Angeles City and County, California*. Vol. III: Biographical. Los Angeles: J. R. Finnell, 1931, p. 587-591; "C. C. Chapman Dies at Ranch." *Los Angeles Times* April 7, 1944, p. A1; *Charles C. Chapman: A Documentary*. Orange: Chapman University, 1998. Videocassette on file in the Launer Room, Fullerton Public Library.

²³The firm, which had aspirations of building other theaters throughout Orange County, incorporated on April 2, 1925 and dissolved on April 8, 1929. "Articles of Incorporation of Orange Belt Theatres."; "In the Superior Court of the State of California in and for the County of Orange in the Matter of the Application for Dissolution of Orange Belt Theatres, a Corporation." On file with the California State Archives, Sacramento.

²⁴C. Stanley Chapman anticipated that the theater building would cost \$375,000. The Chapman family funded \$200,000 for the project and tried to raise an additional \$175,000 through seven percent serial gold bonds. "\$175,000 Chapman Theatre Building, Fullerton, California." *Los Angeles Times* July 1, 1924, p. 16.

²⁵C. Stanley Chapman sponsored a local contest to name the theater and create a slogan. Mrs. Florence T. Jacobsen (118 N. Spadra) and Mrs. Mary West (120 W. Commonwealth) came up with the winning name. Runners-up were the Florentine, the Venetian, and the Italian Theaters. Miss Gertrude E. Marston came up with the winning slogan, "The Theater Beautiful." "Fullerton's New Theater Given Name." *Fullerton Daily News Tribune* April 6, 1925, p. 1.

²⁶A descendent of Robert E. Lee and Light Horse Harry Lee, Wilber came with his family from Albion, New York to California in 1885. After leaving high school, he moved to Denver where he served as city editor of the *Rocky Mountain News*, the *Denver Post*, and the *Denver Times*. In 1914, he moved to San Diego where he and a partner managed two motion pictures theaters. In 1917, Wilber moved to Fullerton where he converted a building on Harbor Boulevard into the Rialto Theatre, which developed a reputation for offering the best first-run movies available from Hollywood at affordable prices. His daughter Alice Ellen played the piano during film presentations at the Rialto. It was Wilber who brought movie business expertise to the Fullerton project. Through his connections, Wilber was able to snag new film releases from Hollywood and to set up many movie premiers that took place at the Theatre. "Harry Lee Wilber." *History of Orange County with Biographical Sketches*. Ed. Samuel Armor. Los Angeles, CA: Historic Record Company, 1921, p. 1503; "Rialto Theatre." *Brea Progress*, 1918 (?).

²⁷Dolla and her husband Will C. Harris, an architect and builder, came to Fullerton from Malcomb, Illinois in 1894 and became well-known for designing and building well-crafted bungalows (known as the Harris Bungalows), which were sold by the Chapman Brothers. Mrs. Harris had tearooms in the New York Store on Grand Avenue and the Barker Brothers Store (11th floor) at 2200 West Seventh in Los Angeles, and a third store at 1841 North Cahuenga in Hollywood. Tearooms were enormously popular in America in the first half of the twentieth century. They attracted the social elite, who found it convenient and charming to entertain their guests in tearooms. The large and high-class Mary Louise Tea Rooms were known for their salads, dainty sandwiches, and desserts. The Tea Rooms were the frequent site of banquets, wedding

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showers, bridesmaids' luncheons, and fashion shows and were often mentioned in the society pages of the *Los Angeles Times* and *Fullerton News Tribune*. The Fullerton Tea Room offered lunches and dinners for \$1.50. When her husband died in 1931, Mrs. Harris sold the Mary Louise Tea Rooms to the Pig'n Whistle Corporation.

²⁸Laura's Flower Shoppe was originally located at 404 North Spadra. In March 1927, Yaeger, who also worked as the auditor for the Fox Fullerton Theatre, married Paul Lazeres, manager of the Mission Inn, the first restaurant to replace the Mary Louise Tea Rooms. "Flower Shop to Open Tomorrow." *Fullerton Daily News Tribune* December 14, 1925, p. 1.

²⁹C. Stanley Chapman is listed as the owner on the building's plans, but Charles C. Chapman appears to have been responsible for the entire project.

³⁰"C. S. Chapman City Holdings in New Hands; A. Gregory, Redlands, Exchanges Ranch, Includes Theater." *Fullerton Daily News Tribune*, March 31, 1930, p. 1; Chapman, Charles C. *The Career of a Creative Californian, 1853-1944*. Los Angeles: Anderson, Ritchie & Simon, 1976, p. 172-173.

³¹Kaufman, Preston J. *Fox—the Last Word*. Pasadena, CA: Showcase Publications, 1979, p. 42.

³²"Fox Theaters, Now Scarce, Are Relics of Silver Screen." *Los Angeles Times* December 2, 2004, p. B2. Includes a color photograph of the Fox Fullerton Theatre and a list of Fox movie theaters in Southern California that have been closed or demolished.

³³*Chapman's Alician Court Theatre, Fullerton, California [Opening Night Program]*. Fullerton, CA: [Privately Printed], 1925, p. 9. On file in the Launer Room, Fullerton Public Library.

³⁴A soloist and a director, Fallas studied with Max Bendix and Harry Diamond. He was formerly director of the Orpheum Theatres in St. Joseph, Missouri and Pine Bluff, Arkansas. The first orchestra consisted of ten musicians.

³⁵David Jackson Marr (1882-1951), a London immigrant, and John C. Colton started the Marr and Colton Organ Company in 1915 in Warsaw, New York. Workers would construct an organ on plant premises, then dismantle it for shipment, and reassemble the parts at the instrument's designation. Angelo Morong (Schenectady, New York) installed most of the firm's organs, including the one in the Fox Fullerton Theatre. The firm built about 300 theater organs, ranking as the country's sixth largest organ builder. At its height in the mid-twenties, the company had 375 people on its payroll and offices in New York, Chicago, Detroit, and Los Angeles. The firm is remembered for its invention known as the "Symphonic Registrator" in which preset stops on the console were labeled with emotions—anger, jealousy, suspense, excitement—designed to reflect the emotion of the silent film. The Marr and Colton Company built one of its largest theater organs for the 4,000-seat Rochester Theatre in New York. Other notable installations include the Oriole Theatre in Detroit, the Rivoli Theatre in Toledo, Ohio, and Zaring's Egyptian Theatre in Indianapolis, Indiana. Although the company advertised itself as "America's Finest Organ," the organs produced were cheaply made and not designed to last longer than ten years. The Depression of the 1930s and the advent of talking pictures eventually doomed the company, which ceased business in 1932. Klos, David. *Encyclopedia of the American Theatre Organ, Volume I*. Pasadena: Showcase Publications, 1985, p. 289-313; Landon, John. *Behold the Mighty Wurlitzer: The History of the Theatre Pipe Organ*. Westport, Conn.: Greenwood Press, 1983, p. 42-45; "Hugh Pipe Organ to Be Feature of New Chapman Theatre." *Fullerton Daily News Tribune* May 27, 1925, p. 4. Includes drawings of the proscenium and the stairway to the mezzanine level.

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³⁶In addition to the Fox Fullerton organ, Marr and Colton built organs for only three other theaters in California: the Brayton Theatre in Long Beach, the Tempest Theatre in Los Angeles, and the Rialto Theatre in Stockton, California. The Marr and Colton Company's main plant was in Warsaw, New York, but at the time of the Fox installation, the Company was negotiating for a site to build a branch plant in Fullerton, which was never constructed.

³⁷Johnson was the organist at the Forum Theatre (4050 West Pico), but is best known for his Wurlitzer instrumentals during meals at famous Clifton's Cafeteria in Los Angeles. A composer, he wrote the score for the silent film version of the *Wizard of Oz* (1925) and penned a number of tunes, including "King of the Air March" (1910), "Salute to Panama" (1914), "Boy Scouts Parade March" (1915), and "I Want to Grow with Growing Omaha" (1923). Rehrig, William H. *The Heritage Encyclopedia of Band Music, Composers and Their Music, Volume I*. Ed. Paul E. Bierly. Westerville, OH: Integrity Press, 1991, p. 377; "Of Interest in Melody's Realm." *Los Angeles Times* July 6, 1924, p. B38. Includes a black and white photo of Johnson.

³⁸"James A. Crawford." *Hollywood Reporter*. March 24, 1966. Crawford died on February 21, 1966 in Visalia, California. After opening night, local organist Tim Crawford (440 Jacaranda Place) was also called upon for special recitals and film presentations.

³⁹"Plan Big Night with Vaudeville." *Fullerton Daily News Tribune* June 4, 1925, p. 6.

⁴⁰"Chapman's Alician Court Theatre [Advertisement]." *The Tidings*, July 3, 1925, p. 40.

⁴¹"Outstanding Talkies Have Initial District Showing in Fullerton." *Fullerton Daily News Tribune*, October 2, 1930, p. 1.

⁴²"Talking Films Open Sunday." *Fullerton Daily News Tribune*, February 16, 1927, p. 1.

⁴³Sims, Dora May. *Ostrich Eggs for Breakfast: A History of Fullerton for Boys and Girls*. Rev. ed. Fullerton: Fullerton Public Library, 1986, p. 131; "News for Boys and Girls; Mickey Mouse Club Coming Saturday at Theatre." *Fullerton Daily News Tribune* April 22, 1931, p. 1; "Back to School Party Is a Hit." *Official Bulletin of the Mickey Mouse Club* vol. 1, no. 24, October 15, 1931, p. 1. On file in the Walt Disney Archives, Burbank, California.

⁴⁴"Spanish Style Architecture for City: Fullerton's Chance for National Fame is Knocking at the Door." *Fullerton Daily News Tribune* July 12, 1919, p. 1; "Plan City Beautiful: Uniform Style of Architecture is Object of Planning Committee; City Trustees Will Heartily Co-operate with Board of Trade." *Orange County Tribune* July 16, 1919, p. 1; "All Invited to Attend Meeting." *Orange County Tribune* July 17, 1919, p. 1; "Fullerton to Advance: Spanish Colonial Uniform Style of Architecture Adopted." *Orange County Tribune* July 19, 1919, p. 1; "Vision Comes to Fullerton." *Los Angeles Times* July 27, 1919, p. 118; Marsden, Raleigh A. "Choosing an Architecture for a Town." *California Southland* Dec. 1919-Jan. 1920, p. 7-8.

⁴⁵Both Chapman Park buildings, which are known for their Churrigueresque detail, are Los Angeles Historic Cultural Monuments. Morgan, Willard D. "The Super Drive-In Emerges from Competitive Whirl." *Chain Store Review* October 1930, p. 10-12, 40. C. Stanley Chapman also employed Morgan, Walls & Clements in 1928 and again in 1932 to plan additions and alterations to a store (201 E. 4th Street) in downtown Santa Ana.

⁴⁶Sullivan, M. S. "How Firestone Sells 600,000 Gallons a Year at Two Stations." *National Petroleum News* June 4, 1930, p. 107-108. In May 1931, Harvey Firestone (1868-1938), the president and owner of the Company, made a well-publicized trip to the Fullerton store. "Harvey Firestone Pays Visit to Fullerton Agency." *Fullerton Daily News Tribune* May 4, 1931.

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⁴⁷Longsteth, Richard. *The Drive-in, the Supermarket, and the Transformation of Commercial Space in Los Angeles, 1914-1941*. Cambridge: MIT Press, 1996, p. 3-31. Includes photographs of super stations built by tire companies that look similar to the Fullerton Firestone Building; Williams, C. H. "Successful One-Stop Management Analyzed." *Petroleum Marketer* vol. 15, no. 4, October 1931, p. 19-23; "Super Station Embodies Unique Architectural Design." *The Petroleum Marketer*, vol. 14, July 1929, p. 44.

⁴⁸Clements was a native of Centerville, Maryland, where he was born on March 3, 1883, the son of a physician. His maternal grandmother, Rebecca Todd, was a sister of Mary Todd Lincoln. He was educated at private schools in Delaware and attended the Drexel Institute in Philadelphia, graduating in 1904. In 1905, he completed postgraduate study at the Drexel Institute, and from 1906 to 1908 attended special architectural courses at the Boston Institute of Technology (now M.I.T.). In 1911, he moved to Los Angeles where he practiced architecture until his retirement in 1965. His first work in Los Angeles was as a designer for Robert Farquhar. He then headed the architectural department of the Frank Meline Company, a real estate development enterprise. In 1922, he joined the firm of Morgan, Walls & Morgan. He acquired the entire practice in 1937, and the firm was renamed Stiles O. Clements, Associated Architects & Engineers. Interested in civic affairs, Clements served on the Los Angeles County Regional Planning Commission, was one of the founders of Los Angeles Beautiful, and originated the Los Angeles Trees-in-the-Streets Program. Upon his death on January 15, 1966, the Los Angeles County Board of Supervisors and the Los Angeles City Council adjourned their meetings in memory of his great contributions to the community. Clements is credited for being responsible for much of the development of modern commercial architecture in Los Angeles, designing 69 buildings along the portion of Wilshire Boulevard known as the Miracle Mile. Some of his better-known buildings are the Pellissier Building (3790 Wilshire Blvd., Los Angeles), the Hollywood Race Track (1050 South Prairie Avenue, Inglewood), the Adamson House (23200 Pacific Coast Highway, Malibu), the Samson Tyre and Rubber Company Plant (750 Citadel Drive East, Commerce), now the Citadel Shopping Mall, and the downtown Pershing Square Garage, a 2800- car installation with three-level underground parking. He also designed the Mayan, Belasco, Music Box, and El Capitan Theatres. The building plans and papers of Morgan, Walls & Clements are housed in the Huntington Library in San Marino, California. The collection includes the plans for the three buildings designed by Clements for Charles C. Chapman and the firm's two commissions for C. Stanley Chapman in Santa Ana. Clements was an architect of great talent and diversity who worked in a variety of styles, including Spanish Colonial Revival, art deco, zigzag moderne, and other contemporary designs. "Clements, Stiles [Oliver]." *The National Cyclopedia of American Biography*. Volume 53. New York: James T. White & Company, 1971, p. 307. Includes a photograph of Clements; "Clements, Robert Oliver." *Moore's Who is Who in California*. Los Angeles: John M. Moore, 1958, p. 162; "Clements, Stiles Oliver." *Who's Who in California: a Biographical Directory, 1928-29*. San Francisco: Who's Who Publishing Company, 1929, p. 477; "Stiles O. Clements." *Olympic Edition of Who's Who in Los Angeles County, 1930-31*. Los Angeles: Charles J. Lang, Publisher, 1931; "Miracle Mile Designer Stiles Clements Dies [Obituary]." *Los Angeles Times* January 16, 1966, p. 3.

⁴⁹"Class A Theatre and Café." *Southwest Builder and Contractor* July 11, 1924, p. 55; "Business Building (Fullerton)." *Southwest Builder and Contractor* July 11, 1924, p. 53; "Fullerton to Get New Showhouse." *Los Angeles Times*, August 10, 1924, pt. 5, p. 5; "New Chapman Theater Will Be One of Southland's Beauty Spots." *Fullerton Daily News Tribune* July 3, 1924, p. 4. Progress on the Theatre was also tracked: "Theaters and Halls." *Southwest Contractor and Builder* March 7, 1924, p. 55, July 4, 1924, p. 52.

⁵⁰"Chapman Opens New Theater at Fullerton." *Los Angeles Times* May 29, 1929, p. 13; "Chapman's Alician Court Theatre Restfully Beautiful in Interior." *Fullerton Daily News Tribune* May 22, 1929, p. 1.

⁵¹The only other movie theater in Fullerton is a multiplex at 1001 South Lemon constructed in the 1990s.

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⁵²"Plan New Homes." *Los Angeles Times* April 17, 1910, pt. 5, p. 20, 24. Includes a photograph of the dwelling.

⁵³Meyer was born in the family home in Los Angeles on October 7, 1874 and was a graduate of Los Angeles High School. He started out in the hay and feed business. Meyer served as president of the Milwaukee Building Company and its successor Meyer and Holler, Inc. until his retirement in 1941. He married one of his clients, widow Mabel Miles Gray, and the two were members of the social register. After retirement, he moved to Santa Barbara, living in the California Hotel owned by his stepson Miles Robert Gray until his death on April 1, 1955 at the age of 90. "Certificate of Death: Mendel Meyer." On file in the Office of the County Clerk-Recorder, Santa Barbara; "Mendel Meyer, Veteran L.A. Builder, Dies." *Los Angeles Times* April 2, 1955, p. A6.

⁵⁴"Articles of Incorporation, October 22, 1906." On file in the California State Archives, Sacramento.

⁵⁵In 1923, the firm legally changed its name from the Milwaukee Building Company to Meyer & Holler. "In the Matter of the Application of Milwaukee Building Company, a Corporation, for Change of Name; In the Superior Court of the State of California in and for the County of Los Angeles, December 5, 1923." On file with the California State Archives, Sacramento.

⁵⁶In 1920, Vidor persuaded his father Charles S. Vidor to sell his insurance business and undertake the building and management of a studio (Vidor Village). They purchased a square block on Santa Monica Boulevard in Hollywood, but did not have the finances needed to construct studio buildings. Meyer and Holler agreed to construct the buildings. Vidor was to pay a rental fee with an option to buy after a certain time at a set price. When the Depression hit, Vidor could not pay the rent and sued the firm, charging that it was actually not rent he was paying, but interest, a violation of usury laws. Meyer and Holler were not notified of the action, but were ordered by Appellate Judge Gavin W. Craig to pay a \$50,000 penalty. The lawsuit bankrupted the firm. Three years later, Judge Crawford (1878-1948), a member of the Charles Crawford crime syndicate in Los Angeles, was convicted in federal court of conspiracy to obstruct justice in the widely publicized Italo Petroleum Case. "Bankruptcy No. 19391-C in the District Court of the United States for the Southern District of California, Central Division, October 10, 1932." On file in the National Archives and Records Administration, Pacific Region, Laguna Niguel, California; Vidor, King. *A Tree is a Tree*. New York: Garland Publishing, 1977, p. 85-90; Holler, Wesley C. "Meyer and Holler." 1968; "Vidor Makes Plans Known." *Los Angeles Times* September 5, 1920, p. IIIB; "New Film Studio: Plant for King W. Vidor to Be Occupied in Near Future." *Los Angeles Times* June 20, 1920, p. V1; Rasmussen, Cecilia. "Powerful L.A. Couple Fell from Prominence; Erwin 'Pete' Werner and His Wife, Helen, Were Top Players in City Politics During the 1930s but Corruption Probes Blocked Their Ambitions." *Los Angeles Times* May 22, 2005, p. B2. At the time of the court ruling, the archives of Meyer and Holler were partially dispersed but mostly destroyed in connection with the bankruptcy proceedings. Blueprints of some projects are retained by various public agencies and building owners in Southern California.

⁵⁷"Articles of Incorporation of Meyer & Holler, October 8, 1934." On file with the California State Archives, Sacramento.

⁵⁸"Certificate of Dissolution of Meyer & Holler, a California Corporation, April 15, 1941." On file with the California State Archives, Sacramento.

⁵⁹Drohojawska-Philp, Hunter. "Hizzoner's Digs." *Los Angeles Magazine* November 1995, p. 134-139. Also: "Getty House Restoration." Getty House Foundation. Available on the Internet at <http://www.gettyhouse.org/Restoration.htm>.

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⁶⁰Additional buildings designed by Meyer and Holler include: St. Mary's Armenian Apostolic Church (500 South Central, Glendale), a city of Glendale local historic landmark; the Wilson Building (Wilshire Boulevard and La Brea Avenue, Los Angeles); Professor's Row (4967-4985 Figueroa Street, Los Angeles), a series of Craftsman houses built for professors at the nearby campus of Occidental College; and the Thomas McNamara residence in Los Angeles, featured in *American Architect—The Architectural Review* vol. 124, no. 2431, October 24, 1923, n.p.

⁶¹Gebhard, David and Robert Winter. *An Architectural Guidebook to Los Angeles*. Salt Lake City, UT: Gibbs-Smith Publisher, 2003. The Fox Fullerton Theatre was included in the 1994 edition.

⁶²"Standard Film Laboratories." *American Architect and Architecture* May 20, 1925, p. 480-482. Photographs of the Laboratory. In 1921, Los Angeles was producing eighty percent of the movies issued in the United States, but was still shipping nearly all its film developing and printing to New York. This laboratory represented a major manufacturing shift for the movie industry. When the Laboratory opened it had the capacity to develop 1.2 million feet of film a week, but by 1921, that figure had risen to ten million feet of film per month. Meyer & Holler also built Rothaker Film Laboratories (5515 Melrose Avenue). "Plans for Film Plant Finished." *Los Angeles Times* January 16, 1921, p. V1; "New Film Unit in Hollywood." *Los Angeles Times* August 12, 1924, p. A16.

⁶³As part of the Hollywood Boulevard and Entertainment District, the Egyptian Theatre, the Chinese Theatre, the Montmartre, the Security Pacific Building (6777 Hollywood Boulevard), and a former car dealership (7001 Hollywood Boulevard) were placed on the National Register in 1985. Nomination application on file with the National Park Service.

⁶⁴Kelley, H. Roy. "Grauman Theatre, Hollywood, Calif." *American Architect* January 31, 1923, p. 125-127.

⁶⁵Jennings, Frederick A. "Theater Designed in the Egyptian Style." *Architect and Engineer* March 1923, p. 77-84.

⁶⁶"Chinese Theatre, at Hollywood, California." *American Architect* August 20, 1927, p. 251-268; "Grauman's Chinese Theatre, Hollywood." *Architectural Digest* vol. 6, no. 4, 1928, p. 82-85; "Grauman's Chinese Theatre, Hollywood, California, Portfolio Current Architecture." *Architectural Record* July 1927, p. 113-121.

⁶⁷Gleye, Paul. *The Architecture of Los Angeles*. Los Angeles: Rosebud Books, 1981, p. 107.

⁶⁸In 1923, Meyer and Holler, Inc. consulted in the early stages of planning a theater that was eventually executed by other architects as the Alexander Theater (The Alex) in Glendale (216 N. Brand). There is reasonable likelihood that the consultation in Glendale may have been a fourth courtyard theater. Email, Alfred Willis, June 21, 2005.

⁶⁹The 1212-seat California Theatre (235 West Third Street) opened in November 1923 on the first floor of an investment building at Third and Main Streets as both a motion picture and vaudeville theater. The opening feature picture was *Hospitality* with Buster Keaton. Keaton and his wife Norma Talmadge showed up for the opening. Until the opening of the Fox Theatre in 1931, the California Theatre was the principal theater not only in Pomona but in the entire Pomona Valley. Lothrop, Gloria Ricci. *Pomona: A Centennial History*. Northridge, CA: Windsor Publications, Inc., 1988, p. 87; "Pomona Opens New Playhouse." *Los Angeles Times* November 28, 1923, p. 112.

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⁷⁰The Cabrillo Theater was built by a Mrs. Dodson in commemoration of her grandfather, Don Jose Sepulveda, from whom she inherited the greater part of the Palos Verdes peninsula that he received as a grant from the King of Spain. The \$600,000 vaudeville and motion picture theater was named after Juan Cabrillo who first discovered and named Palos Verdes. The interior was designed to represent a Spanish galleon at sea. "To Open Harbor Theater; New \$600,000 Memorial Structure to Present Initial Performance Tonight." *Los Angeles Times* November 15, 1923, p. II13; "Meyer & Holler (Milwaukee Building Co), Los Angeles [Advertisement]." *Los Angeles Times* January 1, 1924, p. D20. Includes a black and white photograph of the exterior of the Cabrillo Theater.

⁷¹The Spanish Renaissance-inspired West Coast Theatre (333 E. Ocean Blvd.), designed for both motion pictures and vaudeville by architect Raymond M. Kennedy, opened on July 7, 1925 in downtown Long Beach. In 1928, it was purchased by Fox West Coast Theatres and renamed the Fox West Coast Theatre. The Theatre was razed in 1987, and the site is now occupied by a hotel. The classical nude statue in the niche on the façade (called Venus) was saved and installed atop a fountain with a commemorative plaque honoring the Theatre in the hotel's courtyard. "Theater, Stores, Offices." *Southwest Builder and Contractor* May 23, 1924, p. 52; "Skyscraper is Planned." *Los Angeles Times* October 18, 1923, p. 11; "Beach Has New Theaters." *Los Angeles Times* July 12, 1925, p. F1.

⁷²Meyer & Holler were listed as the architects in the Fox Theatre's opening night program, and at the Theatre's dedication Mendel Meyer was introduced as the building's architect by Charles C. Chapman.

⁷³Edward York (1863-1928) and Philip Sawyer (1868-1949), who had trained in the offices of McKim, Mead, and White, specialized in the design of banks and hospitals. Howard Greenley (1890-1963), who served as president of the Architectural League of New York from 1921-1923 and as vice-president of the Society of Beaux-Arts Architects, was known for his massive residences, hotels, office buildings, and schools. He best known buildings are the Romanesque Revival Corning Free Academy (1922) in Corning, New York, and the Prince George Hotel in New York City.

⁷⁴Biographical information on Kennedy obtained from: "State of California Application for Examination for Certificate, November 29, 1927 [Raymond M. Kennedy]." On file with the California Board of Architectural Examiners, Sacramento, California. Kennedy received his state certificate to practice architecture in California on March 6, 1928 and was also a member of the American Institute of Architects; "Autobiography, Raymond M. Kennedy, Architect." 1976 typescript. Compiled by one of Kennedy's USC students. On file with the Division of Rare and Manuscript Collections, Carl A. Kroch Library, Cornell University, Ithaca, New York; Email, Alfred Willis, June 21, 2005.

⁷⁵*Petroleum Building by Meyer & Holler.* Available at http://you-are-here.com/downtown/1925_petroleum.html. Color photograph of the building.

⁷⁶"Bank Home Completed in Hollywood." *Los Angeles Times* July 1, 1928, p. E3. Includes a black and white photograph of the building.

⁷⁷"Glendale's Newest Religious Temple; First Church of Christ, Scientist, Beautiful Edifice." *Los Angeles Times* January 16, 1927, p. F12. Includes a black and white photograph of the Greek Revival church. The church's Greek Ionic capitals were modeled on those on the Acropolis.

⁷⁸"E. Clem Wilson Building." *Architectural Digest* vol. 8, no. 2 (1931), p. 51-53. Photographs of the building.

⁷⁹Buildings designed by Raymond M. Kennedy are included in his application to the California Board of Architectural Examiners and in the "Autobiography, Raymond M. Kennedy, Architect," as well as in his drawings and architectural renderings.

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⁸⁰"Chapman's Court Theatre/Fox Fullerton, Calif." #CA-195-1. Photograph of mural renderings by Raymond M. Kennedy from Raymond Kennedy, Jr. Part of the B'hend and Kaufman Archives at the Fairbanks Center for Motion Picture Study, Beverly Hills, California.

⁸¹Lindberg, Ted. "Anthony Heinsbergen at the Orpheum." *Vanguard* April 1977, p. 13; Hecker, John. "The Curtain Rises Again on the Historic Pantages Theatre." *TD&T* Winter 2003, p. 60-69.

⁸²"New Career Begins: Noted Mural Painter Becomes Easel Artist." *Los Angeles Times* June 14, 1953, p. B2.

⁸³"Artist was Famous for Deliberate Excess [Obituary]." *Los Angeles Times* June 22, 1981, p. 14.

⁸⁴Historical murals were not that uncommon in motion picture palaces of the era. The Carthay Circle Theatre in Los Angeles, for example, featured a western history theme.

⁸⁵"Avalon Theatre." *Robb Report Home Entertainment*. 2003. <http://www.hedmag.com/Extraordinary-Theaters/Avalon-Theatre.asp>.

⁸⁶"Beckman, John." *Contemporary Theatre, Film, and Television: A Biographical Guide Featuring Performers, Directors, Writers, Producers, Designers, Managers, Choreographers, Technicians, Composers, Executives, Dancers, and Critics in the United States and Great Britain*. Vol. 8. Detroit: Gale, 1990, p. 40; Hammer, Judith. "John Gabriel Beckman: A Los Angeles Art Treasure." *Los Angeles Conservancy [newsletter]*, November/December 1989; "John Beckman: Designed Sets for 'Casablanca,' TV [Obituary]." *Los Angeles Times* October 28, 1989, p. 34; "John Beckman." *Daily Variety* October 30, 1989; "John Beckman [Obituary]." *Hollywood Reporter* October 30, 1989, p. 41; *The Last Remaining Seats: Movie Palaces of Tinseltown*. Pasadena: Navigator Press, 1977, p. 72, 79, 120-127. Includes color photographs of Beckman's murals for the Chinese and Avalon Theatres; *Hollywood's Magical Island—Catalina*. Directed, written, and produced by Greg Reitman. Blue Water Entertainment, Beverly Hills, 2003. DVD. Footage of Beckman and the restoration of the Catalina murals.

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A.
Neighborhood



A 1. 112-116 N. Flores, Wesley Holler building adjacent to nominated buildings



A 2. 106-110 N. Flores, Wesley Holler building two doors from nominated buildings



A3. 128 to 134 N. Flores St., courtyard complex adjacent to nominated buildings



A4. 128 N. Flores courtyard building detail



A5. 134 N. Flores courtyard building detail



A6. Courtyard complex at 129 to 139 N. Flores, across from nominated buildings



A 7. Looking south at the west side of Flores St. showing regular 10-foot setbacks

B.
Context



B 1. 124 N. Flores looking south



B 2. 118 N. Flores looking north



B 3. 118-124 N. Flores street façade view



B 4. Sidewalk view of 118-124 N. Flores looking north from Wesley Holler building



B5. Sidewalk view of 118-124 N. Flores looking south

C.

Exteriors

124 to 126½ N. Flores



C1. 124 N. Flores front and side facades



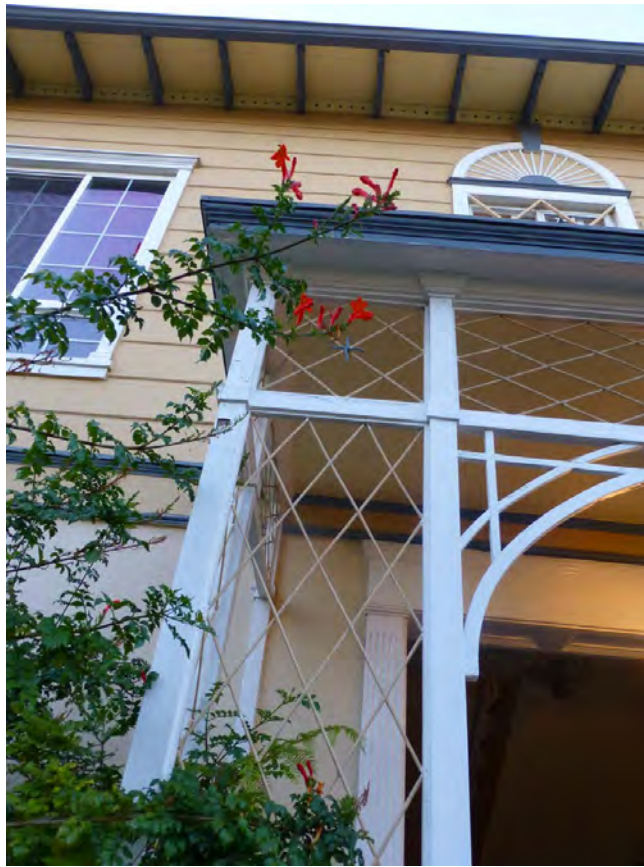
C2. 124 N. Flores from the courtyard showing unit entry canopy



C3. 124 N. Flores showing unit entry walk and canopy



C4. 124 N. Flores from courtyard



C5. 124 N. Flores entry canopy



C6. 124 N. Flores showing wide roof overhangs at street and side facades



C7. Side face of 124 N. Flores from second story of 118 N. Flores



C8. Entry path through courtyard to units in 124 N. Flores



C9. Lower façade of 124 N. Flores showing wide overhanging balcony

D.

Exteriors

118 to 122½ N. Flores



D1. Front façade of 118 N. Flores



D2. Front and south facing facades of 118 N. Flores



D3. 118 N. Flores courtyard entry stair and canopy



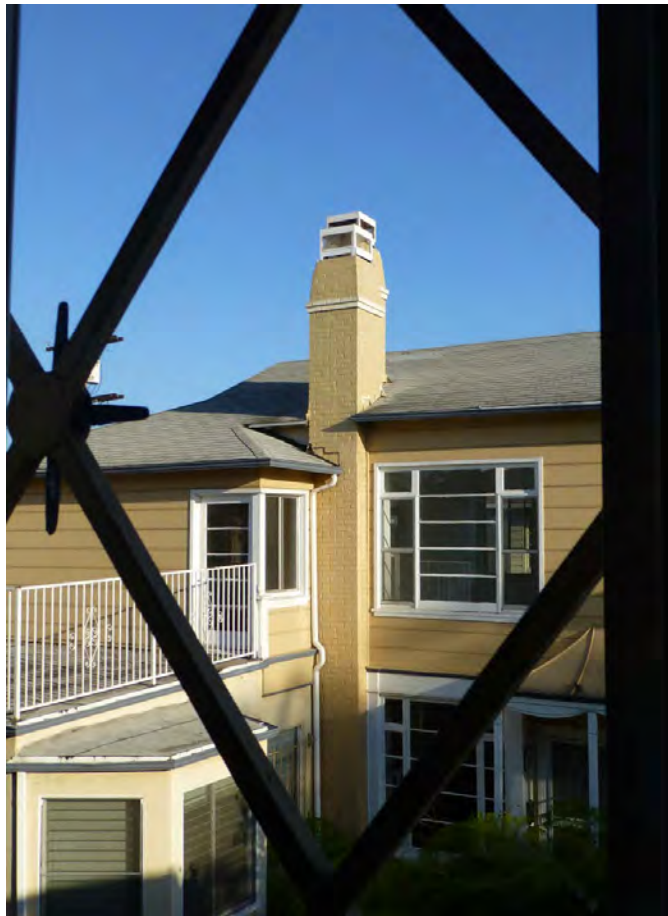
D4. 118 N. Flores entry canopy showing Minimal Traditional column and swag details combined with Streamline Moderne handrails



D5. 118 N. Flores side face from courtyard



D6. Side face of 118 N. Flores from second story of 124 N. Flores



D7. 118 N. Flores showing unusual double attached chimneys



D8. Front façade of 118 N. Flores showing simpler 1939 design of overhanging balcony

E.

Exterior Details



E1. Detail of 124 N. Flores showing wide side roof overhangs



E2. Bracket details on Monterey Revival style balcony at 124 N. Flores



E3. Front balcony of 124 N. Flores showing a combination of Monterey Revival and Minimal Traditional style details



E4. Balcony of 118 N. Flores showing simplified details as compared to 124 N. Flores



E5. Detail of fan window above 124 N. Flores courtyard entry canopy



E6. One of several wooden fan window details on 124 N. Flores



E7. Second floor detail of 124 N. Flores showing wide plank siding



E8. Detail of metal latticework on entry canopy of 124 N. Flores



E9. One of several clay chimney pots on 124 N. Flores



E10. Original garage lamp detail of 124 N. Flores



E11. Original unit entry door hardware of 124 N. Flores



E12. Original door knocker at 124 N. Flores matches oval on door hardware



E13. Original unit entry door hardware of 118 N. Flores



E14. Unit entry door of 126 1/2 N. Flores



E15. Roof overhang bracket detail on side balcony of 124 N. Flores



E16. Original lantern within entry canopy of 124 N. Flores



E17. Original pendant lights and brackets under private balcony of 124 N. Flores



E18. Original hanging lantern in public stair hall of 124 N. Flores



E 19. Unit entry detail 124 N. Flores



E 20. Decorative iron window grilles and original address plaques of 124 N. Flores



E21. Decorative iron window grilles beneath overhanging balcony of 124 N. Flores



E22. Detail of corner at 124 N. Flores showing wooden fanlights, overhanging balcony corbels and decorative iron grillework



E23. Original Moderne-style window of 118 N. Flores

F.
Courtyard



F1. Courtyard from beneath entry canopy of 124 N. Flores



F2. Courtyard looking from rear toward Flores St.



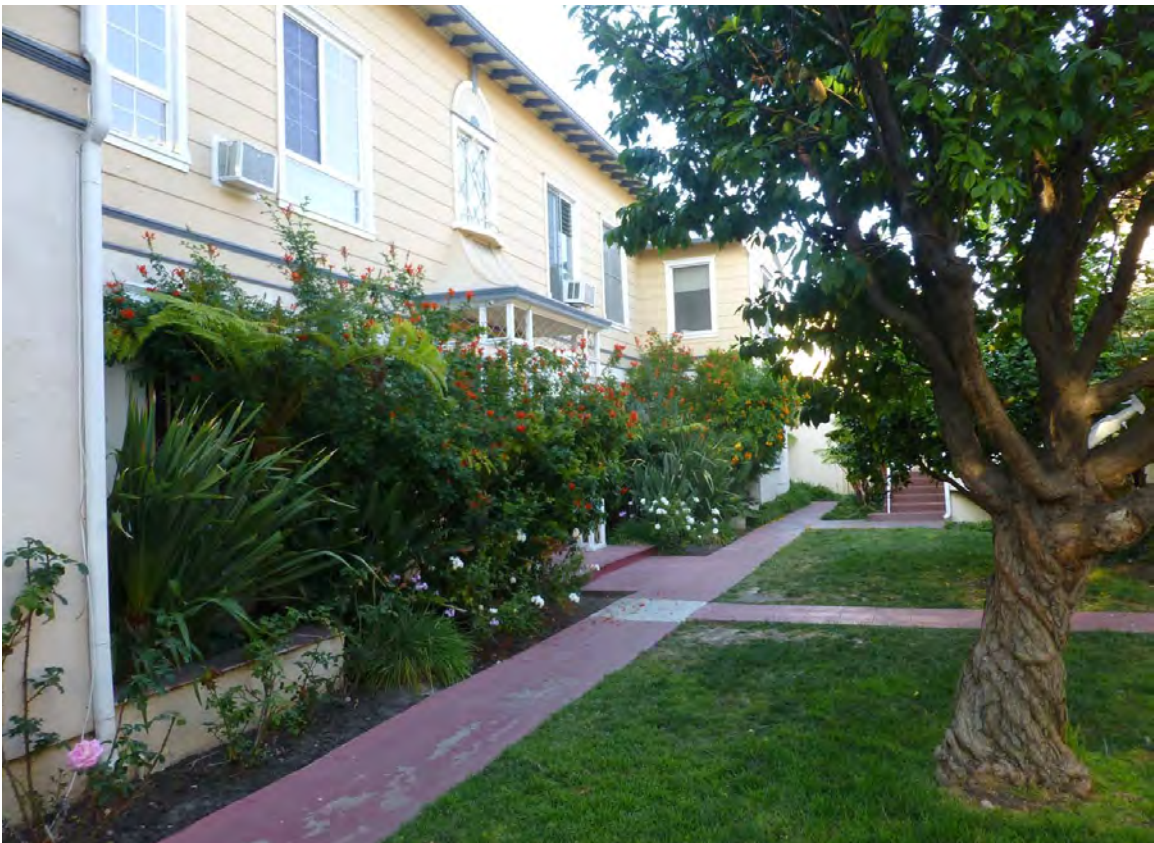
F3. Entry to 124 N. Flores with adjacent vegetation of New Zealand Flax, Cape Honeysuckle and roses



F4. View of 118 N. Flores half of courtyard showing citrus trees and Australian Tree Ferns



F5. Overhead view of courtyard showing density of vegetation



F6. Path from Flores St. toward rear of lot showing New Zealand Flax, Cape Honeysuckle and roses



F7. East end of courtyard looking toward Flores St. showing Orange Trumpet Vine and Australian Tree Ferns



F8. 118 N. Flores entry showing shade grasses and Australian Tree Fern



F9. Path to 118 N. Flores from Flores St.



F11. Entry canopy of 124 N. Flores with climbing Cape Honeysuckle

G.
Stairs



G1. Entry to 126 N. Flores, Mendel and Mabel Meyer home in 1938



G2. Base of stair hall at entry to Meyer unit, with entry door and original sunburst light fixture



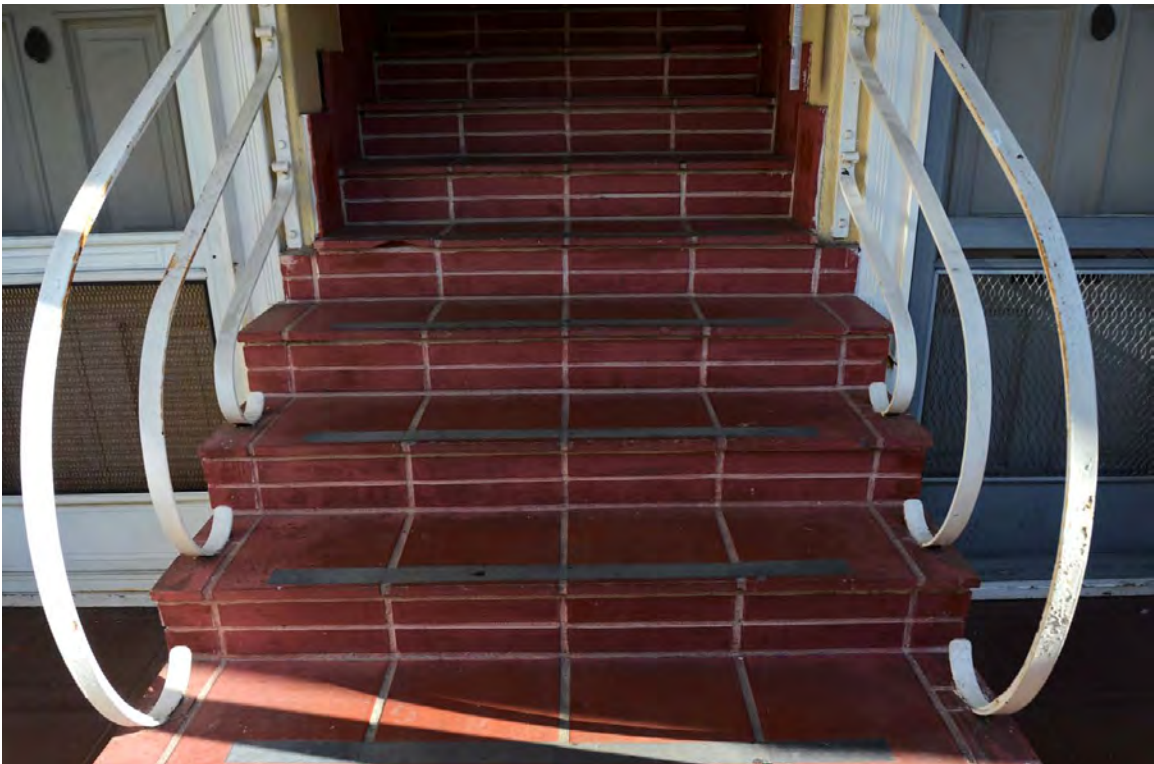
G3. Stair hall to 124½ and 126½ N. Flores units with original stair railing and porthole-style window



G4. Wrought iron railing detail in stair hall to 124½ and 126½ N. Flores units



G5. Iron and brass newell detail in stair hall of 124 N. Flores



G6. Art Moderne stair railings and steps leading to units at 118½ and 120 N.Flores, second home of Mendell Meyer at least by 1942



G7. Stair hall for 118 ½ and 120 Flores



G8. Second floor landing with inset niche for 118½ and 120 N Flores

H.
Alley



H 1. Alley behind 118 and 124 N. Flores. Garages belonging to the nominated buildings at right with white doors and blue trim

I.

Private patios and balconies



11. Original French doors onto the private balcony of 120 N. Flores



12. Original French doors onto the private patio of 126 N. Flores



I3. Front overhanging balcony of 126 N. Flores looking north



I4. Front overhanging balcony of 126 N. Flores looking south

J.

Interiors

118 & 118 ½ N. Flores



J1. 118 N. Flores living room with original hardwood floors



J2. 118 N. Flores unit entry and view into courtyard



J3. 118 N. Flores fireplace detail



J4. 118 N. Flores mantle with dentil trim at left and built-in cabinetry



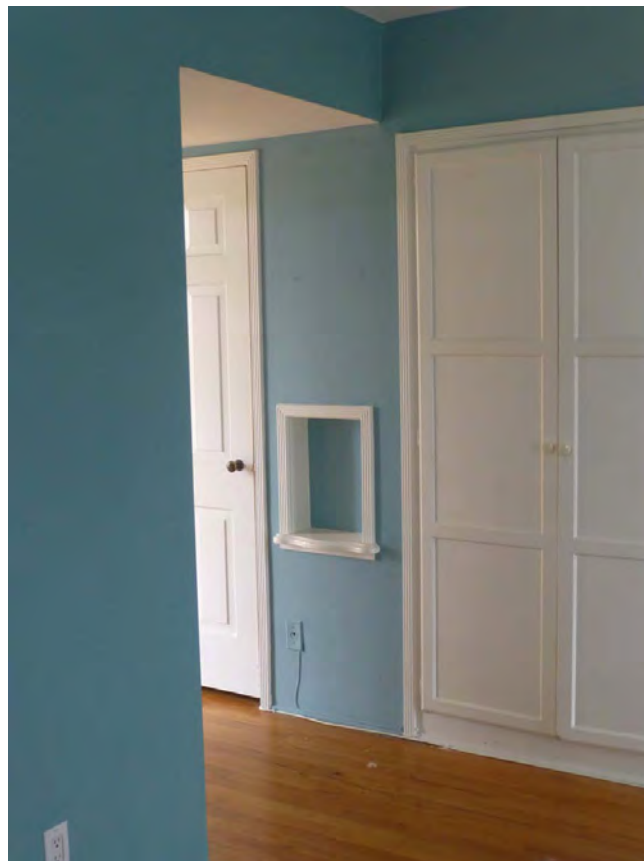
J 5. Original Colonial Style wall sconce and view into courtyard from 118 N. Flores



J 6. 118 ½ N. Flores living room and view into courtyard



J7. 118 ½ N. Flores fireplace and doors to dining room and hallway into kitchen



J8. 118 ½ N. Flores built-in cabinetry and telephone nook

K.

Interiors

120 N. Flores

**Second residence of Mendel
and Mabel Meyer**



K 1. 120 N. Flores unit entry, second residence of Mendel and Mabel Meyer



K 2. 120 N. Flores living room showing corner fireplace, built-in cabinetry and view into courtyard



K 3. 120 N. Flores corner fireplace with Minimal Traditional swag and reeded details



K 4. Ceiling plaster molding in 120 N. Flores



K5. Original French door onto balcony of 120 N. Flores

L.

Interiors

124 ½ & 126 ½ N. Flores



L 1. Living room of 124 ½ N. Flores with original faux pegged hardwood floors



L 2. Colonial style fireplace and built-in cabinetry details in 124 ½ N. Flores



L3. Colonial Style fireplace and built-in cabinetry in 126 ½ N. Flores



L4. Original French doors onto the balcony of 126 ½ N. Flores

M.

