

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2013-3994-HCM
ENV-2013-3995-CE

HEARING DATE: October 2, 2014
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 5730 W. Spring Oak Drive
Council District: 4
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Hollywood United
Legal Description: Lot 3 & 4, TR 11163

PROJECT: Historic-Cultural Monument Application for the
APPEL HOUSE

REQUEST: Declare the property a Historic-Cultural Monument

**APPLICANT/
OWNER:** Nanci K. Ellis & Peter B. Ellis
5730 W. Spring Oak Drive
Los Angeles, CA 90068

**OWNER'S
REPRESENTATIVE:** Anna Marie Brooks
1109 4th Avenue
Los Angeles, CA 90019

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

Attachments: Historic-Cultural Monument Application

SUMMARY

Built in 1938, this one-plus story, single-family residence in Los Feliz exhibits character-defining features of the French Provincial style.

The subject building has an irregular floor plan and a cross-hipped roof system. Facing the main elevation the left side of the house projects forward of the main body and the right side recedes from it. The right side of the house is down-slope and the receding wing is split between a garage below and living quarters above. The roof is high with a fairly steep pitch and features a chimney, two metal dormer vents, and an iron balustrade along the peak. A molded cornice runs beneath the short eaves. The façade is dominated by two large, curved bays with casement lattice windows. The bays project above the roofline and have decorative garland ornaments in a frieze across the top. Cladding is decorative board and batten painted white on the left projecting wing, and smooth off-white stucco elsewhere. Below the large bays, and running across the face of the building, is a brick bulkhead painted white. On the stuccoed corners are decorative quoins painted white.

Interior features include original pocket doors, cabinetry, parquet wood floors, crown moldings, wall panels, an indoor cast-iron grill converted to fireplace, a bar featuring a back-lit and etched mirror, and the original master bath with a sunken tub and coved ceiling with crown moldings.

The subject building was designed by Lawrence Bowman Clapp who designed the Gayley Terrace Apartments (HCM #363). Clapp designed the house for David Appel, president of Pacific Construction Finance Company, a family-owned home building company which offered design, build, and finance services from 1920 into the 1960s. Appel lived in the home until 1950. Clapp worked extensively with the Pacific Construction Finance Company, designing some of their model offerings and custom projects. The interior and exterior of the Appel House was used in sales brochures for the Pacific Construction Finance Company.

Alterations include some reconfigurations of interior rooms, the replacement of all windows with reproductions, a hipped dormer added to the rear elevation, French doors added to the rear elevation, and a reconfiguration of the openings in the sun room at the rear elevation.

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.

HISTORIC-CULTURAL MONUMENT APPLICATION FORM



All sections must be typed.

I	Property Identification			
Name:		Reason for choosing name:		
Street Address:		City:		Zip:
Range of Addresses on Property:				Council District:
Assessor Parcel Number:		Tract:		Block: Lot:

II	Historic-Cultural Monument Criteria				
The proposed monument is a:					
Building	Structure	Object	Site	Natural Feature	Other

The proposed monument exemplifies the following Cultural Heritage Ordinance criteria (Sec. 22.171.7):
Reflects the broad cultural, economic, or social history of the nation, state or community.
Is identified with historic personages
Is identified with important events in the main currents of national, state or local history
Embodies the distinguishing characteristics of an architectural type specimen or is a notable work of a master builder, designer, or architect whose individual genius influenced their age.
In a few sentences, state proposed monument's significance and how it satisfies the above criteria:

III	Current Historic Resource Identification:		
Is property listed in the national or state register?	Yes	National Register	No
		California Register	
Is property located in a Historic Preservation Overlay Zone (HPOZ)?	Yes	Contributing feature	No
		Non-contributing feature	
Has property been determined eligible for national, state, or local landmark status by other historic resource survey?	Yes	Name of survey:	No



HISTORIC-CULTURAL MONUMENT APPLICATION FORM



IV		Construction History and Condition	
Year Built:		Factual	Estimated
Condition:			
Architect/Designer:		Contractor:	
Original use:		Present use:	
Property is on original site		Property was moved	
Unknown			
Site threats:	Public works project		Zoning
	Private development		Vandalism
Deterioration		None known	

List date and brief description of work done for major building permits (including original construction permit):		
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
Describe any additional alterations not listed in table or provide further information about a specific alteration project(s).		