Interiors

126 N. Flores

**First Residence of Mendel
and Mabel Meyer**



M 1. Unit entry into 126 N. Flores, the first residence of Mendel and Mabel Meyer



M 2. Opposite wall of living room of unit at 126 N. Flores



M 3. View into courtyard and Cape Honeysuckle from unit at 126 N. Flores



M 4. 126 N.Flores mantle and brick hearth detail with original faux pegged hardwood floor



M 5. Built in Colonial Style cabinry door surround in living room at 124 N. Flores



M 6. Built-in Colonial Style curio cabinet in living room of 126 N.Flores



M 7. Dining room of 126 N. Flores showing connecting hall to bathroom



M 8. Opposite wall of dining room in 126 N. Flores showing built-in cabinetry and original French doors onto private patio



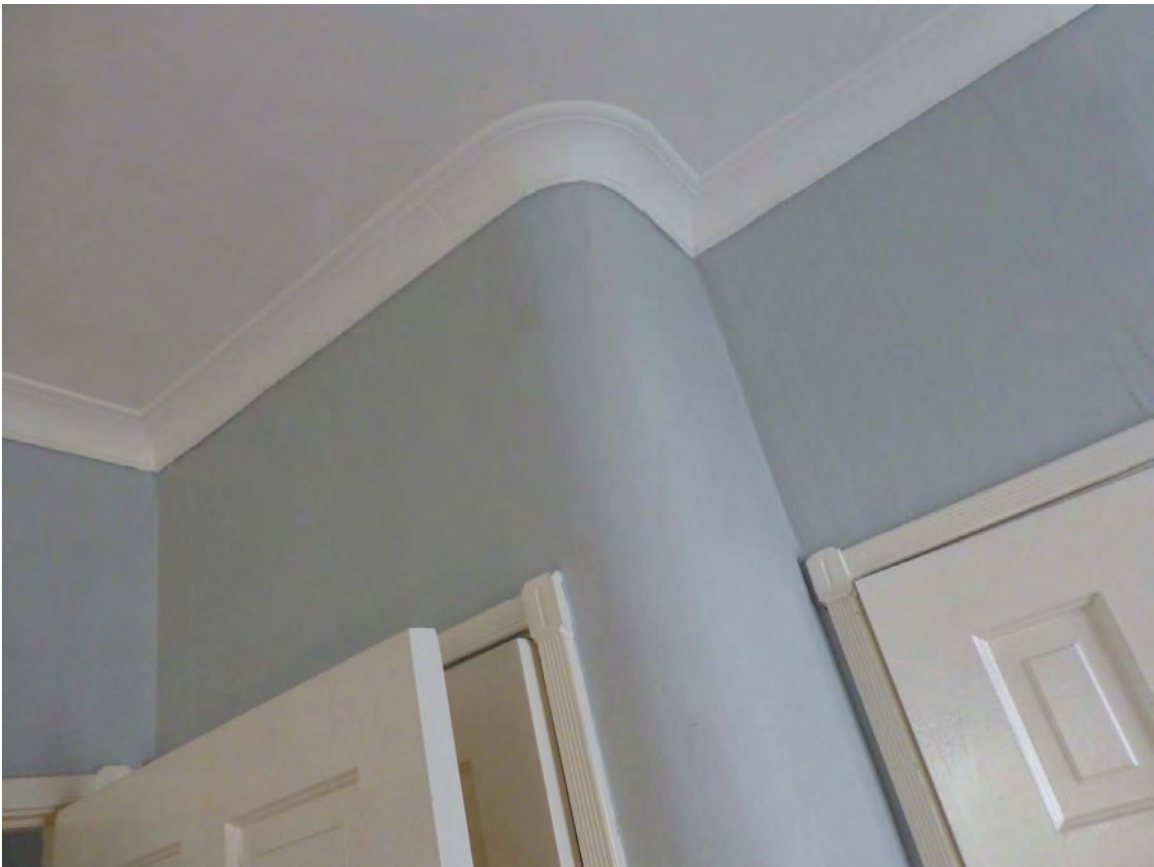
M 9. Original French doors from living room onto private patio



M 10. Private patio of 126 N.Flores with oversized corbels supporting balcony above



M 11. Dividing partition between private patios with original balcony railings at upper left



M 12. Curved wall detail with original door and ceiling molding in 126 N. Flores



M 13. "Secret door" in dining room paneled wall in 126 N. Flores



M 14. Heating vent detail in 126 N. Flores



M 15 . Detail of Colonial Revival built-in cabinetry in 126 N. Flores



M 16 . Colonial Revival mirrored curio cabinet in 126 N. Flores

N.

Interiors

Kitchen and Bathroom Tile



N1. Sink and trash nook in blue and white colored porcelain bathroom tiles in 118 N. Flores



N2. Tile towel bar and trash nook in blue and white tiled bathroom in 118 ½ N. Flores



N3. Bathtub arch in blue and white tiled bathroom of 126½ N. Flores, first residence of Mendel and Mabel Meyer



N 4. Kitchen in unit 120 N. Flores, second residence of Mendel and Mabel Meyer



N 5. Royal blue and white tile detail on sink and backsplash in unit at 120 N. Flores, second Meyer residence



N 6 . Jade colored tile in bathroom of 124 N. Flores with original angled sink cabinet



N 7 . Original jade colored porcelain tile framing the floor in unit at 124 N. Flores



N 8. Bathtub arch with jade and white tile in bathroom of 126 N. Flores, Mendel and Mabel Meyer first residence



N 9. Jade colored tile with original angled sink cabinet in bathroom of 126 N. Flores, Mendel and Mabel Meyer first residence



N10. Pink tiled bathroom in 122 N. Flores



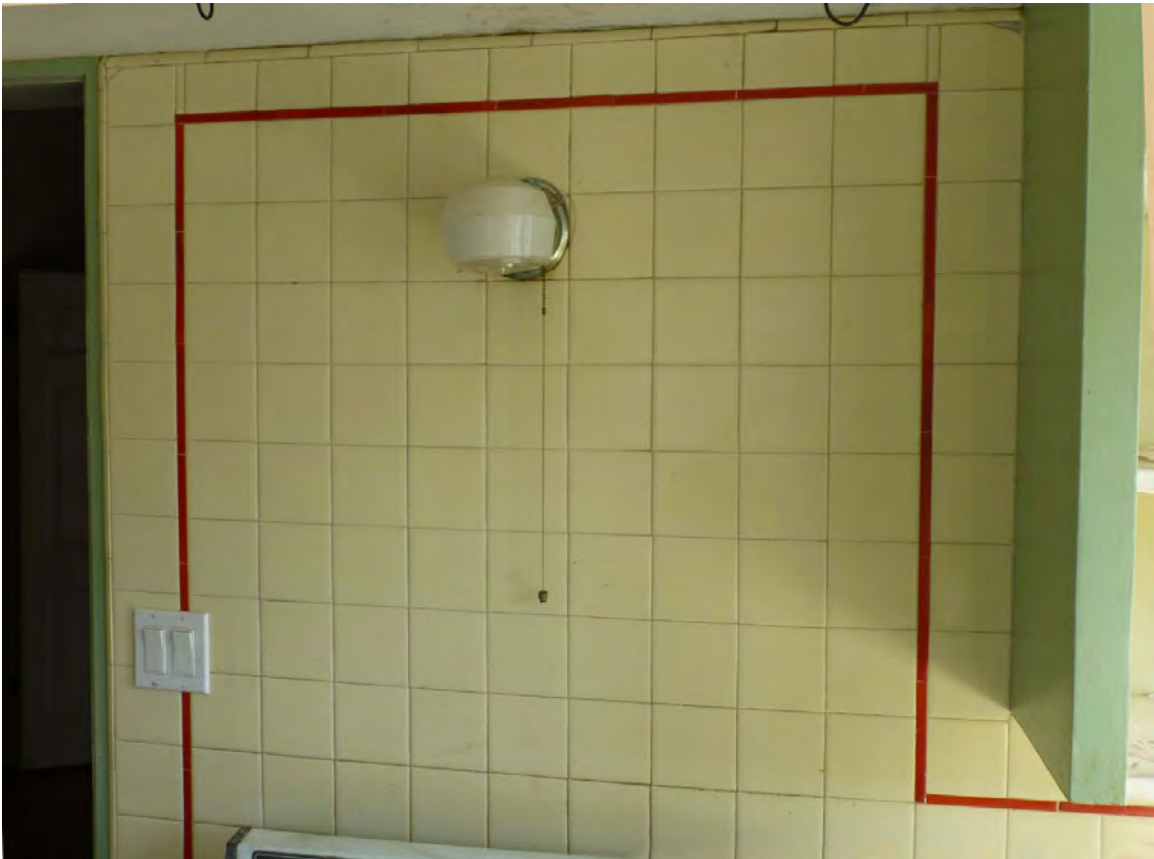
N11. Pink tiled bathroom with original etched mirror in 118 N. Flores



N 12. Pink tiled bathroom of 118 N. Flores with original reeded and angled sink cabinet



N 13. Kitchen of 124 N. Flores with red and yellow tile



N 14. Light over stove in kitchen with red tile trim in 126 ½ N. Flores

HISTORICAL RESOURCES ASSESSMENT AND ENVIRONMENTAL IMPACTS ANALYSIS REPORT

**118-126 NORTH FLORES STREET
LOS ANGELES, CALIFORNIA**



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I. INTRODUCTION

A. EXECUTIVE SUMMARY

The purpose of this Historic Resources Assessment and Environmental Impact Analysis Report (“Report”) is to identify and evaluate potential historical resources located at 118-126 N. Flores Street, Los Angeles, Los Angeles County, California on assessor parcel numbers (“APN”) 5511-009-007 and 5511-009-008. This report was prepared to comply with the California Environmental Quality Act (CEQA), to assess the existing buildings and landscapes on the subject properties (Properties) and neighboring parcels for eligibility as historical resources. This Report, completed by PCR Services Corporation (PCR), documents and evaluates the federal, state, and local significance and eligibility of the subject property. The Report includes a discussion of the survey methods used, a brief historic context of the property and surrounding area, and the identification and evaluation of the subject properties.

The Properties are located at 118-126 N. Flores Street in the neighborhood of Beverly Grove, City of Los Angeles, as shown in **Figure 1, Regional Map**. The Properties are bordered by N. Flores Street to the west, and a small alley to the east, as shown in **Figure 2, Aerial Photograph**, and consists of two parcels, each developed with a two-story Minimal Traditional multi-family residence, with American Colonial and Monterey Revival elements. The northern parcel (APN 5511-009-007) located at 124-126 1/2 N. Flores Street is improved with a two-story apartment building (“North Building”) built in 1936, while the south parcel (APN 5511-009-008) located at 118-122 1/2 N. Flores is improved with a two-story apartment building (“South Building”) built in 1939. Both the North and South Buildings were designed/constructed by Meyer and Holler, Architects, Engineers and Builders. The North and South Buildings do not appear individually significant under SurveyLA historic themes like Garden Apartments (1938-1960) and Period Revival Multi-Family Residential Neighborhoods (1918-1942). Built in 1936 and 1939, the North and South Buildings are part of the Beverly Square neighborhood which represents Los Angeles development during the economic struggles of the Great Depression. However, as individual buildings, the subject properties do not possess the level significance required to be eligible as individual resources. The North and South Buildings are not related to historic persons relevant to national, State or community history and do not meet the criterion for representation of a particular style of architecture. Although the North and South Buildings are associated with Mendel Meyer and the significant construction firm of Meyer and Holler, Architects, Engineers and Builders, the Buildings do not represent their most notable works. The North and South Buildings were constructed after the retirement of company founder, Mendel Meyer in 1936 and represent low-cost income producing investment properties constructed to support Meyer’s retirement years. The modest Buildings on the subject property are incomparable to many of the impressive projects completed by Meyer and Holler (also known as the Milwaukee Building Company) during the first three decades of the twentieth century, many of which have been recognized as national, state, and local monuments.

The North and South Buildings have been identified by SurveyLA as contributors to the proposed Beverly Square Historic District and after a closer examination of the both buildings, PCR agrees with this determination. However, PCR discovered significant alterations to both the North and South Buildings, such as room additions, window alterations, balcony additions and removals, and an obstructive front metal fence. As a result of these investigations, PCR identified the Buildings as Contributors (Altered) and assigned them a California Historical Resource Status Code of 5D2, meaning they are contributors to a district that is eligible for local listing or designation.

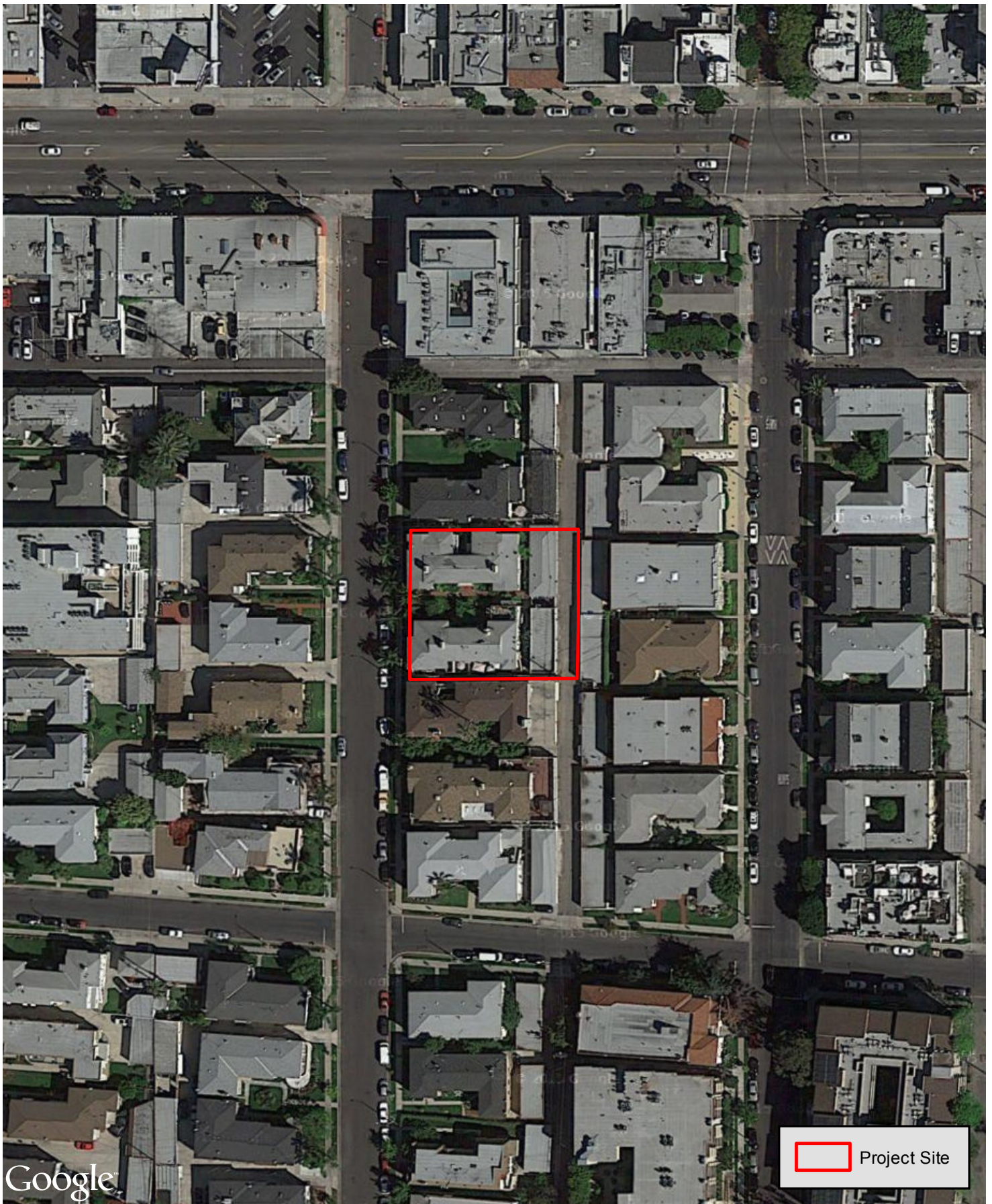
B. METHODOLOGY

This Report was conducted by PCR's Historic Resources Division personnel, including Margarita C. Jerabek, Ph.D., Director of Historic Resources, Amanda Y. Kainer, M.S., Senior Architectural Historian, Christian Taylor, M.H.P., Architectural Historian, and Adam Rajper, M.S., Intern Architectural Historian whom meet and exceed the Secretary of the Interior's Professional Qualification Standards in history and architectural history.¹ Professional qualifications are provided in Appendix G of this report.

The historical resources evaluation involved a review of the National Register and its annual updates, the California Register, the Statewide Historical Resources Inventory (HRI) database maintained by the State Office of Historic Preservation (OHP) and the California Historical Resources Information System (CHRIS), and the City of Los Angeles's inventory of historic properties to identify any previously recorded properties within or near the Project Site, as well as environmental review assessments for other projects in the vicinity. An intensive pedestrian survey was also undertaken to document the existing conditions of the property and Project vicinity. In addition, the following tasks were performed for the study:

¹ *The Professional Qualification Standards are requirements used by the National Park Service and have been published in the Code of Federal Regulations ("CFR"), 36 CFR Part 61.*

- Searched records of the National Register, California Register, California Historic Resources Inventory Database, and City of Los Angeles City Historic-Cultural Monuments designations.
- Conducted field inspections of the study area and the Project Site, and utilized the survey methodology of the State OHP.
- Photographed the Residence on the Project Site, and examined other properties in the area that exhibited potential architectural and/or historical associations.
- Conducted site-specific research on the property utilizing Sanborn fire insurance maps, City directories, historical photographs, California Index, Avery Index, Online Archive of California, USC Digital Collections, historical *Los Angeles Times*, the American Institute of Architects (“AIA”) Historical Directory of American Architects, and other published sources. Conducted research at the City of Los Angeles Department of Building and Safety and Los Angeles County Assessor.
- Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs.
- Evaluated potential historic resources based upon criteria used by the National Register, California Register, and City of Los Angeles Cultural Heritage Ordinance.
- Assessed the Project against the CEQA thresholds for determining the significance of impacts to historical resources.



II. REGULATORY FRAMEWORK

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification, and in certain instances, protection of historic resources. Additionally, states and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended and the California Public Resources Code (PRC), Section 5024.1, are the primary federal and state laws and regulations governing the evaluation and significance of historic resources of national, State, regional, and local importance. Descriptions of these relevant laws and regulations are presented below.

A. FEDERAL LEVEL

1. National Register of Historic Places

The National Register was established by the NHPA as “an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”² The National Register recognizes properties that are significant at the national, state, and/or local levels.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- A. It is associated with events that have made a significant contribution to the broad patterns of our history;
- B. It is associated with the lives of persons significant in our past;
- C. It embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D. It yields, or may be likely to yield, information important in prehistory or history.³

Districts, sites, buildings, structures, and objects that are 50 years in age must meet one or more of the above criteria and retain integrity (this is, convey their significance) to be eligible for listing. Under the National Register, a property can be significant not only for the way it was originally constructed, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.⁴

² 36 CFR Section 60.2.

³ “Guidelines for Completing National Register Forms,” in *National Register Bulletin 16, U.S. Department of Interior, National Park Service, September 30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the NRHP.*

⁴ *National Register Bulletin 15, p. 19.*

Within the concept of integrity, the National Register recognizes seven aspects or qualities that, in various combinations, define integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association:

1. *Location* is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.
2. *Design* is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.
3. *Setting* is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historic role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.
4. *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.
5. *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.
6. *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.
7. *Association* is the direct link between an important historic event or person and a historic property. A property retains association if it *is* the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.⁵

⁵ National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44-45, <http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>, accessed July 7, 2013.

To retain historic integrity, a property will always possess most of the aspects and depending upon its significance, retention of specific aspects of integrity may be paramount for a property to convey its significance.⁶ Determining which of these aspects are most important to a particular property requires knowing why, where and when a property is significant.⁷ For properties that are considered significant under National Register Criteria A and B, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (“*National Register Bulletin 15*”) explains, “a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).”⁸ In assessing the integrity of properties that are considered significant under National Register Criterion C, *National Register Bulletin 15* states, “a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.”⁹

B. STATE LEVEL

1. California Register of Historical Resources

The OHP, as an office of the California Department of Parks and Recreation (DPR), implements the policies of the NHPA on a statewide level. The OHP also carries out the duties as set forth in the PRC and maintains the HRI and the California Register. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the State’s jurisdictions. Also implemented at the State level, CEQA requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

The California Register was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is “an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.”¹⁰ The criteria for eligibility for the California Register are based upon National Register criteria.¹¹ Certain resources are determined by the statute to be automatically included in the California Register by operation of law, including California properties formally determined eligible for, or listed in, the National Register.¹²

⁶ The National Register defines a property as an “area of land containing a single historic resource or a group of resources, and constituting a single entry in the National Register of Historic Places.” A “Historic Property” is defined as “any prehistoric or historic district, site, building, structure, or object at the time it attained historic significance. *Glossary of National Register Terms*, http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_appendix_IV.htm, accessed June 1, 2013.

⁷ *National Register Bulletin 15*, p. 44.

⁸ “A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property’s historic character. . . Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.” *Ibid*, p. 46.

⁹ “A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.” *Ibid*.

¹⁰ PRC Section 5024.1(a).

¹¹ PRC Section 5024.1(b).

¹² PRC Section 5024.1(d).

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally Determined Eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward;
- Those Points of Historical Interest (PHI) that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.¹³

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an Historic Preservation Overlay Zone (HPOZ).¹⁴

To be eligible for the California Register, a historic resource must be significant at the local, State, or national level, under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of seven aspects of integrity similar to the National Register, location, design, setting, materials, workmanship, feeling, and association. Also like the National Register, it must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost

¹³ *Ibid.*

¹⁴ *PRC Section 5024.1(e)*

its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.¹⁵

2. California Office of Historic Preservation Survey Methodology

The evaluation instructions and classification system prescribed by the California OHP in its manual, *Instructions for Recording Historical Resources* (March 1995) provide a three-digit evaluation rating code ("Status Code") for use in classifying potential historic resources. The first digit indicates one of the following general evaluation categories for use in conducting cultural resources surveys:

1. Listed on the National Register or the California Register;
2. Determined eligible for listing in the National Register or the California Register;
3. Appears eligible for the National Register or the California Register through survey evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation;
5. Recognized as Historically Significant by Local Government;
6. Not eligible for any Listing or Designation; and
7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the Status Code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register and California Register eligibility. Locally eligible resources are given a rating code level 5. Properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation Status Code of 6. Properties given an evaluation Status Code of 6Z are "found ineligible for the National Register, California Register, or Local designation through survey evaluation."¹⁶

C. LOCAL LEVEL

1. City of Los Angeles

The City enacted a Cultural Heritage Ordinance in April 1962 which defines City Monuments. According to the Ordinance, City Monuments are sites, buildings, or structures of particular historic or cultural significance to the City in which the broad cultural, political, or social history of the nation, state, or City is reflected or exemplified, including sites and buildings associated with important personages or which embody certain distinguishing architectural characteristics and are associated with a notable architect. These City Monuments are regulated by the City's Cultural Heritage Commission and the City Council.

¹⁵ Codified in California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c) which can be accessed on the internet at <http://ohp.parks.ca.gov>

¹⁶ *Ibid.*

a. Los Angeles Cultural Heritage Ordinance

The Los Angeles Cultural Heritage Ordinance (Los Angeles Administrative Code, Chapter 9, Division 22, Article 1, Section 22.171.7) establishes criteria for designating local historic resources as City Monuments. A City Monument is any site (including significant trees or other plant life located on the site), building or structure or particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites:

- In which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified; or
- Which is identified with historic personages or with important events in the main currents of national, State or local history; or
- Which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or
- A notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

A proposed resource may be eligible for designation if it meets at least one of the criteria above.

When determining historic significance and evaluating a resource against the Cultural Heritage Ordinance criteria above, the Cultural Heritage Commission and the staff of the Office of Historic Resources often ask the following questions:

- Is the site or structure an outstanding example of past architectural styles or craftsmanship?
- Was the site or structure created by a “master” architect, builder, or designer?
- Did the architect, engineer, or owner have historical associations that either influenced architecture in the City or had a role in the development or history of Los Angeles?
- Has the building retained “integrity”? Does it still convey its historic significance through the retention of its original design and materials?
- Is the site or structure associated with important historic events or historic personages that shaped the growth, development, or evolution of Los Angeles or its communities?
- Is the site or structure associated with important movements or trends that shaped the social and cultural history of Los Angeles or its communities?¹⁷

With regard to integrity, the seven aspects of integrity of the National Register and California Register are the same and the threshold of integrity for individual eligibility is similar. However, the threshold of integrity for HPOZs is lower; a contributing structure in an HPOZ is a building that was constructed during the predominant period of development in the neighborhood and that has retained most of its historic features.

¹⁷ *What Makes a Resource Historically Significant? City of LA Office of Historic Preservation, <http://preservation.lacity.org/commission/what-makes-resource-historically-significant>, accessed July 7, 2013.*

b. Los Angeles Historic Preservation Overlay Zone (HPOZ)

City of Los Angeles Ordinance Number 175891, found in Section 12.20.3 of the Los Angeles Municipal Code, describes the procedures for creation of new Historic Preservation Overlay Zones (HPOZs), the powers and duties of HPOZ Boards, and the review processes for projects within HPOZs. The Ordinance was adopted by the Los Angeles City Council on March 19, 2004, and became effective on May 12, 2004.¹⁸ An Historic Preservation Overlay Zone (HPOZ) is an area of the city which is designated as containing structures, landscaping, natural features or sites having historic, architectural, cultural or aesthetic significance. To receive such designation, areas must be adopted as an HPOZ by the City Planning Commission and the City Council through a zone change procedure that includes notification of all affected and nearby property owners and public hearings. Once designated, areas have an HPOZ overlay added to their zoning, and are subject to special regulations under Section 12.20.3 of the Los Angeles Municipal Code. Each HPOZ area has a five member HPOZ Board to review and make recommendations on projects and promote historic preservation within the designated area. Most types of exterior changes or improvements to properties in an HPOZ area require written approval from the City of Los Angeles Planning Department.¹⁹

Before an HPOZ may move into the formal adoption process, an historic resources survey of the proposed district must be completed. The survey studies the historic and architectural significance of the neighborhood and identifies structures and features as either “contributing” or “non-contributing” to the district. A contributing structure is a building that was constructed during the predominant period of development in the neighborhood and that has retained most of its historic features. A non-contributing structure is one that was either constructed after the major period of the neighborhood’s development, or has been so significantly altered that it no longer conveys its historic character.²⁰

According to Section 12.20.3 of the City of Los Angeles Municipal Code, features designated as contributing shall meet one or more of the following criteria:

- Adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or
- Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- Retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of the resource and its environment.²¹

¹⁸ “Citywide HPOZ Ordinance,” City of Los Angeles Historic Resources, <http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance>, accessed July 24, 2013.

¹⁹ “How to Establish an HPOZ,” City of Los Angeles Office of Historic Resources, <http://www.preservation.lacity.org/hpoz/how-establish-hpoz>, accessed July 24, 2013.

²⁰ “How to Establish an HPOZ,” City of Los Angeles Office of Historic Resources, <http://www.preservation.lacity.org/hpoz/how-establish-hpoz>, accessed July 24, 2013.

²¹ “Citywide HPOZ Ordinance,” City of Los Angeles Historic Resources, <http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance>, accessed July 24, 2013, pgs. 11-12.

III. HISTORIC CONTEXT AND EVALUATION

A. HISTORIC CONTEXT

The historic context developed below presents the background necessary to evaluate the historic and architectural significance of the North and South Buildings located at 118-126 N. Flores Street within the Project Site, including the construction and alterations history, the history of the development of Beverly Grove and the neighborhood surrounding the subject property. The period of significance associated with the North and South Buildings is 1936 to 1939, the period when the North (1936) and South (1939) Buildings were built by the same construction firm of Meyer and Holler, Architects, Engineers and Builders.. Research indicates the property is associated with the following historical and architectural themes: Mendel Meyer (1874-1955); Period Revival Multi-Family Residential Neighborhoods (1918-1942); and Garden Apartments (1938-1960).

1. Mendel Meyer (1874-1955)

The North and South Buildings were constructed by the firm Meyer and Holler, Architects, Engineers and Builders in 1936 and 1939, respectively. Meyer and Holler was originally known as the Milwaukee Building Company from 1906 to 1920, co-founded by Mendel Meyer (1874-1955). In 1849, Meyer's father, Samuel Meyer migrated to New York from Strassburg, near the French and German border. The elder Meyer moved from New York to Macon, Georgia, Louisville, Kentucky, and Vicksburg, Mississippi, before settling in Los Angeles in 1853. It was in Los Angeles where Samuel met his wife, Johanna Davis. The couple was married in 1861 and went on to produce five daughters and two sons, including Mendel, named after Samuel's brother, in 1874. Samuel owned and operated a glassware and crockery business and became involved in the local Masonry Lodge for 50 years. He was widely regarded as one of Los Angeles' earliest pioneers. Described as "bright faced and amiable," Samuel Meyer's "life during the trying formative period in Los Angeles was worthy of the true Pioneer, and later generation will fare well, if they but have such in business and social life."²²

a. The Milwaukee Building Company (1906-1923)

Mendel Meyer, grew up in his family home on Main Street, between 3rd and 4th Street in Los Angeles and graduated from Los Angeles High School but beyond that, little is known about his education.²³ In 1906, Meyer and Julius C. Schneider started the Milwaukee Building Company, which quickly became regarded as one of the most prolific construction and design firms in the Los Angeles area.²⁴ In 1908, Real estate agent, Phillip W. Holler joined the company. "Thanks largely to an alliance with the successful land developer Robert Marsh (1871-1956), the Milwaukee Building Company was able in 1912 to change its focus to large speculative, and then custom homes, in Mount Washington, Windsor Square, Santa Monica, Brentwood, and other fashionable suburbs."²⁵ Throughout the early twentieth century, the Milwaukee Building Company completed significant projects throughout Los Angeles and neighboring communities, with major clients

²² Louis Roeder and J. W. Gillette, *Annual Publication of the Historical Society of Southern California and of the Pioneers of Los Angeles County*, Vol. 6, No. 1 (1903), p. 90

²³ "Mendel Meyer, Veteran L.A. Builder, Dies," *Los Angeles Times*, April 2, 1955, A6.

²⁴ "Articles of Incorporation, October 22, 1906." On file in the California State Archives, Sacramento.

²⁵ Debora Richey, *Registration Form: Fox Fullerton Theater Complex, Fullerton Heritage*, March 21, 2006, 18.

involved in real estate, entertainment, finance, and government. “The firm designed and built houses for Harry Chandler, Frank P. Flint, Herman Janss, Edward L. Doheny, Isaac Milbank, and King Gillette; movie studios for Samuel Meyer, Hal Roach, Jesse Hampton, Samuel Goldwyn, Charles Chaplin, King Vidor, and Thomas Ince; and commercial buildings for Idelfonso Sepulveda, E. Clem Wilson, and Henry Culver.”²⁶ In 1923, the firm changed its name to Meyer and Holler, Architects, Engineers and Builders.

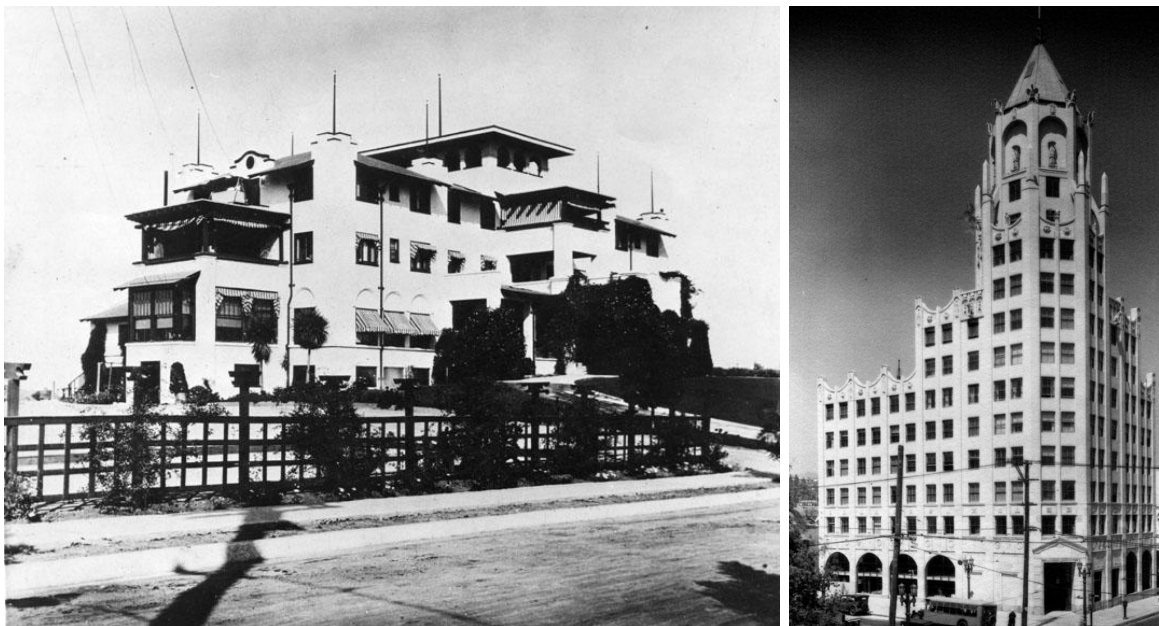


Figure 3 (Left): Mount Washington Hotel, circa 1910. (Water and Power Associates, [http://waterandpower.org/museum/Early_LA_Buildings%20\(1900%20-%201925\).html](http://waterandpower.org/museum/Early_LA_Buildings%20(1900%20-%201925).html))

Figure 4 (Right): Los Angeles First National Trust and Savings Bank, circa 1928 (Water and Power Associates, [http://waterandpower.org/museum/Early_LA_Buildings%20\(1925%20+\)_1_of_8.html#First_National_Building](http://waterandpower.org/museum/Early_LA_Buildings%20(1925%20+)_1_of_8.html#First_National_Building))

b. Meyer and Holler, Architects, Engineers and Builders (1923-1941)

Throughout the 1920s, the firm continued to succeed, utilizing the design-build method, which provided clients with all of the necessary services for their projects. Neither Meyer nor Holler had any architectural background or training so the firm relied on draftsmen, engineers, and architects, such as Lewis F. Blaize, Everett Hardy Merrill, Donald R. Wilkinson, and Raymond M. Kennedy, for design expertise.²⁷ Throughout the 1920s, Kennedy was responsible for some of Meyer and Holler’s most notable designs, including the Mount Washington Hotel (Figure 3), the Petroleum Building (714 W. Olympic Boulevard) for Edward L. Doheny, the Los Angeles First National Trust and Savings Bank (6777 Hollywood Blvd.) (Figure 4), the Universal Building (157 W. Washington Boulevard), and Grauman’s Chinese Theater (6925 Hollywood Boulevard). Meyer and Holler introduced the “courtyard theater,” replacing the common interior lobby with an open courtyard to take advantage of the year-round picturesque weather of Southern California. One of the first theaters to incorporate the courtyard scheme was Grauman’s Egyptian Theater (Figure 5), constructed in 1923. Kennedy used the concept again in 1926, for Grauman’s Chinese Theater (Figure 6), which was published in issues of the *American Architect*, *Architectural Digest*, and the *Architectural Record*, exposing the building community to Meyer and Holler’s innovative theater design. Despite decades of successful residential and commercial projects contributing to Los Angeles’ evolving built environment,

²⁶ *Ibid*, 19.

²⁷ *Ibid*, 20.

many of which have been recognized as national, state, and local landmarks, the firm became nationally recognized for giving architectural form to the nascent entertainment industry in Southern California.

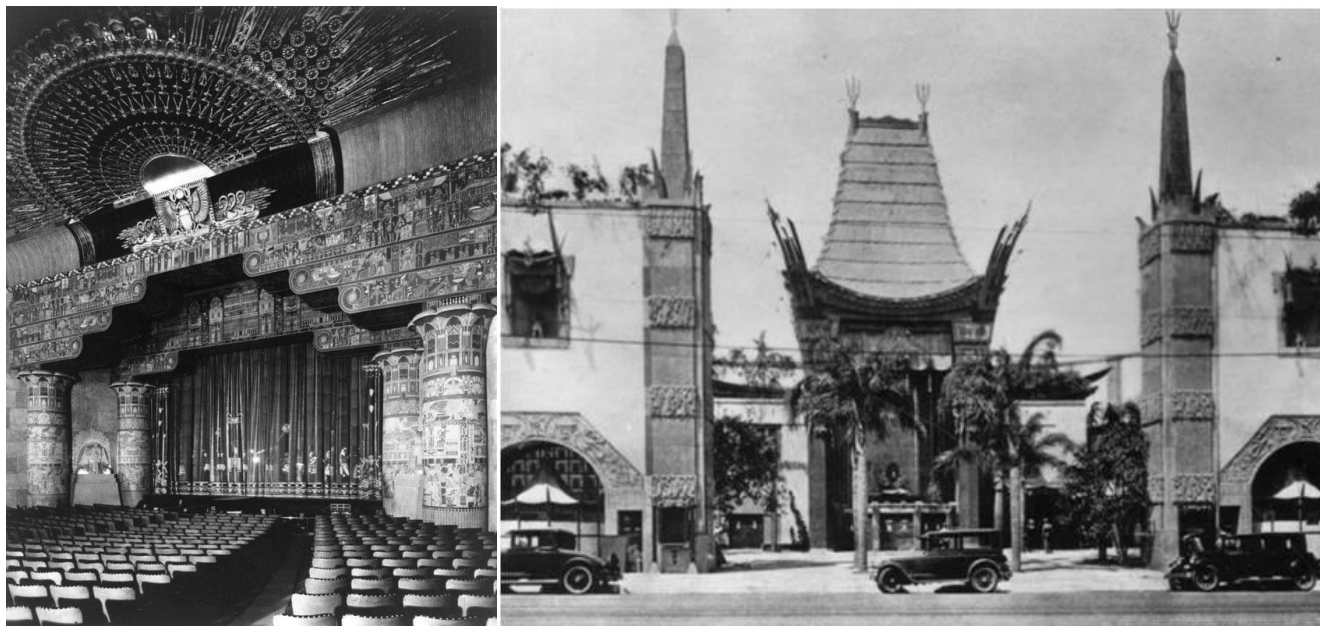


Figure 5 (Left): Interior of the Egyptian Theater, circa 1922 (Water and Power Associates, [http://waterandpower.org/museum/Early_LA_Buildings%20\(1900%20-%201925\)_Page_3.html](http://waterandpower.org/museum/Early_LA_Buildings%20(1900%20-%201925)_Page_3.html))

Figure 6 (Right): Grauman's Chinese Theater, circa 1927 (Water and Power Associates, [http://waterandpower.org/museum/Early_LA_Buildings%20\(1925%20+\)_1_of_8.html#Chinese_Theatre](http://waterandpower.org/museum/Early_LA_Buildings%20(1925%20+)_1_of_8.html#Chinese_Theatre))

In spite of the stock market crash in 1929 and the onset of the Great Depression, Meyer and Holler continued to receive contracts for large projects. In 1930, the firm began working on the twelve-story Ocean Center Building, located at Pine Avenue and Ocean Boulevard in Long Beach.²⁸ That same year, Meyer and Holler began construction at a seven-acre site for the Rheem Manufacturing Company, to erect a brick and steel truss manufacturing facility, including 3600 square feet of office spaces.²⁹ The firm continued to work through the tough economic period. However in 1932, Meyer and Holler filed for bankruptcy after a disastrous lawsuit brought against them by director King Vidor. Despite the setback, the firm reorganized and continued to find work. In 1934, the *Los Angeles Times* reported the construction of a twelve-room residence in Bel Air by Meyer and Holler for Mrs. Edith M. Seipp.³⁰ Meyer and Holler continued to operate under the same name until 1941, however Mendel Meyer retired in 1936.³¹

²⁸ "Harbor District Active: Material Contracts Awarded on Great Variety of Building and Improvement Projects," *Los Angeles Times*, April 27, 1930, D4.

²⁹ "Erection of Plant Starts: Metal Ware Manufacturers Schedule Completion of Project for First of Year," *Los Angeles Times*, October 26, 1930, D2.

³⁰ "Construction Sees Increase," *Los Angeles Times*, March 18, 1934, 24.

³¹ "Mendel Meyer, Veteran L.A. Builder, Dies," *Los Angeles Times*, April 2, 1955, A6.

2. Period Revival Multi-Family Residential Neighborhoods (1918-1942)

Subdivision and Development of Beverly Square

The Project Site is located on lots 79 and 80 in Tract 10389 (Appendix C) subdivided by Merchants National Trust and Savings Bank of Los Angeles in July of 1928. Tract 10389 included approximately one hundred and fifty-four large rectangular lots between 3rd Street and Beverly Boulevard. In 1928, the *Los Angeles Times* reported, "Among the most important improvements, not only to Beverly but to Los Angeles and other neighboring communities as well, which are now in course of planning or construction, are the repaving of the balance of Beverly Boulevard, the proposed opening of Third Street from Santa Ana through Los Angeles into Beverly Hills, the opening of Tenth Street as a through artery, and the widening of Santa Monica through Sherman on both sides of the Pacific Electric tracks."³² Merchants National Trust and Savings Bank saw an opportunity to capitalize on nearby improvements to both 3rd Street and Beverly Boulevard, but could not have foreseen the approaching economic collapse still to come. In June of 1929, just four months before the Wall Street crash of 1929, also known as Black Tuesday, the *Los Angeles Times* reported continued interest in real estate near the Beverly-Fairfax area. The article claimed several lots had recently sold totaling over \$275,000 in deals.³³

A majority of the multi-family residences constructed in the tract were built after 1936, indicating that Merchants National Trust and Savings Bank struggled to sell lots to developers after the onset of the Great Depression. By 1935, the tract had been acquired by Capital Company, a development company marketing the neighborhood as Beverly Square, an "outstanding income Property" targeting would-be-investors and builders. Through Capital Company's marketing and persuasive pricing, lots began to sell once again. The *Los Angeles Times* published several articles, beginning in 1935, covering the sales of Beverly Square lots and the resurgence of construction in throughout the neighborhood.³⁴ Advertisements emphasized the modern aesthetic of the multi-family residences being designed in Beverly Square. A building designed by noted Los Angeles architect Milton J. Black was described as having "modernistic architectural treatment." "Among its features will be extensive utilization of glass in walls and partitions, and there also will be sun terraces, private gardens and balconies, the plans disclose."³⁵ Alleys provided additional vehicular access to garages built in the rear of the apartments.

The earliest available depiction of the North and South Buildings on the Project Site is a Sanborn Fire Insurance Map ("Sanborn Map") dated 1936 but with updates from 1951 (Figure 7 and Appendix A). The Sanborn Map depicts the North and South Buildings as well as a majority of neighboring lots as fully developed. Constructed in 1936, the North Building (124-126 ½ N. Flores Street), is the larger of the two buildings and is shown with second story balconies on the north, south, and west elevations (Figure 8). A single-story garage is shown at the rear of the property, adjacent to an alleyway. South of 124-126 ½ N. Flores is the second of the two buildings, the South Building (118-122 ½ N. Flores Street), constructed in 1939. The South Building is the smaller of the two, with a majority of its lot used for landscaping. The Sanborn Map shows the South Building with two first-floor level patios and no second floor balconies (Figure 8). A single-story garage is shown at the rear of the South Building, adjacent to an alleyway.

³² "Beverly Road Plan Cited: Seven Major Arteries Soon to Bisect City From East to West" *Los Angeles Times*, May 6, 1928, E8.

³³ "Beverly Area Realty Sales Hold Activity," *Los Angeles Times*, June 30, 1929, D7.

³⁴ "Income Area Activity Told" *Los Angeles Times*, November 3, 1935, D4.

"Beverly Square building Started," *Los Angeles Times*, November 17, 1935, E4.

"Lot Sales Spurt Told," *Los Angeles Times*, May 3, 1936, E4.

"Studio-Apartment Projects Total \$450,000," *Los Angeles Times*, May 10, 1936, E2.

³⁵ "Modernistic Architectural Treatment: New Residential Project Plans Announced," *Los Angeles Times*, March 8, 1936, E2.



Figure 7: Page 2209, 1936 Sanborn Map (Updated 1951), Project Site Outlined in Red (Proquest Sanborn Map Database, Los Angeles Public Library)

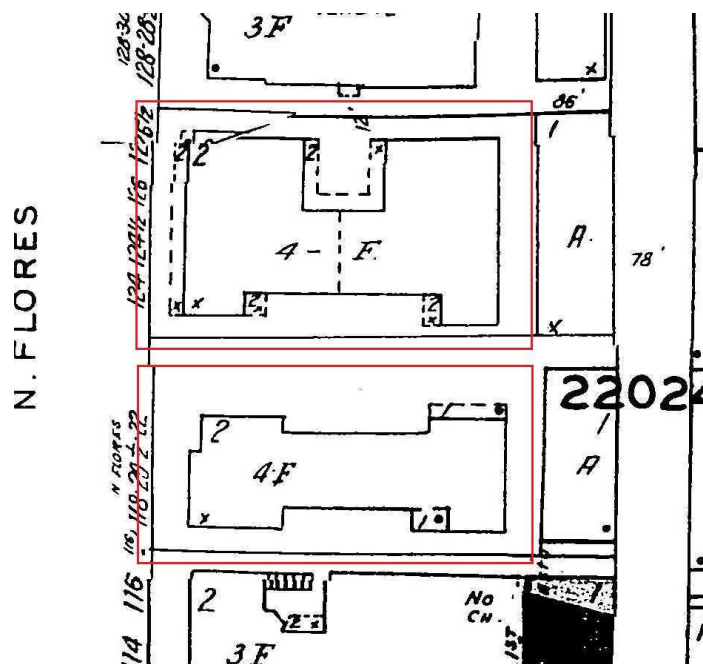


Figure 8: Section of the 1936 Sanborn Map (Updated 1951), Project Site Outlined in Red (Proquest Sanborn Map Database, Los Angeles Public Library)

3. Garden Apartments (1938-1960)

The existing developments on the Project Site, with its two buildings arranged around a central landscaped courtyard, is typical of the many small-scale Garden style apartment complexes that appeared in Los Angeles and throughout Southern California from the Depression-era 1930s through the 1950s. The origin of the Garden style apartment reaches back to the period of the Los Angeles region's rapid growth in the early decades of the twentieth century when the bungalow court as a building type appeared and evolved. From its origins as tourist accommodations to its prevalence as high-density housing, the bungalow court became a common Southern California building type prior to World War II. Many of the earliest bungalow courts were located in popular tourist areas such as Pasadena and the Santa Monica area.³⁶ Bungalow courts integrated the automobile without allowing it to dominate the building environment. Typically, parking garages were located at the rear of the property with alleys or side service driveways providing access. This incorporation of the car into the complex was a major departure in the history of residential building and reflects the importance of the automobile in the region's culture.³⁷

The California climate profoundly influenced the architecture of the region, and the bungalow courts were no exception. Single-family houses had capitalized on the use of exterior space before the courts and provided a tradition on which the courts were built. Porches, patios, and balconies all became various ways to amplify interior spaces. Planting in both semi-public and private spaces became a developed art and helped create the overall ambiance of the court. The effect of landscaping was often to heighten the oasis-like quality of the court, further differentiating it from surrounding development. This effect can be seen in the lush landscaping and trees incorporated into the Project Site's central courtyard.

³⁶ Charles Alma Byers, "New Idea in Apartments." *Technical World*, Vol. 16 (February 1912).

³⁷ Laura Chase, "Eden in the Orange Groves: Bungalows & Courtyard Houses of Los Angeles." *Landscape*, Vol. 25, No. 3, pp. 29-36.