HISTORIC-CULTURAL MONUMENT APPLICATION FORM



V	Physical Description		
Architectural Style:		Stories:	Plan Shape:
Exterior	Finish:		Trim Material:
Roof	Shape:		Roof Material:
Windows	Type:		Window Material:
Entry	Location:	Style:	Door Material:



HISTORIC-CULTURAL MONUMENT APPLICATION FORM



V	Physical Description
If applicable, list and describe character-defining features of the following:	
Major interior rooms and spaces:	
Secondary buildings or structures:	
Notable mature trees or other landscape features:	

**HISTORIC-CULTURAL MONUMENT
APPLICATION FORM**

VII	Contact Information		
Applicant			
Name:		Title:	
Company/Business:			
Street Address:	City:	State:	Zip:
Phone Number:	Email:		
Property Owner Information			
Name:		Title:	
Company/Business:			
Street Address:	City:	State:	Zip:
Phone Number:	Email:		
Nomination Preparer/Applicant's Representative			
Name:		Title:	
Company/Business:			
Street Address:	City:	State:	Zip:
Phone Number:	Email:		

Checklist

When you finish preparing your application, compile all documents in the order specified below. You may provide additional material on a separate sheet, CD, or external drive. However, entire application should not exceed 100 pages.

1. Completed application form
2. Two primary photos of property
3. Supplementary written material
4. Primary documents (newspaper articles, Sanborn maps, etc.)
5. Historical and recent building permits
6. Additional images
7. Bibliography
8. ZIMAS parcel report

Date Completed:



HISTORIC-CULTURAL MONUMENT APPLICATION FORM



VI	Statement of Significance
<p>In a concise, factual, and well-organized description, explain your proposed monument's historic, cultural, and and/or architectural significance. Be sure to address the associated Cultural Heritage Ordinance criteria.</p>	
Sources:	

Appel Estate: 5730 Spring Oak Drive, Los Angeles, CA 90068 ~ Architect: Laurence B. Clapp ~ Built: 1938.
Original Owner/Contractor: Pacific Construction Finance Co, Ltd. ~ Style: French Provincial/Hollywood Regency.
Photo: © Anna Marie Brooks July 2014.



5730 Spring Oak Drive, view south.



5730 Spring Oak Drive, east and north elevations, view south-southwest.

The following information was to fill the box on the application's page one which has ingrained typographical problems and has thus been submitted on this separate sheet.

The Appel House is an exemplar of French Provincial design courtesy of architect L. B. [Lawrence Bowman] Clapp. Built in 1938 the home in the Oaks has a fairly steep sloping hipped roof with opposing, non-conforming hips at either end. Original exterior design features are: diamond pane bay windows with carved wood swaging above and applied brick below; raised entry beneath metal canopy with cast metal post and original multi-panel entry door; multi-pane windows with shutter embellishments; quoining; shed roof above garage with original metal post and replicated door; curved roof vents; patterned brick retaining walls, paths and steps to elevated entry.

Interior design motifs are: Foyer with parquet floor, cast plaster molding and multi-panel entry door; step-down living room with original fireplace with cast embellishments and mirror with swaging, panel outlines, cast plaster deep molding of wood and plaster elements, diamond pane bay window with parquet floor, French doors to sun room; step down sun room with converted indoor BBQ to fireplace with original doors, original bar with west wall backlit Bacchanal mirror, and oval light above bar, French doors to south patio and stairs to new kitchen with original salvaged good from original kitchen; original powder room with complex tile floor, vanity and fixtures; pocket doors to dining room with dramatic parquet border, diamond pane bay window; breakfast room original cabinetry; original master bedroom with paneling outlines and chandelier; original master bathroom with complex tile and original fixtures, hall vanity; original door knobs, light fixtures, cabinet knobs and handles.

Much original landscaping and topography exist.