As a building type, the bungalow court quickly became accessible to small developers. Inexpensive land and typically small units made the bungalow court affordable to build and to rent. The impact of the growing number of real estate developers and speculators grew as more profits led to more bungalow courts, particularly in the 1920s. The Depression brought about a virtual halt in the construction of bungalow courts in much of the Los Angeles region and elsewhere. A few were built in the mid to late 1930s, but most lacked the characteristics and style that distinguished the earlier courts. Additionally, during the 1930s, apartments, which had more parcel coverage and provided rear, and eventually underground, parking gradually supplanted bungalow courts as the favored multi-family building type. The Project Site is indicative of this trend. With its North (124-126 ½ N. Flores) and South (118-122 ½ N. Flores) Buildings facing each other and arranged in “H”-shaped configurations, the Project Site originally featured a large landscaped courtyard area between the buildings. As such, the resulting Garden Style apartment setting of the Project Site was consistent with the arrangement of similar multi-family complexes in the Beverly Square Neighborhood and throughout Los Angeles appearing from the 1930s through the early 1950s. With their “H”-shaped plans, the apartment buildings provided a large central landscaped garden area for the enjoyment of the property’s tenants, while allowing for space in the rear for private patios and balconies.

b. American Colonial Revival Style

The Project Site is a highly representative example of the American Colonial Revival architectural style as applied to small-scale Garden style apartments throughout the Beverly Square area in the decades preceding and following World War II in Los Angeles. The American Colonial Revival style resulted from the desire of architects and builders to evoke America’s own past. The name Colonial actually encompasses several styles, all loosely associated with the revival of American and Old World building traditions, especially those associated with early English and Dutch houses of the Atlantic seaboard. Common characteristics of the American Colonial Revival style include a simple rectangular volume covered by gabled or hip roofs; symmetrical, balanced dispensing of windows and doors; surfacing of clapboard or brick; classical, colonial detailing such as columns, engaged piers, cornices, pilasters, pediments, and porticos; canted bay windows; and double-hung, multi-paned windows flanked by decorative wood shutters. As it relates to the Project Site, the architectural features characteristic of the American Colonial Revival style represented in the North and South Buildings include their form and massing; gabled and hipped roofs; tongue in groove wood cladding; and porch configurations (pediments, porticos, fluted pilasters, wrought iron railings).

c. Minimal Traditional Style

The North and South Buildings are examples of the Minimal Traditional style with American Colonial Revival style architectural details popular among builders and developers during the 1930s. The Minimal Traditional style was popular for both single and multi-family residences built during the prewar period. Incorporating a restrained use of ornamentation that reflected the popular traditional styles, Minimal Traditional residences allowed developers to build affordable, yet stylish, homes that would attract homebuyers. Minimal Traditional residences were constructed on a budget, which is reflected in their limited ornamentation and use of materials, such as wood-frame construction and stucco siding. What little ornamentation that may be present generally consists of mass produced materials styled with Colonial flair. Minimal Traditional architecture emphasized simple Colonial style focal points: straight, molded, or scrolled belt-courses; small porticos with simplified porch elements or scrolled metal posts; single pane hexagonal or round windows; windows may be decorated with louvered or paneled shutters; and scalloped edging on both wood and metal

elements. Generally the North and South Buildings are modest in scale to maintain affordability during the strenuous economic period.³⁸

4. Construction History and Occupancy of 118-126 N. Flores Street

a. Construction History

The building permits on file in the City of Los Angeles Department of Building and Safety ("LADBS") were reviewed to determine the history of construction and alterations for the North and South Buildings located at 124-126½ and 118-122½ N. Flores Street. The LADBS permits confirmed the original construction dates of each building, 1936 for the North Building at 124-126½ N. Flores Street and 1939 for the South Building at 118-122½ N. Flores Street. Additional building permits for the North and South Buildings indicate that minor as well as significant alterations were made over time, which are presented in Tables 1 and 2. The largest alteration documented in the building permits was filed in April of 1948 when building owner Mendel Meyer requested a permit to build a 23' x 13' addition onto the front façade of South Building (118-122½ N. Flores Street), including an extra bedroom, bathroom, and basement. Other work conducted on the North and South Buildings includes routine building maintenance and repairs to stucco and railings. Both Buildings contain a mixture of railing styles. A permit filed in 1980 shows two large additions to unit 124½ in the North Building. In the 1951 Sanborn Map, the North Building is shown with second story balconies on the south elevation (Figure 9). These balconies have been removed. Furthermore, the South Building has second floor balconies that have been added (west and south elevations), when compared to the 1951 Sanborn Maps (Figure 9).

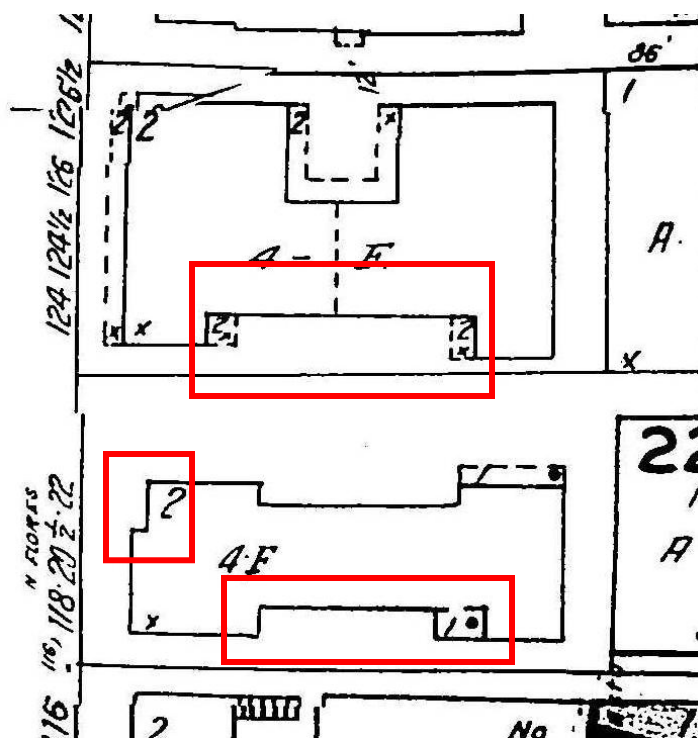


Figure 9: Section of the 1936 Sanborn Map (Updated 1951), 118-122 N. Flores shows no second floor balconies, 124-126 N. Flores shows second floor balconies where none exist today.
(Proquest Sanborn Map Database, Los Angeles Public Library)

³⁸ "Minimal Traditional Style," *Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts*, Produced by Architectural Resources Group for the City of Glendale. 109-116.

b. Occupancy and Ownership History of the South Building (118-122½ N. Flores Street)

Permits from the LADBS were reviewed to determine ownership of the properties, while the 1942 *Los Angeles City Directory* and *United States Census Records* were reviewed to determine if the property had an association with the productive life of a historically significant person.³⁹ Building permits show the South Building was owned by Mendel Meyer from the date of its original construction until at least 1948 when the one-bedroom addition was added. Census records indicate that Meyer and his wife Mabel were living in unit 120 of the South Building in 1940.⁴⁰ City directories show the Meyers were still living there as late as 1942.⁴¹ Additional directory and census research did not identify historic persons with this location.

c. Occupancy and Ownership History of the North Building (124-126½ N. Flores Street)

Building permits show the North Building was owned by Mendel Meyer from the date of its original construction (1936) until at least 1957 when a permit for wet sandblasting was filed by the property's new owner, Mrs. Robertson. City directories show the Meyers resided in unit 126 of the North Building until as late as 1940 when census records show the couple living in the adjacent building at 118-122½ N. Flores (The 1939 city directory does not list the couple's address); the Meyers most likely moved to the South Building after construction was completed in 1939.⁴² Additional directory and census research did not identify historic persons with this location.

³⁹ The Building was constructed in 1939 but the only City of Los Angeles directories available for research closest to the Building's period of significance was the 1942 issue.

⁴⁰ United States Federal Census, 1940, Los Angeles, Los Angeles, California; Roll: T627_404; Page: 8B; Enumeration District: 60-195

⁴¹ Los Angeles City Directory, 1942, p. 1649. (Los Angeles Public Library, <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowse.jsp>)

⁴² Los Angeles City Directory, 1939, p. 1434, Los Angeles City Directory, 1938, p. 1415, (<http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowse.jsp>)

Table 1

118-122 ½ N. Flores Street Building Permits

Issued	Permit#	Owner	Architect/ Engineer	Contractor	Valuation	Description
02/09/1939	5147	Mr. & Mrs. Mendel Meyer	Geo J. Fosdyke (engineer)	Meyer & Holler	\$16,000	Construction of apartment house, 4 families, 18 rooms, 35' x 80', two-stories
04/12/1939	14074	Meyer & Holler	None	Patterson Tile Co.	None	Tile work
04/30/1948	15601	Mendel Meyer	Jack H. Macdonald	Owner	\$3,000	Addition of bedroom, bath, and basement, 1 st Floor, 23' x 13'
01/06/1998	98016-20000-00153	None	None	None	None	Install 1/2" cdx & 45 sq class a comp (new roof material)
08/05/1998	98016-30000-16172	None	None	None	None	Repair and patch stucco cracks, replace doors and windows, (same size and location), Repair railings, general non-structural termite repair
01/12/1999	11250151	None	None	None	None	Retrofit - 4 units apt install anchor bolts, straps & other hardware, install plywood sheathing over the cripple walls.

Table 2

124-126 ½ N. Flores Street Building Permits

Issued	Permit#	Owner	Architect/ Engineer	Contractor	Valuation	Description
04/24/1936	09708	Mr. & Mrs. Mendel Meyer	George Fasdyke	None	\$15,000	Construction of new apartment building, two-stories, 40' x 80'
04/29/1936	10177	M. Meyer	Meyer & Holler	None	\$500.00	Construction of garages
07/30/1957	78468	Mrs. Robertson	None	ABCO Sandblasting	None	Wet sandblast
10/07/1980	11539	Waldman	R.W. Tobin	None	\$22,000	Room addition
07/22/1996	03870	None	None	None	None	Replace facial board & stucco at balcony - Units 124-124 1/2
01/06/1998	98016-20000-00157	None	None	None	None	Install 1/2" cdx & 45 sq class a comp (new roof material)
08/05/1998	98016-30000-16172	None	None	None	None	Repair and patch stucco cracks, replace doors and windows, (same size and location), Repair railings, general non-structural termite repair
01/12/1999	99016-30000-00201	None	None	None	None	Retrofit - 4 units apt install anchor bolts, straps & other hardware, install plywood sheathing over the cripple walls

IV. EVALUATION

A. PREVIOUS EVALUATIONS

1. Historical Resources in the Project Vicinity

The records search for cultural resources within the project vicinity (approximately 0.25-mile radius) involved review of previous surveys records and reports on file at the South Central Coastal Information Center (SCCIC) records center, PCR's in-house files, and SurveyLA data. Located within a dense, urban setting with limited visibility, the 0.25-mile radius records search was conducted to capture all known resources within the project vicinity which may have views of the project site for the purpose of analyzing potential indirect impacts. PCR also consulted the National Register, California Register, Statewide Historical Resources Inventory (HRI), California Points of Historical Interest (PHI), California Historical Landmarks (CHL), SurveyLA, and City Monument database to identify previously identified historical resources within the project vicinity.

Seven properties (7) appear eligible as individual property through SurveyLA (2015):⁴³

- 8151 W. Beverly Boulevard: Vernacular/Moorish style commercial building constructed in 1928. Approximately 0.22 miles (1182 feet) to the northeast of Project; no view of the Project.
- 8162 W. Beverly Boulevard: Projecting Blade type commercial sign built in 1938. Approximately 0.19 miles (1018 feet) to the northeast of Project; no view of the Project.
- 8269 W. Beverly Boulevard: Vernacular commercial building constructed in 1953. Approximately 0.09 miles (481 feet) to the northeast of Project; no view of the Project.
- 100 N. Harper Avenue: Moderne/Streamline style multi-family residence constructed in 1938. Approximately 0.13 miles (700 feet) to the southeast of Project; no view of the Project.
- 8212 W. 3rd Street: American Colonial Revival style commercial building constructed in 1937. Approximately 0.23 miles (1250 feet) to the southeast of Project; no view of the Project.
- 8339 W. 3rd Street: Modern/Mid-Century style institutional building constructed in 1950. Approximately 0.15 miles (775 feet) to the southwest of Project; no view of the Project.
- 8401 W. 3rd Street: Moderne/Streamline style commercial building constructed in 1936. Approximately 0.19 miles (1037 feet) to the southeast of Project; no view of the Project.

There is one historic district that appears eligible for the California Register and local listing (3CS, 5S3) within the 1/4-mile radius:

- Beverly Square Historic District, SurveyLA (2015), for more information see below.

⁴³ PCR reviewed SurveyLA data provided by the City of Los Angeles Office of Historic Resources. The SurveyLA data prepared by Architectural Resources Group in 2015, was recently published and made available to the public through the Office of Historic Resources' website, <http://preservation.lacity.org/survey>.

2. Beverly Square Historic District

As part of SurveyLA's recent survey efforts in 2015, the Beverly Square Historic District was found potentially eligible for local listing under the Multi-Family Residential District Theme. Located in the northwestern portion of the Wilshire Community Plan Area (CPA), the potential district is bounded by Beverly Boulevard to the north, and 3rd Street to the south. Flores Street and Sweetzer Avenue run north and south through the area, while 1st Street bisects the district. Of the 38 properties within the potential district, 36 properties (95%) were found to be contributors and 2 (5%) were found to be non-contributors. The significance of the district was described as an "Excellent example of a 1930s multi-family residential district containing a mix of multi-family property types, from duplexes to apartment houses."

3. Previous Evaluations of 118-126 N. Flores Street

The North and South Buildings were both identified as contributors to the potential Beverly Square Historic District by SurveyLA in 2015, as described above. The North and South Buildings were inventoried as multi-family courtyard apartments in the Minimal Traditional style with Monterey Revival style elements.⁴⁴

B. EVALUATION OF POTENTIAL HISTORICAL RESOURCES WITHIN THE PROJECT SITE

1. SurveyLA Registration Requirements and Eligibility Standards

Based upon the historical themes developed in Chapter III and in the Los Angeles Historic Context Statement, there are two significant SurveyLA themes associated with the Project Site: Period Revival Multi-Family Residential Neighborhoods (1918-1942) and Garden Apartments (1938-1960). The following are the eligibility standards that define what character-defining features and integrity aspects a historical resource needs to have in order to be considered eligible in association with each theme.⁴⁵

a. Period Revival Multi-Family Residential Neighborhoods (1918-1942)

Eligibility Standards

- Conveys a strong visual sense of overall historic environment from the period of significance
- Majority of buildings are substantially intact and contribute to the integrity of the neighborhood
- May include one or a full range of Period Revival styles
- Must retain the majority of the original planning features including street patterns, buildings setbacks, landscape or street features
- Unified entity comprised of a significant concentration of multi-family residential types
- Was developed primarily during the period of significance

⁴⁴ SurveyLA, *Wilshire Historic Districts, Planning Districts and Multi-Property Resources* – 01/26/15 (ARG)

⁴⁵ *Los Angeles Historic Context Statement Outline, Period Revival Multi-Family Residential Neighborhoods (1918-1942) and Garden Apartments (1938-1960)* (January 2, 2014).

Los Angeles Historic Context Statement Outline, Residential Development and Suburbanization, 1850-1980, Early Single-family Residential Development, 1880-1930 (December 31, 2013): 1.

Los Angeles Historic Context Statement Outline, Architecture and Engineering, 1850-1980, Craftsman, 1905-1930 (January 2, 2014): 73-74.

Character-Defining Features/Associative Features

- Combination of gabled, hipped, and flat roofs with parapets, depending on styles
- Consistent setbacks or lack of setbacks
- Detached garages located in the rears of the properties or garages integrated into the buildings
- If neighborhood is Spanish in character, clay tile roofs are prominent
- May also be evaluated under the Multi-Family Residential Development and Suburbanization themes
- May also include Art Deco, Streamline Moderne and Minimal Traditional styles of the 1930s
- Mostly consistent exterior building materials (predominantly stucco, brick, concrete)
- Multi-family buildings of two or more stories

Integrity Considerations

- Alterations to individual buildings should be allowable under the eligibility standards for the particular style
- Buildings with overwhelming new additions or with new attached garages along the street frontage may be considered non-contributing
- District as a whole should retain integrity of Location, Setting, Design, Workmanship, Feeling, and Materials
- Most front setbacks should exhibit the original intention (i.e., lawn or landscaped area for most, circular driveway in some of the higher-end areas)
- Plant screens are permissible
- Some intrusions of new buildings may be allowable, but wholesale assembly of parcels to create large block apartment buildings should be limited in number
- There should not be wholesale paving of front yards or installation of intrusive fencing
- Within districts, the threshold of integrity for contributing properties is defined as the ability of a particular building to reflect the architectural style and form that it would have possessed at the time of construction

b. Garden Apartments, 1938-1960**Eligibility Standards**

- Composed of two or more buildings oriented around one or more courtyards or set within a larger landscape
- Originally constructed as a garden apartment
- Was constructed during the period of significance

Character-Defining Features/Associative Features

- Associated architectural styles: American Colonial Revival, Tudor Revival, French Revival, Minimal Traditional, Hollywood Regency, Mid-Century Modern

- Buildings are generally two stories in height; may be three stories
- Buildings are oriented around one or more courtyards or set within a larger landscape, a primary feature of the design
- May be a good/excellent example of an architectural style from its period and/or the work of a significant architect or builder
- May contain a central landscaped courtyard or paved patio, sometimes with a swimming pool
- Retains most of the essential character-defining features from the period of significance
- Site is generally less than five acres
- Typically composed of three to ten similarly-designed residential buildings spanning multiple residential lots

Integrity Considerations

- A grouping may be composed of a single property type or a variety of property types
- Extant garden apartments are relatively rare, therefore a greater degree of alteration or fewer character-defining features may be acceptable
- Original landscaping may have been altered or removed; central pool may have been fill in/paved over
- Replacement of some windows may be acceptable if the openings have not been changed or resized
- Security bars may have been added
- Should retain integrity of Location, Design, Setting (must retain the relationship between the buildings and the landscape), Materials (some materials may have been altered/removed), and Feeling
- Where this property type is situated within a grouping of multiple-family residences, it may also be significant as a contributor to a Multi-Family Residential District

2. Architectural Description, Integrity Analysis, and Significance Evaluation of South Building, 118-122 ½ N. Flores Street (APN 5511-009-008)

a. Architectural Description



Figure 10. Front or west façade of the South Building, view facing east (PCR 2015)

The South Building is located at 118-122 ½ N. Flores Street in the neighborhood of Beverly Grove, Los Angeles, California, on an approximately 7,545 square foot parcel (Figure 10). The South Building's primary elevation is oriented north toward a garden courtyard, while a secondary elevation fronts Flores Street to the west. The South Building is a two-story, multi-family Minimal Traditional apartment building with understated elements of the American Colonial and Monterey Revival styles. The South Building has an H-shaped footprint, low wood-frame construction, and a concrete foundation. The exterior's first floor is covered in stucco, which has been redone in the recent past to repair cracks (alteration) according to building permits on file. The second floor is clad in a combination of stucco and wood tongue and groove siding. The combination/hipped roof has an open, overhanging eaves with decorative rafter tails. The roof has been covered in replacement asphalt shingles (alteration).



Figure 11. (Left) Porch and main entrances on front façade of the South Building, view facing southeast (PCR 2015)



Figure 12. (Right) View of central porch of the South Building, facing east (PCR 2015)

Surrounded by manicured landscaping, the front elevation (north) was once symmetrical with a large porch bisecting the South Building. A small set of five tiled stairs and cast iron railings (alteration) leads to the porch providing access to two primary entrances to ground floor apartments and a large tiled staircase, flanked by original cast iron railings leading to the upstairs units (Figure 11). The porch is covered by a low sloping, concave metal awning, supported by steel posts (Figure 12).



Figure 13. (Left) Studio apartment addition at east end of the South Building, view facing southeast (PCR 2015)

Figure 14. (Right) Rooftop deck above addition on east end of the South Building, facing east (PCR 2015)

Located near the east side of the primary elevation is a large addition that has significantly altered the South Building's footprint and relationship with the adjacent landscaping (Figure 13). The addition is composed of a small set of stairs leading to a stoop surrounded by a metal railing and covered by a simple awning supported by steel posts. The stoop provides access to the studio apartment's primary entrance. The roof of the addition has been converted into an outdoor patio space for the second story apartment and is surrounded by a metal railing (alteration) (Figure 14.). A large angled bay with sliding aluminum and jalousie windows (alterations) projects into the South Building's garden space (Figures 15 and 16).



Figure 15. (Left) View of front landscaping facing the South Building, view facing south west (PCR 2015)

Figure 16. (Right) View from main porch of the South Building, facing northeast (PCR 2015)

Fenestration throughout the primary elevation consists of divided light fixed windows (original) with aluminum sliding and jalousie windows (alterations) (Figures 17 and 18). Primary entrances to the individual apartments consist of wood panel doors with decorative surrounds and a mixture of original and new fixtures. Above the first floor entrances runs a horizontal stringcourse and decorative wood brackets.



Figure 17. (Left) Building fenestration with aluminum infill on the South Building, view facing south (PCR 2015)

Figure 18. (Right) Casement and fixed windows with Aluminum infill on the first and second floors of the South Building, facing south (PCR 2015)



Figure 19. (Left) New balcony and supports on the South Building, view facing south (PCR 2015)

Figure 20. (Right) New balcony on west façade of the South Building, facing north (PCR 2015)

The South Building's secondary elevation (east) facing Flores Street continues the main elevations theme of stucco on the first floor with wood tongue and groove siding on the second floor. The dominant feature of the secondary elevation is the Monterey Revival styled balcony (alteration) (Figures 19 and 20). The balcony

is surrounded by a steel railing and supported by decorative corbels and a steel post. The balcony is connected to a bedroom in the upstairs apartment via a single fully glazed wood door. Fenestration along the secondary elevation consists of replacement aluminum sliding and jalousie windows (alterations) (Figure 19).



Figure 21. (Left) Concrete pathway leading to garages behind the South Building facing west (PCR 2015)

Figure 22. (Right) Rear façade of the South Building, facing southwest (PCR 2015)



Figure 23. (Left) Garages located at the rear of the South Building, facing southeast (PCR 2015)

Figure 24. (Right) South Building's garages as seen from the rear alley, view to northwest (PCR 2015)

The walkway through the garden leads past the South Building's 1948 addition to the buildings rear elevation (Figure 21), which consists of no significant architectural detailing. This side of the building (east) is clad in stucco and contains several window openings featuring replacement aluminum sliding and jalousie windows (alterations). First floor windows have decorative iron security bars. A rear entrance to addition is also located on the rear elevation and consists of a single wood door with partial glazing. A steel stoop and stairs with metal railing leads to the door (Figure 22). Also found at the rear of the building is the garage, a rectangular stucco structure containing three garage doors (alterations) fronting the rear alley (Figure 23 and 24). PCR was not able to gain access to the South Building's south elevation.

The South Building has four apartments and one studio (added in 1948). Upon entering each apartment, the visitor is met by a large living room. The original wood flooring in the living rooms remain (Figures 25 and

26), however flooring in other areas of the apartments have been altered with carpeting or linoleum. The living rooms of each apartment are dominated by the fireplaces, decorated by wood or metal mantles (Figure 27 and 28). The mantles appear mass produced, with upstairs and downstairs units sharing similar designs. Some of the units appear to have original kitchens (Figure 29) while others have been updated (Figure 30). Although original tile is found in many of the bathrooms, fixtures, like toilets, sinks, faucets, and shower fixtures, have been updated (Figures 31 and 32). Architectural details like crown molding remain throughout the units, however some features, like baseboards (Figures 33 and 34) have been removed or altered. Fixtures—lighting, door knobs, etc.—throughout the apartment interiors contain a mixture of original and new.



Figure 25. (Left) Upstairs unit living room with replacement windows and altered flooring, view to south (PCR 2015)



Figure 26. (Right) Upstairs unit living room with original interior features, view to north (PCR 2015)



Figure 27. (Left) Interior view of apartment living room and fireplace (PCR 2015)



Figure 28. (Right) Another interior view of apartment living room with different style fireplace (PCR 2015)



Figure 29. (Left) Kitchen that appears to contain original tile and fixtures. (PCR 2015)



Figure 30. (Right) Renovated Kitchen (PCR 2015)



Figure 31. (Left) Bathroom that appears to contain original fixtures and tile work (PCR 2015)



Figure 32. (Right) Bathroom with original tile work but updated fixtures (PCR 2015)



Figure 33. (Left) Bedroom with carpet and altered base boards (PCR 2015)



Figure 34. (Right) Baseboards missing from living room space (PCR 2015)

The 1948 addition consists of a studio apartment. A large wooden structure, presumably used as a bed, is immediately encountered upon entrance into the unit (Figure 35). The small space is complimented by an angled bay with a set of three jalousie windows (Figure 36). To the rear of the unit are a kitchenette and a bathroom, as well as access to the rear entrance and built in storage (Figure 37). The 1948 addition has substantially obstructed the original windows of the bedroom located in the adjacent apartment (Figures 38 and 39).



Figure 35. (Left) Interior view of 1948 Addition (PCR 2015)
Figure 36. (Right) Bay window from inside 1948 addition (PCR 2015)



Figure 37. Built-ins and kitchenette in 1948 addition (PCR 2015)



Figure 38. (Left) Bedroom adjacent to 1948 addition with window blocked due to alteration (PCR 2015)
Figure 39. (Right) Window in bedroom adjacent to 1948 addition, note the blocked view due to alteration (PCR 2015)

Integrity Analysis

The National and California Registers have specific language regarding integrity. Both require that a resource retain sufficient integrity to convey its significance.⁴⁶ In accordance with the guidelines of the National Register of Historic Places, integrity is evaluated in regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The property must retain, however, the essential physical features that enable it to convey its historic identity. Furthermore, National Register Bulletin 15 states, "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register."⁴⁷ The California Register requires that a resource retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance.

The overall appearance of the South Building, constructed in 1939, indicates that the property's integrity is compromised in terms of design, materials, workmanship, feeling, and association. While the South Building does exhibit some of the character defining features of the American Colonial and Monterey Revival styles (symmetrical and balanced dispensing of windows and doors; classical, colonial detailing such as columns, engaged piers, cornices, pilasters, pediments, and porticos), the large addition to the South Building's primary elevation has significantly compromised its integrity of design, workmanship, feeling and association. The addition has altered the South Building's footprint, obstructed views from the South Building's interior and exterior spaces, compromised the South Building's relationship with the surrounding landscape, and contains no features relating to the original design or style of the South Building. Furthermore, the addition of a balcony on the South Building's secondary (west) elevation has significantly altered the Building's integrity of design and feeling. These categories of integrity have been further eroded, along with the South Building's integrity of materials, by the replacement of windows throughout the various elevations, including the primary and secondary facades visible from the public-right-of-way. New railings, exterior stucco (both of which are documented in building permits), as well as replaced light fixtures and door hardware further compromise the South Building's integrity.

The South Building retains its original location in the Beverly Square Subdivision. The original setting of the South Building has been retained since its construction in 1939. Properties immediately adjacent to the South Building represent the neighborhood's initial development in the 1930s. To the north at 124-126 ½ N. Flores Street, the North Building, sits a similar two-story multi-family apartment building constructed in 1936 (also evaluated in this report) and identified as a contributor to the potential Beverly Square Historic District. On the south side of the South Building is another two-story multi-family apartment building at 112-116 N. Flores Street, built in 1936 in the American Colonial Revival style and identified as a contributor to the potential Beverly Square Historic District. Additional properties found throughout the immediate area have also been identified as contributors to the potential historic district, and therefore the South Building retains its integrity of setting. Although its setting has not been compromised, the Building possesses a low level of integrity in terms of design, materials, workmanship, feeling, and association. Furthermore, a small decorative metal fence encompassing the property compromises the South Building's relationship with its surroundings resulting in an erosion of its integrity of design, feeling, and association.

⁴⁶ *National Register Bulletin 15*, p. 44.

⁴⁷ *Ibid*, 15, p. 46.

b. Significance Evaluation

The South Building (118-122 ½ N. Flores Street) was identified by SurveyLA as a contributor to the proposed Beverly Square Historic District, which is associated with the historic context of the Multi-Family Residential District (1910-1980) and Period Revival Multi-Family Residential Neighborhoods (1918-1942). As an individual property, the South Building is not eligible for listing under any of the applicable federal, state or local eligibility criteria. While the neighborhood's development is a significant part of Los Angeles' growth during the Great Depression, the South Building did not play a significant role in this historic context as an individual property. Furthermore, the South Building is not identified with historic personages important in local, state, or national history. The original builder, Mendel Meyer, is considered a significant builder in Los Angeles history, however, most of his notable works occurred during the 1920s and involved innovations in theater design and construction, to include the innovative courtyard theater design seen at Grauman's Chinese and Egyptian Theaters. Theater projects designed by Raymond Kennedy and constructed by Meyer and Holler were published in architecture and construction trade journals, such as *American Architect*, *Architectural Digest*, and *the Architectural Record*, exposing the firm's work to the building industry. In addition to their innovative theater designs, Meyer and Holler have been recognized for other major projects, including Grauman's Chinese Theatre (HCM 43), Grauman's Egyptian Theatre (HCM 584), the Petroleum Building (HCM 596), the Mount Washington Hotel (HCM 845), Pierce Brothers Mortuary (HCM-574), the Charles Chaplin Studios (HCM 58), Herivel House in Highland Park (HCM-370), which have been recognized as Los Angeles Cultural Heritage Monuments. The modest South Building is incomparable to the notable works of Meyer and Holler and therefore does not qualify as a notable work of a master builder, designer, or architect whose individual genius influenced his age. The Building is an undistinguished Minimal Traditional interpretation of American Colonial and Monterey Revival styles, which can be found throughout Los Angeles, including in the immediate surrounding neighborhood and due to its lack of integrity, should not be considered an excellent example of its type or style. PCR found the South Building lacks historical significance and integrity for individual listing under any of the applicable federal, state or local eligibility criteria.

The South Building has recently been identified as a contributor to the proposed Beverly Square Historic District, identified within the context of the Multi-Family Residential District (1910-1980) and Period Revival Multi-Family Residential Neighborhoods (1918-1942). The potential district is described as an "excellent example of a 1930s multi-family residential district containing a mix of multi-family property types, from duplexes to apartment houses."⁴⁸ Additional research into the various contributors and the historic context of the area reveals that the potential district does appear significant as an example of a multi-family residential district constructed during the Great Depression. Although the South Building qualifies as a contributor to the potential district, alterations to the primary and secondary elevation have impacted the South Building's integrity of setting, design, workmanship, feeling, and materials and therefore should only be categorized as a Contributing (Altered) Structure.

⁴⁸ PCR reviewed SurveyLA data provided by the City of Los Angeles Office of Historic Resources. The SurveyLA data prepared by Architectural Resources Group in 2015, was recently published and made available to the public through the Office of Historic Resources' website, <http://preservation.lacity.org/survey>.

Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure reflects or exemplifies the broad cultural, political, economic, or social history of the nation, State, or City (community).

Constructed in 1939, the South Building was developed on lot 80 of 154 parcels in Tract 10389, originally subdivided by Merchants National Trust and Savings Bank of Los Angeles in July of 1928. While the South Building is related to the historic context of Los Angeles development during the Great Depression (1929-1941), as stated in National Register Bulletin 15, "Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well."⁴⁹ As an individual property, the South Building does not possess a significant association with the historic theme of Los Angeles' development during the Great Depression. The South Building was not one of the earliest constructed in the neighborhood and does not possess greater significance than any of the surrounding apartment buildings, all of which contribute to the development of Beverly Square during the 1930s. **Therefore, the South Building is not individually eligible for the National Register, the California Register, or the local register under Criterion A/1/1, regarding associations with events that have made a significant contribution to the broad patterns of our history.**

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure is identified with historic personages or with important events in the main currents of national, State, or local history.

The South Building is not identified with historic personages or events in the main currents of national, state, or local history. The South Building does not show any historical importance in association with various owners, and the occupancy history could not be fully established due to periods when the property was not listed and a lack of Los Angeles historic directories from the late 1930s and 1940s. Research regarding building occupants uncovered Mendel Meyer's residency in the South Building. Meyer could be considered a notable person based on his relationship to the development of Los Angeles' built environment throughout the first decades of the twentieth century, however criterion C covers buildings associated notable builders,

⁴⁹ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 12*, <http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>, accessed May 1, 2015.

engineers, and architects. Furthermore, Meyer lived in the South Building after his retirement in 1936, and therefore the building could not be associated with his contributions to local history. Meyer most likely owned the North and South Buildings for a source of income during his retirement years. The Historical background research on other owners and/or occupants did not reveal any information that indicates historical significance or notability. No evidence was found that linked the property to the productive life of a locally, statewide, or nationally known person. **Therefore, the South Building is not eligible for listing under the National Register Criterion B, California Register Criterion 2, or the local register for eligibility related to a historic personage or event.**

Architecture

With regard to architecture, design or construction, the following are the relevant criteria:

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

California Register Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure embodies certain distinguishing architectural characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction; or the proposed site, building, or structure is a notable work of a master builder, designer, or architect whose individual genius influenced his age.

Individually, the South Building is not an exceptional, distinctive, outstanding, or singular example of its type or style. The South Building is a common Minimal Traditional variation of American Colonial and Monterey Revival styles, typical of Los Angeles multi-family housing dating from the period (1930s). Several buildings in the immediate area are better representations of the 1930s era Minimal Traditional multi-family residence. Furthermore, the 1948 addition to the South Building's primary elevation has significantly eroded the structure's architectural integrity and compromised the South Building's relationship with the surrounding landscape and neighboring structure (North Building, 124-126½ N. Flores). Although the South Building is the work of a notable Los Angeles area builder, Mendel Meyer of Meyer and Holler, it is not notable in comparison with the quality architecture produced throughout the firm's history. Meyer and Holler, Architects, Engineers and Builders were known for their innovative motion picture theater designs as well as the quality commercial and residential construction projects completed throughout the first three decades of the twentieth century. One of the firm's most prominent projects, Grauman's Chinese Theater, cost \$1.5 Million to build in 1926 and was published in influential architecture trade journals like *American Architect*, *Architectural Digest*, and *the Architectural Record*.⁵⁰ In 1934, the firm was commissioned to build a twelve-bedroom single family home in Bel Air at a cost of \$35,000.⁵¹ In comparison, the South Building cost \$16,000 to construct and was most likely intended to be a low-cost project resulting in an income producing

⁵⁰ *Grauman Plans Theater: Hollywood Boulevard at Orange Drive Selected as Site of New \$1,500,000 Playhouse*, "Los Angeles Times, September 14, 1924, D2.

⁵¹ "Construction Sees Increase," *Los Angeles Times*, March 18, 1934, 24.

investment property for the retired Mendel Meyer who owned the property.⁵² **Therefore, the South Building does not meet National Register Criterion C, California Register Criterion 3, or the local register for eligibility related to a distinctive type, method, or period of construction, or as a work of a master.**

The South Building has recently been identified as a contributor to the proposed Beverly Square Historic District, identified within the context of Multi-Family Residential Development (1910-1980) and Period Revival Multi-Family Residential Neighborhoods (1918-1942) under Criteria C/3/3. The Beverly Square Historic District is described as an “excellent example of a 1930s multi-family residential district containing a mix of multi-family property types, from duplexes to apartment houses” and as an “excellent example of a Period Revival multi-family residential neighborhood in the area.” PCR reviewed the SurveyLA findings and agrees that the neighborhood consists of a large concentration of Period Revival multi-family residences dating from the 1930s and 40s. The neighborhood possesses a high level of integrity and is significant to the story of Los Angeles development during a bleak economic period in local, state, and national history. Therefore, it appears the proposed Beverly Square Historic District meets the criteria for eligibility as a historic district. However, the South Building has significant alterations affecting its architectural integrity, such as the first floor addition (1948) to the north elevation, a second floor balcony (date unknown) to the west elevation, and the surrounding metal fence that isolates the building from the public right of way. **Due to these alterations, the South Building should only be considered a Contributor (Altered) to the proposed Beverly Square Historic District.**

Archaeology

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

The South Building is not likely to yield any information important to prehistory or history. Therefore, the South Building does not meet the above criterion at the national or state level.

⁵² Los Angeles Department of Building and Safety, Permit # 5147, filed on February 9, 1939 (See page 24 of this report).

3. Architectural Description, Integrity Analysis, and Significance Evaluation of the North Building, 124-126 ½ N. Flores Avenue (APN 5511-009-007)

a. Architectural Description



Figure 40. Front or west façade of the North Building, view facing east (PCR 2015)

The North Building is located at 124-126 ½ N. Flores Avenue in the neighborhood of Beverly Grove, Los Angeles, California, on an approximately 7,545 square foot parcel (Figure 40). The North Building's primary elevation is oriented south toward a garden courtyard, while a secondary elevation fronts Flores Street to the west. The North Building is a two-story, multi-family Minimal Traditional apartment building with understated elements of the American Colonial and Monterey Revival styles. The North Building has an H-shaped footprint, wood-frame construction, and a concrete foundation. The combination/hipped roof has open, overhanging eaves with decorative rafter tails (Figure 41). The roof has been covered in replacement asphalt shingles (alteration). The exterior's first floor is covered in stucco, which has been redone in the recent past to repair cracks (alteration) according to building permits on file. The second floor is clad in a combination of stucco and wood tongue and groove siding (Figures 41 and 42).

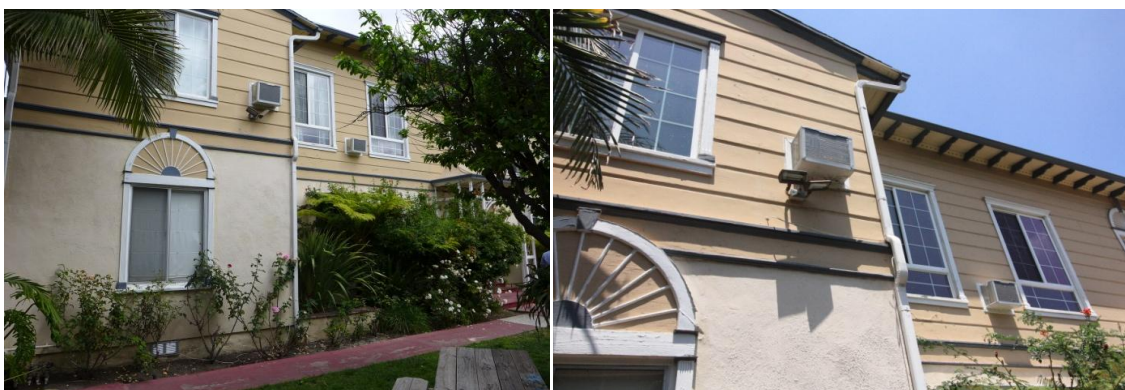


Figure 41. (Left) Overview of details on front façade of the North Building, view facing north (PCR 2015)

Figure 42. (Right) Closer look at the details of the front façade of the North Building, facing north (PCR 2015)

Surrounded by manicured landscaping, the North Building's primary elevation (south) is symmetrical with a large stoop bisecting the Building (Figure 43). The stoop, covered by a low sloping, concave metal awning, supported by steel posts, leads to an open passageway, bounded by a decorative surround and pilasters, providing access to the primary entrances of each ground level apartment and a dogleg staircase leading to the second floor apartments (Figures 44 and 45).



Figure 43. (Left) Centrally located porch on front façade of the North Building, view facing north (PCR 2015)

Figure 44. (Right) Primary entrances to ground floor apartments and a stair case leading to entrances for upstairs units in the North Building, facing north (PCR 2015)



Figure 45. (Left) Detailing around hall entrance on front façade of the North Building, view facing north (PCR 2015)

Figure 46. (Right) View of southwest façade of the North Building, facing north (PCR 2015)



Figure 47. (Left) Infilled aluminum windows on east end of North Building's primary facade, view facing northeast (PCR 2015)

Figure 48. (Right) Infilled vinyl windows on west end of North Building's primary facade, facing northwest (PCR 2015)

Fenestration on the primary elevation consists of original fixed wood frame windows, as well as aluminum sliding and jalousie windows (alterations) (Figure 47), and double hung and sliding vinyl windows (alterations) (Figure 48).

The walkway through the garden leads to the buildings rear elevation (Figures 49), which consists of no significant architectural detailing. This side of the building (east) is clad in stucco and contains several window openings featuring replacement aluminum sliding and jalousie windows (alterations). First floor windows have decorative iron security bars. Also found at the rear of the building is the garage, a rectangular stucco structure containing four garage doors (alterations) fronting the rear alley (Figure 50 and 51).



Figure 49. Path between garages and rear façade of North Building, facing south (PCR 2015)



Figure 50. (Left) Garages located behind North Building, facing east (PCR 2015)



Figure 51. (Right) View of North Building garages from rear alleyway, facing northwest (PCR 2015)

The concrete walkway continues around to the north elevation of the North Building. Like the rear, there are few notable architectural elements (Figure 52). This elevation of the North Building is clad in stucco and fenestration consists of a combination of replacement aluminum sliding and jalousie windows, and vinyl siding and double hung windows. Secondary entrances provided access between the apartments and the walkway. At the center of the north elevation, there is an indent in the North Building's footprint, providing space for patios attached to each apartment. Second floor apartments have balconies surrounded by steel railings, while ground floor apartments have patios enclosed with wood fencing (Figure 53).



Figure 52. (Left) View of north elevation of North Building, facing west (PCR 2015)



Figure 53. (Right) Centrally located patios and balconies on north façade of North Building, facing southwest (PCR 2015)

The North Building's secondary elevation (east) facing Flores Street continues the main elevations theme of stucco on the first floor with wood tongue and groove siding on the second floor. The dominant feature of the secondary elevation is the full length Monterey Revival styled balcony (Figures 54 and 55). The balcony is surrounded by a steel railing and supported by decorative corbels. Fenestration along the secondary elevation consists of replacement aluminum and vinyl sash windows (alterations). A small decorative metal fence isolates the east elevation from the public right-of-way (alteration).



Figure 54. (Left) Original balcony located on west elevation, facing southeast (PCR 2015)



Figure 55. (Right) Exterior metal fence (alteration) and overview of west elevation, view to southeast (PCR 2015)

The North Building has four apartments. Upon entering each apartment, the visitor is met by a large living room. In some cases, the original wood flooring in the living rooms remain (Figure 56), however in other cases, apartments have been renovated and wood laminate flooring has been installed (Figure 57). The living rooms of each apartment are dominated by the fireplaces, decorated by wood mantles. The mantles appear mass produced with basic detailing. Kitchens throughout the units have been updated with new tile, fixtures, and replacement windows (Figure 58 and 59). Dining rooms have built-ins that appear altered or new construction (Figures 60 and 61). Bathrooms have also been renovated in some of the units (Figures 62 and 63). Architectural details like crown molding remain throughout the units, however some features, like baseboards have been removed or altered. Throughout the apartment interiors contain a mixture of original and new (Figures 64 and 65) fixtures (lighting, door knobs, etc.).



Figure 56. (Left) Interior living room overview featuring original flooring and built-ins (PCR 2015)



Figure 57. (Right) Interior living room overview featuring new flooring (PCR 2015)



Figure 58. (Left) Remodeled kitchen with new tile, fixtures, and appliances (PCR 2015)



Figure 59. (Right) Remodeled kitchen with new tile, fixtures, and appliances (PCR 2015)



Figure 60. (Left) Dining room with new fixtures and altered built-ins (PCR 2015)



Figure 61. (Right) Dining room with new fixtures and altered built-ins (PCR 2015)



Figure 62. (Left) Updated bathroom with new walk-in shower (PCR 2015)



Figure 63. (Right) Remodeled bathroom with new sink, fixtures, and tile (PCR 2015)



Figure 64. (Left) Rear bedroom and addition, view to south (PCR 2015)

Figure 65. (Right) New light fixtures and updated doors and hardware in bedroom spaces (PCR 2015)

Integrity Analysis

The National and California Registers have specific language regarding integrity. Both require that a resource retain sufficient integrity to convey its significance.⁵³ In accordance with the guidelines of the National Register of Historic Places, integrity is evaluated in regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The property must retain, however, the essential physical features that enable it to convey its historic identity. Furthermore, National Register Bulletin 15 states, “A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property’s historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.”⁵⁴ The California Register requires that a resource retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance.

The overall appearance of the North Building, constructed in 1936, indicates that the property’s integrity is moderately compromised in terms of design, materials, workmanship, feeling, and association. While the North Building does exhibit some of the character-defining features of the American Colonial and Monterey Revival styles (symmetrical primary elevation with a balanced dispensing of windows and doors; classical, colonial detailing such as columns, engaged piers, cornices, pilasters, pediments, and porticos), its integrity has been impacted due to the removal of balconies from the structure’s primary elevation. Sanborn maps indicate the North Building once had two small balconies on either side of the main entrance and porch, however those balconies are no longer extant. Replacement of windows throughout the various elevations, including the primary and secondary facades visible from the public-right-of-way, as well as new railings, exterior stucco (both of which are documented in building permits), light fixtures and door hardware negatively impact the North Building’s integrity of design, feelings, materials, and workmanship. Building permits also indicate additions were made to unit 124 ½ in 1980. Furthermore, a small decorative metal fence encompassing the property compromises the Building’s relationship with its surroundings resulting in an erosion of its integrity of design, feeling, and association.

⁵³ National Register Bulletin 15, p. 44.

⁵⁴ Ibid, 15, p. 46.

The North Building retains its original location in the Beverly Square Subdivision. The original setting of the North Building has been retained since its construction in 1936. Properties immediately adjacent to the North Building represent the neighborhood's initial development in the 1930s. To the north at 128 N. Flores Street sits a similar two-story multi-family apartment building constructed in 1937 and identified as a contributor to the potential Beverly Square Historic District. On the south side of the Building is another two-story multi-family apartment building at 118-122 ½ N. Flores Street (also evaluated in this report), built in 1939 in the American Colonial Revival style and identified as a contributor to the potential Beverly Square Historic District. Additional properties found throughout the immediate area have also been identified as contributors to the potential historic district, and therefore 124-126 ½ N Flores retains its integrity of setting. Although the its setting has not been compromised, the North Building possesses a low level of integrity in terms of design, materials, workmanship, feeling, and association.

b. Significance Evaluation

The North Building was identified by SurveyLA as a contributor to the proposed Beverly Square Historic District, which is associated with the historic context of the Multi-Family Residential District (1910-1980) and Period Revival Multi-Family Residential Neighborhoods (1918-1942). As an individual property, the North Building is not eligible for listing under any of the applicable federal, state or local eligibility criteria. While the neighborhood's development is a significant part of Los Angeles' growth during the Great Depression, the North Building did not play a significant role in this historic context as an individual property. Furthermore, the North Building is not identified with historic personages important in local, state, or national history. The original builder, Mendel Meyer, is considered a significant builder in Los Angeles history, however, most of his notable works occurred during the 1920s and involved innovations in theater design and construction, to include the innovative courtyard theater design seen at Grauman's Chinese (HCM 43) and Egyptian Theatres (HCM 584). Theater projects designed by Raymond Kennedy and constructed by Meyer and Holler were published in architecture and construction trade journals, such as *American Architect*, *Architectural Digest*, and *the Architectural Record*, exposing the firm's work to the building industry. In addition to their innovative theater designs, Meyer and Holler have been recognized for other major projects, including the Petroleum Building (HCM 596), the Mount Washington Hotel (HCM 845), Pierce Brothers Mortuary (HCM-574), the Charles Chaplin Studios (HCM 58), and the Herivel House in Highland Park (HCM-370), which have been recognized as Los Angeles Cultural Heritage Monuments. The modest North Building is incomparable to the notable works of Meyer and Holler and therefore does not qualify as a notable work of a master builder, designer, or architect whose individual genius influenced his age. The North Building is an undistinguished minimal traditional interpretation of American Colonial and Monterey Revival styles, which can be found throughout Los Angeles, including in the immediate surrounding neighborhood and due to its lack of integrity, should not be considered an excellent example of its type or style. PCR found the North Building lacks historical significance and integrity for individual listing under any of the applicable federal, state or local eligibility criteria.

The North Building has recently been identified as a contributor to the proposed Beverly Square Historic District, identified within the context of the Multi-Family Residential District (1910-1980) and Period Revival Multi-Family Residential Neighborhoods (1918-1942). The potential district is described as an "excellent example of a 1930s multi-family residential district containing a mix of multi-family property types, from duplexes to apartment houses."⁵⁵ Additional research into the various contributors and the

⁵⁵ PCR reviewed SurveyLA data provided by the City of Los Angeles Office of Historic Resources. The SurveyLA data prepared by Architectural Resources Group in 2015, was recently published and made available to the public through the Office of Historic Resources' website, <http://preservation.lacity.org/survey>.

historic context of the area reveals that the potential district does appear significant as an example of a multi-family residential district constructed during the Great Depression. Although the North Building qualifies as a contributor to the potential district, retaining enough integrity to contribute to the district's significance, the small decorative metal fence enclosing the property from the public right-of-way has negatively impacted the district's integrity of setting, design, workmanship, feeling, and materials and therefore should only be categorized as a Contributing Altered Structure.

Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure reflects or exemplifies the broad cultural, political, economic, or social history of the nation, State, or City (community).

Constructed in 1936, the North Building was developed on lot 79 of 154 parcels in Tract 10389, originally subdivided by Merchants National Trust and Savings Bank of Los Angeles in July of 1928. While the subject property is related to the historic context of Los Angeles development during the Great Depression (1929-1941), "Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well."⁵⁶ As an individual property, the North Building does not possess a significant association with the historic theme of Los Angeles' development during the Great Depression. The North Building was not one of the earliest constructed in the neighborhood and does not possess greater significance than any of the surrounding apartment buildings, all of which contribute to the development of Beverly Square during the 1930s. **Therefore, the North Building is not individually eligible for the National Register, the California Register, or the local register under Criterion A/1/1, regarding associations with events that have made a significant contribution to the broad patterns of our history.**

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure is identified with historic personages or with important events in the main currents of national, State, or local history.

⁵⁶ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, 12, <http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>, accessed May 1, 2015.

The North Building is not identified with historic personages or events in the main currents of national, state, or local history. The North Building does not show any historical importance in association with various owners, and the occupancy history could not be fully established due to periods when the property was not listed and a lack of Los Angeles historic directories from the late 1930s and 1940s. Research regarding building occupants uncovered Mendel Meyer's residency in the North Building. Meyer could be considered a notable person based on his relationship to the development of Los Angeles' built environment throughout the first decades of the twentieth century, however Criterion C covers buildings associated notable builders, engineers, and architects. Furthermore, Meyer lived in the North Building after his retirement in 1936, and therefore the building could not be associated with his contributions to local history. The Historical background research on other owners and/or occupants did not reveal any information that indicates historical significance or notability. No evidence was found that linked the property to the productive life of a locally, statewide, or nationally known person. **Therefore, the North Building is not eligible for listing under the National Register Criterion B, California Register Criterion 2, or the local register for eligibility related to a historic personage or event.**

Architecture

With regard to architecture, design or construction, the following are the relevant criteria:

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

California Register Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure embodies certain distinguishing architectural characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction; or the proposed site, building, or structure is a notable work of a master builder, designer, or architect whose individual genius influenced his age.

Individually, the North Building is not an exceptional, distinctive, outstanding, or singular example of its type or style. The North Building is a common Minimal Traditional variation of American Colonial and Monterey Revival styles, typical of Los Angeles multi-family housing dating from the period (1930s). Several buildings in the immediate area are better representations of the 1930s era Minimal Traditional multi-family residence. Although the North Building is the work of a notable Los Angeles area builder, Mendel Meyer of Meyer and Holler, it is not notable in comparison with the quality architecture produced throughout the firm's history. Meyer and Holler, Architects, Engineers and Builders were known for their innovative motion picture theater designs as well as the quality commercial and residential construction projects completed throughout the first three decades of the twentieth century. One of the firm's most prominent projects, Grauman's Chinese Theater, cost \$1.5 Million to build in 1926 and was published in influential architecture trade journals like *American Architect*, *Architectural Digest*, and *the Architectural Record*.⁵⁷ In 1934, the firm

⁵⁷ "Grauman Plans Theater: Hollywood Boulevard at Orange Drive Selected as Site of New \$1,500,000 Playhouse," *Los Angeles Times*, September 14, 1924, D2.

was commissioned to build a twelve-bedroom single family home in Bel Air at a cost of \$35,000.⁵⁸ In comparison, the North Building cost \$15,000 to construct and was most likely intended to be a low-cost project resulting in an income producing investment property for the retired Mendel Meyer.⁵⁹ **Therefore, the North Building does not meet National Register Criterion C, California Register Criterion 3, or the local register for eligibility related to a distinctive type, method, or period of construction, or as a work of a master.**

The North Building has recently been identified as a contributor to the proposed Beverly Square Historic District, identified within the context of Garden Apartments (1938-1960) and Period Revival Multi-Family Residential Neighborhoods (1918-1942) under Criteria C/3/3. The Beverly Square Historic District is described as an “excellent example of a 1930s multi-family residential district containing a mix of multi-family property types, from duplexes to apartment houses” and as an “excellent example of a Period Revival multi-family residential neighborhood in the area.” PCR agrees with the SurveyLA findings that the neighborhood consists of a large concentration of Period Revival multi-family residences dating from the 1930s and 40s. The neighborhood possesses a high level of integrity and is significant to the story of Los Angeles development during a bleak economic period in local, state, and national history. Therefore, it appears the proposed Beverly Square Historic District meets the criteria for eligibility as a historic district. However, the North Building has significant alterations affecting its architectural integrity, such as the second floor additions (1980) to the south elevation, documented in building permits, and the surrounding metal fence that isolates the building from the public right of way. **Due to these alterations, the North Building should only be considered a Contributor (Altered) to the proposed Beverly Square Historic District.**

Archaeology

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

The North Building is not likely to yield any information important to prehistory or history. Therefore, the North Building does not meet the above criterion at the national or state level.

C. CONCLUSION

The North and South Buildings do not appear individually significant to historic themes like the Multi-Family Residential District (1910-1980) and Period Revival Multi-Family Residential Neighborhoods (1918-1942). Built in 1936 and 1939, the North and South Buildings are part of the Beverly Square neighborhood which represents Los Angeles development during the economic struggles of the Great Depression, however as individual buildings, the North and South Building do not possess the level significance and integrity required to be eligible as individual resources. The North and South Buildings are not related to historic persons relevant to national, State or community history and do not meet the criterion for representation of a particular style of architecture. Although the North and South Buildings are associated with Mendel Meyer

⁵⁸ “Construction Sees Increase,” *Los Angeles Times*, March 18, 1934, 24.

⁵⁹ *Los Angeles Department of Building and Safety, Permit #09708, filed on April 24, 1936 (See page 25 of this report).*

and the prominent construction firm of Meyer and Holler, Architects, Engineers and Builders, the North and South Buildings do not represent a notable works. The North and South Buildings were constructed after the retirement of company founder, Mendel Meyer in 1936 and represent low-cost income producing investment properties for Meyer's retirement years. The modest North and South Buildings are incomparable to many of the projects completed by Meyer and Holler and the Milwaukee Building Company during the first three decades of the twentieth century, many of which have been recognized as national, state, and local monuments.

The North and South Buildings have been identified by SurveyLA as contributors to the proposed Beverly Square Historic District and after a closer examination of the property, PCR agrees with this determination. However, PCR discovered significant alterations to the North and South Buildings, such as room additions, window alterations, balcony additions, and an obstructive front metal fence. As a result of these investigations, PCR identified the North and South Buildings as Contributors (Altered) and assigned them a California Historical Resource Status Code of 5D2, contributor to a district that is eligible for local listing or designation.

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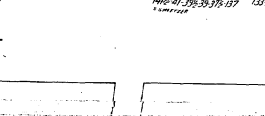
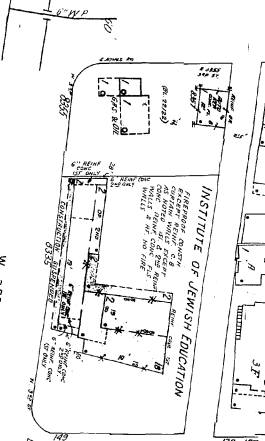
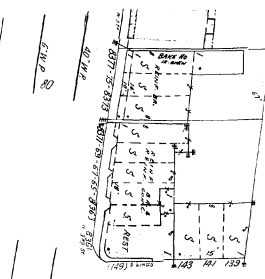
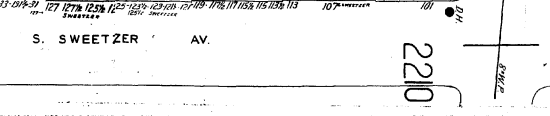
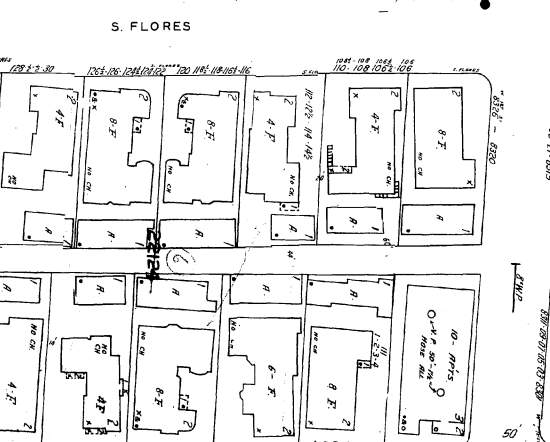
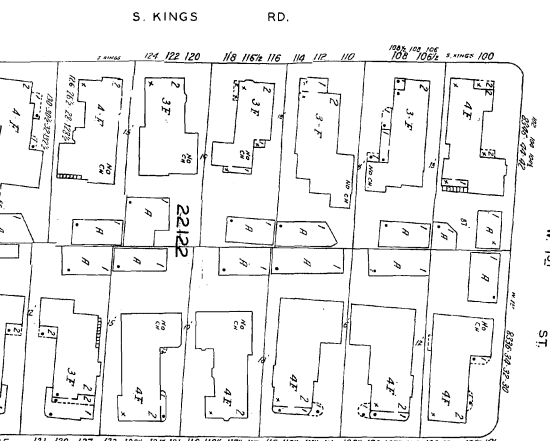
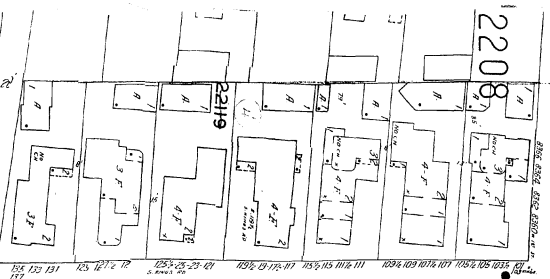
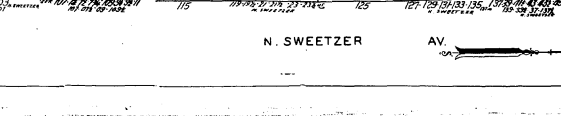
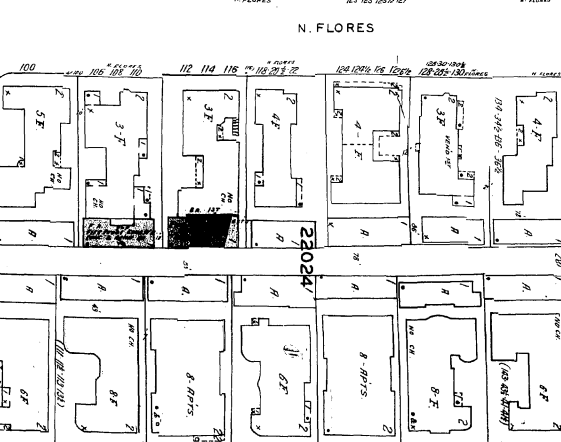
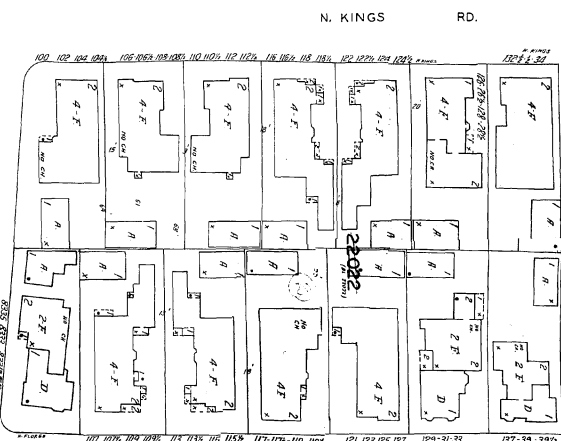
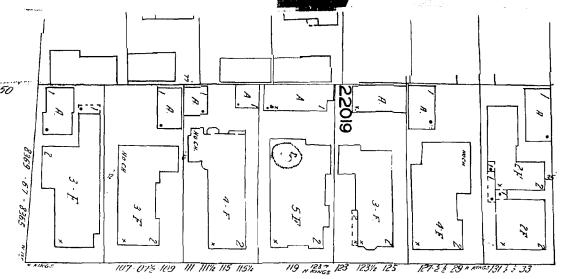
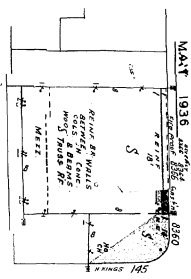
Sanborn Fire Insurance Company Maps – Los Angeles, California.

Appendix A – Sanborn Map 1951

2209

ADD. SHEET
MAY 1936

S. E. E. V. O. L. U. M. E.
BEVERLY BLVD.



2220

2221

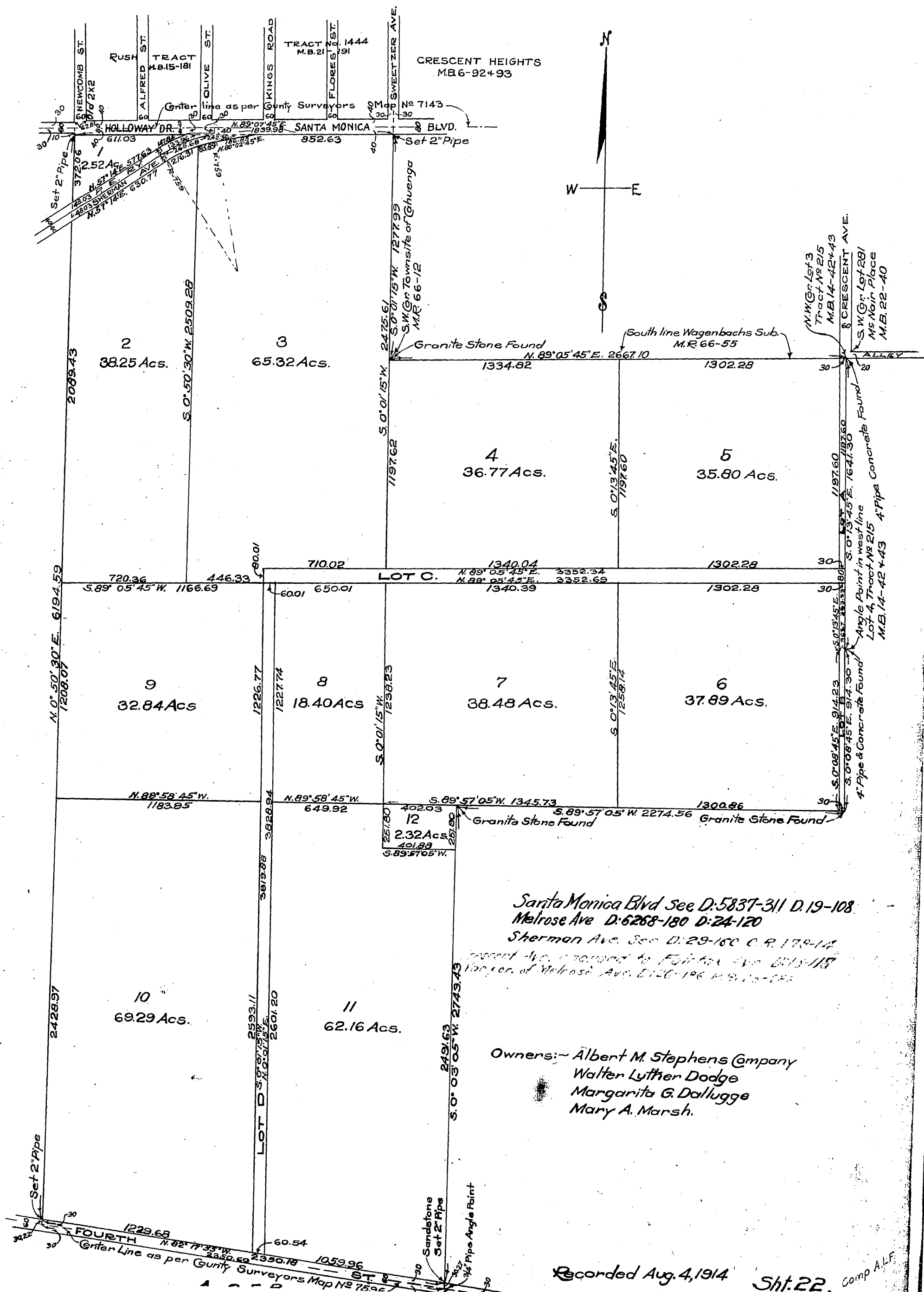
Appendix B – Tract Number 2678

Plot of

Records of Los Angeles County, Cal.

E. T. Wright C.E. July, 1914

Scale $1\text{ in} = 500\text{ Ft}$



Appendix C – Tract Number 10389

JUL 21 1928

157
17

maps

E. S. Kelley

500

TRACT NO. 10389

IN THE CITY OF LOS ANGELES

BEING A SUBDIVISION OF PORTIONS OF LOTS 10, 11 AND D OF TRACT NO. 2678 AS RECORDED IN BOOK 27, PAGE 23, OF MAPS RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

BASE OF BEARING IS THE NORTHERLY LINE OF BEVERLY BOULEVARD BETWEEN ORLANDO AVENUE AND HARPER AVENUE AS SHOWN ON TRACT NO. 4353. RECORDED IN MAP BOOK 74, PAGES 25 TO 26, RECORDS OF LOS ANGELES COUNTY, CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ROBT G. MARTIN, LICENSED SURVEYOR, JUNE 1928. SCALE 1"=100'

I, Robt G. Martin, hereby certify that I am a licensed surveyor, and that this map, consisting of two sheets correctly represents a survey made under my supervision, June 1928, and that all the monuments shown hereon actually exist and that their positions are correctly shown.

Robt G. Martin

We hereby certify that we are the owners of, or interested in, the land included in the subdivision shown on the annexed map and that we are the only persons whose consent is necessary to pass a clear title to said land, and we consent to the making of said map and subdivision as shown within the colored borderline, and hereby dedicate to the public use all the street avenues and road as shown on said map within said subdivision.

OWNERS

Merchants National Trust and Savings Bank
of Los Angeles

by Louis H. Moore,
Vice President

by E. S. Stanley
Asst. Cashier

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On this 20 day of June, in the year 1928, I, the undersigned, a Notary Public in and for the State of California, being duly sworn, depose and say that the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that they executed the same.

I, the undersigned, hereby certify that my hand and official seal are hereunto set at the time and place first above written.

Emil Baruch
Notary Public in and for the State of California

JK
OK
78445

City,

10,000 00

Tract

N° 10389

7.27

21 July 28
S. Kelley

John C. Shaw

July 23 8

Title Insurance and Trust Company
1074472 July 20 28

Merchants National Trust and Savings Bank
of Los Angeles is

TRACT NO. 10389

John C. Shaw

28TH

JUNE

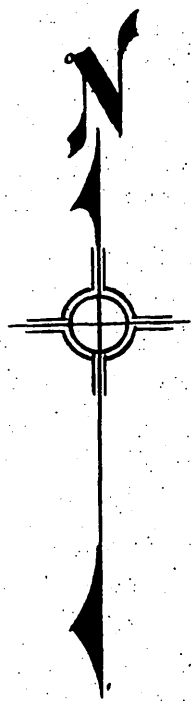
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H. S. Kelley

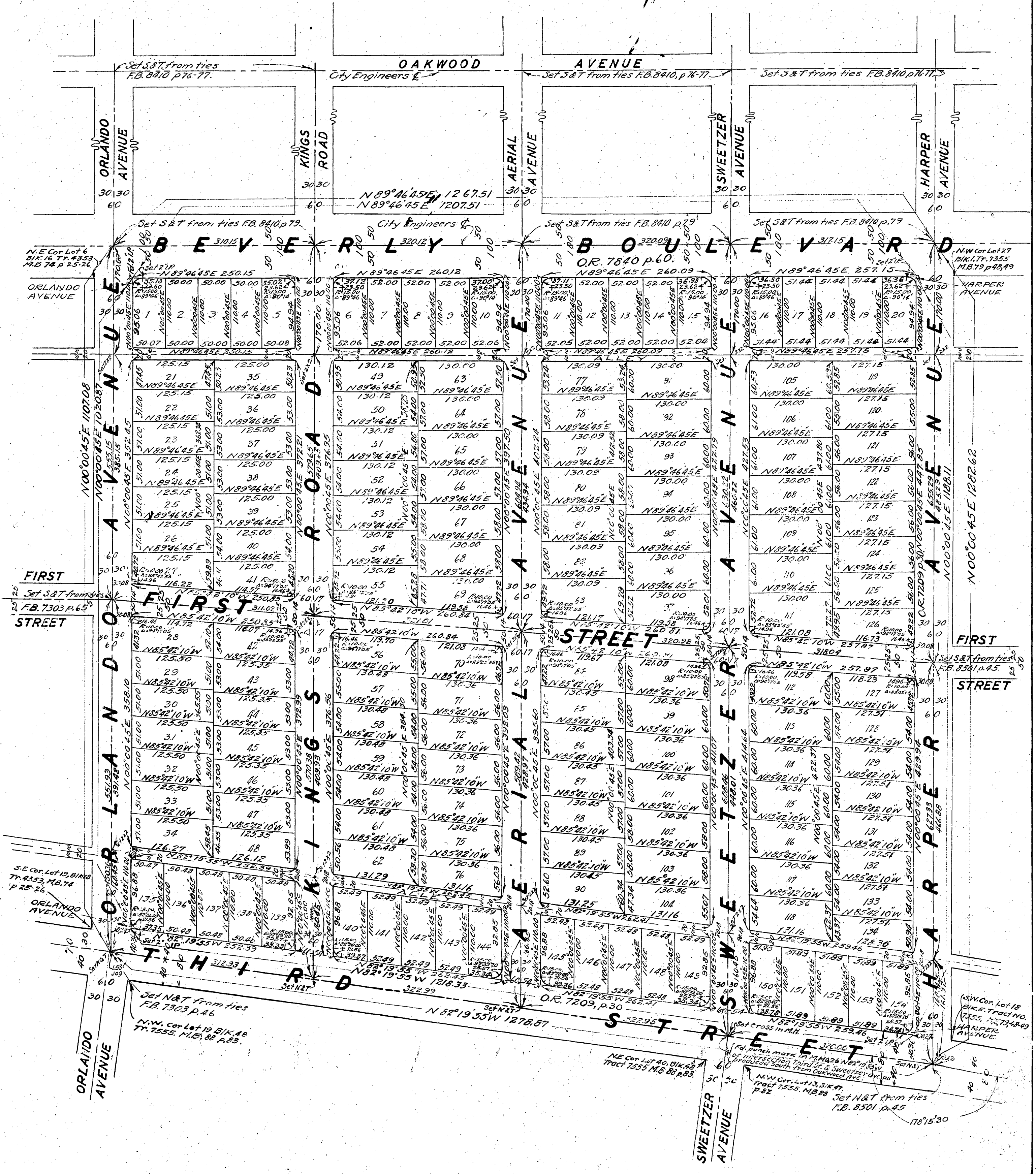
July 23 28

H. S. Kelley

19310



SCALE 1" = 100'



Appendix D – Building Permits

Form B-95-30M-11-48

CITY OF LOS ANGELES
DEPARTMENTOF
BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

Date Certificate Issued:

19

Address of
Building

118-222 N. Flores St.

CC floor Apartment

Owner

Owner's

Address

(Post Office)

(Zone)

(State)

51477

Permit

140744

Number

199

Year

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Chapter 1, as to permitted uses of said property; Chapter 9, Articles 1, 3, 4, and 5; and with the applicable requirements of the State Housing Act,—for the following occupancies:

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

G. E. MORRIS
Superintendent of Building

By

Q. 1747-1

Los Angeles, Calif., 7-10-33 1933

**the Superintendent of Building,
Department of Building and Safety**

Sir:—I respectfully beg to report that I have inspected the building above
ed to, located at No. 114-115 1/2 W. 12th St. N. W.
, and I find that the same complies in all respects to the provisions of the State
ng Act and the City Building Ordinances, and is fully entitled to a certificate
eptance.

ances, and is fully entitled to a certificate

L. A. [Signature]

Deputy Inspector

f Bldg. - _____, No. of Stories _____

Rooms....., No. of Apts.....

Certificate No. Issued 193

REF ID: A63572

Std. Form 1

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 Board of 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. 80

Tract 10.389

Location of Building 118-1/2-20-22 No. Flores St.

Between what cross streets Beverly & 1st St.

Approved by
City Engineer

Dist.

USE INK OR INDELIBLE PENCIL

- Purpose of building APARTMENT Families 4 Rooms 18
(Store, Residence, Apartment House, Hotel, or any other purpose)
- OWNER (Print Name) MRS. E. MRS. MEUDEL MEYER Phone MO. 1124
- Owner's address 306 NO. VERMONT AVE.
- Certificated Architect none State License No. 4822 Phone _____
- Licensed Engineer Geo. Foadyke State License No. _____ Phone _____
- Contractor MEYER & HOLLER State License No. 3175 Phone MO. 1124
- Contractor's address 306 NO. VERMONT AVE.
- VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$16,000.00
- State how many buildings NOW on lot and give use of each. None
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 35 x 80 No. Stories 2 Height to highest point 23 Size lot 58 x 120
- Type of soil _____ Foundation (Material) CONC. Depth in ground 12"
- Width of footing 16" Width of foundation wall 8" Size of redwood sill 2 x 6
- Material exterior wall STUCCO Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 6 Second floor 2 x 12 Rafters 2 x 4 Material of roof SHINGLES
- Chimney (Material) BRICK Size Flue 13 x 13 No. inlets each flue 2 Depth footing in ground 12

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 Ordinance 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

Meyer & Holler
(Owner or Authorized Agent)

Plans, Specifications and other data must be filed if required.

By

Jack M. Marston

PERMIT NO. 5147	FOR DEPARTMENT USE ONLY <u>5472</u>				Fee <u>51.00</u> Stamp here when Permit is issued <u>11-14-1938</u>
	Plans and Specifications checked <u>Sumad</u>	Zone <u>R4</u>	Fire District <u>No</u>	No. <u>No</u>	
	Corrections verified <u>Sumad</u>	Height <u>10 ft.</u>	Street Widening <u>no</u>		
	Plans, Specifications and Application reviewed and approved <u>W. J. Harrison</u>	Application checked and approved <u>Price</u>	Date <u>7/9/38</u>		
PLANS <u>11/13/38</u>	For Plans See	Filed with	Specimens Submitted	Specified Fee-110	Inspector <u>R. Mott</u>

CERTIFICATE No. 6995

FOR DEPARTMENT USE ONLY			
Application	Fire District	Bldg. Line	Forced Draft Ventil.
Construction	Zoning	Street Widening	

(1) **REINFORCED CONCRETE**

Barrels of Cement.....

Tons of Reinforcing Steel.....

(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)

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

..... Street

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

(4) There will be an unobstructed passageway at least ten (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)

REMARKS:

PLAN CHECKING

RECEIPT NO. 3592 ✓

VALUATION \$ 10000

FEE PAID \$ 30.00

Address of Building 118-224 N. Flores St.

Permit No. and Year 15601 1948

Certificate Issued Feb. 1, 1949

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Artss. 11, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

2 story, Type V, 13' x 23' addition of 1 guest room and bath on 1st floor, (4 unit apartment house).
R-2 Occupancy.

Owner: Mendel Meyer
Owner's Address: Box 51
So. Laguna, Calif.

Form B-105a—20M—12-48 G. E. MORRIS, Superintendent of Building By: C. F. Post



March 24, 2015
Document Report

Documents**Document Number(s)**

1939LA14074

Record Description

Record ID: 6983662

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ALTER/REPAIR

Doc Date: 04/12/1939

Status: None

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: This document shows the following information: Units Total = 4.

Property Address(es)

118 N FLORES

Legal Description(s)

Tract:

Block: Lot: Arb:

Modifier: Map Reference:

Film RBF

Type: HIST P1304; 001; 0097



March 24, 2015
Document Report

Documents

Document Number(s)

1939LA14074

Record Description

Record ID: 6983674

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ALTER/REPAIR

Doc Date: 04/12/1939

Status: None

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: This document shows the following information: Units Total = 4.

Property Address(es)

122 N FLORES

Legal Description(s)

Tract:

Block: Lot: Arb:

Modifier: Map Reference:

Film RBF

Type: HIST P1304; 001; 0097

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of 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.

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building	} II8 - 122 No. Flores (House Number and Street)	} Approved by City Engineer.	
New location of building			
Between what cross streets			

- Purpose of PRESENT building..... Apartment Families 4 Rooms.....
(Store, Residence, Apartment House, Hotel, or any other purpose)
 - Use of building AFTER alteration or moving..... Families..... Rooms.....
 - Owner (Print Name)..... Meyer & Holler. Phone.....
 - Owner's Address..... 309 N. Vermont Ave.
 - Certificated Architect..... State License No..... Phone.....
 - Licensed Engineer..... State License No..... Phone.....
 - Contractor..... Patterson Tile Co. State License No. 27132 Phone Un 2742
 - Contractor's Address..... 1432 W. 48th. St. Tile Setting Ord. Fee \$1.00
 - VALUATION OF PROPOSED WORK..... (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) Contractors Reg. No. T 286
 - State how many buildings NOW } on lot and give use of each. } (Residence, Hotel, Apartment House, or any other purpose)
 - Size of existing building..... x..... Number of stories high..... Height to highest point.....
 - Class of building..... Material of existing walls..... Exterior framework.....
(Wood or Steel)
- Describe briefly and fully all proposed construction and work:

Tile work.

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO.		FOR DEPARTMENT USE ONLY				Fee.....	
14074	Plans and Specifications checked	Zone	Fire District No.		Stamp here when Permit is issued APR 12 1939		
	Corrections verified	Bldg. Line	Street Widening				
	Plans, Specifications and Applications rechecked and approved	Application checked and approved		Clerk			
	For Plans See	Filed with	Required Valuation Included	Specified Yes-No	Inspector		

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....
Material of Foundation.....Width of Footing.....Depth of footing below ground.....
Width Foundation Wall.....Size of Redwood Sill.....Material Exterior Walls.....
Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....
Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....
I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here.....Patterson, T.L. Co.
(Owner or Authorized Agent)
By.....

FOR DEPARTMENT USE ONLY			
Application	Fire District.....	Bldg. Line	Termite Inspection.....
Construction.....	Zoning	Street Widening	Forced Draft Ventil.....

(1) REINFORCED CONCRETE
Barrels of Cement.....
Tons of Reinforcing Steel.....
(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from Street.....
Sign Here.....
(Owner or Authorized Agent)

(3) No required windows will be obstructed.
Sign Here.....
(Owner or Authorized Agent)
(4) There will be an unobstructed passageway at least ten (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)

REMARKS:

3

APPLICATION TO ALTER, REPAIR OR DEMOLISH AND FOR A Certificate of Occupancy

Form B-3-50M-10-47
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 80

Tract 12389

Location of Building 118-120-122-1/2 Flores Street
(House Number and Street)

Approved by
City Engineer

123

Deputy.

Between what cross streets Beverly Blvd. & First St.

USE INK OR INDELIBLE PENCIL

1. Present use of building APARTMENT Families 4 Rooms 20
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. State how long building has been used for present occupancy 8 YRS

3. Use of building AFTER alteration or moving SAME Families 54 Rooms 21

4. Owner MENDEL MEYER Phone _____
(Print Name)

5. Owner's Address P. O. Box 51 So. LAGUNA

6. Certificated Architect JACK H. MACDONALD State License No. C-517 Phone TR-7347

7. Licensed Engineer do State License No. 6054 Phone do

8. Contractor OWNER State License No. _____ Phone _____

9. Contractor's Address SAME

10. VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon} \$ 3,000.00 OK!

11. State how many buildings NOW } 2 APT. & GARAGE
on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building 21 x 35 Number of stories high 2 Height to highest point 32'

13. Material Exterior Walls WOOD & PLASTER Exterior framework WOOD
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:
ADD BEDROOM, BATH & BASEMENT

ORIGINAL PLANS FILED 1939

NEW CONSTRUCTION

15. Size of Addition 23 x 13 Size of Lot 120 x 58 Number of Stories when complete 1

16. Footing: Width 2' Depth in Ground 4' 6" Width of Wall 6" Size of Floor Joists 2 x 12

17. Size of Studs 2 x 4 Material of Floor WOOD Size of Rafters 2 x 10 Type of Roofing ASPH/FLT COMP

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here JACK H. MACDONALD
(Owner or Authorized Agent)

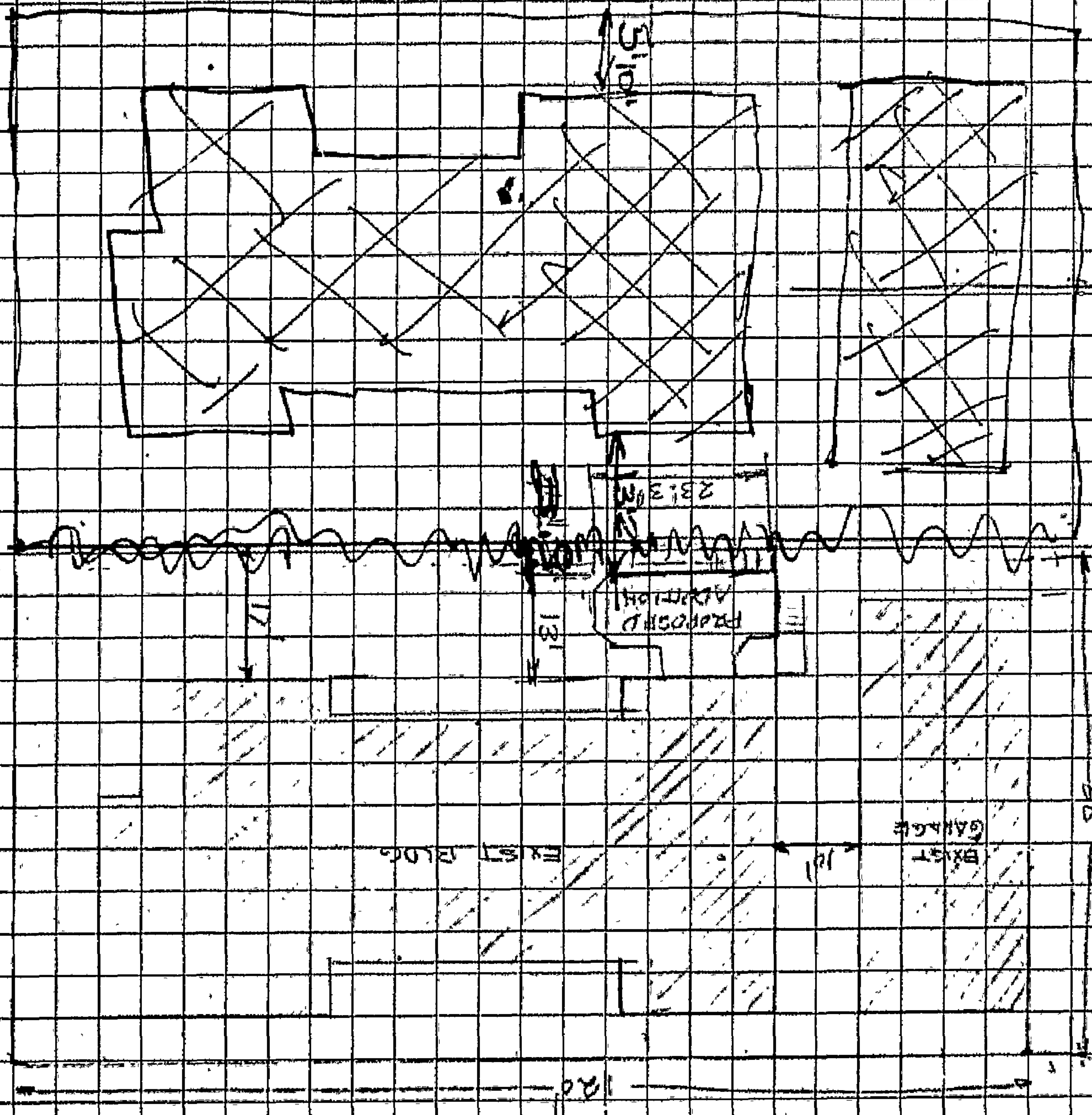
DISTRICT
OFFICE

By M. W. ELLIOTT

FOR DEPARTMENT USE ONLY

PLAN CHECKING Dates <u>MAF-9-1948</u> Receipt <u>1406</u> Valuation \$ <u>3,000.00</u> Fee Paid \$ <u>7.00</u>		REINFORCED CONCRETE Bbls. Cement _____ Tons of Reinforcing Steel _____		Bldg. Per. _____ Fees Cert. of Occupancy <u>1200</u> Total _____	
TYPE <u>I</u>	GROUP <u>H-2</u>	Maximum No. Occupants _____ Inside Lot _____ Corner Lot _____	Key Lot _____ Corner Lot Keyed _____	Lot Size <u>7</u> _____ Fire District _____ No. _____ Street Widening _____ Ft. _____ Ft. _____	Fast rear alley _____ Ft. side alley _____ District Map No. <u>5472</u>
PERMIT No. <u>LA</u> <u>15601</u>		Plans and Specifications checked _____ Correction Verified _____ Plans, Specifications and Application rechecked and approved _____ For Plan Fee _____ Filed with _____		Zone <u>R-4</u> Bldg. Line _____ Application checked and approved _____ Continuous Inspection _____ SPRINKLER _____ Specified Required _____ Variation Allowed _____ Yes _____ No _____	
PLANS No. _____		Stamp here when Permit is Issued _____ Inspector <u>May</u>		APR 30 1949 Clerk	

APR 30 1949 2151 7453 L YARD # 907 YARD # 176



FLORISS ST

EXIST
GARAGE

EXIST
BLOC

PROPOSED
ADDITION



March 24, 2015
Document Report

Documents

Digital Image 17289071

Document Number(s)

1948LA15601

Record Description

Record ID: 54366745

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ADDITION

Doc Date: 05/03/1948

Status: ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: 5000904201200000311

Dwelling Units: None

Comments: ADD'N BDRM, BATH & BSMNT.

Property Address(es)

118 1/2 122 1/2 N FLORES ST

Legal Description(s)

Tract: TR 10359

Block: Lot: 80 Arb:

Map Reference: Modifier:

Film RBF

Type: IDIS P5449; 00311; 0000 thru 0001

Type: HIST P1412; 001; 0311

Primary Use

APARTMENT



March 24, 2015
Document Report

Documents**Document Number(s)**

1948 15601

Record Description

Record ID: 6983665

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ALTER/REPAIR

Doc Date: 05/03/1948

Status: None

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: This document shows the following information: Type Const 1 = 1;

Stories = 2; Units Total = 4.

Property Address(es)

118 N FLORES ST

Legal Description(s)

Tract:

Block: Lot: Arb:

Modifier: Map Reference:

PIN(s)

138B173 559

Assessor Number(s)

5511-009-008

Film RBF

Type: HIST P1412; 001; 2601



March 24, 2015
Document Report

Documents**Document Number(s)**

1980LA11539

Record Description

Record ID: 21163761

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ADDITION

Doc Date: 10/07/1980

Status: None

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: THIS DOCUMENT SHOWS THE FOLLOWING INFORMATION: TYPE CONST 1 = 5;
INSP GROUP = I; VALUE OR GRADING CUYDS = 22000. *ADDITION.

Property Address(es)

124 1/2 N FLORES ST

Legal Description(s)

Tract: TR 10389

Block: Lot: 79 Arb:

Map Reference: Modifier:

Contact

Company: LA5 0 22000 0

PIN(s)

138B173 542

Assessor Number(s)

5511-009-007



March 24, 2015
Document Report

Council District(s)

5

Census Tracts(s)

214800

Film RBF

Type: HIST P1860; 001; 1346

Primary Use

APARTMENT



March 24, 2015
Document Report

Documents**Document Number(s)**

1996VN03870

Record Description

Record ID: 21997895

Doc Type: BUILDING PERMIT

Sub Type: ALTERATION

Doc Date: 07/22/1996

Status: None

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: This document shows the following information: Insp Group = I;
Value or Grading CuYds = 3500. REPLACE FACIAL BOARD & STUCCO AT BALCONY @
UNITS 124-124 1/2.

Property Address(es)

124 N FLORES ST

Legal Description(s)

Tract: TR 10389

Block: Lot: 79 Arb:

Map Reference: Modifier:

PIN(s)

138B173 542

Assessor Number(s)

5511-009-007



March 24, 2015
Document Report

Council District(s)

5

Census Tracts(s)

214800

Film RBF

Type: HIST P0580; 003; 0492

Primary Use

APARTMENT



March 24, 2015
Document Report

Documents**Document Number(s)**

98016-20000-00153

Record Description

Record ID: 11203084

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ALTER/REPAIR

Doc Date: 01/06/1998

Status: ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: T/O, INSTALL 1/2" CDX & 45 SQ CLASS A COMP

Property Address(es)

118 118 N FLORES ST 90048-0000

Legal Description(s)

Tract: TR 10389

Block: Lot: 80 Arb:

Map Reference:M B 152-17/18 Modifier:

PIN(s)

138B173 559

Assessor Number(s)

5511-009-008

Council District(s)

5



March 24, 2015
Document Report

Census Tracts(s)

2148.000

Permit Reference(s)

1998VN29367

Film RBF

Type: HIST P647; 7; 437

Primary Use

APARTMENT



March 24, 2015
Document Report

Documents

Document Number(s)

98016-20000-00156

Record Description

Record ID: 11203083

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ALTER/REPAIR

Doc Date: 01/06/1998

Status: ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: T/O, INSTALL 1/2" CDX & 7 SQ CLASS A COMP

Property Address(es)

118 118 N FLORES ST 90048-0000

Legal Description(s)

Tract: TR 10389

Block: Lot: 80 Arb:

Map Reference:M B 152-17/18 Modifier:

PIN(s)

138B173 559

Assessor Number(s)

5511-009-008

Council District(s)

5



March 24, 2015
Document Report

Census Tracts(s)

2148.000

Permit Reference(s)

1998VN29366

Film RBF

Type: HIST P647; 7; 435

Primary Use

PRIVATE GARAGE/CARPORT



March 24, 2015
Document Report

Documents**Document Number(s)**

98016-20000-00157

Record Description

Record ID: 11203073

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ALTER/REPAIR

Doc Date: 01/06/1998

Status: ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: T/O, INSTALL 1/2" CDX & 45 SQ CLASS A COMP

Property Address(es)

126 126 N FLORES ST 90048-0000

Legal Description(s)

Tract: TR 10389

Block: Lot: 79 Arb:

Map Reference:M B 152-17/18 Modifier:

PIN(s)

138B173 542

Assessor Number(s)

5511-009-007

Council District(s)

5



March 24, 2015
Document Report

Census Tracts(s)

2148.000

Permit Reference(s)

1998VN29364

Film RBF

Type: HIST P647; 7; 431

Primary Use

APARTMENT



March 24, 2015
Document Report

Documents**Document Number(s)**

98016-30000-16172

Record Description

Record ID: 11227557

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ALTER/REPAIR

Doc Date: 08/05/1998

Status: ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: repair and patch stucco cracks. replace doors and windows, (same size and location). repair railings. general non-structural termite repair

Property Address(es)

118 126 1/2 N FLORES ST 90048-0000

Legal Description(s)

Tract: TR 10389

Block: Lot: 80 Arb:

Map Reference:M B 152-17/18 Modifier:

Contact

Company: MODERN CONST. CO

PIN(s)

138B173 559

Assessor Number(s)

5511-009-008



March 24, 2015
Document Report

Council District(s)

5

Census Tracts(s)

2148.000

Permit Reference(s)

1998WL53568

Film RBF

Type: HIST P665; 3; 510

Primary Use

APARTMENT



March 24, 2015
Document Report

Documents**Document Number(s)**

99016-30000-00192

Record Description

Record ID: 11250151

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ALTER/REPAIR

Doc Date: 01/12/1999

Status: ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: RETROFIT PER LA CITY STANDARD PLAN - 4 UNITS APT INSTALL ANCHOR BOLTS ,STRAPS & OTHER HARDWARE. INSTALL PLYWOOD SHEATHING OVER THE CRIPPLE WALLS.

Property Address(es)

118 118 N FLORES ST 90048-0000

Legal Description(s)

Tract: TR 10389

Block: Lot: 80 Arb:

Map Reference:M B 152-17/18 Modifier:

Contact

Name: BIAN AZADI

PIN(s)

138B173 559



March 24, 2015
Document Report

Assessor Number(s)

5511-009-008

Council District(s)

5

Census Tracts(s)

2148.000

Permit Reference(s)

1999WL56911

Film RBF

Type: HIST P678; 1; 259

Primary Use

APARTMENT



March 24, 2015
Document Report

Documents**Document Number(s)**

99016-30000-00201

Record Description

Record ID: 11250150

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ALTER/REPAIR

Doc Date: 01/12/1999

Status: ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: FOUNDATION RETROFIT PER LA CITY STANDARD PLAN - 4 UNIT APT.

INSTALL ANCHOR BOLTS ,STRAPS & OTHER HARDWARE. INSTALL PLYWOOD SHEATHING
OVER THE CRIPPLE WALLS.

Property Address(es)

124 124 N FLORES ST 90048-0000

Legal Description(s)

Tract: TR 10389

Block: Lot: 79 Arb:

Map Reference:M B 152-17/18 Modifier:

Contact

Name: BIAN AZADI

PIN(s)

138B173 542



March 24, 2015
Document Report

Assessor Number(s)

5511-009-007

Council District(s)

5

Census Tracts(s)

2148.000

Permit Reference(s)

1999WL56910

Film RBF

Type: HIST P678; 1; 257

Primary Use

APARTMENT

3

PUBLIC RECORD
APPLICATION FOR INSPECTION--TO ADD-ALTER-REPAIR-DEMOLISH
CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL ORDER	LOT 79	BLOCK	TRACT 10389	DISTRICT NO. 5	FILE NO. 5472
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING				FILE NO. 2149.00
3. ADDRESS	1244 N. Flores				FILE NO. 87-1-C
4. BETWEEN CROSS STREETS	1st St. Beverly Blvd.				FILE NO. 58x130.09
5. OWNER'S NAME	Waldman				FILE NO. 58x130.09
6. OWNER'S ADDRESS	SAME Los Angeles 90048				FILE NO. 58x130.09
7. ENGINEER	R.W. Tobin				FILE NO. 58x130.09
8. ARCHITECT OR DESIGNER	I.B. 90804				FILE NO. 58x130.09
9. ARCHITECT OR ENGINEER'S ADDRESS	4801 E. Anaheim				FILE NO. 58x130.09
10. CONTRACTOR	N.S.				FILE NO. 58x130.09
11. SIZE OF EXISTING BLDG.	STORIES HEIGHT				FILE NO. 58x130.09
12. CONST. MATERIAL	STUCCO				FILE NO. 58x130.09
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 22,000				FILE NO. 58x130.09
14. NEW WORK	Room addition				FILE NO. 58x130.09
15. NEW USE OF BUILDING	(05) Same				FILE NO. 58x130.09
16. TYPE	V				FILE NO. 58x130.09
17. UNITARY	NC				FILE NO. 58x130.09
18. ROOMS	NC				FILE NO. 58x130.09
19. SPRINKLERS	REQD SPCL				FILE NO. 58x130.09
20. PLAN	1244 N. Flores				FILE NO. 58x130.09
21. P.C. NO.	ENV				FILE NO. 58x130.09

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 5, commencing with Section 70300 of Division 3 of the Building and Professions Code, and my license is in full force and effect.

Date _____ Lic. Class _____ Lic. No. _____ Contractor.

Contractor's Mailing Address _____

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 70315, Business and Professions Code. Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 5 commencing with Section 70300 of Division 3 of the Building and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 70315 by any applicant for a permit subjects the applicant to a civil penalty of not more than two hundred dollars (\$200).)