The Appel House by architect L. B. Clapp, with HCM 363, the Gayley Avenue Apartments to his credit, is an exemplar of the French Provincial style.

Alterations (continued from application, p.2)

on the main floor was converted to single entry, but the tile, tub, sink, medicine cabinet and trim are original. All original doors have been preserved, including the pocket doors between foyer and dining room. Original hardware on all interior doors has been retained, and original light fixtures in dining room, living room, master bedroom, and bar have been rewired and reinstalled; three matching fixtures scattered throughout the house have been grouped together in the residential portion's/private hallway. Built-in corner cabinets in breakfast room have been restored. All windows have been replaced with reproductions, and windows that had to be reconfigured for current code were kept the same size, shape, details and pattern of lights as the originals.

A smooth coating of stucco, the original having suffered intrusion from water in/on the ground, was re-applied to the exterior of the home. All metal work trim and the entry hood were stripped for later coating. All trim work within and without the home will be re-applied. The exterior is being retained as original, except as noted on the rear/south elevation. Trees have been trimmed and various landscape plans are under consideration.

VI. Statement of Significance (continued from p. 5 of application form)



The home was purchased from the second owners, the Spadafora family, who were pasta barons, in nearly original, but greatly deteriorated condition, in late 2012 by Peter B. Ellis, the son of an East coast architect. Peter had experience in rehabilitating another historic home for his family. The house is being fully rehabilitated as a stylistic exemplar of French Provincial.

The home is an outstanding example of the work of architect L. B. Clapp, born 1879, who was privately educated in his birthplace, Massachusetts. He graduated from the Cornell and from the Architectural program at Cornell University after winning design awards from the Society of Beaux Arts in New York City.

Clapp practiced architecture in Minneapolis, Minnesota, and in 1910 was elected president of the Minneapolis Architectural Club. He wrote articles for *Keith's Magazine on Home Building* which was published in Minneapolis and distributed nationally.

This historian discovered that Clapp left Minneapolis to become a professional watercolorist having studied at Cornell, in Japan and Europe with well-known artists. It turns out that he had early visited California, going first to San Diego where preparations were underway for the Panama-Pacific Exposition of 1915 – 1917. The *Minneapolis Tribune* of Oct 25, 1914 stated that he was commissioned to make some water colors of various scenes at the Panama-Columbia Exposition in San Diego, California. An article about these works was found in *The San Diego Union*, March 4, 1914.

In 1914 he returned to Minneapolis with an exhibition of watercolors of California and Alaska where he had also traveled.

By 1920 Clapp was established as an architect in Chicago, where he married wife Rose. He also exhibited watercolors there.

Clapp received his certificate to practice architecture in California in 1927. He and his wife made their home in Santa Barbara where he opened an office in 1931 according to an announcement in *The Architect and Engineer*, May 1931.

He designed the Appel House which was built in 1938 by the Pacific Construction Finance Company and deeded to the company's president, David Appel, who lived there with his family until 1950. He also designed various other buildings in the Pacific Construction Finance Company portfolio.

Clapp designed HCM 363 in 1940. The Gayley Terrace Apartments, a well-known Spanish Colonial Revival building containing 20-units, at the corner of Gayley and Weyburn avenues in Westwood, were designed by L. B. Clapp. The apartments were described by Dean Murphy in the *Los Angeles Times* on June 23, 1988, as, "The epitome of what the Janss Company envisioned as the residential component of its 'Mediterranean' village." The Gayley Terrace Aments were declared a Historic-Cultural Monument in 1988.

Among other of Clapp's designs are the Mediterranean Revival Bronfeld home at 1936 N. Western Ave. in 1936; the Singer home in Colonial Revival style at 5721 Spring Oak Terrace in 1939; the duplex at 1127 3rd Avenue, built in 1938; the house at 2703 South Hobart Drive, constructed in 1939; the commercial property at 5660 Hollywood Blvd which was constructed by the Pacific Construction Finance Company in 1922; as well as the commercial property at 3881 West 6th Street which was built in 1923.