☐ I, as owner of the property, or my employee with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). No Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving he "did not" build or improve for the purpose of sale.

☒ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner. I properly who builds or improves thereon, and who contracts for such projects with a certified (or "certified" pursuant to the Contractor's License Law).

☐ I am exempt under Sec. _____ B. & P. C. for this reason _____

Date _____ Owner's Name _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of coverage in full force, or a certificate of coverage of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3850, Lab. C.).

Policy No. _____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. 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.

Date _____

Applicant's Name _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions as this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and also that the above information 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-described project, for inspection purposes.

21. I realize that this permit is an application for inspection, that it does not approve or authorize any work specified herein, that it does not authorize or permit any violation, or failure to comply with any applicable law, that it is not the city of Los Angeles nor any board, department, official or employee thereof make any warranty or shift be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0200 LAMC)

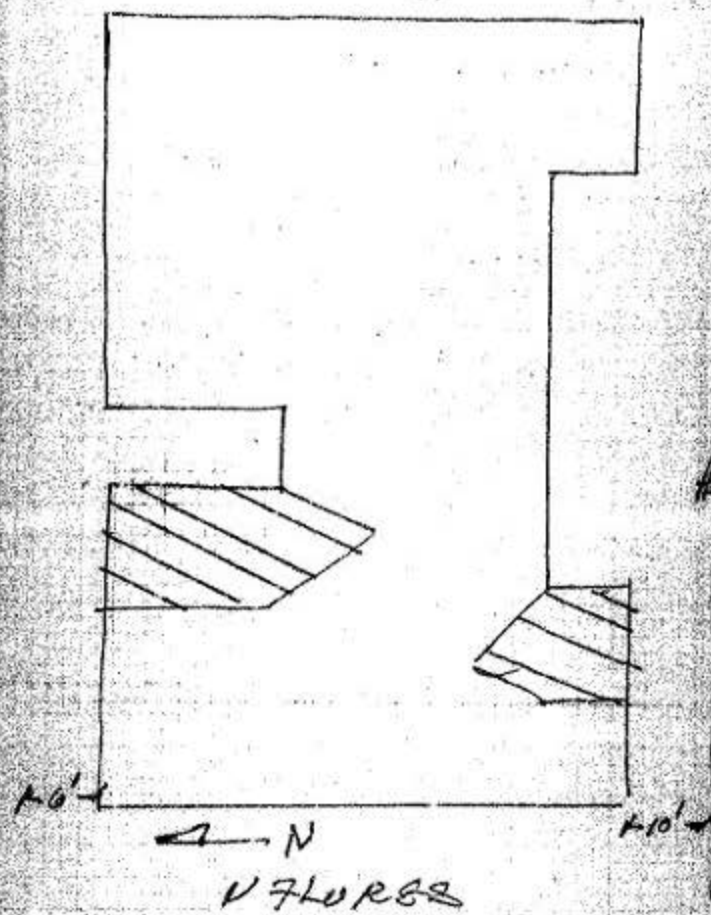
Signed _____

(Owner or agent having property owner's consent)

Position _____

Date _____

Covall 10/7/80



Appendix E – DPR Forms

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D2

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 118-122 ½ N. Flores Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☐ Unrestricted

*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

City: Los Angeles

Zip: 90048

c. Address: 118-122 ½ N. Flores Street

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Oriented with the primary elevation facing west towards Flores Street, Tract Number 10389, Lot 80, APN# 5511-009-008.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Building is located at 118-122 ½ N. Flores Street in the neighborhood of Beverly Grove, Los Angeles, California, on an approximately 7,545 square foot parcel (Figure 9). The Building's primary elevation is oriented north toward a garden courtyard, while a secondary elevation fronts Flores Street to the west. The Building is a two-story, multi-family Minimal Traditional apartment building with understated elements of the American Colonial and Monterey Revival styles. The Building has an H-shaped footprint, low wood-frame construction, and a concrete foundation. The exterior's first floor is covered in stucco, which has been redone in the recent past to repair cracks (alteration) according to building permits on file. The second floor is clad in a combination of stucco and wood tongue and groove siding. The combination/ hipped roof has an open, overhanging eaves with decorative rafter tails. The roof has been covered in replacement asphalt shingles (alteration).

*P3b. Resource Attributes: (HP3) multi family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:

Primary Elevation, View east (PCR 2015)

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

1923 (LA County Assessor)

*P7. Owner and Address:

Elisa Paster, Glaser Weil
10250 Constellation Boulevard
Los Angeles, California 90067

*P8. Recorded by:

PCR Services, 201 Santa Monica Boulevard,
Suite 500, Santa Monica, CA 90401

*P9. Date Recorded: 8/15/2015

*P10. Survey Type:

Historic Resources Assessment

*P11. Report Citation:

PCR Services. *Historic Resources Assessment*. Prepared for Elisa Paster, Glaser Weil. August 2015.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 5D2

*Resource Name or # 118-122 ½ N. Flores Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: *Multi-Family Residential*

B4. Present Use: *Multi-Family Residential*

*B5. **Architectural Style:** *American Colonial Revival/Monterey Revival/Minimal Traditional*

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

The building permits on file in the City of Los Angeles Department of Building and Safety ("LADBS") were reviewed to determine the history of construction and alterations for the Building located at 118-122½ N. Flores Street. The LADBS permits confirmed the original construction date of 1939 for the Building at 118-122½ N. Flores Street. Additional building permits for the Building indicate that minor as well as significant alterations were made over time. The largest alteration documented in the building permits was filed in April of 1948 when building owner Mendel Meyer requested a permit to build a 23' x 13' addition onto the front façade of the Building, including an extra bedroom, bathroom, and basement. Other work conducted includes routine building maintenance and repairs to stucco and railings resulting in a mixture of railing styles. In the 1951 Sanborn Map, the Building is depicted with no second floor balconies, indicating the existing second floor balconies have been added in the recent past.

*B7. **Moved?** ☒ No ☐ Yes ☐ Unknown Date:

Original Location: *Yes*

*B8. **Related Features:**

None.

B9a. Architect: *Unknown*

b. Builder: *Meyer and Holler*

*B10. **Significance: Theme:** *Multi-Family Residential District (1910-1980) and Period Revival Multi-Family Residential Neighborhoods (1918-1942)*

Area: *Beverly Grove*

Period of Significance: *1939*

Property Type: *Multi-Family Residence*

Applicable Criteria: *None*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

As an individual property, the Building is not eligible for listing under any of the applicable federal, state or local eligibility criteria. While the neighborhood's development is a significant part of Los Angeles' growth during the Great Depression, the Building did not play a significant role in this historic context as an individual property. Furthermore, the Building is not identified with historic personages important in local, state, or national history. The original builder, Mendel Meyer, is considered a significant builder in Los Angeles history, however, most of his notable works occurred during the 1920s and involved innovations in theater design and construction, to include the innovative courtyard theater design seen at Grauman's Chinese (HCM 43) and Egyptian Theatres (HCM 584). In addition to their innovative theater designs, Meyer and Holler have been recognized for other major projects, which have been recognized as Los Angeles Cultural Heritage Monuments. The modest Building at 118-122½ N. Flores Street is incomparable to the notable works of Meyer and Holler and therefore does not qualify as a notable work of a master builder, designer, or architect whose individual genius influenced his age. The Building is an undistinguished minimal traditional interpretation of American Colonial and Monterey Revival styles, which can be found throughout Los Angeles, including in the immediate surrounding neighborhood and due to its lack of integrity, should not be considered an excellent example of its type or style.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. **References:**

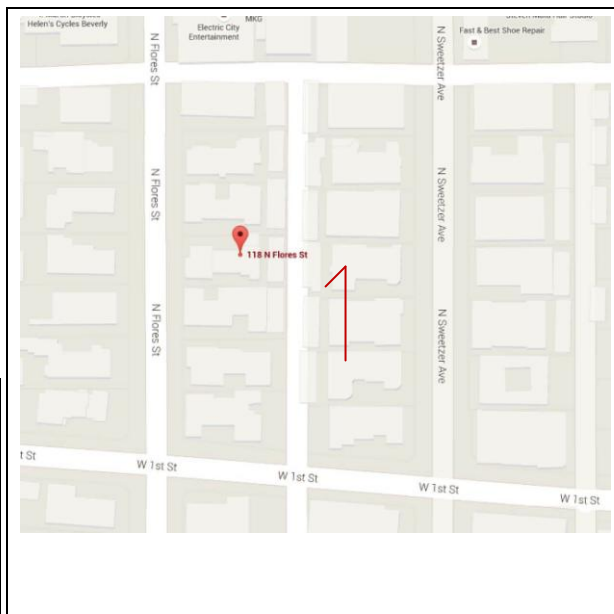
Sanborn Maps, LA Building Permits, LA Times, Secondary Sources

B13. Remarks:

*B14. **Evaluator:** *Christian Taylor, PCR Services, 201 Santa Monica Boulevard, Suite 500, Santa Monica, CA 90401*

*Date of Evaluation: *8/15/2015*

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

Page 3 of 3

*Resource Name or # (Assigned by recorder) 118-122 ½ N. Flores Street

*Recorded by: Christian Taylor, PCR Services

*Date: 8/15/2015

☒ Continuation

☐ Update

P3a. Description (cont):

Surrounded by manicured landscaping, the front elevation (north) was once symmetrical with a large porch bisecting the Building. A small set of five tiled stairs and cast iron railings (alteration) leads to the porch providing access to two primary entrances to ground floor apartments and a large tiled staircase, flanked by original cast iron railings leading to the upstairs units. The porch is covered by a low sloping, concave metal awning, supported by steel posts. Located near the east side of the primary elevation is a large addition that has significantly altered the Building's footprint and relationship with the adjacent landscapin . The addition is composed of a small set of stairs leading to a stoop surrounded by a metal railing and covered by a simple awning supported by steel posts. The stoop provides access to the studio apartment's primary entrance. The roof of the addition has been converted into an outdoor patio space for the second story apartment and is surrounded by a metal railing (alteration). A large angled bay with sliding aluminum and jalousie windows (alterations) projects into the Building's garden space. Fenestration throughout the primary elevation consists of divided light fixed windows (original) with aluminum sliding and jalousie windows (alterations). Primary entrances to the individual apartments consist of wood panel doors with decorative surrounds and a mixture of original and new fixtures. Above the first floor entrances runs a horizontal stringcourse and decorative wood brackets. The Building's secondary elevation (east) facing Flores Street continues the main elevations theme of stucco on the first floor with wood tongue and groove siding on the second floor. The dominant feature of the secondary elevation is the Monterey Revival styled balcony (alteration). The balcony is surrounded by a steel railing and supported by decorative corbels and a steel post. The balcony is connected to a bedroom in the upstairs apartment via a single fully glazed wood door. Fenestration along the secondary elevation consists of replacement aluminum sliding and jalousie windows (alterations). The walkway through the garden leads past the Building's 1948 addition to the buildings rear elevation, which consists of no significant architectural detailing. This side of the building (east) is clad in stucco and contains several window openings featuring replacement aluminum sliding and jalousie windows (alterations). First floor windows have decorative iron security bars. A rear entrance to addition is also located on the rear elevation and consists of a single wood door with partial glazing. A steel stoop and stairs with metal railing leads to the door. Also found at the rear of the building is the garage, a rectangular stucco structure containing three garage doors (alterations) fronting the rear alley. PCR was not able to gain access to the Building's south elevation. The Building has four apartments and one studio (added in 1948). Upon entering each apartment, the visitor is met by a large living room. The original wood flooring in the living rooms remain, however flooring in other areas of the apartments have been altered with carpeting or linoleum. The living rooms of each apartment are dominated by the fireplaces, decorated by wood or metal mantles. The mantles appear mass produced, with upstairs and downstairs units sharing similar designs. Some of the units appear to have original kitchens while others have been updated. Although original tile is found in many of the bathrooms, fixtures, like toilets, sinks, faucets, and shower fixtures, have been updated. Architectural details like crown molding remain throughout the units, however some features, like baseboards have been removed or altered. Fixtures—lighting, door knobs, etc.—throughout the apartment interiors contain a mixture of original and new.

B10. Significance (cont):

Constructed in 1939, the Building was developed on lot 80 of 154 parcels in Tract 10389, originally subdivided by Merchants National Trust and Savings Bank of Los Angeles in July of 1928. While the Building is related to the historic context of Los Angeles development during the Great Depression (1929-1941), as stated in National Register Bulletin 15, "Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well." As an individual property, the Building does not possess a significant association with the historic theme of Los Angeles' development during the Great Depression. The Building was not one of the earliest constructed in the neighborhood and does not possess greater significance than any of the surrounding apartment buildings, all of which contribute to the development of Beverly Square during the 1930s. The Building is not identified with historic personages or events in the main currents of national, state, or local history. The Building does not show any historical importance in association with various owners, and the occupancy history could not be fully established due to periods when the property was not listed and a lack of Los Angeles historic directories from the late 1930s and 1940s. Research regarding building occupants uncovered Mendel Meyer's residency in the Building. Meyer could be considered a notable person based on his relationship to the development of Los Angeles' built environment throughout the first decades of the twentieth century, however criterion C covers buildings associated notable builders, engineers, and architects. Furthermore, Meyer lived in the Building after his retirement in 1936, and therefore the building could not be associated with his contributions to local history. Meyer most likely owned the North and Buildings for a source of income during his retirement years. The Historical background research on other owners and/or occupants did not reveal any information that indicates historical significance or notability. No evidence was found that linked the property to the productive life of a locally, statewide, or nationally known person. Individually, the Building is not an exceptional, distinctive, outstanding, or singular example of its type or style. The Building is a common Minimal Traditional variation of American Colonial and Monterey Revival styles, typical of Los Angeles multi-family housing dating from the period (1930s). Several buildings in the immediate area are better representations of the 1930s era Minimal Traditional multi-family residence. Furthermore, the 1948 addition to the Building's primary elevation has significantly eroded the structure's architectural integrity and compromised the Building's relationship with the surrounding landscape and neighboring structure (North Building, 124-126½ N. Flores). Although the Building is the work of a notable Los Angeles area builder, Mendel Meyer of Meyer and Holler, it is not notable in comparison with the quality architecture produced throughout the firm's history. Meyer and Holler, Architects, Engineers and Builders were known for their innovative motion picture theater designs as well as the quality commercial and residential construction projects completed throughout the first three decades of the twentieth century. One of the firm's most prominent projects, Grauman's Chinese Theater, cost \$1.5 Million to build in 1926 and was published in influential architecture trade journals like American Architect, Architectural Digest, and the Architectural Record. In 1934, the firm was commissioned to build a twelve-bedroom single family home in Bel Air at a cost of \$35,000. In comparison, the Building cost \$16,000 to construct and was most likely intended to be a low-cost project resulting in an income producing investment property for the retired Mendel Meyer who owned the property.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D2

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 124-126 1/2 N. Flores Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☐ Unrestricted

*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; 1/4 of 1/4 of Sec ; M.D. B.M.

City: Los Angeles

Zip: 90048

c. Address: 124-126 1/2 N. Flores Street

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Oriented with the primary elevation facing west towards Flores Street, Tract Number 10389, Lot 79, APN# 5511-009-007.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Building is located at 124-126 1/2 N. Flores Avenue in the neighborhood of Beverly Grove, Los Angeles, California, on an approximately 7,545 square foot parcel. The Building's primary elevation is oriented south toward a garden courtyard, while a secondary elevation fronts Flores Street to the west. The Building is a two-story, multi-family Minimal Traditional apartment building with understated elements of the American Colonial and Monterey Revival styles. The Building has an H-shaped footprint, wood-frame construction, and a concrete foundation. The combination/ hipped roof has open, overhanging eaves with decorative rafter tails. The roof has been covered in replacement asphalt shingles (alteration). The exterior's first floor is covered in stucco, which has been redone in the recent past to repair cracks (alteration) according to building permits on file. The second floor is clad in a combination of stucco and wood tongue and groove siding.

*P3b. Resource Attributes: (HP3) multi family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:

Primary Elevation, View east (PCR 2015)

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

1923 (LA County Assessor)

*P7. Owner and Address:

Elisa Paster, Glaser Weil
10250 Constellation Boulevard
Los Angeles, California 90067

*P8. Recorded by:

PCR Services, 201 Santa Monica Boulevard,
Suite 500, Santa Monica, CA 90401

*P9. Date Recorded: 8/15/2015

*P10. Survey Type:

Historic Resources Assessment

*P11. Report Citation:

PCR Services. *Historic Resources Assessment*. Prepared for Elisa Paster, Glaser Weil. August 2015.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 5D2

*Resource Name or # 124-126 ½ N. Flores Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: *Multi-Family Residential*

B4. Present Use: *Multi-Family Residential*

*B5. **Architectural Style:** *American Colonial Revival/Monterey Revival/Minimal Traditional*

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

The building permits on file in the City of Los Angeles Department of Building and Safety ("LADBS") were reviewed to determine the history of construction and alterations for the Building located at 124-126½ N. Flores Street. The LADBS permits confirmed the original construction dates 1936 for 124-126½ N. Flores Street. Additional building permits indicate that minor as well as significant alterations were made over time. Work conducted on the Building includes routine maintenance and repairs to stucco and railings. A permit filed in 1980 shows two large additions to unit 124½. In the 1951 Sanborn Map, the Building is shown with second story balconies on the south elevation. These balconies are no longer extant.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:**

Original Location: *Yes*

*B8. **Related Features:**

None.

B9a. Architect: *Unknown*

b. Builder: *Meyer and Holler*

*B10. **Significance: Theme:** *Multi-Family Residential District (1910-1980) and Period Revival Multi-Family Residential Neighborhoods (1918-1942)*

Area: *Beverly Grove*

Period of Significance: *1936*

Property Type: *Multi-Family Residence*

Applicable Criteria: *None*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

As an individual property, the Building is not eligible for listing under any of the applicable federal, state or local eligibility criteria. While the neighborhood's development is a significant part of Los Angeles' growth during the Great Depression, the Building did not play a significant role in this historic context as an individual property. Furthermore, the Building is not identified with historic personages important in local, state, or national history. The original builder, Mendel Meyer, is considered a significant builder in Los Angeles history, however, most of his notable works occurred during the 1920s and involved innovations in theater design and construction, to include the innovative courtyard theater design seen at Grauman's Chinese (HCM 43) and Egyptian Theatres (HCM 584). In addition to their innovative theater designs, Meyer and Holler have been recognized for other major projects, which have been recognized as Los Angeles Cultural Heritage Monuments. The modest Building at 124-126½ N. Flores Street is incomparable to the notable works of Meyer and Holler and therefore does not qualify as a notable work of a master builder, designer, or architect whose individual genius influenced his age. The Building is an undistinguished minimal traditional interpretation of American Colonial and Monterey Revival styles, which can be found throughout Los Angeles, including in the immediate surrounding neighborhood and due to its lack of integrity, should not be considered an excellent example of its type or style.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. **References:**

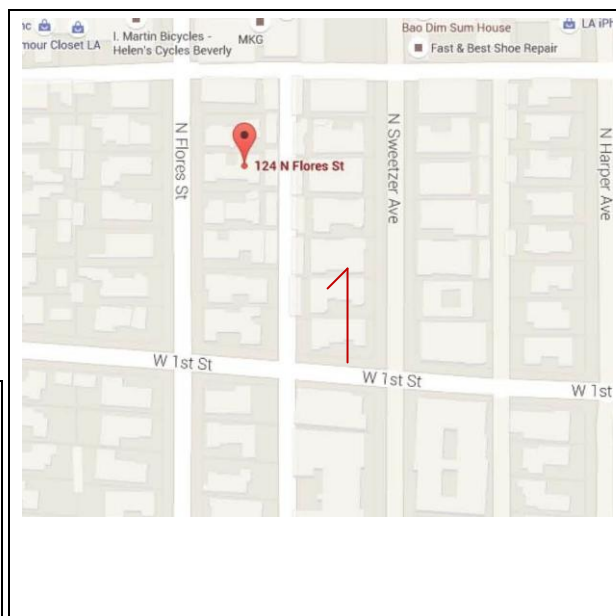
Sanborn Maps, LA Building Permits, LA Times, Secondary Sources

B13. Remarks:

*B14. **Evaluator:** *Christian Taylor, PCR Services, 201 Santa Monica Boulevard, Suite 500, Santa Monica, CA 90401*

*Date of Evaluation: *8/15/2015*

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

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*Resource Name or # (Assigned by recorder) 124-126 ½ N. Flores Street

*Recorded by: Christian Taylor, PCR Services

*Date: 8/15/2015

☒ Continuation

☐ Update

P3a. Description (cont):

Surrounded by manicured landscaping, the Building's primary elevation (south) is symmetrical with a large stoop bisecting the Building. The stoop, covered by a low sloping, concave metal awning, supported by steel posts, leads to an open passageway, bounded by a decorative surround and pilasters, providing access to the primary entrances of each ground level apartment and a dogleg staircase leading to the second floor apartments. Fenestration on the primary elevation consists of original fixed wood frame windows, as well as aluminum sliding and jalousie windows (alterations), and double hung and sliding vinyl windows (alterations).

The walkway through the garden leads to the buildings rear elevation, which consists of no significant architectural detailing. This side of the building (east) is clad in stucco and contains several window openings featuring replacement aluminum sliding and jalousie windows (alterations). First floor windows have decorative iron security bars. Also found at the rear of the building is the garage, a rectangular stucco structure containing four garage doors (alterations) fronting the rear alley. The concrete walkway continues around to the north elevation of the Building. Like the rear, there are few notable architectural elements. This elevation of the Building is clad in stucco and fenestration consists of a combination of replacement aluminum sliding and jalousie windows, and vinyl siding and double hung windows. Secondary entrances provided access between the apartments and the walkway. At the center of the north elevation, there is an indent in the Building's footprint, providing space for patios attached to each apartment. Second floor apartments have balconies surrounded by steel railings, while ground floor apartments have patios enclosed with wood fencing. The Building's secondary elevation (east) facing Flores Street continues the main elevations theme of stucco on the first floor with wood tongue and groove siding on the second floor. The dominant feature of the secondary elevation is the full length Monterey Revival styled balcony. The balcony is surrounded by a steel railing and supported by decorative corbels. Fenestration along the secondary elevation consists of replacement aluminum and vinyl sash windows (alterations). A small decorative metal fence isolates the east elevation from the public right-of-way (alteration). The Building has four apartments. Upon entering each apartment, the visitor is met by a large living room. In some cases, the original wood flooring in the living rooms remain, however in other cases, apartments have been renovated and wood laminate flooring has been installed. The living rooms of each apartment are dominated by the fireplaces, decorated by wood mantles. The mantles appear mass produced with basic detailing. Kitchens throughout the units have been updated with new tile, fixtures, and replacement windows. Dining rooms have built-ins that appear altered or new construction. Bathrooms have also been renovated in some of the units. Architectural details like crown molding remain throughout the units, however some features, like baseboards have been removed or altered. Throughout the apartment interiors contain a mixture of original and new fixtures (lighting, door knobs, etc.).

B10. Significance (cont):

Constructed in 1936, the Building was developed on lot 79 of 154 parcels in Tract 10389, originally subdivided by Merchants National Trust and Savings Bank of Los Angeles in July of 1928. While the subject property is related to the historic context of Los Angeles development during the Great Depression (1929-1941), "Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well." As an individual property, the Building does not possess a significant association with the historic theme of Los Angeles' development during the Great Depression. The Building was not one of the earliest constructed in the neighborhood and does not possess greater significance than any of the surrounding apartment buildings, all of which contribute to the development of Beverly Square during the 1930s. The Building is not identified with historic personages or events in the main currents of national, state, or local history. The Building does not show any historical importance in association with various owners, and the occupancy history could not be fully established due to periods when the property was not listed and a lack of Los Angeles historic directories from the late 1930s and 1940s. Research regarding building occupants uncovered Mendel Meyer's residency in the Building. Meyer could be considered a notable person based on his relationship to the development of Los Angeles' built environment throughout the first decades of the twentieth century, however Criterion C covers buildings associated notable builders, engineers, and architects. Furthermore, Meyer lived in the Building after his retirement in 1936, and therefore the building could not be associated with his contributions to local history. The Historical background research on other owners and/or occupants did not reveal any information that indicates historical significance or notability. No evidence was found that linked the property to the productive life of a locally, statewide, or nationally known person. Individually, the Building is not an exceptional, distinctive, outstanding, or singular example of its type or style. The Building is a common Minimal Traditional variation of American Colonial and Monterey Revival styles, typical of Los Angeles multi-family housing dating from the period (1930s). Several buildings in the immediate area are better representations of the 1930s era Minimal Traditional multi-family residence. Although the Building is the work of a notable Los Angeles area builder, Mendel Meyer of Meyer and Holler, it is not notable in comparison with the quality architecture produced throughout the firm's history. Meyer and Holler, Architects, Engineers and Builders were known for their innovative motion picture theater designs as well as the quality commercial and residential construction projects completed throughout the first three decades of the twentieth century. One of the firm's most prominent projects, Grauman's Chinese Theater, cost \$1.5 Million to build in 1926 and was published in influential architecture trade journals like American Architect, Architectural Digest, and the Architectural Record. In 1934, the firm was commissioned to build a twelve-bedroom single family home in Bel Air at a cost of \$35,000. In comparison, the Building cost \$15,000 to construct and was most likely intended to be a low-cost project resulting in an income producing investment property for the retired Mendel Meyer.

Appendix F – Professional Qualifications



Margarita Jerabek, Ph.D.

ASSOCIATE PRINCIPAL, DIRECTOR OF HISTORIC RESOURCES

SUMMARY

Margarita Jerabek has 25 years of professional practice in the United States with an extensive background in historic preservation, architectural history, art history and decorative arts, and historical archaeology. She specializes in Visual Art and Culture, 19th-20th Century American Architecture, Modern and Contemporary Architecture, Architectural Theory and Criticism, Urbanism, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Archaeology, and Architectural History. She has managed and conducted a wide range of technical studies in support of environmental compliance projects, developed preservation and conservation plans, and implemented preservation treatment projects for public and private clients in California and throughout the United States.

EXPERIENCE

Dr. Jerabek has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area and Southern California counties. She provides expert assistance to public agencies and private clients in environmental review, from due diligence through planning/design review and permitting and when necessary, implements mitigation and preservation treatment measures on behalf of her clients. As primary investigator and author of hundreds of technical reports, plan review documents, preservation and conservation plans, HABS/HAER/HALS reports, construction monitoring reports, salvage reports and relocation plans, she is a highly experienced practitioner and expert in addressing historical resources issues while supporting and balancing project goals.

She is an expert in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the NHPA, NEPA, Section 4(f) of the Department of Transportation Act, CEQA, and local ordinances and planning requirements. Dr. Jerabek regularly performs assessments to ensure conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and assists clients with adaptive reuse/rehabilitation projects by providing preservation design and treatment consultation, agency coordination, legally defensible documentation, construction monitoring and conservation treatment.

She is a regional expert on Southern California architecture. She has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles

Education

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

M.A., Architectural History, School of Architecture, University of Virginia, Charlottesville, 1991

Certificate of Historic Preservation, School of Architecture, University of Virginia, Charlottesville, 1991

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

Awards/Recognition

2014 Preservation Award, *The Dunbar Hotel*, L.A. Conservancy

2014 Westside Prize, *The Dunbar Hotel*, Westside Urban Forum,

2014 Design Award: *Tongva Park & Ken Genser Square*, Westside Urban Forum

2012 California Preservation Foundation Award, *RMS Queen Mary Conservation Management Plan*, California Preservation Foundation

Professional Affiliations

California Preservation Foundation

Santa Monica Conservancy

Los Angeles Conservancy

Society of Architectural Historians

National Trust for Historic Preservation Leadership Forum

American Institute of Architects (AIA), National Allied Member

American Architectural Foundation

Association for Preservation Technology

metropolitan area as well as in Ventura, Orange, Riverside, San Bernardino and San Diego counties. Beyond her technical skill, Dr. Jerabek is a highly experienced project manager with broad national experience throughout the United States. She currently manages PCR's on-call preservation services with the City of Santa Monica, County of San Bernardino Department of Public Works, City of Hermosa Beach, Los Angeles Unified School District, and Long Beach Unified School District.



Amanda Kainer, M.S.

SENIOR ARCHITECTURAL HISTORIAN

SUMMARY

Amanda Kainer has more than eight years of professional and academic experience in the practice of historic preservation and architectural history. Ms. Kainer has conducted extensive archival research, field observation, recordation, and prepared survey documentation and assisted in database management for numerous PCR historic resources projects. She has training and substantial experience in the evaluation and conservation of art and architecture and passion for interior design.

EXPERIENCE

Ms. Kainer has completed and co-authored a wide range of architectural investigations including historic resources assessment and impacts analysis reports for compliance with CEQA, character-defining features reports, plan reviews, investment tax credit applications, Section 106 significance evaluations, and HABS documentations. She has also performed extensive research, survey work, and prepared numerous landmark and preliminary assessment reports as a part of PCR's On-Call Historic Preservation Contract with the City of Santa Monica.

She is involved a diverse set of projects and analyses. These include anything from a California Register nomination for the UCLA Faculty Center to a paint analysis for a Churrigueresque style 1920s commercial building in Santa Monica. She has co-authored Section 106 reports for the residential development in Thousand Oaks, Santa Monica Pier, Avalon Fuel Dock on Catalina Island, and a Mid-Century roadside motel in Bakersfield. For LAUSD, Ms. Kainer authored a character-defining features analysis for seven historic schools, provided historic analysis for an MND, and preliminary resource evaluations and plan reviews for various historic schools.

Historic Resources Assessments: Ms. Kainer has contributed to the research, site inspections, and report preparation of a number of historic resources assessments in the Los Angeles metropolitan area for compliance with CEQA. Ms. Kainer has evaluated a number of different types of potential historical resources, including single-family and multi-family residences, banks, commercial buildings, schools, hotels, and cultural landscapes in Beverly Hills, Venice, Los Angeles, and Santa Monica.

Large Scale Survey Experience: She was a contributing author for three major Community Redevelopment Agency of the City of Los Angeles— Adelante Eastside, Wilshire Center/Koreatown, and Normandie 5 Redevelopment Areas. Ms. Kainer also served as PCR Survey Team Leader and co-author for the comprehensive

Education

M.S., Historic Preservation
(Emphasis: Conservation Science),
Columbia University, New York, New
York, 2008

B.S., Design (Emphasis: Interior
Architecture), University of
California, Davis, 2002

B.A., Art History, University of
California, Davis, 2002

Awards/Recognition

Joel Polsky Academic Achievement
Award, American Society of Interior
Designers, 2008

Continuing Education

CEQA and Historic Resources:
Thresholds, Mitigation & Case
Studies, California Preservation
Foundation Workshop, March 2011

Professional Affiliations

California Preservation Foundation

Los Angeles Conservancy

Santa Monica Conservancy
(Volunteer Docent for the Shotgun
House)

Docomomo SoCal

Association of Preservation
Technology Western Chapter

survey of over 4,000 objects of fine and decorative arts aboard the RMS Queen Mary in Long Beach. Additionally, Ms. Kainer helped complete the district-wide survey and evaluation of the Long Beach Unified School District and a windshield survey of Hermosa Beach for the Historic Resources Chapter of the Hermosa Beach General Plan Update.



Christian Taylor, M.H.P.

HISTORIC RESOURCES TECHNICIAN

SUMMARY

Christian Taylor is a historic resources specialist with academic and professional experience in assessing historic structures and contributing to California Environmental Quality Act (CEQA)-level documents.

With completion of his Master's Degree imminent, Mr. Taylor will continue to hone his skills in Management of rehabilitation and restoration projects, preparation of documentation of historic contexts, and the use of non-invasive material investigation methods.

EXPERIENCE

Working for the California Department of Parks & Recreation (DPR), restoration contractors, and environmental consultants, Mr. Taylor has become versed in the research, writing, and assessment of historic resources from the public and private perspective.

Serving first as a History Intern and then Interpretive Specialist for the DPR, Mr. Taylor served as the lead representative for the Crystal Cove State Historic Park during the second phase of the cottage restoration project program. His primary role was to liaise with contractors ensure the project met both the Parks Department and Secretary of the Interior's Standards. Also with the DPR,

Mr. Taylor worked alongside resident historians to organize the contributing documentation and assist with the historic landscape report documenting La Purisima Mission's structures and their significance in relation to the original restoration work done in the 1930s.

Mr. Taylor also familiarized himself with historic restoration field through the preparation of thousands of pages of documentation associated with the Wilshire Temple and Atascadero City Hall projects.

While with PCR, Mr. Taylor has performed architectural history research, survey and assessment work for the Hermosa Beach General Plan Update, the Capitol Mills project in Los Angeles, and assisted with historic resources assessments for a commercial property and an education center in West Hollywood, as well as multiple residential properties in Venice and Los Angeles.

RESEARCH PROJECTS

Mission La Purisima: Civilian Conservation Corps Historic Garden and Cultural Landscape Report, California Department of Parks and Recreation, January 2011

Education

Master's Degree, Historic Preservation, University of Southern California, Los Angeles, 2015

B.A., History, University of Oklahoma, Norman, 2008

Manufacturing America: Alexander Hamilton's Efforts to Industrialize the Nation, University of Southern California, November 2009

Sculpting Liberty: Augustus Saint-Gaudens's Standing Lincoln, University of Southern California, May 2010

Googie: Unsavory Design or Tasteless Inspiration?, University of Southern California, May 2009

The Shankland House, 715 West 28th Street: Assessment of Materials and Recommendations for Treatment and Maintenance (Metal), University of Southern California, May 2009



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August 24, 2015

Dave Rand, Esq.
Armbruster Goldsmith & Delvac LLP
11611 San Vicente Blvd., Suite 900
Los Angeles, CA 90049

Via email to: dave@agd-landuse.com

Reference: Architectural History Peer Review of a Historical Resources Assessment Report for 118-126 North Flores Street, Los Angeles, California.

Dear Mr. Rand:

At your request, SWCA Environmental Consultants (SWCA) conducted a peer review of a Historical Resources Assessment Report (HRAR) of 118-126 North Flores Street (subject property), located in the Wilshire Community Plan Area (CPA) of Los Angeles, California.¹ The subject property consists of two multi-family residential properties; the "North Building," constructed in 1936 and located at 126-126 ½ North Flores Street, and the "South Building," constructed in 1939 and located at 118-122 ½ North Flores Street. Both the North and South Buildings were previously identified by SurveyLA as contributors to the potential Beverly Square Historic District, which was recommended eligible for federal, state, and local listing as an "excellent example of a 1920s to 1940s multi-family residential district."² The HRAR concurred with this finding and identified both buildings as Contributors (Altered), but recommended them not eligible for individual listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), or as a Historic-Cultural Monument (HCM) in the City of Los Angeles due to a lack of integrity and significant associations.

This peer review was conducted to assess if the HRAR has adequately addressed the potential significance of the subject property in consideration of the eligibility criteria for individual listing in NRHP, CRHR, and locally as an HCM; it does not include an assessment of the subject's property potential to contribute to any Historic Preservation Overlay Zone. SWCA Architectural Historian Steven Treffers, M.H.P. conducted the peer review and authored this memorandum detailing the results. Mr. Treffers meets and exceeds the Secretary of Interior's Professional Qualifications Standards (PQS) for History and Architectural History. With 6 years of experience in historic preservation planning within Los Angeles, Mr. Treffers has extensive experience applying HCM criteria. He is also currently a commissioner on the South Pasadena Cultural Heritage Commission where he oversees local landmark nominations.

¹ Margarita C. Jerabek, Amanda Y. Kainer, and Christian Taylor, *Historical Resources Assessment and Environmental Impacts Analysis Report for 118-126 North Flores Street, Los Angeles, California*, prepared for Elisa Paster and Glaser Weil by PCR Services Corporation, Santa Monica, California, August 2015.

² Office of Historic Resources, Los Angeles Department of City Planning, Wilshire Community Plan Area: Historic Districts, Planning Districts and Multi-Property Resources – 01/26/15, SurveyLA Findings. Available at: http://preservation.lacity.org/sites/default/files/Wilshire%20CPA%20Districts_1_190_2.pdf (Accessed August 19, 2015).

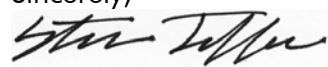
After reviewing the existing HRAR, SWCA concurs with the recommendation that the North and South Buildings do not appear eligible for individual listing in the NRHP, CRHR, or as an HCM. The HRAR thoroughly documents the construction and alteration history of both buildings through primary research and field observations. The South Building has been altered through an addition to the north elevation, application of new stucco, and the replacement of windows and doors. Similarly, the North Building has been altered through the removal of original balconies, application of new stucco, and the partial infill and replacement of windows, railings, and fixtures. These alterations have negatively affected the integrity of design, materials, and workmanship for both buildings and they currently possess moderate to low overall integrity.

A property must meet at least one of four criteria for HCM designation stated in the Cultural Heritage Ordinance Section 22.171.7: the property reflects the broad cultural, economic, or social history of the nation, state or community; it is identified with historic personages or important events in the main currents of national, state, or local history; it embodies the characteristics of an architectural-type specimen inherently valuable for a study of a period, style, or method of construction; or is the notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

Although the subject property is associated with the development of multi-family residential properties in Los Angeles during the Great Depression, as demonstrated in the HRAR, neither the North nor South Building is individually significant within this context. They were two of many similar properties constructed during this period and do not possess the level of significance that is required of individual properties for HCM designation. Both are associated with Mendel Meyer, of the prominent construction firm Meyer and Holley, Architects, Engineers and Builders, however, this does not in its own right bestow significance to either property. Federal guidance recommends that properties significant for their associations with important individuals, are typically significant for their association with the person's productive life, and reflect the period when he or she achieved significance.³ The subject property was built as an income-producing property for Mendel Meyer and it is not the location in which he lived or worked while working on such notable designs such as Grauman's Chinese Theater. Similarly, although both properties are the work of Meyer, who can be considered a master builder within Los Angeles, the above-mentioned alterations have negatively affected their original design and neither appears to be notable works within his larger career. Finally, both are nondescript and altered Garden Apartments and better examples of this architectural type are extant within the surrounding neighborhood.

In conclusion, SWCA concurs with the findings of the HRAR, which determines that the North and South Buildings do not possess the level of significance and integrity required for individual HCM designation. Should you have any questions or comments regarding this review, please do not hesitate to contact me at (626) 240-0587, extension 6610, or at streffers@swca.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven Treffers", is written over a light blue rectangular background.

Steven Treffers, M.H.P.
Architectural Historian

³ National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* U.S. Department of the Interior, National Park Service, Washington D.C., 1995.



Shannon Ryan <shannon.ryan@lacity.org>

CHC-2015-2491-HCM 118-126 N Flores St. -Mendel Meyer Courtyard Apartments

1 message

Shain Sylvie <spacestashain@yahoo.com>

Wed, Jul 15, 2015 at 12:55 PM

Reply-To: Shain Sylvie <spacestashain@yahoo.com>

To: Lambert Giessinger <lambert.giessinger@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org> ,

Shannon Ryan - City of Los Angeles <shannon.ryan@lacity.org>

Cc: "paul.koretz@lacity.org" <paul.koretz@lacity.org>

Hello,

I am writing to express my support of the nomination and eventual designation of the Mendel Meyer Courtyard Apartments as a Historical Cultural Monument, as I believe that it is a structure that warrants this designation. Please accept the nomination for further consideration and this support letter for the record on item #9 of the CHC Mtg on 7/16/15.

Thank you,
Sylvie Shain

7/15/15

To:

ken.bernstein@lacity.org
lambert.giessinger@lacity.org
janet.hansen@lacity.org
edgar.garcia@lacity.org
shannon.ryan@lacity.org
cc: councilmember.ryu@lacity.org

Re:

Mendel Meyer Courtyard Apartments
118-126 N Flores St
LA CA
CHC-2015-2491-HCM

Please add my comments to the case file for this application.

To whom it may concern,

I'm writing in full support for historic designation of the Mendel Meyer Courtyard Apartments. This apartment complex was built by the firm Meyer & Holler (aka The Milwaukee Building Company), which subscribed to the "design build" philosophy, playing the role of both architect and building contractor. Their firm was very prolific and influential during the golden era of Hollywood where they built many notable landmarks including the legendary Grauman's Chinese Theatre, the Egyptian Theatre, the Hollywood Athletic Club, the Getty House, the Petroleum Building, the Harry Chandler Estate, and the official Los Angeles Mayor's Residence. A number of Meyer & Holler buildings are now on the National Register of Historic Places. The Mendel Meyer Courtyard Apartments building is not only a uniquely styled Courtyard in outstanding condition, but it was also built for and served as the primary residence for Mr Meyer and his family from the time it was built in 1938 to the late 1940's.

I respectfully request this property be given every consideration as a Cultural and Historic Monument.

Sincerely,

Carol Cetrone

Carol Cetrone
Coronado Terrace Neighbors Association
Silver Lake



Shannon Ryan <shannon.ryan@lacity.org>

Please save 118 N. Flores

1 message

amyg93@aol.com <amyg93@aol.com>

Tue, Aug 4, 2015 at 1:47 PM

To: shannon.ryan@lacity.org

Hi Shannon,

I belong to the Conservancy and the National Trust, We are heartsick at what the developers have done to our city. The demolitions of historic buildings and homes torn down in an eye's blink.

There is a word called rehab, It is lost on the people who just want to make a huge amount of money by taking down the craftsmanship we will never see again. to be replaced by cheap, gigantic ugliness, that is unaffordable for the average person

Not to mention the tragedy of the people who live in them, love them, and give them a sense of community to be thrown out without a thought.

There are so few courtyard building left, Flores, was built and designed by the best, It should not go by way of a dumpster.

Please, Please save our history, our charm, our culture, Please save 118 N. Flores.

Amy Galaudet
Thomas Challener
6120 W 5th St
Los Angeles, calif



Shannon Ryan <shannon.ryan@lacity.org>

Please Save 118 to 126 Nort Flores Street

Toby Horn <thorn626@icloud.com>

Thu, Aug 6, 2015 at 3:52 PM

To: Paul Koretz <paul.koretz@lacity.org>, Shannon Ryan - City of Los Angeles <shannon.ryan@lacity.org>

Cc: Shawn Bayliss <shawn.bayliss@lacity.org>, Adrian Fine <afine@laconservancy.org>

Councilmember Koretz:

Please, please, PLEASE support the designation of the subject addresses as Cultural Heritage Monuments.

Mr. Koretz, this property is in your immediate neighborhood, and you are aware firsthand, of the damage done by developers in Beverly Grove. These courtyard apartments are an integral fibre of the history of Los Angeles, built with respect for the privacy of the tenants and the valuable light and fresh air that early builders were so sensitive too.

The provenance of these apartments equates to architectural royalty - as they were designed by builders who designed significant and very visible public buildings in Los Angeles. The importance of saving the Flores Avenue apartments is in part, to demonstrate that the architects and builders had respect not only for the public using their large institutions, but how their gifts for design and function could be adapted on a very personal, small scale level.

Please make every effort to save and designate these buildings as Historic Cultural Monuments.

Thank you,

Toby Horn
146 South Fuller Avenue
Los Angeles 90036
(323)934-5611
thorn626@icloud.com



Shannon Ryan <shannon.ryan@lacity.org>

Preserving 118-126 N. Flores Street

Sandy Bacola <sandrabacola@gmail.com>

Sun, Aug 9, 2015 at 3:40 PM

To: "paul.koretz@lacity.org" <paul.koretz@lacity.org>

Cc: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>

Dear Councilman Koretz,

My husband & I are in favor of you using all of your efforts to help preserve these historic apartment buildings. The general neighborhood as you know has been under assault by speculators utilizing "loop holes" to further over develop the neighborhood to a point where the quality of life is suffering. A simple car ride has become a frustrating experience at best. The Neighborhood can no longer tolerate "overdevelopment". We have personally suffered from "Mc Mansionization".

Sincerely,
Mr. & Mrs. Bacola
6517 Maryland Drive
Los Angeles, Ca. 90048
323-931-3985

Sent from my iPad



Shannon Ryan <shannon.ryan@lacity.org>

Opposed to destruction of buildings at 118-126 N. Flores

1 message

Steve Sukman <steve.sukman@gmail.com>

Sun, Aug 9, 2015 at 7:06 PM

To: paul.koretz@lacity.org, shannon.ryan@lacity.org

I reside at 353 N. Flores St. and am vehemently opposed to the new apartment development proposal for the subject address.

Sincerely,

Steve Sukman 617.899.3422



Shannon Ryan <shannon.ryan@lacity.org>

118 - 126 N. Flores

Janice Minsberg <janiceminsberg@gmail.com>
To: shannon.ryan@lacity.org

Wed, Aug 12, 2015 at 8:18 PM

Hi am writing to express my support in preserving 118 - 126 N. Flores St.

I grew up in the Beverly-Fairfax (now "Beverly Grove") area, and am back in that building. It saddens me to see over-sized and hideous McMansions in our area. (Actually, some homes would be quite nice in OTHER areas ... but are sadly out of place in our neighborhood.) Buildings like those on Flores need to be saved.

Thank you for your help.

Janice Minsberg
465 N. Vista St.
Los Angeles, 90036



Shannon Ryan <shannon.ryan@lacity.org>

118 N Flores

1 message

Eddie Campbell <eddiecampbellauthor@gmail.com>

Mon, Aug 17, 2015 at 6:33 PM

To: shannon.ryan@lacity.org, "amyg93@aol.com" <amyg93@aol.com>

RE: 118 No Flores

Hello Shannon,

I have lived in Los Angeles all my life. I went to high school and college here. I live in Miracle Mile in a vintage spanish building in a historic neighborhood. I am on the City Council. I am writing to you to encourage you and your colleagues to save 118 N. Flores. Los Angeles does not have very many courtyard buildings left. In addition, the destruction of affordable housing replaced with expensive housing in not currently what the city needs. "More" housing is only relevant when people can afford the rent. Over 50% of Angelinos are renters .. 19% of Angelinos fall below the poverty rate (higher than the National average) .. so really, who are these monolith gray skyscrapers appealing to ? The pockets of developers.

—
Eddie Campbell
Mid City West Community Council
Education Committee Co-Chair



Shannon Ryan <shannon.ryan@lacity.org>

Mendel and Mabel Meyer Courtyard Apartments

1 message

Becket Cook <becketcook@gmail.com>

Fri, Aug 21, 2015 at 7:12 PM

To: paul.koretz@lacity.org, lambert.giessinger@lacity.org, shannon.ryan@lacity.org

Dear Sirs and Madam,

I am writing to express my deep support of keeping the Mendel and Mabel Meyer Courtyard Apartments from being torn down. It would be a disgrace if they were destroyed. Developers are recklessly destroying the integrity of this neighborhood. Please help us put a stop to it.

Thank you.

Sincerely,

Becket Cook
125 N. Flores Street
Los Angeles, CA 90048
213-952-2484 cell



Shannon Ryan <shannon.ryan@lacity.org>

regarding 118 N. Flores development

1 message

leslie klein <kleinleslie@yahoo.com>

Tue, Aug 25, 2015 at 5:21 PM

To: paul.koretz@lacity.org, shannon.ryan@lacity.org

Cc: amy galaudet <amyg93@aol.com>, shawn.bayliss@lacity.org

we must not succumb to big business and landlords gentrifying everything and moving out the less fortunate. every time we develop a building and enlarge it, we remove the historical artifacts and energy that goes with that and create a whole lot of pollution and trash that then pollutes our groundwaters and affects all of us. please do not permit the development of 118 N Flores.

Dr. Leslie Klein
Hancock Park resident



Shannon Ryan <shannon.ryan@lacity.org>

Fwd: demolition of 118 N. Flores, Please save

1 message

Jerry Pittman <ttbsxdxg@aol.com>

Wed, Aug 26, 2015 at 2:29 PM

To: paul.koretz@lacity.org, shawn.bayliss@la.city.org, shannon.ryan@lacity.org

Cc: amyg93@aol.com, marniJean1@gmail.com, ajnalaw@gmail.com, johnoadams@sbcglobal.net, artography@webtv.net, debbgill@ca.rr.com, phillisd@netzero.net, charis15721@aol.com, mothernature7@gmail.com, blueduckdali@hotmail.com, losangelesk9@aol.com, ttbsxdxg@aol.com, therosebcs@sbcglobal.net, thomasdporter@yahoo.com, estherleon@estherleon.com

—Original Message—

From: Pam Roberts <savebeverlywood@gmail.com>

To: amyg93 <amyg93@aol.com>

Cc: navigator89 <navigator89@yahoo.com>; neidleman <neidleman@hotmail.com>; nicksww <nicksww@gmail.com>; para6igm <para6igm@hotmail.com>; plotkindi <plotkindi@aol.com>; cbartosevich <cbartosevich@yahoo.com>; cbrente <cbrente@ca.rr.com>; ceciliegreve <ceciliegreve@hotmail.com>; rdventura <rdventura@aol.com>; rehunnicut <rehunnicut@yahoo.com>; rex <rex@rexthorpe.com>; rlowell00 <rlowell00@yahoo.com>; rosanne18 <rosanne18@aol.com>; s.riseley <s.riseley@sbcglobal.net>; sandrabacola <sandrabacola@gmail.com>; sassoons <sassoons@sbcglobal.net>; slhaasis <slhaasis@me.com>; symiegirl <symiegirl@gmail.com>; tanicohen <tanicohen@mac.com>; td.td2007 <td.td2007@gmail.com>; tdebach <tdebach@sbcglobal.net>; ttbsxdxg <ttbsxdxg@aol.com>; wehodame <wehodame@yahoo.com>; wellsgardendesign <wellsgardendesign@earthlink.net>; ymachado <ymachado@midcity.org>; zachsinick <zachsinick@gmail.com>

Sent: Sun, Aug 16, 2015 7:13 pm

Subject: Re: demolition of 118 N. Flores, Please save

Will do Amy! Thank for the notice.

Sent from my iPhone

On Aug 16, 2015, at 4:33 PM, amyg93@aol.com wrote:

—Original Message—

From: amyg93 <amyg93@aol.com>

Sent: Sun, Aug 16, 2015 4:17 pm

Subject: Fwd:

To all concerned,

As a native Angeleno I have seen the changes in Los Angeles over the years. As a child I experienced the red cars, rode Angel's Flight downtown when I lived on Bunker Hill, recall the Brown Derby, the Ambassador Hotel and many other little treasures that are not here anymore. As a fine artist, former L.A.U.S.D. art educator of 24 years, I also appreciate the finer things in life. Although I have learned to appreciate the benefits of modern technology I also abhor the drawbacks of the

thinking that stems from pure avarice and cold insensitivity for other human beings.

I have witnessed gentrification and its sad outcome of the elimination of affordable housing for seniors and those less fortunate who are moved away to make way for the more affluent. Inequality continues to separate the super rich from the poor. The middle class is becoming non-existent under the continuous assault by the billionaire class. Apparently Matt Jacobs has no appreciation for great architecture, could care less as long as he profits above all else. For whatever my opinion is worth, PLEASE save 118 N. Flores.

Thank you for your attention and consideration,
Carmelita Pittman

ttbsxdxg@aol.com

—Original Message—

From: amyg93 <amyg93@aol.com>

Sent: Sun, Aug 16, 2015 4:04 pm

To All my friends, and relatives who care about our city,

118 N. Flores was on the way to be demolished by a ruthless developer's, who loves to destroy lovely historic courtyard buildings, while being on a committee to keep affordable housing in Los Angeles. He uses the Ellis Act, a bill meant to save Mom and Pop owners who cannot make a living, and who want to go out of business, (why don't they just sell). But this allows developers to throw tenants out of rent controlled building in order to make a fast buck.

This building on Flores, is a building put up in the 20's by the Meyer's family who built Grauman's Chinese Theatre. They actually lived there. The cultural Heritage society is now looking at it to preserve it, But we need people to write and ask to save it. The developer's have evicted all but 1 tenant who stood his ground.

I am going to the hearing on Sept 3. This Developer Matt Jacobs is taking away all the affordable housing in LA and demolishing the wonderful architecture we can never replace or will see again as there is no craftsmanship, no pride of ownership only Greedy developer's.

please write paul.koretz@lacity.org shawn.bayliss@lacity.org shannon.ryan@lacity.org Tell them to save our city, save 118 n. Flores, tell them we cannot replace this treasure, and that you have seen this lovely courtyard building, and it is indeed worthy of being a historic building that cannot, and should not be torn down

You do not have to live in this area to appreciate the beauty of great architecture

Please send me a copy so I can take it with me when I go to city hall,

Thanks,

Amy

Johanna and Ravi K. Bhatia
721 North Alta Vista Boulevard
Los Angeles, CA 90046

August 26, 2015

Ms. Shannon Ryan
Planning Associate
Office of Historic Resources
200 North Spring Street, 10th Floor
Los Angeles, CA 90012

RE: Formal Support for the 118-126-1/2 N. Flores St. – CHC-2015-2491-HCM
Historic-Cultural Monument Application

Dear Ms. Ryan:

We seek your decision to include the Mendel and Mabel Meyer Courtyard Apartments as an Historic Cultural Monument in the city of Los Angeles.

The story of the Meyer Courtyard Apartments is the story of the nation, the city of Los Angeles, and of the lives of people recovering from the depths of the Great Depression. The Meyer Courtyard Apartments chart the rise, fall and redemption of Los Angeles today, just as much as it did in the 1930s.

Key to the Meyer Courtyard Apartment story is the notion of development as a tool to improve ones lot in life and to help others in their struggle. This is most evident in Mendel and Mabel Meyer's approach in the design and construction of the courtyard apartment, which were built as if it was their home.

The Meyers were not absentee developers as so many developers are today. That they lived in their development is something that no developer does today. Today's developments are often vulgar and cheap and often flipped before construction is completed. The Meyer Courtyard Apartments were built to last, and, hopefully with your affirmation they will for decades to come.

You should also know the following about us: we are homeowners and landlords on North Alta Vista Blvd. Our properties are within the Mid City West Community Council.

Ms. Shannon Ryan
August 26, 2015
Page 2

My wife and I have over a decade of (current and former) service as elected members of the board-at-large, zone representatives and planning and land use committee members.

With these collective and varied experiences in mind, please know that we oppose the manner in which outside developers have been destroying the architectural, economic and social fabric of Mid City West (as well as other historically significant Los Angeles communities).

We seek your decision to include the Mendel and Mabel Meyer Courtyard Apartments as a Historic-Cultural Monument in the city of Los Angeles.

Sincerely,



Johanna Arias-Bhatia



Ravi K. Bhatia

cc: Mr. Steve Luftman via email
Mr. John Henning via email
Mr. Paul Koretz via email



Shannon Ryan <shannon.ryan@lacity.org>

Developments Beverly Grove

firstdownusc@gmail.com <firstdownusc@gmail.com>

Mon, Aug 10, 2015 at 11:57 PM

To: "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>, "thebwha2@aol.com" <thebwha2@aol.com>

Beverly Wilshire HA,

I have read the recent Beverly Wilshire HA letter and I'm disgusted that Shannon Ryan and Paul Koretz are holding up progress and development around our neighborhoods.

The article claims that these old buildings are historical and must be preserved via historical preservation classifications in order to stop development. Paul Koretz and Shannon Ryan use these historical appointments in order to control our city. These attempts to block development are misguided at best, and only undermine our future. These idiotic proposals destroy new jobs, revenues, and undermines any possibility that we achieve a modern city here in LA.

If Paul and Shannon has their way, these old buildings will eventually crumble and fall apart - just like the water-mains have done during our worst drought.

There will be no development when you reclassify these districts as historic. What's historic about a bunch of old worn out ugly houses and commercial dilapidated messes? NOTHING!

We must stop these failed policies or we will go the way of Detroit and Chicago.

People have worked hard to buy their homes, and they should be allowed to replace them with whatever they choose to build - without leaving the front facades and obtaining multiple committee blessings. Stop trying to control everyone with these ridiculous and inefficient proposals. There are much better ways to accomplish zoning, and it's NOT historical preservation societies.

If Paul and Shannon want to save these buildings then let them personally buy them up and keep them as-is. They should not use the council to do it for them. Not all of us that live in this area support these historical appointments that are so cavalierly used. Our city is crumbling all around us, and much of that blame belongs to misguided policies -such as historical districts.

We should use 'zoning laws' to make sure houses have yards, appropriate setbacks, and are not too big for the lot.

How has Beverly Hills managed to maintain a modern beautiful city while keeping homeowners happy? Try replicating Beverly Hills instead of Detroit and Chicago.

It's time to get out of the way and let progress and development create wealth, jobs, and a better LA.

Mansions are great, they represent wealth and progress. Efficient new buildings use less energy, and are environmentally more appropriate than the existing structures.

Paul Koretz and Shannon Ryan represent only the dark ages of socialism and failure.

Sincerely,
David Annanders II
169 S Fomosa Ave

Los Angeles, CA 90036

John A. Henning, Jr.
125 N. Sweetzer Ave. #202
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VIA ELECTRONIC MAIL

**ADDITIONAL INFORMATION IN SUPPORT OF
APPLICATION AND RESPONSE TO OWNER'S
HISTORICAL RESOURCES ASSESSMENT**

August 27, 2015

Cultural Heritage Commission
c/o Shannon Ryan
Office of Historic Resources
200 N. Spring Street, Room 620
Los Angeles, CA 90012

Re: Mendel and Mabel Meyer Courtyard Apartments at 118-126-1/2 N. Flores St.
(Case No. CHC-2015-2491-HCM)

Honorable Commissioners:

**“All right, Mr. DeMille, I’m ready for my close-up.”
-- Gloria Swanson, from *Sunset Boulevard* (1950)¹**

1. General Comments.

The Mendel and Mabel Meyer Courtyard Apartments are ready for their close-up. They are not buildings made for the wealthy, and that is exactly the point. While many buildings made for the wealthy are suitable for designation as Historic-Cultural Monuments, most people – even most famous people – are of modest means. They live, and historically have lived, in relatively modest houses or even apartments, and their stories are told through those structures. These buildings – their buildings – also deserve protection.

¹ Mendel Meyer’s firm built the enormous Italianate mansion at 904 N. Crescent Ave. in Beverly Hills, which became Gloria Swanson’s primary home in 1922. The house – which featured an enormous reception room draped in peacock silk, living and dining rooms with tapestries and paintings, a breakfast room of cream and gold, and a black marble bathroom with a golden tub – was one of the film star-style homes that inspired the art direction for *Sunset Boulevard*. See Wanamaker, Marc, *Early Beverly Hills*, at pg. 91 (2005).

For a significant portion of his life, Mendel Meyer was himself such a person. Despite his status as one Los Angeles' most famous builders, and indeed a "builder to the stars," Meyer rode the roller coaster from a mansion on Normandie Avenue during the 1920s to an apartment on Rampart Boulevard during the depths of the Great Depression. He then reinvented himself in the mid-1930s, restarted his design/build business, and built dozens of homes and other buildings, among them his own longtime home on North Flores Street.

The nominated buildings were not just Mr. Meyer's property or his design. They were his actual home during the final phase of his career in the late 1930s and early 1940s, and for more than a decade after that. Because of this, and because Mendel Meyer's life and career mirrored the undercurrents of the Great Depression, the buildings have historic and cultural significance. Since their essential physical features remain unchanged, they deserve to be designated an HCM.

The owner of the nominated buildings wants to build a 4-story, 11-unit subdivision in their place. He has hired a consultant, PCR Services, to prepare a lengthy report. PCR readily concedes that the buildings are contributors to the proposed Beverly Square Historic District, a 95%-intact, proposed historic district that is an excellent example of a late-1930s Los Angeles multi-family subdivision recently documented by Survey LA. (PCR at 39.) However, PCR goes on to say that these buildings do not deserve to be designated as HCMs now. The primary ground for PCR's argument: Although Mendel Meyer was a person of great importance to the City's history and its physical development, by the time the first of the nominated buildings was built in 1936, Meyer – who at the time was only 61 years old – had already retired.

PCR is mistaken about this. Mendel Meyer was working in 1936, and he kept working for five more years, building many buildings, remarkable and otherwise, with his partner, Wesley Holler. Meyer kept on building until the onset of World War II forced him to stop.

The present application is about Mendel Meyer, and it is about the Great Depression, and it is about the boom-and-bust cycles that have shaped Los Angeles. Yet the application is also a pivot point in the protection of Beverly Square. Because of recent demolition in the surrounding neighborhood, the proposed Beverly Square historic district identified by Survey LA is already quite small: Just 3 city blocks. The nominated buildings are critically situated at its heart. As a practical matter, the entire 3-block district cannot be protected through either the HCM process or as an HPOZ without additional applications and hearings. Those take time, and in the meantime without an HCM designation for the nominated buildings, they may be demolished.

If the nominated buildings are demolished, the implications for Beverly Square would be far-reaching indeed. The loss of these buildings, and their replacement with a modern 4-story development, would greatly undermine the intact nature of the entire district, and could render the entire district ineligible for future designation as an HCM or HPOZ. An important part of Mendel Meyer's history, and many other histories, would then be forever lost.

2. Community Support.

The neighbors strongly support the designation. We will submit numerous petitions and letters at the September 3 hearing, and we anticipate that several neighbors will appear to state their support in person.

3. Neighborhood Council Support.

The Mid City West Community Council (MCWCC), the certified neighborhood council for the area around the nominated structures, held a special meeting of its Planning and Land Use Committee on August 25, 2015. After hearing a presentation by one applicant and reviewing the application and all of the materials presented to it and taking public comment, the Committee voted by a vote of 5 to 0 to adopt a motion requesting that the full MCWCC Board support the nomination. (See Committee Report and Motion at **Exhibit A.**) (The full MCWCC Board will likely act on the final motion at its September 8 meeting.) We anticipate that several members of the Planning and Land Use Committee will appear at the September 3 hearing to express their support for the designation.

4. Council Office Support.

Councilmember Paul Koretz (CD-5) strongly supports the designation, and he will soon submit a letter to the Commission expressing his support. Councilmember Koretz will attend the Commission's September 3 meeting or send a representative.

5. Federal, State and Local Criteria for Designation.

The PCR report elaborates on the standards for designation of HCMs. These include the National Register, California Register and the City's own Cultural Heritage Ordinance. Each of these standards clearly argues for designating the nominated buildings as HCMs. After setting forth these criteria quite exhaustively, the PCR report hastens to add that none of them have been satisfied.

However, a close review of the applications and supporting materials, along with substantial additional information provided with this letter, should demonstrate to the Commission that under all three of the relevant regulatory regimes, the first three criteria for designation have been met. If the Commission finds that just one of the criteria has been met, the property is eligible to be designated as a Historic-Cultural Monument.

The three criteria are addressed in turn below.

A. Criterion A: Association With Events in the “Broad Patterns of Our History”.

Although the application is for a local designation rather than for placement on the National Register, the relevant criteria for designation of an HCM are derived from Criteria A, B, C and D used by the National Register. (PCR at 7.) Under Criterion A, a building is eligible for National Register status if:

A. It is associated with events that have made a significant contribution to the broad patterns of our history.

The California Register contains a similar set of four criteria. (PCR at 10.) Among these is Criterion 1. A building is eligible for California Register status if the building:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The City of Los Angeles Cultural Heritage Ordinance echoes the National Register and California Register criteria. (PCR at 12.) Under the first criterion of the City's ordinance, HCM designation is available for a building:

- In which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified.

Here, Criterion A and the corresponding state and local criteria are all satisfied because the nominated buildings are associated with events that have made a significant contribution to the broad patterns of history, including the economic and social history of the City of Los Angeles. The buildings track, and physically reflect, the boom-and-bust real estate cycle that has shaped the physical environment of Los Angeles: A lengthy building boom in the 1920s, during which the City's population more than doubled, leading to the subdivision of Beverly Square, a new automobile-focused suburb, in 1928; a sudden crash in 1929 which put a halt to virtually all development in Beverly Square and elsewhere during the early 1930s; and then a renewed burst of optimism in the mid-1930s, resulting in the construction of the nominated buildings and many others in Beverly Square, to house people whose means had been reduced by the Great Depression, including Mendel Meyer himself; and, finally, another economic bust in late 1930s, which again halted development.

The PCR report says that Criterion A is not satisfied for either building because each building “does not possess a significant association with the historic theme of Los Angeles’ development during the Great Depression.” (PCR at 40, 51.) While conceding that the buildings are “related to the historic context of Los Angeles development during the Great Depression

(1929-1941),” PCR goes on to say that even the North Building, constructed in 1936, “was not one of the earliest constructed in the neighborhood and does not possess greater significance than any of the surrounding apartment buildings, all of which contribute to the development of Beverly Square during the 1930s.” (PCR at 40, 51.)

In fact, the North Building, constructed in April 1936, was actually one of the first buildings built in the proposed Beverly Square Historic District during the brief revival of building that commenced in 1936. The original application contains a map of the proposed district (Application Exhibit 4), which clearly shows the year of construction of each of the 38 buildings in Beverly Square, based upon City of Los Angeles building permit records. With the exception of five buildings on nearby N. Sweetzer Ave. which were built between 1929 and 1932, before the Great Depression halted development, all of the buildings in Beverly Square (including 100% of the buildings in the N. Flores St. portion of the district) were built in 1936 or later. Thus, the North Building, which was permitted early in 1936, was one of the first few buildings constructed in the second wave of development during the mid-to-late 1930s. This building is an ideal vehicle to convey the history of both Beverly Square and the experience of everyday Angelenos during a short-lived respite from the Great Depression.

The South Building, meanwhile, which was constructed in 1939, is one of the last buildings constructed during the short-lived revival of Beverly Square during the mid-to-late 1930s. Other than two buildings built on N. Sweetzer Ave. in 1948, all of the lots in Beverly Square (including 100% of the lots in the N. Flores St. portion of the district) were built out by 1940. Thus, the South Building, which was permitted in 1939, is also an ideal vehicle to convey the history of Beverly Square and the larger City.

Taken together, the nominated buildings essentially bookend the late-1930s mini-boom in real estate which are reflected in the larger proposed Beverly Square Historic District.

In considering Criterion A, PCR notes that pursuant to a *National Register Bulletin*, “a property that is significant for its historic association is eligible for National Register status if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).” (PCR at 9.) Here, although a National Register nomination is not at issue, this requirement is easily satisfied. The “period of [the buildings’] association with the important event, historical pattern, or person(s)” is the late 1930s, when a brief respite from the Great Depression caused Mendel Meyer to build, and live in, the nominated structures. Each of the nominated structures clearly “retains the essential physical features that made up its character or appearance” during that time.

The PCR report lists numerous (and mostly minor) alterations to the buildings, implying that the architectural integrity of the buildings has been lost. These alterations are discussed in more detail at the end of this letter, but in any event the PCR report does not argue that the

“essential physical features” of the nominated structures have been lost, as would be necessary to exclude them from consideration for National Register status under Criteria A.

PCR also notes that a historic resource eligible for listing in the California Register must “retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance.” Although California Register nomination is not at issue here, this additional requirement is easily satisfied: The nominated buildings, even to the casual observer, retain a great deal of historic character and appearance and are recognizable as historic courtyard buildings from the late 1930s. The buildings richly convey the reasons for their significance, which relate to the life and work of Mendel Meyer and the economic currents of the second half of the Great Depression, during which the buildings were constructed. The modest alterations to the buildings identified by PCR do not detract from that impression in the slightest.

B. Criterion B: Association With “Persons Significant in Our Past”.

A separate and distinct basis for National Register status is Criterion B. (PCR at 7.) Under this criterion, a building is eligible if:

B. It is associated with the lives of persons significant in our past.

The California Register contains a similarly worded criterion, Criterion 2. (PCR at 10.) Under this criterion, a building is eligible for California Register status if the building:

2. Is associated with the lives of persons important in our past.

The City of Los Angeles Cultural Heritage Ordinance also contains a second criterion, which tracks the National Register and California Register criteria. (PCR at 12.) Under the second criterion of the City’s ordinance, HCM designation is available for a building:

- Which is identified with historic personages or with important events in the main currents of national, State or local history.

The PCR report contends that despite Mendel Meyer’s longtime residence in the nominated buildings, the buildings “are not related to historic persons relevant to national, State or community history” for purposes of Criterion B and its corresponding state and local criteria. (PCR at 1.)

PCR does acknowledge that Mendel Meyer was a historically important person for purposes of Criterion B, noting that “The original builder, Mendel Meyer, is considered a significant builder in Los Angeles history.” (PCR at 39, 51.) However, PCR hastens to add that Mendel Meyer’s status as a historic person was the result mainly of theaters and other structures

that his firm built during the 1920s. The report points out that “most of his notable works occurred during the 1920s and involved innovations in theater design and construction, to include the innovative courtyard theater design seen at Grauman’s Chinese and Egyptian Theaters.” (PCR at 39, 51.)

In essence, while conceding that Mendel Meyer is a “historic person relevant to ... community history” for purposes of Criterion B, PCR argues that when the “historic person” in question is a builder, he is only a “historic person” for as long as he is building famous buildings.

This conclusion is not warranted. Mendel Meyer’s status as a “historic person” in the community for purposes of Criterion B did not suddenly end when he stopped building so-called “notable” buildings, any more than a famous painter or author ceases to be a historic person after his most notable works are complete. Instead, Mendel Meyer was a “historic person” in the 1920s, and he was still a “historic person” in the 1930s, when he was still actively working as a builder, and when he lived in both of the nominated buildings.

Moreover, even if Mendel Meyer’s status as a “historic person” for purposes of Criterion B were somehow dependent upon him continuing to create buildings that are “notable,” PCR actually does not analyze the full body of Mendel Meyer’s work after the 1920s to determine whether any of that work was “notable”. The PCR report discusses Meyer & Holler’s work during the 1920s, which included the world-renowned Grauman’s Chinese and Egyptian Theaters. (PCR at 16.) The report then refers to two buildings constructed in 1930, and a single-family house constructed by Meyer & Holler in 1934, the year that Meyer and Holler reconstituted their partnership. (PCR at 17.) However, other than mentioning the 1934 building (which no longer exists), the PCR report does not claim to have reviewed any of Meyer & Holler’s works during the 1930s or 1940s.

In fact, research done by Steve Luftman clearly shows that PCR has not done a systematic review of Meyer & Holler’s later buildings. **Exhibit B**, discussed below, catalogs 37 buildings Meyer & Holler built between 1936 and 1941. (In addition, **Exhibit C** contains building permits for 15 of these buildings issued by the City of Los Angeles between 1935 and 1939.). From the information available, it appears that much of this work – which included the nominated buildings themselves, several other multi-family buildings on N. Flores St. and elsewhere, numerous exquisite single family homes, and a church in Lakewood – was “notable.”

In any event, this entire body of work is a blind spot in the PCR narrative. Without a systematic review of this work, there is no basis to contend that Mendel Meyer was not building “notable” buildings during that time. Thus, any conclusion that Mendel Meyer’s status as a “historic person” ended in the 1920s is not justified.

PCR also says that Mendel Meyer was not a “historic person” for purposes of Criterion B because he was already retired when the first building was built in 1936. Specifically, the report claims, “Meyer lived in [the buildings] after his retirement in 1936, and therefore the building[s] could not be associated with his contributions to local history.” (PCR at 40-41, 52.) On this basis, PCR concludes that “No evidence was found that linked the property to the productive life of a locally, statewide, or nationally known person.” (PCR at 41, 52.)

The proposition that a person’s status as a “historic person” for purposes of Criterion B suddenly evaporates upon his retirement from so-called “productive” pursuits, is questionable and does not appear to be supported by any citation in the PCR report. However, even if that were the test, PCR is mistaken in stating that Mendel Meyer was not “productive” after 1936. Instead, as evidenced by the works catalogued in **Exhibit B** and the other evidence discussed in this letter, Mendel Meyer continued actively building with his partner Wesley Holler until 1941, when World War II and the resulting lack of building supplies forced them to stop.

The final way in which PCR seeks to exclude the nominated buildings from Criterion B and the corresponding state and local criteria is to claim that because Mendel Meyer was a builder rather than another type of “historic person,” a building associated with his life and work is categorically excluded from consideration under Criterion B. Instead, PCR appears to insist that buildings associated with “builders, engineers and architects” can only qualify for consideration as their own architectural works, and by satisfying National Register Criterion C (and the corresponding third criterion under the City ordinance and California Register Criteria 3, respectively).

PCR puts it this way: “Meyer could be considered a notable person based on his relationship to the development of Los Angeles’ built environment throughout the first decades of the twentieth century, however Criterion C covers buildings associated notable builders, engineers, and architects.” (PCR at 40-41.) In other words, according to PCR, when a nominated building is associated with a “historic person” who happens to be a builder, regardless of that person’s importance to the community’s history or culture, only Criterion C can be applied to the consideration of the nominated building.

The homes of famous builders, engineers and architects – a large and rather important category of “historic persons” in a city like Los Angeles – should not be walled off from consideration under Criterion B simply because there is also a third criterion (Criterion C) that applies to ensure the preservation of their architecturally significant works. Instead, Criterion C is clearly an additional criterion that applies to architecturally significant work, and exists in recognition of the fact that a builder, engineer or architect in many cases will not be a “historic person” for purposes of the second criterion (as Mendel Meyer indisputably was), but may still create works that are deserving of consideration as landmarks on based upon their architectural merit.

C. **Criterion C: Work That “Embodies the Distinctive Characteristics of a Type, Period, or Method of Construction or That Represent the Work of a Master”.**

A separate and distinct basis for National Register status is Criterion C. (PCR at 7.) Under that criterion, a building is eligible if:

C. It embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The California Register contains a similarly worded criterion, Criterion 3. (PCR at 10.) Under this criterion, a building is eligible for California Register status if the building:

3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

The City of Los Angeles Cultural Heritage Ordinance also contains a third criterion, which tracks the National Register and California Register criteria. (PCR at 12.) Under the third criterion of the City’s ordinance, HCM designation is available for a building:

- Which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction.

As the application explains, the nominated buildings satisfy Criterion C because they embody the distinctive characteristics of mid-to-late 1930s multi-family residential architecture in Los Angeles, and particularly the rare Monterey Revival style that characterizes the North Building and which is echoed in the more Minimal Traditional South Building. In addition, the buildings represent the work of a master builder, namely Mendel Meyer.

As PCR points out in its report, in applying Criterion C, a *National Register Bulletin* states that “a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.” (PCR at 9.) Although this application concerns local designation rather than placement on the National Register, the buildings meet this standard. Even with the modest alterations that have been made over the years, each building nonetheless retains “most of the physical features” of the Monterey Revival and Minimal Traditional styles in which it was constructed.

6. New Information Received Since the Application .

Since the filing of the application on June 25, 2015, my fellow applicant Steve Luftman and I have received some important new information concerning the subject buildings, other buildings constructed by Meyer and Holler during the time period in question (1936 to 1941), and Mr. Meyer's business activities during that time. Among this information is the following:

- A. A committee report and motion supporting the designation of the nominated buildings, by the Mid City West Community Council's Planning and Land Use Committee (**Exhibit A**)
- B. A directory of 37 Meyer & Holler buildings built between 1936 and 1941, based upon entries in *Southwest Builder and Contractor*, with corresponding present-day site photos (**Exhibit B**); and
- C. Building permits for 15 of these buildings issued by the City of Los Angeles between 1935 and 1939 (**Exhibit C**).
- D. Notes from an interview with Daphne Myrick Ireland, Mabel Meyer's granddaughter by marriage, who has first-hand knowledge of the Meyers' residence in the nominated buildings between 1936 and 1955 (**Exhibit D**);
- E. The Certificate of Dissolution of Meyer & Holler, a California Corporation, April 15, 1941, showing his date of retirement (**Exhibit E**);
- F. An 8-page first-hand history of Meyer & Holler, including an account of the 1930s incarnation of Meyer & Holler, authored in 1968 by Mendel Meyer's partner, Wesley Holler, describing fascinating anecdotes about Mendel Meyer's personality, work and clients, and proving that Mendel Meyer continued actively working for his building clients until 1941 (**Exhibit F**);
- G. A 1-page history of Meyer & Holler by Louise Holler Craddock, provided to Jane Reifer, researcher for Fox Fullerton National Register nomination, which states that Meyer continued working until 1941 (**Exhibit G**); and
- H. A transcript of an interview with Louise Holler Craddock, the daughter of Wesley Holler, Mendel Meyer's partner, who has first-hand knowledge that Mendel Meyer continued to work during the late 1930s and early 1940s (**Exhibit H**).

7. **Applicant's Response to Historical Resources Assessment Prepared for Owner by PCR Services**

We have reviewed the Historical Resources Assessment prepared by PCR Services Corp. for Elisa Paster, the lawyer for the property's owner. In addition to the points made above concerning PCR's application of the various federal, state and local criteria for historic designations, we feel it is necessary to point out several inaccuracies and missing information in the PCR report.

A. **Mendel and Mabel Meyer Lived in the Buildings for 19 Years, From 1936 Until Their Deaths in 1955.**

The PCR report concedes that City directories establish that Mendel and Mabel Meyer lived in the buildings continuously between 1936 and 1942, and that Mendel Meyer owned the buildings until at least 1948, when he took out a building permit for an addition to the South Building. (PCR at 23.) However, the PCR report implies that evidence is lacking that the Meyers continued living in the buildings after 1942. In fact, additional first-person evidence recently made available indicates that the Meyers lived in the buildings until they both died in 1955.

On July 24, 2015, Steve Luftman had a telephone conversation with Daphne Myrick Ireland. The notes of this conversation are attached. (**Exhibit D.**) Ms. Ireland is Mabel Meyer's granddaughter by a previous marriage, and thus is essentially Mendel Meyer's "step-granddaughter." She was born in 1936, the year that the first building was constructed.

Ms. Ireland readily recalled the Flores apartments, and said that when she was a young girl and then a teenager (which would have been through the early 1950s), her family would visit the apartments occasionally to see her grandparents. She said that Mendel and Mabel lived there for as long as she could remember, and continued living at the building through 1955, when they both died. She said that although Mendel Meyer may have lived briefly in Santa Barbara just before his death, the couple essentially "never left the courtyard apartments."

B. **Mendel Meyer Retired in 1941, Not in 1936.**

A central flaw in the PCR report is its assumption that Mendel Meyer retired from Meyer & Holler in 1936, the year he built the first of the nominated buildings, when he was only 61 years old. (PCR at 17.) Based on this assumption, PCR concludes that while Mr. Meyer was clearly a locally important person, the 1936 and 1939 buildings were not "linked to ... the productive life" of Mr. Meyer, but only with his retirement years. (PCR at 41, 55). However, recent evidence establishes that this is not true. Once the PCR report is stripped of the essential assumption that Mr. Meyer's "productive life" was over by he began living in the nominated buildings, the report loses much of its force.

The source PCR cites for Mendel Meyer's 1936 retirement date is Mr. Meyer's obituary in the *Los Angeles Times*, which was published upon his death 19 years later, in 1955. That obituary is Exhibit 20 to the original applications. As it turns out, the obituary is simply incorrect in stating the date of Mr. Meyer's retirement. In fact, as various pieces of evidence all attest, Mr. Meyer continued his practice until 1941. Therefore, far from being unrelated to Mr. Meyer's "productive life," the nominated buildings were his residence for the final 5 years of his productive life and during the last phase of his work.

The original applications correctly stated that Mr. Meyer continued his practice until 1941, citing as their source the Certificate of Dissolution for Meyer and Holler, which is on file with the California Secretary of State's office. (See **Exhibit E**, Certificate of Dissolution of Meyer & Holler, a California Corporation, dated April 15, 1941.)

Although the Certificate of Dissolution should be sufficient in itself to establish the actual retirement of Mr. Meyer in 1941, the date is also confirmed by numerous other recently-discovered pieces of evidence, including the following:

1. **Directory of 37 Projects Built by Meyer & Holler Between 1936 and 1941.**

In addition to the nominated buildings and two other buildings on adjacent parcels owned by Wesley Holler during the late 1930s, the Meyer & Holler firm built numerous other buildings during the 1936-1941 period, which was the last phase of Mendel Meyer's career and coincides with the first five years that Meyer and his wife Mabel were living in the nominated buildings. Many of these structures are still standing today.

Unfortunately, it is impossible to search the City of Los Angeles archives for individual building permits using merely the name of the builder or contractor. Rather, such permits must be searched by street address. Building permit records for other surrounding cities in which Meyer & Holler practiced during the late 1930s, such as Burbank and Long Beach, are even more difficult to research. However, Steve Luftman did determine that limited records are available by review of physical volumes of the publication *Southwest Builder and Contractor*. Accordingly, he painstakingly reviewed 5 years of volumes of this publication at the UCLA Young Research Library, and then cross-referenced the listed properties with tract maps and, where available, street-level photographs.

A table depicting the 37 projects discovered during exhaustive research, and numerous modern-day photos taken either taken by Steve Luftman or available elsewhere on the internet, is attached as **Exhibit B**. In addition, 15 individual building permits which could be obtained from the City of Los Angeles is attached as **Exhibit C**. Each of these permits reflects "Meyer & Holler" as the contractor and, in most cases, George Fosdyke as the engineer.

The buildings constructed by Meyer & Holler during the 1936 to 1941 time period include several single family residences, some of them modest and others quite spectacular. There is also a church in Lakewood, several commercial structures, and numerous multi-family dwellings similar to the ones built for Mendel Meyer and Wesley Holler on N. Flores Street. Several of these buildings reflect the Monterey Revival and Minimal Traditional styles that are also reflected in the nominated buildings.

Southwest Builder and Contractor does not pretend to be an exhaustive source for all of the buildings by a particular builder during the late 1930s, or any other period. Accordingly, this directory of 37 projects is a partial (but by no means complete) list of Meyer and Holler's work during the late 1930s and early 1940s. In any event, it should put to rest any speculation that Meyer and Holler were not actively building during that time.

2. **First-Person History by Wesley Holler.**

Steve Luftman recently discovered an 8-page typed history of Meyer & Holler, which was written by Wesley Holler himself in 1968 (**Exhibit F**). This history confirms that Mendel Meyer himself actively participated in his design/build partnership with Mr. Holler until 1941, when the onset of World War II forced him to retire.

The 8-page history was provided with some other documents about Mr. Holler's family and the Meyer & Holler firm to Jane Reifer in approximately 2005, in connection with her work on an application to place the Fox Theater in Fullerton (a Meyer and Holler building) onto the National Register. According to Ms. Reifer, the source of the documents was Louise Holler Craddock, Wesley Holler's daughter. Ms. Reifer recently provided these documents to applicant Steve Luftman in connection with his work on these applications.

The 8-page typewritten history is written by Mr. Holler in the first person, referring to Holler's father (the original partner of Mendel Meyer) repeatedly as "Pop". After describing the history of the original Meyer and Holler firm and some amusing and quite illuminating anecdotes about Mr. Meyer and the firm's clients, Mr. Holler discusses the disastrous litigation with King Vidor, which bankrupted the original Meyer and Holler in 1932. He then recalls:

"Needless to say, we lost everything. Mendel Meyer and I then started up a new Meyer & Holler. We were again back in the residential building with some commercial thrown in. Mr. Meyer and I carried on until the start of World War II – he decided to retire so we closed out."

In addition to the first-person account from Mr. Holler, Ms. Reifer supplied us with a one-page history of Meyer & Holler, which was prepared by Louise Holler Craddock, the daughter of Wesley Holler, and which concludes with the following statement: "In 1929,

Wesley C. Holler, Sr. joined with Mendel Meyer and started a new Meyer & Holler company. They designed and built residential and some commercial buildings until the start of World War II.” (**Exhibit G.**)

The 8-page first-person account by Mr. Holler is also important because it gives a glimpse into Mendel Meyer’s talents and personality, and his all-star clients. One anecdote describes a visit by Meyer to the home of Edward L. Doheny, a prominent oil tycoon who was one of Meyer’s clients:

MM was a natural architect. He could solve problems almost instantly. He could also draw upsidedown so the client could see the plan evolve right side up. At the appointed time MM showed up with drawing board, T square, etc., etc. Mr. Doheny took him into the den and said, “We will work here on my desk. Mrs. D and I will be out in the garden and you can call us to come in when you wish.” MM said, “That is not the agreement. You are to give me two hours and that means that both of you will sit across the desk from me while I draw.” At the end of the two hours, the plan was completed to everyone’s satisfaction. This was the start of a long relationship with the Dohenys. One result – the construction of his office building on Flower and Olympic in Los Angeles.

Finally, the Holler account confirms what the application inferred from a wealth of other evidence: That in addition to bankrupting his company, the Great Depression devastated Mendel Meyer’s personal resources. The account states:

“At the time of the Long Beach earthquake [March 10, 1933], Meyer was driving an old second hand Pontiac. This was during the dark depression days of the thirties which changed the wealthy M & H to zero. On his way home he noticed his car ran much worse than usual. He could hardly keep it on the road. He passed a small pasture with a cow – her legs planted wide apart and an expression of fear on her face. Not until he got home did he find out that he had been driving through the worst quake Southern California had to offer.”

Of course, it is highly unlikely that Mr. Meyer would be driving an old second-hand Pontiac in 1933, having been “reduced to zero” by the Depression, and then be sufficiently wealthy to retire just three years later in 1936. Thus, it is no surprise that Meyer and Holler continued working until 1941, when World War II put a halt to new development.

3. **Interview With Louise Holler Craddock, Daughter of Wesley Holler.**

On August 21, 2015, Steve Luftman interviewed Louise Holler Craddock, the daughter of Mendel Meyer's partner, Wesley Holler. A transcript of this interview is attached. (**Exhibit H.**) Ms. Craddock was born in 1929 and is now 86 years old. She clearly recalled that Mendel Meyer continued working until 1941, and only stopped then because World War II forced the business to shut down. Here is an excerpt:

Luftman: Had Mendel had retired in 1936?

Craddock: That isn't true, he didn't retire. They were still in operation up until World War II. ... Right around when they bombed Pearl Harbor the government shut down all building. There was no building allowed unless the government approved it. They were forced to shut down, because they couldn't get supplies.

Luftman: And Mendel worked up until that point?

Craddock: Yes, and that's when he retired. That's when they quit and closed the office down.

C. **The Alterations to the Buildings are Inconsequential for Purposes of Historic Designation, And in Some Cases They Never Happened.**

PCR points that the nominated buildings are "typical of the many small-scale Garden style apartment complexes that appeared in Los Angeles and throughout Southern California from the Depression-era 1930s through the 1950s." It then goes on to say that in the case of small garden apartments like the nominated buildings, the threshold for considering alterations for purposes of the City's Cultural Heritage Ordinance is more forgiving than it might be for other types of buildings.

Specifically, in evaluating the application of the City's ordinance to the buildings, PCR sets forth various "Integrity Considerations" for the evaluation of potential historic resources, citing to the various portions of Survey LA's Los Angeles Historic Context Statement Outline, prepared in 2013-14. (PCR at 29-30.) The report includes numerous Integrity Considerations applicable to garden apartments in particular. Several of these persuasively argue for the designation of even heavily altered garden-style buildings, including the following:

- Extant garden apartments are relatively rare, therefore a greater degree of alteration or fewer character-defining features may be acceptable

- Original landscaping may have been altered or removed; central pool may have been fill[ed] in/paved over
- Replacement of some windows may be acceptable if the openings have not been changed or resized
- Security bars may have been added

Despite these points, the PCR report attempts to create a general aura of loss of integrity at the nominated buildings. It emphasizes various alterations, including “room additions, window alterations, balcony additions and removals, and an obstructive front metal fence.” (PCR at 1.) However, as it turns out, the alleged balcony removals and balcony additions probably never happened. Moreover, even if they did, these and other alterations discussed by PCR are either of the period, reversible, and/or inconsequential. The alterations are discussed in turn below:

1. Room Additions.

Although the PCR report refers to a permit for a “room addition” issued in 1980,² the only room addition actually constructed at the nominated buildings is a 1948 addition to the South Building, which effectively added a fifth small apartment to that structure, probably in response to the severe housing shortage brought on by World War II, which had just concluded. PCR contends that this addition “has significantly compromised [the South Building’s] integrity of design, workmanship, feeling and association.” (PCR at 38.) However, the addition was constructed by Mendel Meyer himself, in the Minimal Traditional style of the original building, and just 9 years after the construction of the original building in 1939, during the period of significance. The addition is also located at the rear of the courtyard elevation rather than at the primary street elevation, so it is generally not experienced by anyone except the building’s residents and their guests.

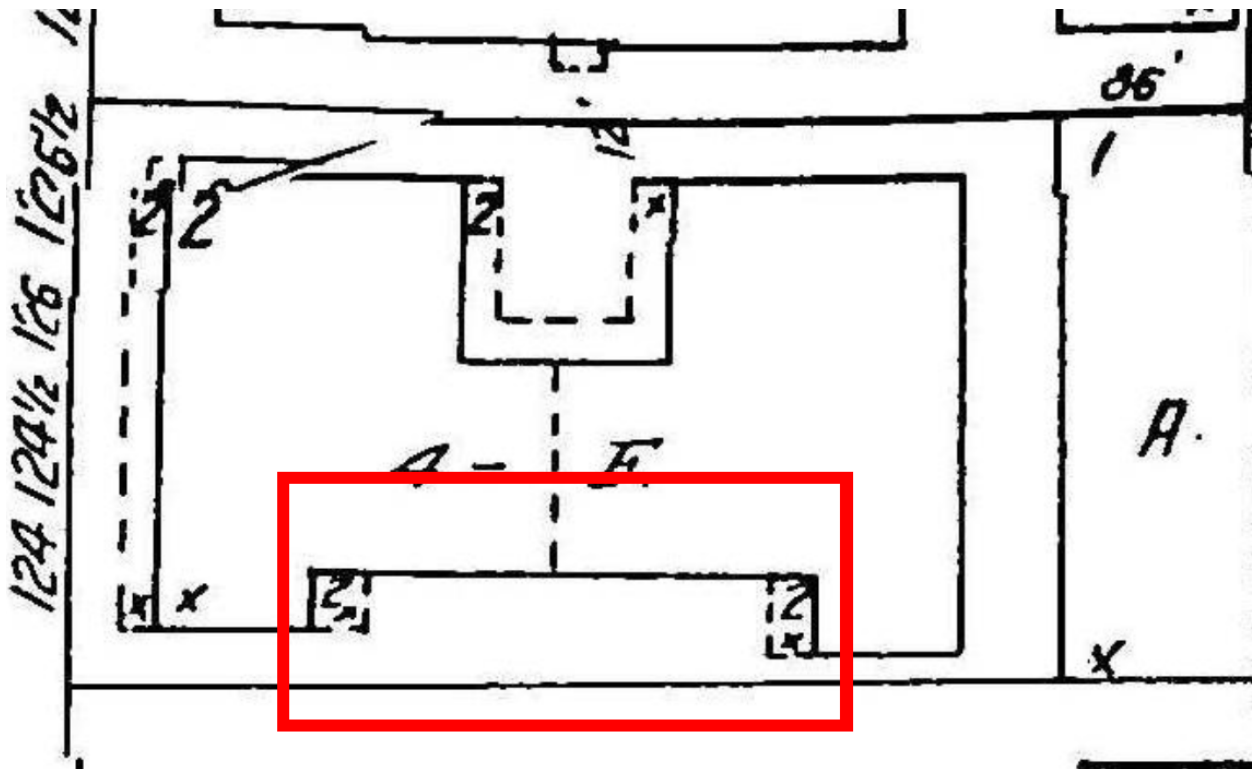
2. Window Alterations.

PCR points out that some – though by no means all or even most – of the windows on the buildings have been replaced with more modern forms of windows, including sliding and jalousie windows. Yet even where windows have been replaced, none of the window openings has been altered in any way. Therefore, casement windows similar to the original windows can easily be fabricated and reinstalled at any time.

² The PCR report states that “A permit filed in 1980 shows two large additions to unit 124½ in the North Building.” (PCR at 22.) The report attaches the permit for these additions in the last two pages of Appendix D. However, there is no evidence that the work was ever done. In fact, the 1951 Sanborn Map, included in the PCR report, predates the 1980 permit by 29 years, and both the applicants and PCR agree that the Sanborn Map accurately reflects the present footprint of the building.

3. Balcony Removals.

The PCR report contends that two balconies were removed from the North Building. It is simply incorrect on this point. The evidence PCR cites for this contention is not a historic building permit or photograph of the North Building, but rather, a 1936 Sanborn Fire Insurance Company Map (updated in 1951) which depicts the footprint of the building. (PCR at 22.) As is typical for Sanborn Maps, the map does not label the two purported balconies as such, but merely indicates that two square structures exist on the exterior of the building, in two locations facing each other within the courtyard.



PCR assumes that these structures must have been balconies. In fact, the structures are raised concrete planters, which still exist to this day. A photo exhibit showing these planters and their context, keyed to the locations on the Sanborn Map, are attached as **Exhibit I**.

As the photos clearly indicate, the design of the upper floors in both areas – with original windows located at waist height, and no conceivable access to a balcony – is such that it is extremely unlikely there were ever balconies in these locations.

4. **Balcony Addition.**

The PCR report contends that a new balcony has been added to the South Building. As with the purported “removed” balconies” on the North Building, (which are actually just existing planters), the evidence that the report cites for this contention is not a historic building permit or photograph of the South Building, but rather, the same 1951 Sanborn Map.

Initially, it would appear that PCR’s reliance on a single Sanborn Map for evidence that a particular balcony is an alteration is inappropriate. There are no agreed-upon standards for the creation of such maps, and it is difficult to know what sorts of controls were in place at any time, much less at a particular time more than 60 years ago, to ensure accurate results. However, without speculating unduly, it may very well be that this balcony was omitted from the Sanborn Map either due to the inadvertence of the Sanborn inspector who visited the site for the 1951 version of the map, or even pursuant to a practice by the inspector to not include balconies in his or her observations. (In fact, it should be noted that while the 1936 Sanborn Map may depict a balcony on the North Building, the practice of the inspector updating the maps 15 years later, in 1951, may have been entirely different.)

In any event, regardless of what the Sanborn Map says, the physical evidence at the site indicates that the balcony is original to the building or, if it was an alteration, that it was added soon after the building was completed, and probably by Mendel Meyer himself.

A photo exhibit showing the balcony and its context, keyed to the location on the Sanborn Map, is attached as **Exhibit J**. The balcony is at the front (west elevation) of the South Building. Although supported by a somewhat more modern wooden structural support, which is painted white, other than this the balcony is well integrated into the building, and is underlain by decorative corbels very similar to the ones elsewhere on the building and completely consistent with the Minimal Traditional design with Monterey Revival influences.

Importantly, the balcony is accessed by a door which contains unusual horizontal-paned windows that are very similar to windows elsewhere on the original building. The door also features hardware that is clearly of the period. This evidence strongly indicates that the door (and thus the balcony) were designed by the original builder, and that they were either part of the original building or were installed soon afterward, probably by Mendel Meyer himself.

There is another reason why it is doubtful that the subject balcony was an alteration. Creating an entirely new doorway opening leading to a new balcony after construction of the original building would have required substantial construction and a new building permit. Yet there is no such permit on file with the City – even though, as the ample evidence supplied by PCR shows, Mendel Meyer and subsequent owners of the buildings over the years routinely obtained building permits for even the most minor alterations.

Perhaps most importantly, even if the balcony was an alteration, it certainly does not undermine the historic character of the South Building as experienced by the average person viewing it. To the contrary, the balcony is so in keeping with the building's design that the average viewer would be blissfully unaware that it is an alteration at all.

5. Front Metal Fence.

There is an approximately 3-1/2 foot tall metal fence at the front property line, along the sidewalk. PCR contends that this "small decorative metal fence encompassing the property compromises [each building's] relationship with its surroundings resulting in an erosion of its integrity of design, feeling, and association." (PCR at 38, 49.) Of course, neighbors and tenants would welcome the removal of this "small decorative fence," something that can be accomplished in an hour or two. Until that happens, the existence of the fence is not a legitimate argument against the designation of the property as an HCM.

6. Other Alterations.

The PCR report makes note of alterations such as repaired cracks in exterior stucco and in-kind replacement of asphalt roof shingles. (PCR at 31, 38.) These alterations are not substantial, are in fact simply routine maintenance, and do not bear on the structures' historic significance. If they did, not a single building in the City of Los Angeles would be eligible for designation as an HCM.

PCR also says that "replaced light fixtures and door hardware further compromise the South Building's integrity." (PCR at 38.) However, PCR does not specify which light fixtures and door hardware have been replaced; much less does it provide an inventory of light fixtures or door hardware on either of the buildings. In fact, as detailed in the applications, virtually all of the exterior door hardware is original and many original light fixtures are extant throughout the property.

Elsewhere PCR refers to relatively minor changes to the interiors of the apartment units, including:

- **Page 35:** *"flooring in other areas of the apartments have been altered with carpeting or linoleum."* These alterations are easily reversible. Presumably future tenants would welcome the owner simply removing the carpet to expose original hardwood floors.
- **Page 35:** *"Architectural details like crown molding remain throughout the units, however some features, like baseboards (Figures 33 and 34) have been removed or*

altered.” There is no inventory of the missing/altered baseboards, but in any event they can be easily replaced.

- **Page 36** “*Figure 30. (Right) Renovated Kitchen*” The photo depicts renovations in one kitchen, including a new counter and backsplash. The unrenovated items in this kitchen include the original kitchen configuration, and original cabinetry from the 1930s, which is relatively rare in multi-family apartment buildings.
- **Page 36:** “*Figure 32. (Right) Bathroom with original tile work but updated fixtures*” The “updated” fixtures depicted in the photo include a glass shower door and a toilet. Gravity-flush toilets originally installed in these and other 1930s apartments are not to code and are illegal to maintain. Therefore, they have been replaced throughout the City.

The various alterations to the interiors identified by PCR are, on the whole, inconsequential. Indeed, these interiors are remarkably intact, especially for multi-family buildings that have housed dozens of different families over the last 75 years.

D. Even “Low Cost” Buildings Deserve Protection Under the City’s Ordinance.

The PCR report notes the \$15,000 cost of the North Building and the \$16,000 spent to build the South Building, and on this basis leaps to the conclusion that each of the buildings was “most likely intended to be a low-cost project resulting in an income producing investment property for the retired Mendel Meyer.” (PCR at 1,41,53.)

As discussed above, Mendel Meyer was far from being retired in 1936; he was just 61 years old and was in the active phase of his career. He continued building projects with his partner Wesley Holler for five more years, and only closed up shop because of World War II.

Moreover, \$15,000 was a great deal of money in 1936, and was more than the amount spent on all but the most luxurious single family homes of the period. Builder’s advertisements from the period offer to build 2-story, 7-room single-family homes for as little as \$3,000.00.

Finally, even if the nominated buildings could be fairly characterized as “low-cost projects,” it is not only expensive buildings that deserve preservation under the Cultural Heritage Ordinance. Many humble yet significant buildings have been designated as HCMs for the stories they tell, and many others can be found in the exhaustive work done by Survey LA throughout the City.

8. Conclusion.

The nominated buildings add greatly to the quality of life and character in this neighborhood. Just as they did in the 1930s for Mendel Meyer and his wife Mabel, they allow hard working Angelenos of limited means to have a grand apartment with all the comforts of a single family home.

The buildings reflect the Meyers' reduced means after the onset of the Great Depression, an experience that they shared with most Angelenos and most Americans. They also reflect Mendel Meyer's perseverance. Having lost the grand mansion on Normandie Avenue and the weekend retreat in Manhattan Beach, and having been reduced to riding in an old second-hand Pontiac, Mendel Meyer was not deterred: He reinvented himself and his company, and he kept on building.

Now, the most intact physical evidence of Mendel Meyer's life's work – his own home, his longest home, and his last home – is ready for its close-up. It should be declared a Historic-Cultural Monument.

Thank you for your kind consideration of this application.

Very truly yours,

A handwritten signature in blue ink, appearing to read "John A. Henning, Jr.", with a stylized, cursive script.

John A. Henning, Jr.

cc: Lambert Giessinger
Janet Hansen

Exhibit A
Neighborhood Council Committee Motion

MID CITY WEST COMMUNITY COUNCIL
PLANNING AND LAND USE COMMITTEE

MOTION

Approved at August 25, 2015 Committee Meeting

*Land Use Ch. 12
Mid City West
8/26/15*

PROJECT APPLICATION

118-126-1/2 N. Flores St. – CHC-2015-2491-HCM
Historic-Cultural Monument

The applicant seeks designation of the Mendel and Mabel Meyer Courtyard Apartments as a Historic-Cultural Monument in the city of Los Angeles.

Hearing Date: September 3, 2015

Staff Contact at the L.A. Department of City Planning: Shannon Ryan, (213) 978-1192, shannon.ryan@lacity.org

MOTION:

WHEREFORE, the buildings at 118-126 ½ N. Flores Street were built by master builders Meyer & Holler for Mendel Meyer and his wife Mabel, and Mr. Meyer was a principal of Meyer and Holler, Inc., a firm that is recognized as one of the most prolific designers and builders on the West Coast during the 1920s and 1930s, with work including Grauman's Chinese Theatre, the Egyptian Theater, the Charles Chaplin Studios, and the Getty House, all four of which are already designated Historic-Cultural Monuments; and

WHEREFORE, the buildings served as the Meyer's family home for almost 20 years, from the time the first structure was built in 1936 until both Mendel and Mabel died in 1955; and

WHEREFORE, Mr. Meyer continued working until 1941, and these buildings represent the latter phase of his career and his firm's work; and

WHEREFORE, the buildings reflect the Meyer's reduced means after the onset of the Great Depression, an experience that they shared with most Angelenos and most Americans; and

WHEREFORE, the buildings are an excellent example of late 1930s courtyard apartments and are contributors to SurveyLA's Beverly Square Multi-Family Residential Historic District, a 95% intact late-1930s subdivision; and

WHEREFORE, the boundary for Beverly Square is relatively small given rapid recent demolition, the subject property is critically situated near the center of this historic district, and its demolition would further erode the historic district and could render this area ineligible for historic designation; and

WHEREFORE, Historic-Cultural Monument designation would provide greater protection for the subject property and the opportunity to pursue financial incentives for its rehabilitation, including the Mills Act Historical Property Contract Program, which would provide potential property tax reduction and an incentive to reverse minor alterations; and

WHEREFORE, the buildings help to tell the story of the nation, the city of Los Angeles, and of the lives of people recovering from the depths of the Great Depression, and track the rise, fall and redemption of an important person in our City's history;

The MCWCC supports the designation of the Mendel and Mabel Meyer Courtyard Apartments as a Historic-Cultural Monument.

The committee voted 5 Yeas (Ravi Bhatia, Liza Gerberding, Keith Nakata, Shane Swerdlow, Rosalie Wayne), 0 Nays, 0 Abstentions. Motion passed.

Exhibit B
Directory of Meyer & Holler Buildings, 1936-1941

1936

Records of 7 completed buildings found in Southwest Builder and Contractor

Completion Date	Owner address	Building address/cost	Current State	Current Photo
1936-02-07	Hopkins, Robert, 4409 Pepperwood Ave, Lakewood Village, Long Beach (own)	bldg. lot 23 blk A, Tr. 10868 (4409 Pepperwood Ave, Lakewood Village, Long Beach)	[Exists]	
1936-03-19	Hudson, Lynn and Frank Stephens, Lakewood Village, Long Beach (own)	bldg. W. 1/2 N. W. 1/4 of s. W. 1/4 of lot 11, Tr. 9265	[Don't know if it exists]	
1936-03-19	Consigny, Jancie Anita, by Anita B. Consigny, guardian, 10565 Fontenelle Way (own)	bldg. parcel 41-A as shown on map of Bel-Air Canyon Estates, being a pt. of lot P of Bel Air (10565 Fontenelle Way) \$10000 (City of Los Angeles building permit attached)	[Exists]	



Completion Date	Owner address	Building address/cost	Current State	Current Photo
1936-06-17	Trauger, Basil H. 4531 Greenmeadow Rd, Lakewood Village, North Long Beach (own)	lot 18, blk. G, Tr. 9832 (4529 E. Greenmeadow Rd, Lakewood Village, North Long Beach)	[Exists]	
1936-09-11	Meyer, Mendel, 306 N. Vermont (own)	bldg, lot 79, Tr. 10389 (124 N. Flores St.) \$15000 (City of Los Angeles building permit attached)	[Exists, HCM applied for]	
1936-09-25	Ordemann, Mrs. Fred, 4448 Pepperwood Ave. (own)	bldg. lot 1 blk. B, Tr. 10868 (4458 Pepperwood Ave.)	[Exists]	

Completion Date	Owner address	Building address/cost	Current State	Current Photo
1936-12-23	Marguerite C Davis, 773 Stradella, Bel-Air (own)	bldg lot 3, blk 2 Tr 9745 (773 Stradella, Bel-Air) \$15000 (City of Los Angeles building permit attached)	[Exists]	



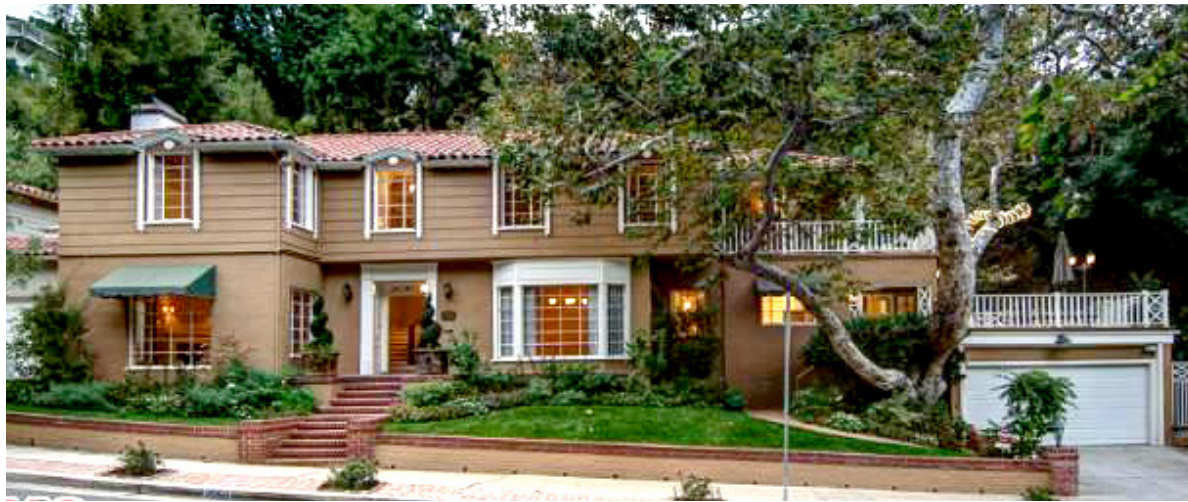
1937

Records of 9 completed buildings found in Southwest Builder and Contractor

Completion Date	Owner address	Building address/cost	Current State	Current Photo
1937-01-29	Wesley C. H. Holler 306 N. Vermont (own)	lot 81, Tr10389 (112 N. Flores St) \$20000 (City of Los Angeles building permit attached)	[Exists]	
1937-04-23	Will R and Lucille C. Sadler 4150 Annapolis Rd, Lakewood Village, Long Beach (own)	lot 3 blk B, Lakewood Country Club Estates (4150 Annapolis Rd, Lakewood Village, Long Beach)	[Exists]	
1937-09-15	Earl S Hays, 1121 N Las Palmas Ave (own)	lot 16, blk B, Strong & Dickens Hollywood High School Tr (Print shop 1119-1121 N Las Palmas Ave) \$7250 (City of Los Angeles building permit attached)	[Exists]	
1937-09-15	Herbert W and May I Monahan, 4501 Blackthorne, Lakewood Village, Long Beach (own)	bldg lot 7, blk A, Tr 10868 (Cerritos Ave (Now Lakewood Blvd) Lakewood Village, Long Beach)	[Appears to be demolished]	

Completion Date	Owner address	Building address/cost	Current State	Current Photo
1937-08-09	Herbert Wm Monahan, 4501 Blackthorne, Lakewood Village, Long Beach (own)	bldg lot 11, blk B, Tr 11108 4501 Blackthorne, Lakewood Village, Long Beach	[Exists]	
1937-11-10	Marian G Holler, 420 N Las Palmas Ave (own)	lot 82, Tr 10389 (106 N Flores St.) \$19200 (City of Los Angeles building permit attached)	[Exists]	
1937-11-23	Walter Miller Clark Memorial Church 4501 Sunfield Ave, Lakewood Village, Long Beach (own)	lot 11 blk G, Tr11108 ((Now, the Lakewood Village Community Church) 4515 Sunfield, Long Beach, CA 90808)	[Exists]	
				

Completion Date	Owner address	Building address/cost	Current State	Current Photo
1937-12-22	Walter W Fifield, 2058 Outpost Dr (own)	lot 11, Tr 10853 (2058 Outpost Dr) \$10000 (City of Los Angeles building permit attached)	[Exists]	



Completion Date	Owner address	Building address/cost	Current State	Current Photo
1937-12-22	Wm and Shirley V N Nico-demus, 1931 Watson St, Glendale (own)	Lot 9 Tr 8072, Glendale (1927 Hampton Ln, Glendale, (Was 1931 Watson Dr., Glendale)	[Current house built in 1947]	

1938

Records of 9 completed buildings found in Southwest Builder and Contractor

Completion Date	Owner address	Building address/cost	Current State	Current Photo
1938-01-03	J A Somers, 3428 E 1st St, Long Beach (own)	lot 24, Tr 11204, Ro Santa Anita, Foothill Section (957 Hampton Rd Arcadia)	[Exists]	
1938-01-04	Lester S and Helen F Timmins, 1535 Ensley Ave (own)	lot 8 blk 2, Tr 9616 (260 Loring Ave, Holmby Hills) \$11000 (City of Los Angeles building permit attached)	[Exists]	



Completion Date	Owner address	Building address/cost	Current State	Current Photo
1938-03-04	Minnie Amelia Troeger, Robinson Hotel, Long Beach (own)	2 apartment bldgs, lots 24 and 23, blk D, Tr 10914 (5117-5119, 5121-5123 E. Carson St, Long Beach)	[Exists]	
1938-03-12	Eleanor K DeWitt, 2075 Watsonia Terrace (own)	bldg pt of lot 24 Tr 5574 (2075 Watsonia Terr) \$4395 (City of Los Angeles building permit attached)	[Exists]	
1938-05-19	Chas B Hopper, 10601 Chalon Rd, Bel-Air (own)	bldg lot 26, blk B, Tr 9832 (Office Building 4411 E Village Road, Long Beach)	[Exists]	
1938-06-15	Wm R and Zelomia A Moore, 2515 Glen Oak Dr (own)	bldg to 165, Tr 7101 (2515 N Park Oak Dr (was 2515 Glen Oak Dr) \$10000 (City of Los Angeles building permit attached)	[Exists]	
				

Completion Date	Owner address	Building address/cost	Current State	Current Photo
1938-08-06	Margeret N and E Kost Shelton 760 N Beverly Glen Blvd (own)	bldg pt of blk 26, Ro San Jose de Buenos Ayres (760 N Beverly Glen Blvd) \$13000 (City of Los Angeles building permit attached)	[Exists]	



Comple- tion Date	Owner address	Building address/cost	Current State	Current Photo
1938-09-08	Dorothy G Pearson 1315 Ramona Rd, Arcadia (own)	bldg lot 54, Tr 11215 (876 San Simeon Rd, Arcadia)	[Existing house from 1941]	
1938-11-10	Clifford L Snyder, 4612 Har- vey Way, Long Beach (own)	bldg E 60 ft of lot 4, blk I, Tr 9832 (4612 Harvey Way, Long Beach)	[Exists]	

1939

Records of 8 completed buildings found in Southwest Builder and Contractor

Comple- tion Date	Owner address	Building address/cost	Current State	Current Photo
1939-01-18	Wm Chas and Margaret Eichner, 3950 Sunswept Dr (own)	bldg lot 85, Tr 5896 (3950 Sunswept Dr, Studio City) \$5311 (City of Los Angeles building permit attached)	[Exists]	



Comple- tion Date	Owner address	Building address/cost	Current State	Current Photo
1939-02-24	Bridella H Gelhardt, 1555 N Hobart St (own)	bldg lot 24, blk E, Tr 5956 (4145 Sunnyslope Ave) \$5843	[Demolished 2012]	

Completion Date	Owner address	Building address/cost	Current State	Current Photo
1939-03-22	Daisy M and Edina C Newby, 627 N Spaulding Ave (own)	bldg lot 9, blk 3, Tr 11028 (11817 Bellagio Rd) \$7203 (City of Los Angeles building permit attached)	[Exists]	
				

Completion Date	Owner address	Building address/cost	Current State	Current Photo
1939-04-05	Hazel Rogers Thompson and Robert Thompson, 4914 Colfax Ave, North Hollywood (own)	bldg lots 13 and 14, Tr 11583 (6449 Peach Ave) \$7285 (City of Los Angeles building permit attached)	[Exists]	
1939-04-07	Wm C O and Suzanne G Smith, 17331 Nordhoff (own)	bldg S 1/2 of E 1/2 of SE 1/4 of SW 1/4 of Sec 24, T 2 N, R 16 W, SBB&M, of Ro Ex Mission de San Fernando, except E and S 30ft (17331 Nordhoff) \$15,500 (City of Los Angeles building permit attached)	[Exists]	
1939-06-03	Mendel Meyer, 306 N. Vermont (own)	bldg lot 80, Tr 10389 (118 N Flores St) \$16000 (City of Los Angeles building permit attached)	[Exists, HCM applied for]	

Completion Date	Owner address	Building address/cost	Current State	Current Photo
1939-11-16	Harlan E and Sarah J Davis, 1424 Irving St, Glendale (own)	bldg lot 22, Tr 11167, Glendale (1424 Irving St, Glendale)	[Exists]	
1939-12-01	Martha Acker 13828 Wed- dington St (own)	bldg lot 7, Tr 11047 (13828 Weddington St) \$5800 (City of Los Angeles building permit attached)	[Exists]	

1940

Records of 4 completed buildings found in Southwest Builder and Contractor

Completion Date	Owner address	Building address/cost	Current State	Current Photo
1940-01-02	Chas H and Ann Marie Schram, Jr, 5226 Maymount (own)	bldg lot 12, blk A, Tr 11596 (5226 Maymount)	[Exists]	
1940-02-26	Richard A Brandow 13318 Galewood St, (own)	bldg lot 27, Tr 9631 (13318 Galewood St, Sherman Oaks) \$7500 (City of Los Angeles building permit attached)	[Exists]	
1940-03-02	Arthur J and Martharose M Bode, 1510 Irving Ave, Glendale (own)	bldg lot 12, Tr 11167, Glendale (1510 Irving Ave, Glendale)	[Exists]	
1940-06-19	Claude D and Evelyn W Coats, 2929 Valley Heart Dr, Burbank (own)	bldg lot 10, and pt of lot 9, Tr 4409, Burbank (2929 Valley Heart Dr, Burbank)	[Exists]	



Exhibit C
Building Permits for Meyer & Holler Buildings, 1936-1939

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 Board of 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. Parcel 41A of Lot P of Bel-Air
as per Maps Book 113 - Pages 9-17

Tract.....

Location of Building 10565 Fontenella Way (put) } Approved by
 (House Number, and Street) City Engineer

Between what cross streets Approx 175' Ely of Stone Canyon Rd Deputy.

USE INK OR INDELIBLE PENCIL

- Purpose of building Residence Families Rooms
(Store, Residence, Apartment House, Hotel or any other purpose)
- Owner (Print Name) Miss J. A. Consequency Phone
- Owner's address 1208 Smithwood Drive Beverly Hills
- Certificated Architect None State License No. Phone
- Licensed Engineer None State License No. Phone
- Contractor Meyer & Haller State License No. 3175 Phone PR 9909
- Contractor's address 155 W. Washington Blvd.
- VALUATION OF PROPOSED WORK \$10,000.00
Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.
- State how many buildings NOW None on lot and give use of each. (Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 3x9 No. Stories 2 Height to highest point 25 Size lot 90 x 260
- Type of soil Loam Foundation (Material) Concrete Depth in ground
- Width of footing 16 Width of foundation Wall 8 Size of Redwood Sill 2 x 6
- Material Exterior Wall Frame Size of studs: (Exterior) 2 x 4 (Interior Bearing) 2 x 4
- Joists: First Floor 2 x 6 Second floor 2 x 10 Rafters 2 x 4 Material of Roof Shingles
- 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 Meyer & Haller (Owner or Authorized Agent)

Plans Specifications and other data must be filed if required.

By Walter G. Haller

PERMIT NO. <u>19797</u>	FOR DEPARTMENT USE ONLY				Fee <u>33.00</u> Stamp here when Permit is issued OCT 28 1935 Inspector <u> </u>
	Plans and Specifications checked <u>M. A. Consequency</u>	Zone <u>R-1</u>	Fire District No. <u> </u>		
	Corrections verified <u>M. A. Consequency</u>	Bldg. Line <u> </u>	Street Widening <u> </u>		
	Plans, Specifications and Application rechecked and approved <u>M. A. Consequency</u>	Application checked and approved <u> </u>	CLERK <u> </u>		
PLANS <u> </u>	For Plans Fee <u> </u>	Filed with <u> </u>	SPRINKLER Required <u> </u> Valuation Included <u> </u> Specified <u> </u>		

FOR DEPARTMENT USE ONLY			
Application.....	Fire District.....	Bldg. Line.....	Forced Draft Ventil.....
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)

REMARKS:

PLAN CHECKING

RECEIPT NO. 4430

VALUATION \$ 10000.00

FEE PAID \$ 20.00

Wall of garage is 2/3' below natural ground level therefore 3' side yard is waived

W.E. Smith

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 Board of 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. 3 Block 2

Tract 9745

Location of Building 773 Stradella Rd.
(House Number and Street)

Between what cross streets Towne Rd & Sarbonne

Approved by
City Engineer

[Signature]
Deputy.

WEST L. A. DISTRICT

USE INK OR INDELIBLE PENCIL

- Purpose of building Residence and Put. garage Families 1 Rooms 8
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) MRS. MARGUERITE DAVIS Phone
- Owner's address 40 306 N. Vermont
- Certificated Architect [Signature] State License No. Phone
- Licensed Engineer [Signature] State License No. Phone
- Contractor Meyer & Holler State License No. 7891 Phone
- Contractor's address 306 N. Vermont ave O.C.L.P.
- VALUATION OF PROPOSED WORK None (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$ 15,000.00
- State how many buildings NOW on lot and give use of each. None (Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 35 x 87 No. Stories 2 Height to highest point 34' Size lot x
- Type of soil Loam Foundation (Material) Conc. Depth in ground 12"
- Width of footing 16" Width of foundation wall 8" Size of redwood sill 2 x 6
- Material exterior wall Frame Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 6 Second floor 2 x 12 Rafters x Material of roof Shingle
- Chimney (Material) Size Flue x 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 Ordinance 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 Meyer & Holler
(Owner or Authorized Agent)

Plans, Specifications and other data must be filed if required.

By G.J.F.

PERMIT NO. <u>16341</u>		FOR DEPARTMENT USE ONLY <u>7263</u>		Fee <u></u>	
Plans and Specifications checked <u>[Signature]</u>		Zone <u>R1</u>	Fire District No. <u>11</u>		Stamp here when Permit is issued JUL -1 1936
Corrections verified <u>[Signature]</u>		Midg. Line <u>NC</u>	Street Widening <u>8'</u>		
Plans, Specifications and Application rechecked and approved <u>[Signature]</u>		Application checked and approved <u>[Signature]</u>			
For Plans See <u>[Signature]</u>		Required Valuation Included <u>SPRINKLER</u>		Inspected <u></u>	

FOR DEPARTMENT USE ONLY			
Application <i>Sublet</i>	Fire District	Bldg. Line	Forced Draft Ventil.
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 ten (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)	

REMARKS:

PLAN CHECKING

RECEIPT NO. *804*

VALUATION \$ *15,000*

FEE PAID \$ *25.00*

If a lot is subdivided and front or rear yard is required, there-fore plans as shown are O. K. under Sec. 12 of Yard Ord. 74,145.

BOARD OF CITY PLANNING COMMISSIONERS

By *L. J. Brown*

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 Board of 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. 82

Tract 10389

Location of Building 106-08-10 No. Flores St.
(House Number and Street)

Approved by
City Engineer

Between what cross streets 1st & Beverly

Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Apartment - Garage Families 3 Rooms 18
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Owner (Print Name) MRS. W. C. HOLLER Phone

3. Owner's address 306 N. Vermont Ave

4. Certificated Architect State License No. Phone

5. Licensed Engineer Geo. J. Forsdyke State License No. 4822 Phone MI 6538

6. Contractor Meyer & Haller State License No. 3175 Phone

7. Contractor's address 306 N. Vermont Ave. 19200. CAS.

8. VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$ 1500.00

9. State how many buildings NOW on lot and give use of each. None
(Store, Residence, Apartment House, Hotel, or any other purpose)

10. Size of new building 41 x 110 No. Stories 2 Height to highest point 23 Size lot 58 x 130

11. Type of soil Loam Foundation (Material) Conc Depth in ground 1'-0"

12. Width of footing 1-4 Width of foundation wall 8 Size of redwood sill 2 x 6

13. Material exterior wall Stucco Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4

14. Joist: First floor 2 x 6 Second floor 2 x 10 Rafters 2 x 4 Material of roof Shingles

15. Chimney (Material) Brick Size Flue 8 x 13 No. inlets each flue 1 Depth footing in ground 12"

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 Ordinance 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.

Plans, Specifications and other data must be filed if required.

Sign here Geo. J. Forsdyke
(Owner or Authorized Agent)

By J. H. W. Schuchert

PERMIT NO. 22581		FOR DEPARTMENT USE ONLY		Fee <u>60</u>	
Plans and Specifications checked <u>Permit</u>	Zone <u>R4</u>	Fire District <u>14</u>	Stamp here when Permit is issued		
Corrections verified <u>Examine</u>	Blg. Line <u>10</u> Ft.	Street Widening <u>14</u> Ft.	JUL -8 1937		
Plans, Specifications and Application rechecked and approved <u>Examine</u>	Application checked and approved <u>17/37</u> Clerk		Inspector <u>J. L. Owens</u>		
For Plans See	Filed with	SPRINKLER			

CERTIFICATE NO. 6070

FOR DEPARTMENT USE ONLY			
Application <i>JKD</i>	Fire District <i>JKD</i>	Bldg. Line <i>JKD</i>	Forced Draft Ventil
Construction <i>JKD</i>	Zoning <i>JKD</i>	Street Widening <i>JKD</i>	

(1) **REINFORCED CONCRETE**

Barrels of Cement.....

Tons of Reinforcing Steel.....

(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)

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

.....Street

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

(4) There will be an unobstructed passageway at least ten (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)

REMARKS: *Let's ok 11/10/11*

PLAN CHECKING

RECEIPT NO. *19510*

VALUATION \$ *11000.00*

FEE PAID \$ *25.00*

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 Board of Building and Safety Commissioners of the City of Los Angeles, through 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 entered into by 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 tract, 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. 8 Block 2

Tract 9616

Location of Building 260 Loring Ave
(House Number and Street)

Between what cross streets Sunset & Loring

USE INK OR INDELIBLE PENCIL

- Purpose of building Residence + Put. garage 2 car
(Store, Residence, Apartment House, Hotel, or any other purpose) Families 2 Rooms 2
- Owner (Print Name) Mr. Leslie S. Timmins Phone
- Owner's address 306 N. Vermont Ave.
- Certificated Architect None State License No. Phone
- Licensed Engineer Geo J. Goddyke State License No. 4822 Phone
- Contractor Meyer & Holler State License No. 18197 Phone
- Contractor's address 306 N. Vermont
- VALUATION OF PROPOSED WORK None (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$ 11,000 RPC
- State how many buildings NOW on lot and give use of each. None
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 45' x 90' No. Stories 2 Height to highest point 27 Size lot 82' x 110'
- Type of soil Loam Foundation (Material) Concr. Depth in ground 1' 0"
- Width of footing 18" Width of foundation wall 8" Size of redwood sill 2 x 6
- Material exterior wall Wood Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 6 Second floor 2 x 12 Rafters 2 x 4 Material of roof Shingle
- Chimney (Material) None Size Flue x 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 Ordinance 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 Geo J. Goddyke
(Owner or Authorized Agent)

Plans, Specifications and other data must be filed if required.

By

PERMIT NO. 27137	FOR DEPARTMENT USE ONLY				Fee <u>36.00</u> Stamp here when Permit is issued
	Plans and Specifications checked <u>Inspected</u>	Zone <u>R1</u>	Fire District No. <u>10</u>		
	Corrections verified <u>Inspected</u>	Old Line <u>None</u>	Street Widening <u>None</u>		
	Plans, Specifications and Application rechecked and approved <u>Inspected</u>	Application checked and approved <u>8/16/37</u> <u>Mark</u> Clerk			
PLANS <u>5/31/37</u>	For Plans See <u></u>	Filed with <u></u>	SPRINKLER Required <u>Yes</u> Valuation <u>Included</u>		Specified <u>Yes</u> No <u>No</u>
Inspector <u></u>					

FOR DEPARTMENT USE ONLY			
Application	Fire District	Bldg. Line	Forced Draft Ventil.
Construction	Zoning	Street Widening	
(1) REINFORCED CONCRETE		(2) The building referred to in this Application will be more than 100 feet from	
Barrels of Cement		 Street	
Tons of Reinforcing Steel		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.		(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.	
Sign here		Sign Here	
(Owner or Authorized Agent)		(Owner or Authorized Agent)	

REMARKS:

PLAN CHECKING

RECEIPT NO. 16103
VALUATION \$ 11,000.00
FEE PAID \$ 25.00

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 Board of 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. 11

Tract 10853

Location of Building 2058 Outpost Drive Approved by
(House Number and Street) City Engineer

Between what cross streets La Brea and Outpost Circle Deputy

USE INK OR INDELIBLE PENCIL

1. Purpose of building Residence & Garage Families 1 Rooms 8
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Owner (Print Name) MR & MRS WALTER W FIFIELD Phone

3. Owner's address 306 N. Vermont

4. Certificated Architect Geo J. Fordyce State License No. Phone

5. Licensed Engineer Geo J. Fordyce State License No. 4822 Phone 766538

6. Contractor Meyer & Haller State License No. 3721 Phone

7. Contractor's address 306 N. Vermont

8. VALUATION OF PROPOSED WORK \$10,000.00
(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon)

9. State how many buildings NOW on lot and give use of each. None
(Store, Residence, Apartment House, Hotel, or any other purpose)

10. Size of new building 30 x 80 No. Stories 2 Height to highest point 22 Size lot 80 x 130

11. Type of soil Loam Foundation (Material) Conc Depth in ground 1'-0"

12. Width of footing 1'-4 Width of foundation wall 8 Size of redwood sill 2 x 6

13. Material exterior wall Stucco Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4

14. Joist: First floor 2 x 6 Second floor 2 x 10 Rafters 2 x 6 Material of roof Tile

15. Chimney (Material) Brick Size Flue 8 x 13 No. inlets each flue 1 Depth footing in ground 1'-0

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 Ordinance 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 Meyer & Haller
Owner or Authorized Agent

By J. E. Mochel

Plans, Specifications and other data must be filed if required.

PERMIT NO. 23663	FOR DEPARTMENT USE ONLY 575				Fee. 33.00
	Plans and Specifications checked <u>Franklin 7/15/37</u>	Zone <u>R1</u>	Fire District No. <u>10</u>	Stamp here when Permit is issued JUL 16 1937	
	Corrections verified <u>Stallman</u>	Bldg. Line <u>110</u> Ft.	Street Widening Ft.		
	Plans, Specifications and Application rechecked and approved <u>Manning</u>	Application checked and approved <u>7/15/37 P. E. S. Clerk</u>			
PLANS <u>7/13/37</u>	For Plans See	Filed with	Inspector <u>W. H. Mochel</u>		

FOR DEPARTMENT USE ONLY			
Application <i>Worth</i>	Fire District <i>1</i>	Bldg. Line <i>1</i>	Forced Draft Ventil.
Construction	Zoning	Street Widening	
(1) REINFORCED CONCRETE		(2) The building referred to in this Application will be more than 100 feet from	
Barrels of Cement.....		Street	
Tons of Reinforcing Steel.....		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.		(4) There will be an unobstructed passageway at least ten (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)		Sign Here..... (Owner or Authorized Agent)	

REMARKS:

PLAN CHECKING

RECEIPT NO. *19577*

VALUATION \$ *10000.00*

FEE PAID \$ *20.00*

This lot is in a fullside sub-division and no front or rear yard is required.

BOARD OF CITY PLANNING COMMISSIONERS

By *L. F. Brinkman*

\$ 10,000 OK

I gave permit as side wall of garage adjacent to side lot line is over 2 1/3' underground. Railing on sun deck to be put back 3' from lot line.

L. F. Brinkman

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

900.5290

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 Board of 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. 24

Tract 5574

Location of Building 2075 Watsonia Terr.
(House Number and Street)

Approved by
City Engineer
[Signature]
Deputy

Between what cross streets N. of Milner Rd.

USE INK OR INDELIBLE PENCIL

1. Purpose of building RESIDENCE GARAGE Families 1 Rooms 4
(Store, Residence, Apartment House, Hotel, or any other purpose)
2. Owner (Print Name) ELEANOR K. DEWITT Phone
3. Owner's address 306 N. VERMONT
4. Certificated Architect [Signature] State License No. Phone
5. Licensed Engineer State License No. Phone
6. Contractor MEYER & HOLLER State License No. 3175 Phone MO 1124
7. Contractor's address 306 N. VERMONT
8. VALUATION OF PROPOSED WORK 4395.00
{Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.
9. State how many buildings NOW on lot and give use of each. 0
(Store, Residence, Apartment House, Hotel, or any other purpose)
10. Size of new building 37 x 40 No. Stories 2 Height to highest point Size lot 50 x 80
11. Type of soil Foundation (Material) Concrete Depth in ground 12"
12. Width of footing 16 Width of foundation wall 8 Size of redwood sill 2 x 6
13. Material exterior wall Stucco Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
14. Joist: First floor 2x10 Second floor 2x10 Rafters 2 x 4 Material of roof Composite
15. Chimney (Material) Brick Size Flue 13 x 13 No. inlets each flue 1 Depth footing in ground 12"

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 Ordinance 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 Meyer & Holler
(Owner or Authorized Agent)

By Jacob M. Anderson

Plans, Specifications and other data must be filed if required.

PERMIT NO. 39518	FOR DEPARTMENT USE ONLY <u>5075</u>				Fee <u>16.20</u> Stamp here when Permit is issued DEC -6 1931
	Plans and Specifications checked <u>[Signature]</u> 11/20	Zone <u>R1</u>	Fine District No. <u>100</u>		
	Corrections verified <u>[Signature]</u>	Bldg. Lias <u>200</u>	Street Widening <u></u>		
	Plans, Specifications and Application rechecked and approved <u>[Signature]</u>	Application checked and approved <u>[Signature]</u>			
PLANS <u>66/12/31</u>	For Plans See <u></u>	Filed with <u></u>	SPRINKLER Required <u></u> Specified <u></u>	Inspector <u>CHURCH - 15</u>	

OK to build over 50 ft. - easement

FOR DEPARTMENT USE ONLY			
Application <i>110</i>	Fire District <i>110</i>	Bldg. Line	Forced Draft Ventil.
Construction	Zoning	Street Widening	
(1) REINFORCED CONCRETE		(2) The building referred to in this Application will be more than 100 feet from	
Barrels of Cement <i>12</i>		Street	
Tons of Reinforcing Steel <i>1/4</i>		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.		(4) There will be an unobstructed passageway at least ten (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)		Sign Here (Owner or Authorized Agent)	

REMARKS:

PLAN CHECKING

RECEIPT NO. *17843*

VALUATION \$ *4395.00*

FEE PAID \$ *10.00*

This lot is in a hillside sub-division and no front or rear yard is required.

BOARD OF CITY PLANNING COMMISSIONERS

By

Must have 3 ft. side yards.

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 Board of 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. 7

BLOCK 3

Tract 11028

Location of Building 11817 Bellagio Road
(House Number and Street)

Between what cross streets Sepulveda & Moraga

USE INK OR INDELIBLE PENCIL

1. Purpose of building RESIDENCE - Garage Families 1 Rooms 6
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Owner (Print Name) DAISY M. & EDINA C. NEWBY Phone WA 0583

3. Owner's address 627 NO. SPAULDING, ART. 11

4. Certificated Architect None State License No. _____ Phone _____

5. Licensed Engineer None State License No. _____ Phone _____

6. Contractor MEYER & HOLLER State License No. 3175 Phone MO 1124

7. Contractor's address 306 NO. VERMONT, L.A.

8. VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$ 1203.05

9. State how many buildings NOW on lot and give use of each. NONE
(Store, Residence, Apartment House, Hotel, or any other purpose)

10. Size of new building 44 x 44 No. Stories 1 Height to highest point 14 Size lot 60 x 160

11. Type of soil _____ Foundation (Material) CONCRETE Depth in ground 6"

12. Width of footing 12" Width of foundation wall 6" Size of redwood sill 2 x 6

13. Material exterior wall BRICK VENEER Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4

14. Joist: First floor 2 x 6 Second floor _____ Rafters 2 x 4 Material of roof SHINGLES

15. Chimney (Material) BRICK Size Flue 13 x 17 No. inlets each flue 1 Depth footing in ground 12"

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 Ordinance 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.

Plans, Specifications and other data must be filed if required. no ally

10-19-66

PERMIT NO. <u>38433</u>		FOR DEPARTMENT USE ONLY <u>7234</u>		Fee <u>24.90</u>	
Plans and Specifications checked <u>Finley 10/25/38</u>	Zone <u>R1</u>	Fire District No. <u>No</u>	Stamp here when Permit is issued		
Corrections verified <u>Parish</u>	Bldg. Line <u>No</u>	Street Widening <u>No</u>			
Plans, Specifications and Application checked and approved <u>10/26/66</u>	Application checked and approved <u>HHS/31</u>	Clerk <u>Harlow</u>			
For Plans See _____	Filed with _____	SPRINKLER Required <u>Yes</u> Specified <u>No</u>	Inspector _____		

DUPLICATE

FOR DEPARTMENT USE ONLY			
Application	Fire District	Bldg. Line	Forced Draft Ventil.
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 ten (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)

REMARKS: *Ag on 10/20/28*

PLAN CHECKING

RECEIPT NO. 23943

VALUATION \$ 7203

FEE PAID \$ 15

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 Board of 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. Part 10 & 26

Tract Rancho San Jose de Buenos Ayres

Location of Building 760 N. Beverly Glen Blvd. Approved by City Engineer
(House Number and Street)

Between what cross streets Greenland & Montclair Deputy.

USE INK OR INDELIBLE PENCIL

- Purpose of building Residence + Out Garage Families 1 Rooms -
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) Dr. & Mrs. E. East Shelton Phone -
- Owner's address 40 Meyer + Holler, 306 N. Vermont
- Certificated Architect None State License No. - Phone -
- Licensed Engineer Geo. J. Fosdyke State License No. 4822 Phone -
- Contractor Meyer + Holler State License No. 4817 Phone -
- Contractor's address 306 N. Vermont
- VALUATION OF PROPOSED WORK None including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon. 13,000⁰⁰
- State how many buildings NOW on lot and give use of each. None (Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 40 x 120 No. Stories 2 Height to highest point 2 Size lot 220 x 250
- Type of soil Loam Foundation (Material) Concrete Depth in ground 1' 4"
- Width of footing 16" Width of foundation wall 8" Size of redwood sill 2 x 6
- Material exterior wall Wood Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 6 Second floor 2 x 12 Rafters 2 x 4 Material of roof Shingle
- Chimney (Material) Brick Size Flue 7 x 7 No. inlets each flue - Depth footing in ground 1' 4"

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 Ordinance 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 Meyer + Holler (Owner or Authorized Agent)
By Geo. J. Fosdyke

Plans, Specifications and other data must be filed if required.
3-24-38

PERMIT NO. 8892		FOR DEPARTMENT USE ONLY		Fee <u>42.00</u>	
Plans and Specifications checked <u>W. H. Tarrant</u>	Zone <u>R1</u>	Fire District No. <u>No</u>	Stamp here when Permit is issued		
Corrections verified <u>W. H. Tarrant</u>	Blg. Lins <u>None</u>	Street Widening <u>No</u>	APR - 1 1938		
Plans, Specifications and Application rechecked and approved <u>Morris</u>	Application checked and approved <u>2/16/38</u>	Inspector			
For Plans See	Filed with	SPRINKLER			
		Required Valuation Included	Specified Val. - No		

FOR DEPARTMENT USE ONLY			
Application <u>WMT</u>	Fire District	Bldg. Line	Forced Draft Ventil.
Construction <u>WMT</u>	Zoning <u>WMT</u>	Street Widening	

(1) REINFORCED CONCRETE

Barrels of Cement

Tons of Reinforcing Steel

(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)

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

Street

Sign Here
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (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)

REMARKS: 3-24-38 Permit OK as plat plan shows that work to be done does not come within any portion of ground necessary for widening Berkeley Pl. Rd.
F.W. Golden
OK Jones

PLAN CHECKING

RECEIPT NO. 19522

VALUATION \$ 13000

FEE PAID \$ 21

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 Board of 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. 165

Tract 7101

Location of Building 2515 Blue Oak Drive.
 (House Number and Street)

Approved by
City Engineer

Between what cross streets Spring Oak & Park Oak.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Residence 1 Families 8 Rooms
2. Owner (Print Name) William R. Moore Phone Y04663
3. Owner's address 140 So. Fuller.
4. Certificated Architect none State License No. none Phone mi 6531
5. Licensed Engineer Geo J. Gadyke State License No. 011 Phone 0
6. Contractor Mayer & Holler State License No. 3175 Phone MO 1124
7. Contractor's address 306 N. Vermont
8. VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$ 10000 RPC
9. State how many buildings NOW on lot and give use of each. None (Store, Residence, Apartment House, Hotel, or any other purpose) odd shape lot
10. Size of new building 63 x 81 No. Stories 2 Height to highest point 28' Size lot x
11. Type of soil Rock Foundation (Material) Conc. Depth in ground 12"
12. Width of footing 16" Width of foundation wall 8" Size of redwood sill 2 x 6
13. Material exterior wall Plaster Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
14. Joist: First floor 2 x 6 Second floor 2 x 12 Rafters 2 x 4 Material of roof Shingles
15. Chimney (Material) Brick Size Flue x No. inlets each flue x Depth footing in ground 12"

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 Ordinance 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 Geo J. Gadyke
 (Owner or Authorized Agent)

Plans, Specifications and other data must be filed if required.

By no alley

PERMIT NO. <u>4368</u>	FOR DEPARTMENT USE ONLY 4927				Fee <u>3300</u> Stamp here when Permit is issued FEB 15 1938
	Plans and Specifications checked <u>Finley 2/14/38</u>	Zone <u>R1</u>	Fire District No. <u>no</u>	Street Widening No. <u>no</u>	
	Corrections verified <u>Finley</u>	Bldg. Line <u>no</u>	Application checked and approved <u>15/18 Stutz</u>	Clerk <u>SPRINKLER</u>	
	Plans, Specifications and Application rechecked and approved <u>Finley</u>	For Plans See <u>no</u>	Filed with <u>no</u>	Inspector <u>CH West 15</u>	

FOR DEPARTMENT USE ONLY			
Application <i>Shore</i>	Fire District <i>1</i>	Bldg. Line <i>1</i>	Forced Draft Ventil.
Construction	Zoning	Street Widening	
(1) REINFORCED CONCRETE		(2) The building referred to in this Application will be more than 100 feet from	
Barrels of Cement.....		Street	
Tons of Reinforcing Steel.....		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.		(4) There will be an unobstructed passageway at least ten (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)		Sign Here..... (Owner or Authorized Agent)	

REMARKS: *HC, Ex 1/10/88*

PLAN CHECKING

RECEIPT NO. *18899*

VALUATION \$ *10000.00*

FEE PAID \$ *20.00*

This lot is in a hillside sub-division and no front or rear yard is required.

BOARD OF CITY PLANNING COMMISSIONERS

By *J. M. Simon*

must have 3 ft. side yards

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 Board of 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:
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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. 24
Block E
Tract 5956
Location of Building 4145 Sunnyslope Ave
(House Number and Street)
Between what cross streets Ventura & Valley Vista

Approved by
City Engineer

USE INK OR INDELIBLE PENCIL

- Purpose of building RESIDENCE Families 1 Rooms 4
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) BIRDELLA H. GELHARDT Phone GP 9571
- Owner's address 1555 No. Hobart
- Certificated Architect None State License No. Phone
- Licensed Engineer None State License No. Phone
- Contractor Meyer & Holler State License No. 3175 Phone OK-W. 11124
- Contractor's address 306 No. Vermont 5543
- VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$ 5843
- State how many buildings NOW on lot and give use of each. None (Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 48 x 30 No. Stories 1 Height to highest point 14 Size lot 60 x 133
- Type of soil Foundation (Material) Conc. Depth in ground 6"
- Width of footing 12" Width of foundation wall 6" Size of redwood sill 2 x 6
- Material exterior wall Stucco Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 6 Second floor x Rafters 2 x 4 Material of roof Shingles
- Chimney (Material) Brick Size Flue 13 x 17 No. inlets each flue 1 Depth footing in ground 12"

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 Ordinance 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.

(Owner or Authorized Agent)

By

Plans, Specifications and other data must be filed if required.

PERMIT NO. <u>37337</u>		FOR DEPARTMENT USE ONLY <u>7340</u>		Fee <u>1980</u>	
Plans and Specifications checked	Zone <u>RI</u>	Fire District	No. <u>NO</u>	Stamp here when Permit is issued	
Correction verified	Blgd. L.A. <u>NO</u>	Street Widening	Yt. <u>NO</u>		
Plans, Specifications and Application rechecked and approved	Application checked and approved		Clk. <u>17438</u>		
For Plans See	Filed with	SPRINKLER		Inspector	
		Required Valuation Included		Specified Yes-No	

FOR DEPARTMENT USE ONLY			
Application <i>[Signature]</i>	Fire District <i>[Signature]</i>	Bldg. Line <i>[Signature]</i>	Forced Draft Ventil. <i>[Signature]</i>
Construction <i>[Signature]</i>	Zoning <i>[Signature]</i>	Street Widening <i>[Signature]</i>	

(1) **REINFORCED CONCRETE**

Barrels of Cement.....

Tons of Reinforcing Steel.....

(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)

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

.....Street

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

(4) There will be an unobstructed passageway at least ten (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)

REMARKS:

1st on Mar 10/31/38

*Valuation reduced to 5543 -
to exclude the cost of garage
[Signature]*

PLAN CHECKING

RECEIPT NO. *25143*

VALUATION \$ *5543*

FEE PAID \$ *150*

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:
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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. 85

Tract 5896

Location of Building 3950 Sunswept Dr. (House Number and Street)

Between what cross streets SWly of Ventura Blvd.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Residence Families 1 Rooms 5
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Owner (Print Name) Dr. Wm C. Erchner. Phone 778401

3. Owner's address 700 No. Fairfax

4. Certificated Architect Wm C. Erchner State License No. Wm C. Erchner Phone Wm C. Erchner

5. Licensed Engineer Wm C. Erchner State License No. Wm C. Erchner Phone Wm C. Erchner

6. Contractor Meyer & Holler. State License No. 3175 Phone 101124

7. Contractor's address 306 No. Vermont

8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) 5311.00

9. State how many buildings NOW on lot and give use of each None
(Store, Residence, Apartment House, Hotel, or any other purpose)

10. Size of new building 27 x 59 No. Stories 1 1/2 Height to highest point 22' Size lot 100 x 120

11. Type of soil Shale Foundation (Material) Conc. Depth in ground 12"

12. Width of footing 12" x 16" Width of foundation wall 6" x 8" Size of redwood sill 2 x 6

13. Material exterior wall Plaster Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4

14. Joist: First floor 2 x 6 Second floor 2 x 6 Rafters 2 x 4 Material of roof Shingle

15. Chimney (Material) Brick Size Flue 14 x 40 No. inlets each flue 1 Depth footing in ground 12"

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 Ordinance 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 Meyer & Holler
(Owner or Authorized Agent)

By Wesley Estelle

Plans, Specifications and other data must be filed if required.

FOR DEPARTMENT USE ONLY 1-1035				Fee <u>19.20</u>	
PERMIT NO. <u>33839</u>	Plans and Specifications checked <u>Wm C. Erchner</u>	Zone <u>11</u>	Fire District <u>16</u>	Stamp here when Permit is issued OCT 13 1918	
	Corrections verified <u>Wm C. Erchner</u>	Blkg. Line <u>14</u>	Street Widening <u>10</u>		
	Plans, Specifications and Application rechecked and approved <u>Wm C. Erchner</u>	Application checked and approved <u>10/13/18 Wm C. Erchner</u> Clerk			
PLANS <u>10/13/18</u>	For Plans Fee <u>10/13/18</u>	Filed with <u>10/13/18</u>	SPENCER Valuation included <u>Yes</u>	Inspector	

FOR DEPARTMENT USE ONLY			
Application <i>Flu</i>	Fire District <i>1</i>	Bldg. Line <i>1</i>	Forced Draft Ventil.
Construction	Zoning	Street Widening	

(1) **REINFORCED CONCRETE**

Barrels of Cement.....

Tons of Reinforcing Steel.....

(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)

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

Street

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

(4) There will be an unobstructed passageway at least ten (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)

REMARKS:

PLAN CHECKING

RECEIPT NO. *22599*

VALUATION \$ *5,314.00*

FEE PAID *15.00*

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:

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 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. 27

Tract VENTURA VISTA ESTATES TRACT 9631

Location of Building 13318 Galewood St.

Approved by
City Engineer

Between what cross streets Ely, Hill & Dixie Canyon

Deputy

USE INK OR INDELIBLE PENCIL

- Purpose of building Residence 1 Families 7 Rooms 7
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) RICHARD BRANDOW Phone 2550
- Owner's address 306 NO VERMONT
- Certificated Architect None State License No. Phone
- Licensed Engineer None State License No. Phone
- Contractor MEYER E. HOLLEK State License No. 3175 Phone 2411
- Contractor's address 306 NO VERMONT OK/PAK
- VALUATION OF PROPOSED WORK 7500
(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon)
- State how many buildings NOW on lot and give use of each. NONE
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 35 x 49 No. Stories 1 Height to highest point 16 Size lot 90 x 75
- Type of soil ADobe Foundation (Material) CONC. Depth in ground 6"
- Width of footing 12" Width of foundation wall 6" Size of redwood sill 2 x 6
- Material exterior wall PSIDING Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 6 Second floor 2 x 4 Rafters 2 x 4 Material of roof SHINGLES
- Chimney (Material) BRICK Size Flue 13 x 17 No. inlets each flue 1 Depth footing in ground 1'0"

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 Ordinance 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 Meyer & Hollek
(Owner or Authorized Agent)

By A. C. Burger

Plans, Specifications and other data must be filed as required.

PERMIT NO. <u>35223</u>		FOR DEPARTMENT USE ONLY		Fee <u>2550</u>	
Plans and Specifications checked	Cons. <u>R</u>	Fire District	No. <u>NO</u>	Stamp here when Permit is issued	
Corrected verified	Bldg. Line <u>NO</u>	Street Widening	Fe. <u>NO</u>		
Plans, Specifications and Application reviewed and approved	Application checked and approved		Clerk		
File Plans See	Filed with	SPRINKLER	Specified Yes-No	Inspector	

FOR DEPARTMENT USE ONLY

Application <i>[Signature]</i>	Fire District <i>[Signature]</i>	Bldg. Line <i>[Signature]</i>	Forced Draft Ventil.
Construction	Zoning	Street Widening	

(1) **REINFORCED CONCRETE**

Barrels of Cement 8

Tons of Reinforcing Steel 1/2

(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)

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

Sign Here
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (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)

REMARKS:

Handwritten notes and signatures in the remarks section.

PLAN CHECKING

RECEIPT NO. 31003

VALUATION \$ 7500.00

FEE PAID \$ 15.00

Handwritten signature: Brown

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:

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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. South 1/2 7th 1/4 45 E 1/4 9 S. W. 1/4 9 Section 24 Township 7 North
Range 16 West SBM 9 Ranch ex Mission de San Fernando in City
Tract of Los Angeles Co. 3 P.M. State of Calif. and more book 1 page 1
of State of Calif. records except San Bernardino Co. 17331
 Location of Building 17331 Northcott St.
 (House Number and Street)

Between what cross streets Belmont & Vinland

Approved by
City Engineer

Deputy

USE INK OR INDELIBLE PENCIL

- Purpose of building RESIDENCE Families 1 Rooms 12
 (Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) W. C. O. SMITH Phone OX 8919
- Owner's address 503 N. LINDEN, BEVERLY HILLS
- Certificated Architect NONE State License No. _____ Phone _____
- Licensed Engineer GEORGE FOSDYKE State License No. 4222 Phone VA 4845
- Contractor MEYER & HOLLER State License No. 3175 Phone MO 1124
- Contractor's address 306 NO. VERMONT AVE
- VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$1500
- State how many buildings NOW on lot and give use of each. NONE
 (Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 13.1 x 59 No. Stories 1 Height to highest point _____ Size lot 640 x 640
- Type of soil _____ Foundation (Material) CONCRETE Depth in ground 6"
- Width of footing 12 Width of foundation wall 6 Size of redwood sill 2 x 6
- Material exterior walls STUCCO Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 6
- Joist: First floor _____ Second floor _____ Rafters 2 x 6 Material of roof TILE
- Chimney (Material) BRICK Size Flue 3 x 17 No. inlets each flue 1 Depth footing in ground 12

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 Ordinance 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 W. C. O. Smith

(Owner or Authorized Agent)

Plans, Specifications and other data must be filed if required.

By Jack McDonald

PERMIT NO. <u>35566</u>		FOR DEPARTMENT USE ONLY		Fee <u>119.50</u>	
Plans and Specifications checked <u>10/14</u>	Zone <u>110</u>	Fire District No. <u>10</u>		Stamp here when Permit is issued	
Corrections verified <u>10/24</u>	Blg. Line <u>1</u>	Street Widening <u>1.0</u> Ft.			
Plans, Specifications and Application (checked and approved) <u>10/24</u>	Application checked and approved <u>10/24</u>		Inspector		
For Plans See <u>10/24</u>	Filed with <u>10/24</u>	Required Valuation Inclosure <u>10/24</u>	Specified <u>10/24</u>		

FOR DEPARTMENT USE ONLY			
Application	Fire District	Bldg. Line	Forced Draft Ventil.
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 ten (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)

REMARKS:

PLAN CHECKING

RECEIPT NO.

VALUATION \$

FEES PAID \$

25778
180.00
30.00

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 Board of 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. 13 & 14

Tract 11583

Location of Building 6449 Peach Ave.
(House Number and Street)

Between what cross streets Hamer & Victory

USE INK OR INDELIBLE PENCIL

- Purpose of building RESIDENCE & Garage Families 1 Rooms 8
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) ROBERT THOMPSON Phone MO 11124
- Owner's address 306 NO. VERMONT R.M. 210
- Certificated Architect W. H. H. State License No. _____ Phone _____
- Licensed Engineer W. H. H. State License No. _____ Phone _____
- Contractor MEYER & HOLLER State License No. 3175 Phone MO 11124
- Contractor's address 306 NO. VERMONT OK - W.P.
- VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.} 7285
- State how many buildings NOW on lot and give use of each. NONE
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 97' x 20' No. Stories 1 Height to highest point 20' Size lot 150' x 210'
- Type of soil _____ Foundation (Material) CONC. Depth in ground 6"
- Width of footing 12" Width of foundation wall 6" Size of redwood sill 2 x 6
- Material exterior wall STUCCO Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 6 Second floor _____ Rafters 2 x 4 Material of roof SHINGLES
- Chimney (Material) BRICK Flue 13 x 17 No. inlets each flue 1 Depth footing in ground 12"

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 Ordinance 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 Meyer & Holler
(Owner or Authorized Agent)
By Jack H. Thompson

PERMIT NO. 157 PLANS	FOR DEPARTMENT USE ONLY				No. <u>3490</u> Stamp here when Permit is issued JUN 10 1939
	Plans and Specifications checked <u>Starting</u>	Size <u>R-1</u>	Fld. District <u>NO</u>	No. <u>NO</u>	
	Corrections needed <u>None</u>	Std. L.S. <u>NO</u>	Sheet Withdrawing <u>NO</u>	Py <u>NO</u>	
	Plans, Specifications and Application rechecked and approved <u>Meyer</u>	Application checked and approved <u>13/39</u>			
Sec'd	By	By	By	By	Inspector

FOR DEPARTMENT USE ONLY			
Application	Fire District	Bldg. Line	Forced Draft Ventil.
Construction	Zoning	Street Widening	

(1) **REINFORCED CONCRETE**

Barrels of Cement

Tons of Reinforcing Steel

(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)

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

..... Street

Sign Here
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (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)

REMARKS:

12/27/38 186055

PLAN CHECKING

RECEIPT NO. *75246*

VALUATION \$ *7265.00*

FEE PAID \$ *15.00*

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 Board of 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. 7

Tract 11047

Location of Building 13828 Weddington St.

(House Number and Street)

Between what cross streets Matilija & Ranchito

Approved by
City Engineer

USE INK OR INDELIBLE PENCIL

- Purpose of building Residence & Garage Families 1 Rooms 6
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) Martha Acker Phone MO 11124
- Owner's address 306 No. Vermont Ave.
- Certificated Architect ✓ State License No. _____ Phone _____
- Licensed Engineer ✓ State License No. _____ Phone _____
- Contractor Meyer & Haller State License No. 3175 Phone MO 11124
- Contractor's address 306 No. Vermont Ave. 074/KRS
- VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$ 5800.00
- State how many buildings NOW on lot and give use of each None (Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 71 x 41 No. Stories 1 Height to highest point 15' Size lot 100 x 300
- Type of soil Loam Foundation (Material) Conc. Depth in ground 6"
- Width of footing 10" Width of foundation wall None Size of redwood sill 2 x 4
- Material exterior wall Plaster Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor None Second floor None Rafters 2 x 4 Material of roof Shingle
- Chimney (Material) Brick Size Flue 3 x 3 No. inlets each flue 1 Depth footing in ground 12"

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 Ordinance 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 _____

(Owner or Authorized Agent)

Plans, Specifications and other data must be filed if required.

By _____

PERMIT NO. 27575 PLANS <u>7/16/39</u>	FOR DEPARTMENT USE ONLY 7389				Fee <u>20.00</u> Stamp here when Permit is issued JUL 15 1939 Inspector _____
	Plans and Specifications checked <u>Charles T. H. 7/16/39</u>	Zone <u>R1</u>	Fire District <u>No.</u>	Bldg. Load <u>10</u> Ft.	
	Corrections verified <u>Crane</u>	Bldg. Load <u>10</u> Ft.	Street Widening <u>0</u> Ft.	Application checked and approved <u>7/16/39</u> <u>Bochen</u> Clerk	
	Plans, Specifications and Application rechecked and approved <u>W. H. H. 7/16/39</u>	For Plans See <u>7/16/39</u>	Filed with <u>7/16/39</u>	SPRINKLER Required <u>Yes</u> Specified <u>No</u>	

FOR DEPARTMENT USE ONLY			
Application <i>100</i>	Fire District <i>740</i>	Bldg. Line	Forced Draft Ventil.
Construction	Zoning	Street Widening	

(1) **REINFORCED CONCRETE**

Barrels of Cement.....

Tons of Reinforcing Steel.....

(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)

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

..... Street

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

(4) There will be an unobstructed passageway at least ten (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)

REMARKS:

5800⁰⁰ is the correct valuation for this house
PLAN CHECKING
RECEIPT NO. *29754*
VALUATION \$ *6750⁰⁰*
FEE PAID \$ *15⁰⁰*
By David H. McDonald
\$5800 is ok. - 1/4 per sq' - POC

Exhibit D
Interview with Daphne Myrick Ireland

Notes

Steven Luftman discussion with Daphne Myrick Ireland, granddaughter of Mabel Meyer, born 1936

July 24, 2015

On July 24, 2015, I had a telephone conversation with Daphne Myrick Ireland. These are my notes of that conversation.

Ms. Ireland said she is essentially Mabel Meyer's granddaughter by marriage, and thus is essentially Mendel Meyer's "step-granddaughter" by marriage.

Ms. Ireland was born in 1936 in Montecito, California. After her birth, her mother married Miles Gray, who was Mabel Meyer's son by a previous marriage, in 1947.

I started the conversation with Ms. Ireland by saying that I was working to save an apartment building built by Mendel and Mabel Meyer in Los Angeles.

She said, "Do you mean the courtyard building, near La Cienega?" I replied yes.

Ms. Ireland said that when she was a young girl and then a teenager, her family would visit the courtyard apartments occasionally to see Mendel and Mabel Meyer, whom she considered to be her grandparents. She said that Mendel and Mabel lived there for as long as she could remember, and continued living at the building through 1955, when they both died.

She also confirmed that her father, Miles Gray (who was Mendel Meyer's stepson) owned the California Hotel in Santa Barbara. When I told her that the *Los Angeles Times* reported in Mendel Meyer's 1955 obituary that Mr. Meyer had died in Santa Barbara and had lived in his son's hotel for the last few months of his life, she said that while this may have been true, she was sure that Mendel and Mabel Meyer essentially "never left the courtyard apartments" before their respective deaths in 1955.

-- Steve Luftman

Exhibit E
Certificate of Dissolution of Meyer & Holler

100127

CERTIFICATE OF DISSOLUTION
of
MEYER & HOLLER
A California Corporation

THE UNDERSIGNED do hereby certify that they are a majority, to wit, all of the directors of Meyer & Holler, a California Corporation, and they do further hereby certify:

1. That on the 9th day of April, 1941, said corporation filed with the Secretary of State of the State of California, and on the 14th day of April, 1941, filed with the County Clerk of the County of Los Angeles, California, being the County in which the principal office of said corporation is located, a certificate giving notice that said corporation had duly elected to wind up and dissolve, a copy of which notice, duly certified by said County Clerk, is hereto attached, marked "Exhibit A", and made a part hereof.

2. That said corporation has been completely wound up, and all of its known debts and liabilities have been actually paid or adequately provided for and its known property distributed and any tax or penalty due under the Bank and Corporation Franchise Tax Act has been paid, and that said corporation is dissolved.

IN WITNESS WHEREOF the undersigned, being all of the directors of said corporation, have executed this certificate this 14th day of April, 1941.

Mendel Meyer
Mendel Meyer

Wesley C. Holler
Wesley C. Holler

Joseph W. Schaeppner
Joseph W. Schaeppner

FILED

In the office of the Secretary of State
of the State of California

APR 15 1941

PAUL PERK, Secretary of State

By Edward H. Dickson
Deputy

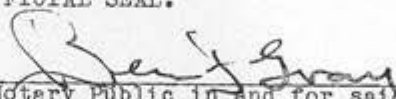
All of the Directors of Meyer
& Holler.

APR 15 1941

STATE OF CALIFORNIA
County of Los Angeles ss.

On this 14th day of April, 1941, before me,
BEN F. GRAY, a notary public in and for said County and State,
residing therein, duly commissioned and sworn, personally
appeared Mendel Meyer, Wesley C. Holler and Joseph W. Schaeppner,
known to me to be the persons whose names are subscribed to the
foregoing certificate, and acknowledged to me that they executed
the same.

WITNESS MY HAND AND OFFICIAL SEAL.


Notary Public in and for said
County and State.

APR 15 1941

PAUL PEEK
Secretary of State

STATE OF CALIFORNIA
DEPARTMENT OF STATE

I, PAUL PEEK, Secretary of State of the
State of California, do hereby certify:

That I have compared the annexed transcript
with the RECORD on file in my office, of which it pur-
ports to be a copy, and that the same is a full, true
and correct copy thereof.

IN WITNESS WHEREOF, I have hereunto set
my hand and affixed the Great Seal of
the State of California this 9th day of
April, 1941.

PAUL PEEK

Secretary of State

By Chas. J. Hagerty
Deputy

SEAL

CERTIFICATE GIVING NOTICE OF ELECTION OF
MEYER & HOLLER
TO WIND UP AND DISSOLVE.

The undersigned, Mendel Meyer and Wesley C. Holler, do hereby certify that they are and have been at all times herein mentioned, respectively, the duly elected and acting President and Secretary of MEYER & HOLLER, a California Corporation; and they do further hereby certify and give notice:

1. That said corporation has elected to wind up and dissolve;
2. That shareholders of said corporation holding 1030 shares of said corporation entitled to vote and constituting, in the aggregate, shareholders of said corporation entitled to exercise a majority of the voting power thereof, have consented in writing that said corporation elect to terminate its business, wind up its affairs and voluntarily dissolve; that the following is a full, true and correct copy of such written

consent:

WRITTEN CONSENT OF SHAREHOLDERS OF
MEYER & HOLLER
TO DISSOLUTION

WHEREAS, it is deemed advisable and for the benefit of Meyer & Holler, a California corporation, that said corporation be wound up and dissolved;

NOW, THEREFORE, the undersigned, each holding of record the number of shares hereinbelow indicated after his name, constituting in the aggregate the shareholders of said corporation entitled to exercise a majority of the voting power, do hereby consent and elect to terminate the business of said corporation,

APR 15 1941

#58700

ENDORSED
FILED

in the office of the
Secretary of State
of the State of
California Apr. 9,
1941.

PAUL PEEK,
Secretary of State
By Edward H. Dickson
Deputy

FILED

APR 14 1941

L. E. LAMFION, County Clerk
By E. V. Schwartz
DEPUTY

wind up its affairs, and voluntarily to dissolve said corporation.

The undersigned do further hereby direct the officers and directors of this corporation to take such further action as may be necessary or proper to terminate the business of this corporation, wind up its affairs, and to dissolve it.

IN WITNESS WHEREOF, each of the undersigned has hereunto signed his name and following his name the date of signing, and the number of shares of said corporation, entitled to vote, held by him of record on said date.

Name	Date	No. of Shares
<u>Mendel Meyer</u> Mendel Meyer	3/31/41	515
<u>Wesley C. Holler</u> Wesley C. Holler	3/31/41	515

.....

That the original of such written consent has been filed with the secretary of said corporation;

3. That the total number of issued and outstanding shares of said corporation entitled to exercise voting power is 1030.

IN WITNESS WHEREOF, the undersigned have executed this certificate this 5th day of April, 1941.

Mendel Meyer
President of Meyer & Holler
Wesley C. Holler
Secretary of Meyer & Holler.

APR 15 1941

STATE OF CALIFORNIA
County of Los Angeles

ss.

On this 14th day of April, 1941, before me,
Ben E. Gray, a notary public in and for said County and State,
residing therein, duly commissioned and sworn, personally
appeared Mendel Meyer and Wesley C. Holler, known to me to be
the persons whose names are subscribed to the foregoing certi-
ficate, and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

BEN E. GRAY

STATE OF CALIFORNIA, } ss.
County of Los Angeles }

No. 58700

I, L. E. LAMPTON, County Clerk and ex-officio Clerk of the Superior Court within and for
the county and state aforesaid, do hereby certify the foregoing to be a correct copy of the ~~original~~

CERTIFICATE GIVING NOTICE OF ELECTION OF MEYER & HOLLER

TO WIND UP AND DISSOLVE (As certified by Secretary of State
of the State of California)

.....
on file and/or of record in my office, and that I have carefully compared the same with the ~~original~~ ^{certified copy}

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the

seal of the Superior Court this 14th day of April 19 41

L. E. LAMPTON, County Clerk,

By

L. E. Lampton

Deputy.

Adm. Form No. 22

APR 15 1941

MEYER & HOLLER

160154



Exhibit F
History of Meyer & Holler, by Wesley Holler (1968)

MEYER & HOLLER

*Firm
formed
1906*

The year of 1908 was another turning point in the family history. In the fall Pop joined up with Mendel Meyer and another man to form a company called "Milwaukee Building Company." They started in building small houses and then into the designing and construction of some of the finest homes in Southern California. Gloria Swanson's home was one. Also design and construction of some of the early movie studios - MGM in Culver City, Hal Roach, famous for "Our Gang Comedies," Charlie Chaplin, United Artists, and some others in part. They started in design and construction of office buildings, hospitals, clubs, theatres, warehouses, etc. Their most famous was, of course, the Chinese Theatre of Hollywood - called Grauman's Chinese. This theatre was a follow-up of the Egyptian on Hollywood Boulevard. In the heyday of the movies, these two theatres were the scene of many of the great movie prologues and Oscar presentations.

Sid Grauman was a great practical joker and the one I am about to relate is the greatest. When the Chinese Theatre was under consideration, the Women's Club of Hollywood was greatly concerned. Their club building was at Hollywood Boulevard and La Brea, and they did not want a theatre west of Highland Avenue. They protested vigorously and campaigned against it in every way they could. Sid Grauman lived in the Alexandria Hotel on the corner of Fifth and Spring Streets. He had a suite of two regular rooms - this meant each room had a door to the hall. He had an archway cut between the two and used one as his bedroom and the other as a sitting room.

He had Madame Tussaud make him a number of wax figures of men and women which he dressed in various costumes and when the theatre was completed placed them in the foyer standing around in natural poses. He also had two beautiful Chinese girls which he mixed in with the wax figures and when the theatre patrons would look at them before - during - or after the show, the Chinese girls would move to some other place, then the patrons would not know which were wax and which were real. This added a great deal of interest as well as confusion. He had these before the start of the theatre and while the Club was trying to stop the building, he took the women wax figures and installed them in his sitting room in very natural poses on the couch and chairs and then placed a table in the archway and called Mr. Clune.

MEYER & HOLLER (continued)

Mr. Clune was a member of the Garden Court Lee Corp., a group of Hollywood wealthy men headed by Charles Toberman. This group financed many of the early buildings of all kinds. Mr. Clune also owned several of the early movie houses.

Sid called Clune and said, "Hello, we've got a bunch of those club women up here and they mean business. They don't want the theatre or any part of it. You'll have to get a taxi and get up here quick - I can't do anything with them." Clune said, "I can't come up. I have an important meeting and I just can't break it - you'll have to do the best you can." "I don't give a damn what you're doing or going to do - get in a taxi and get up here. I'll meet you in the lobby." Grauman then went down to the lobby to wait. Finally Clune arrived. Grauman rushed him to the elevator and then down the hall to his bedroom, opened the door, and then to the table. Before Clune had a chance to say anything, Grauman said, "Ladies of the Women's Club of Hollywood, this is Mr. Clune, one of the men who is anxious to build the theatre. He will tell you what we intend to do and explain to you why there should be no reason to oppose it. Ladies, Mr. Clune."

Mr. Clune started to put all he had into it. At this point Grauman quietly slipped back and out of the door and out of the hotel, leaving Mr. Clune talking to the dummies.

Mr. Clune warmed up to his subject and finally felt there was something wrong - then it dawned on him that he had been hoaxed. He was so mad that he would have killed Grauman if he could have gotten his hands on him. It took Clune about two weeks to cool off and before he could see any humor in it.

Another interesting thing was the number of people who claimed they were the ones who thought of the idea of having footprints in the Forecourt cement. After the forecourt was poured, some children came by and put their footprints in the wet cement. From such lowly beginnings are some great ideas born.

In the early days the Company had an engineer who came up with the bright idea of using the principle of the desert refrigerator in buildings. When ice was unobtainable and before the advent of the electric refrigerator, it was common to take a frame with

MEYER & HOLLER (continued)

shelves and cover the exterior with several layers of burlap with a water box on top with small holes around so that water would slowly seep out keeping the burlap wet. Evaporation kept the interior cool. He designed the store building with hollow walls - burlap between - and water to cool. This store was in Van Nuys on the corner of Van Nuys Boulevard and Victory. The idea was fine but it did not work. It was the hottest building in town.

Mendel Meyer, President of Meyer & Holler (name was changed from Milwaukee Building Company), was a most unusual person. He started out in the hay and feed business. He was successful because horses would clean up his hay. That is, eat it all. He found some hay tasted good to a horse and some did not. By trial and error, he learned by taste what hay to buy. Therefore, he sold only hay a horse liked.

When we arrived in California, Meyer was in the candy business and lived near Aunt Lizzie. He took us down to the factory and there were bins and bins of hard candies. He said to Albert and me to help ourselves. Albert wore a waist which buttoned tight around the body at the bottom. This left a lot of space to fill. Albert filled it but on the way home in the streetcar the button flew off causing one of the greatest candy messes in history. Albert was not to be outdone. He held the waist together with one hand and stuffed the candy back in with the other. Crawling under the passenger seats and legs did not bother him.

At the time of the Long Beach earthquake, Meyer was driving an old second hand Pontiac. This was during the dark depression days of the thirties which changed the wealthy M & H to zero. On his way home he noticed his car ran much worse than usual. He could hardly keep it on the road. He passed a small pasture with a cow - her legs planted wide apart and an expression of fear on her face. Not until he got home did he find out that he had been driving through the worst quake Southern California had to offer.

He would carefully put notes in his hat band, then put on his hat, notes and all, and walk down the street and do nothing about them.

MEYER & HOLLER (continued)

As noted, M & H started out as "The Milwaukee Building Company." The sign showed a Dutch windmill with a curved walk in front and on it a key. One day Mr. E. L. Doheney called up and asked about building Mrs. Doheney a Dutch windmill. The answer was yes even though no one knew anything about it. The windmill was built on their Hollywood hills ranch satisfactorily to Mrs. E. L. At the conclusion of the job, Mr. E. L. remarked to MM that he had been working on a layout for his ranch house for two years with an architect and had been unable to get a plan to suit him. MM said, "I can do it in two hours." This lit a fuse in Mr. Doheney. He said it was ridiculous to think of such a thing. MM said, "Well, Mr. Doheney, there is one thing you will have to admit." This further infuriated Mr. D. To have anyone say to him that he would have to admit anything was just not so, but he said, "Just what do I have to admit?" "You'll have to admit that it will take you just two hours to find out." This put a different complexion on it. "Yes," Mr. Doheney said, "he would have to and he would give him just two hours." Secretly, he would have enjoyed MM's failure. A time was set for MM to meet E L and his wife at their house.

MM was a natural architect. He could solve problems almost instantly. He could also draw upsidedown so the client could see the plan evolve right side up. At the appointed time MM showed up with drawing board, T square, etc., etc. Mr. Doheney took him into the den and said, "We will work here on my desk. Mrs. D and I will be out in the garden and you can call us to come in when you wish." MM said, "That is not the agreement. You are to give me two hours and that means that both of you will sit across the desk from me while I draw." At the end of the two hours, the plan was completed to everyone's satisfaction. This was the start of a long relationship with the Doheneys. One result - the construction of his office building on Flower and Olympic in Los Angeles.

Miss Rose - I start off this way because she almost made Pop loose his sanity. It was one thing to get her signed up, but it was another thing to build her building and that is where Pop came in. He supervised the field work. Miss Rose intended to build a cafeteria on Hill Street, and it was to be called Colonial Cafeteria. Miss Rose signed the contract and in a happy mood left the office which was on the southwest corner of Hill and 4th Street. As she came out of the building, she ran into an

MEYER & HOLLER (continued)

old friend of the family who was in the contracting business. She joyfully told him that she had signed up with M & H for her cafeteria building. "Why don't you know?" "Know what?" "What do you mean?" After the friend had carried this "Don't you know" along for several times, he told her that M & H was the highest priced company in the business and that he could build it for 25% less. This changed her into a very sad woman indeed. She returned to MM's office, sat down, and kept saying, "Oh, what have I done? What have I done?" MM said, "I don't know - what have you done?" So she explained that she had met this man who had told her he could build it for 25% less and here she had signed a contract for so much more. MM - "But you haven't signed a contract." Miss Rose, "Yes I have. It's right there on your desk." "No, you haven't signed it because we would not want to build it when he will do it for so much less." "Oh, thank you Mr. Meyer, for doing this for me." "We are glad to do it, only you have to get his promise in writing so that we will be sure that he will do what he says." "I will have no trouble getting that," she said. "Good. I will write the letter for you to take along." The letter recited that he would build the building according to the plans and specifications prepared by M & H for 25% less than M & H's contract price. Away she went in the best of spirits to get his signature. She returned to the office in about two hours in a most crestfallen manner and said, "Mr. Meyer, he would not sign it." "Miss Rose, I knew he would not because he could not, but if I had held you to the contract you signed you would always have believed that we cheated you. Now you know he was only trying to stir up trouble. So what do you say we get along with your cafeteria." This was the beginning of a long series of jobs for her, and she practically succeeded in driving Pop nuts during the process.

One of our jobs was for an attorney. The contract price was \$14,400. When the attorney came in to sign the contract, he said, "I will sign it for \$14,000." MM - "But the price is \$14,400." Attorney - "I see it is, but if you will not accept \$14,000., then the deal is off." MM - "But we cannot accept less." The attorney then started for the door. Just as he was about to walk out, MM said, "Come back." He did and said, "I knew you would call me back and take my price." MM, "Yes, we are going to accept your price, but we are going to take \$400. out of your house and you will never know from where we took it." The attorney pondered this for a little while and then said, "Allright, give me the contract."

MEYER & HOLLER (continued)

During the 1920's Meyer & Holler had its greatest success. It was the largest contracting firm in Southern California. We built everything from fine residences to theatres.

To name a few:

MGM Studios
Hal Roach Studios
Charley Chaplin Studio
Grauman's Chinese Theatre
Egyptian Theatre - Hollywood
Fox West Coast - Long Beach
Ocean Centre Building
Hollywood Athletic Club
Mart Building - Hill and Washington
Presbyterian Hospital
Wilson Building - Northeast Corner - Wilshire and LaBrea
Security First National Bank - Northeast corner - Hollywood and Highland
Quimby Building - Seventh and Grand
Security First National Bank - Seventh and Grand
The Virginia Building - a two story brick at Western Avenue and Virginia where Walt Disney got his start. He paid \$50. per month, and I had to go two or three times a month to collect it.
Masonic Lodge - Third and Oxford
Gloria Swanson's home
King C Gillette's home
Doheney's original ranch home already mentioned
Several Christian Science Churches - the best known is the one on Normandie Avenue north of Wilshire.

King Vidor Studio

King Vidor came to us and asked us to build him a studio as he intended to go into the movies. He did not have the funds to finance his building program. We made a deal with him to build his studio, and he was to pay a specific rental with an option to buy after a certain time at a set price. When the depression hit, and he could not pay his rent, he got an attorney and brought suit against Meyer & Holler charging that it was

MEYER & HOLLER (continued)

not actually a rental he was paying but interest which was usurious. Meyer & Holler was not notified of the court action and not being present the Federal Court levied a \$50,000. cash fine against us. Our attorneys, Loeb & Loeb, an outstanding firm, said this is impossible - nevertheless, this was the penalty set forth by Judge Gaven Craig, Judge of the Superior Court. This action in the depths of the depression put us into bankruptcy. Gaven Craig was found guilty of criminal action - this and others - which resulted in a prison term for him. Although this gave him his just deserts, it did not save us from going through the wringer. Needless to say, we lost everything. Mendel Meyer and I then started up a new Meyer & Holler. We were again back in the residential building with some commercial thrown in. Meyer and I carried on until the start of World War II - Mr. decided to retire so we closed out.

When we were thrown into insolvency, we had some outstanding bills. The largest was to the Hammond Lumber Company for about \$5,000. The Hammond people came to us and said they had enjoyed hundreds of thousands of dollars worth of business with us - that we owed them nothing. When you want lumber again, call us. We said - will you promise us not to sell to anyone else at a lower price than us. They agreed to that. They sold many thousands of dollars to us until we closed shop.

Written by Wesley Holler
1968

MARY FERRAR

Pop's second marriage was to a woman he had known in Indiana and was then living in Long Beach. She had a daughter named Gladys. We decided that Glad ass was not such a good name and that Happy Bottom was much better. This was shortened to Hap which stuck from then on.

Mary Ferrar was an accomplished china painter. She painted six beautiful china plates in flower designs for Edd and Maizie Holler. When the work was finished, there was the problem of packing them for shipment to Farmington, Missouri. It was decided that Albert would carry them out to the shop at 305 South Westlake where we would make a box and pack them. To get to the shop it was necessary to come down stairs, go through the breakfast room, on to the rear porch and down a short flight of stairs to the cement walk. While she was instructing Albert to be very careful and especially on the outside steps which he assured her presented no hazard and nothing could possibly happen, I went down stairs and got three or four old plates and placed them on the breakfast room table. There was a porch above where you could look down in the back yard. She took up her post there and waited for Albert to appear with the plates. Albert walked through the breakfast room, changed plates, and did a wonderful job of stumbling on the upper step and falling down so that the old plates crashed on the cement. She just knew this was going to happen and she could hardly keep from crying, but of course it was an accident. Albert couldn't help it - she would just have to paint another set. He was forgiven until she went down and saw there on the breakfast room table her plates safe. That is when all Hell broke loose.

Exhibit G
History of Meyer & Holler, by Louise Holler Craddock

MEYER & HOLLER CO.

In 1908 Philip W. Holler joined up with Mendel Meyer and formed the "Milwaukee Building Co." Later they changed the name to "Meyer & Holler." During the 1920s, Meyer & Holler had its greatest success. It was the largest contracting firm in Southern California. They built everything from fine residences to theatres.

To name a few:

- MGM Studios
- Hal Roach Studios
- Charley Chaplain Studios
- Grauman's Chinese Theatre
- Egyptian Theatre - Hollywood
- Fox West Coast - Long Beach
- Ocean Centre Building
- Hollywood Athletic Club
- Mart Building - Hill and Washington
- Presbyterian Hospital - Hollywood
- Wilson Building - Northeast corner - Wilshire and LaBrea
- Security First National Bank - Northeast corner - Hollywood and Highland
- Quimby Building - Seventh and Grand *Quimby Bldg.*
- The Virginia Building - a two story brick at Western Avenue and Virginia where Walt Disney got his start. He paid \$50 per month, and Wesley C. Holler, Sr. had to go two or three times a month to collect it. *unable to verify*
- Masonic Lodge - Third and Oxford
- Gloria Swanson's home
- King C. Gillette's home
- Doheney's original ranch home
- Several Christian Science Churches - the best known in the one on Normandie Avenue north of Wilshire. - *Designed by Kennedy*
- King Vidor Studio

In 1929, Wesley C. Holler, Sr. joined with Mendel Meyer and started a new Meyer & Holler company. They designed and built residential and some commercial buildings until the start of World War II.

*Information from Louise Holler Craddock
daughter of Wesley Holler
From the files of Jane Reiser*

Exhibit H
Interview with Louise Holler Craddock

Transcript

Steven Luftman interview with Louise Holler Craddock, daughter of Wesley C. Holler, born 1929

August 20, 2015 at 3:11pm

Luftman: Did you live on Flores St?

Craddock: Flores St was the apartment that mom and dad owned. I lived at 420 N Las Palmas, near Beverly and Highland. There are two buildings with a little courtyard in front going between the building to the back. The two buildings, and the Meyers built the two just next to it.

Luftman: Had Mendel had retired in 1936?

Craddock: That isn't true, he didn't retire. They were still in operation up until World War II.

Luftman: Did Mendel work full time?

Craddock: Well, I was a young girl. I could care less what he was doing. I was interested in driving in a car and going out.

Luftman: Did you used to go to the office?

Craddock: Yes, but he went to the office until they closed the business down, WWII started and they could no longer do any more building

Luftman: Where was the office?

Craddock: They ended up on Western Ave. It was upstairs over a restaurant. Now that's where they ended up.

Luftman: A building permit says Vermont?

Craddock: Well, I don't remember that. They were never on Larchmont.

Luftman: Did your father ever take you to the building sites?

Craddock: They were building homes. What's the famous actress? (Gloria Swanson) They built her home in Beverly Hills.

Luftman: Do you know what year that was?

Craddock: Oh I don't remember, I was a little girl—your life revolves around what you are doing tomorrow. In 1936 my father joined Meyer & Holler. Right around when they bombed Pearl Harbor the government shut down all building. There was no building allowed unless the government approved it. They were forced to shut down, because they couldn't get supplies.

Luftman: And Mendel worked up until that point?

Craddock: Yes, and that's when he retired. That's when they quit and closed the office down.

Luftman: And your father worked for Shell?

Craddock: No, he worked for Signal Oil and Gas Co. Sam Mosher was one of his best friends. They went to college together at Cal. So he went to work for Sam Mosher at Signal Oil and Gas Co. They had a big building downtown near Robertson's Department Store, and it was called the Signal Building. And they had a bunch of gas stations.

Luftman: What did your father do for them?

Craddock: He ran the land department for the company.

Luftman: Do you remember when the Meyers moved to Santa Barbara?

Craddock: Well I went to college from 1946 to 1950 and I married my husband in 1950. I went to College of the Pacific in Stockton. It was difficult for a girl to go to college. They wanted to give the spots to the boys returning from war.

Luftman: Jane (Reifer) told me you used to go to the office and pretend to type.

Craddock: Yeah.

Luftman: How old were you?

Craddock: Oh, 10 or 11 years old.

Luftman: That would make it in the late '30s, you were born in...?

Craddock: Yeah, I was born in 1929.

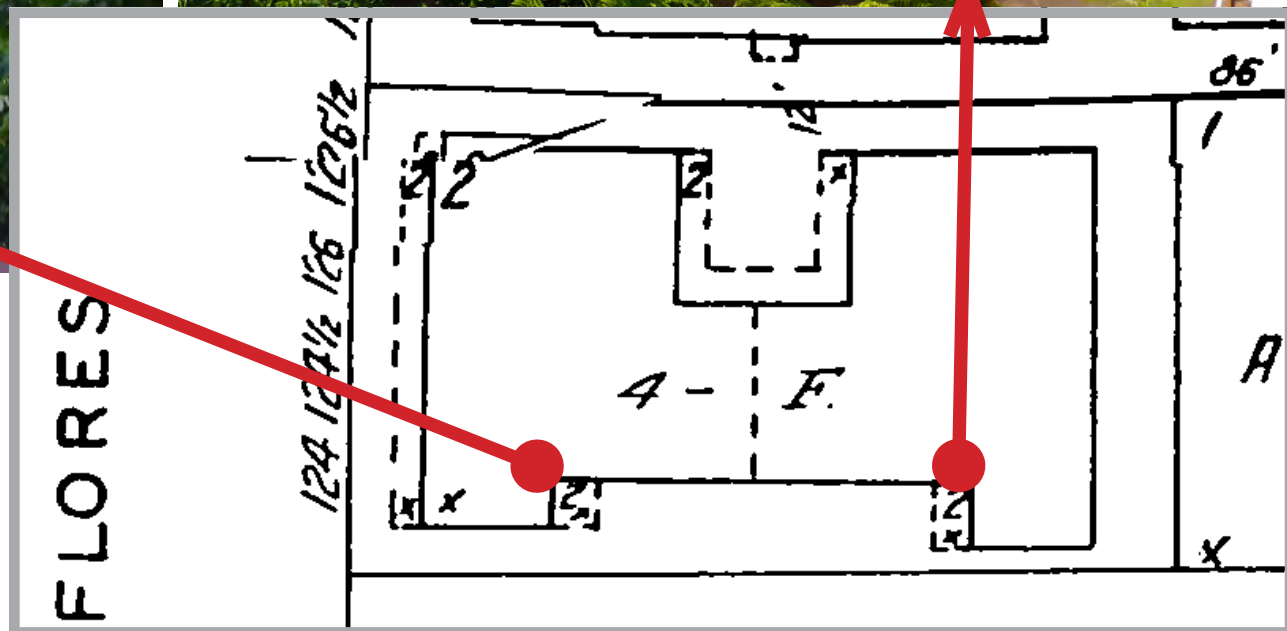
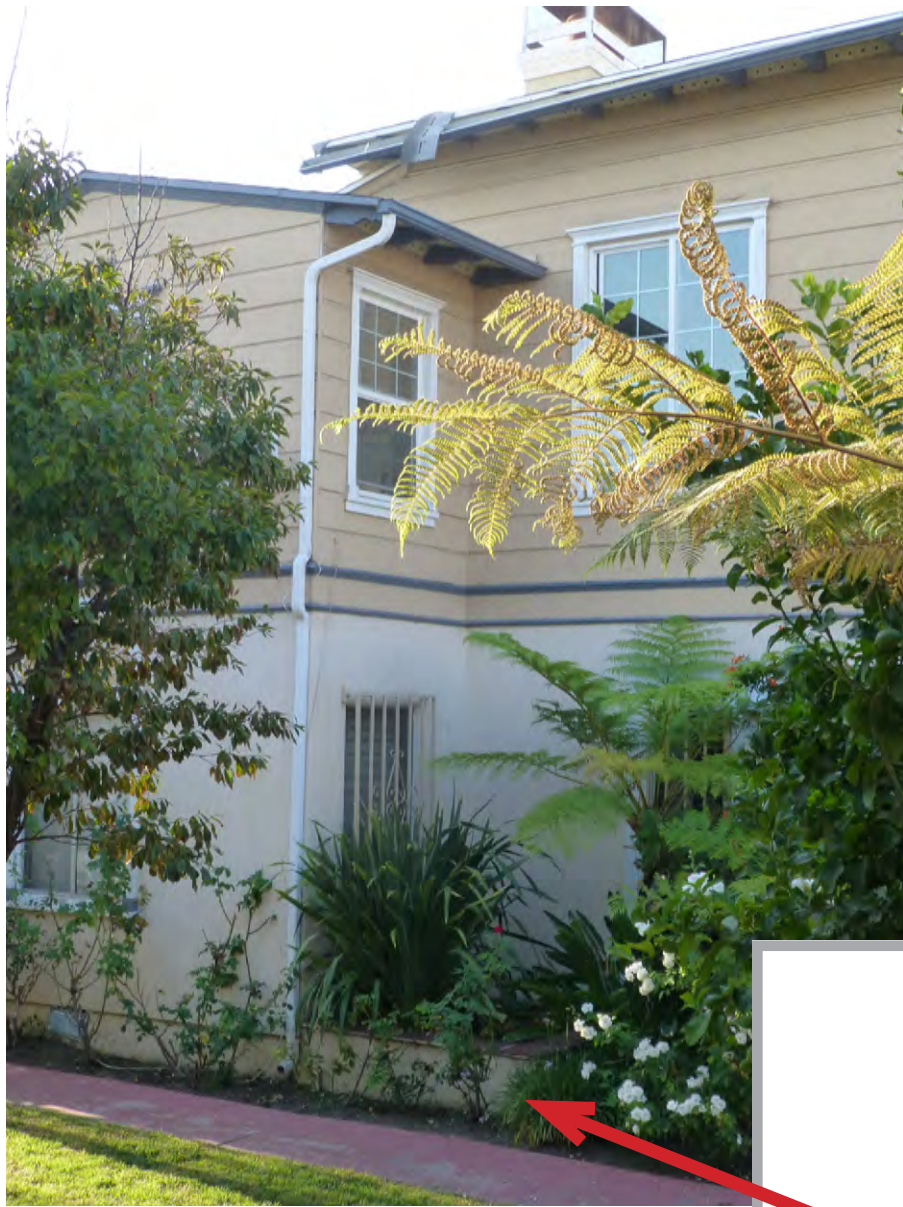
Luftman: You don't have any pictures of the Meyers?

Craddock: No.

Luftman: They did so many famous buildings. You would think there would be pictures.

Craddock: They didn't think they were famous.

Exhibit I
“Removed Balconies” at North Building (Actually Planters)



Section of the 1936 Sanborn Map
(Updated 1951)

N. FLORES

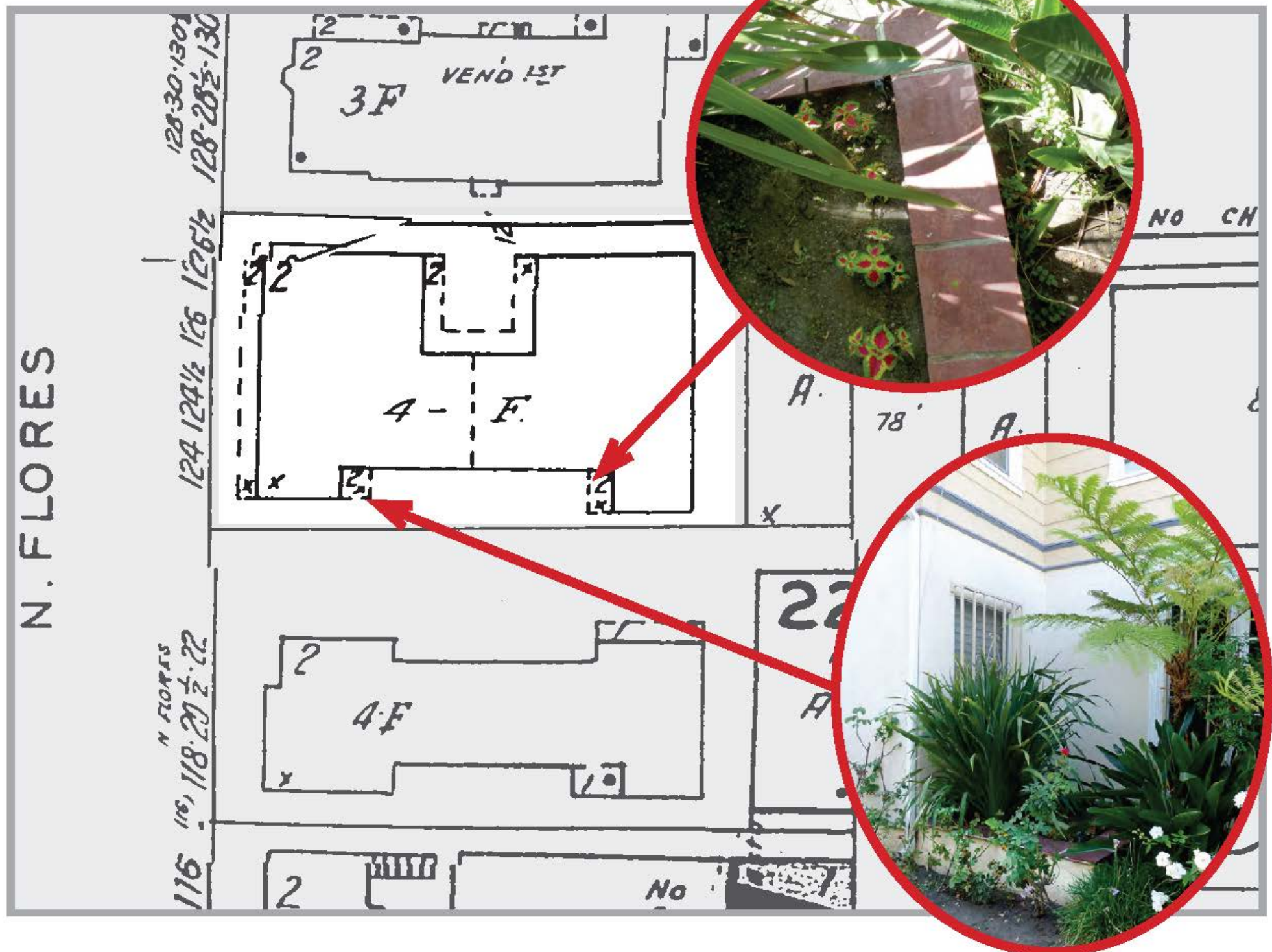


Exhibit J
“New Balcony” at South Building (Likely Original)

Section of the 1936 Sanborn Map (Updated 1951) Second Floor Balcony 118½ N Flores St.