He further designed the Surfrider Motel at 23033 Pacific Coast Highway, Malibu, CA. The motel complex was built by the Pacific Construction Finance Company, Inc. in 1953. It has since been transformed into 19 single units and a one bedroom, one bath unit with 300 feet of unobstructed ocean front views, known as the Malibu Surfrider Apartments.

Clapp's designs for small homes were featured by the Construction Primer Information Bureau located at 6121 W 3rd Street, Los Angeles, in 1942.

According to the Santa Monica City Directory Clapp and his wife were living in Santa Monica in 1952. Lawrence B. Clapp died April 27, 1956, at age 76.

Background:

The creation of the Appel House by architect L. B. Clapp and the Pacific Construction Finance Co., Ltd. for its president David Appel is a moment in the story of an immigrant family named Apple who entered the United States, via steerage class, aboard the SS Cymric in 1905, shepherded by father and mother, Simon and Kate, both parents having been born in Russia. Their name was changed to Appel in the process, with other variations along the way. The family with children David (born in England); Israel, AKA Erwin; and Morris, AKA Morrie; and Sarah settled in Cleveland, where three additional children were born: Mildred, Evelyn and Albert. All became United States citizens. David Appel went to New York City to work in a steel plant. He moved to Texas for his wife's health where he partially built homes financed by Simon, then turned them over to the new owner to place exterior finishes and to complete the interior finishes.

David moved to Los Angeles where he invited family members to join him to found a company which would design, finance, and construct homes, apartments, commercial structures and other investment properties in a wide variety of styles adapted to Southern California living. He had offices in Hollywood (Sunset & Winona) and South Los Angeles (on Western Ave.), as well as others along the way, where were displayed sketches, plans and miniature model homes in a 3-D town of the company's homes (see "Living the Southern California Way," attached). It became known the Pacific Construction Finance Company, Ltd. David was the director of sales and finance; Erwin, the estimator and manager of the construction crews; Morris supervised the plumbing crews; Albert handled purchasing; Mildred was in charge of all insurances; Evelyn's husband, Mat Yanoff, whose name later became Mat Young, was the office manager. The company employed an in-house designer (architects L. B. Clapp and Charles E. Du Bois designed for them in later times); 1 or 2 draftsmen, a full-time bookkeeper, a receptionist and telephone operator, a sales force of 1 to 3, and a construction crew of approximately 50.

The company, like many others, closed during World War II and re-opened immediately following it. Pacific Construction Finance Company was one of the first companies to build Title 608 projects--large apartment houses financed by the government. They were also among the first to build subdivision homes in the San Fernando Valley. Earl Appel wrote, "I can remember when they would sell out an entire subdivision of about 100 homes in a single weekend, in Encino, at a little over \$5,000.00 each." They advertised regularly in the various town and smaller city newspapers surrounding Los Angeles. The company also had a baseball team which played others in Los Angeles.

In 1950 the company was re-incorporated as Pacific Construction Finance Company, Inc. The early death of Albert Appel, David's brother and business partner, in 1950 at age 42, placed the family in a tailspin. For the next three years the company was helmed by Matt Yanoff. David Appel resumed the presidency of the company in 1953. Around 1960, David passed the presidency to his son, Earl. The company still exists as a management firm for some of the properties which it built. The current president is Scott Goodman, son of the late Marlene Goodman, David Appel's daughter.

When the sons of the fathers who composed the Pacific Construction Finance Company came of age they entered building construction, but not in a single company as their father had desired. Shelly (Irwin's son) focused on industrial and commercial projects, including the Empire West Apartments, later to be transformed into condos. Don, Albert's son, developed apartments and condos. Earl, David's son, eventually became president of Pacific Construction Finance Company, Inc. and also built the first condo complex in Westwood in 1964. Earl's brother, Richard, graduated from the Architecture program at USC and worked on the Lonchamps racetrack in Paris; designed the city of Claremont Public Library; and did several hospital additions for St. Bernadine Hospital at San Bernardino and for St. Mary's Hospital at Long Beach. David Appel died in 1995.

The Appels and their design, finance, construction company, Pacific Construction Finance Company, Inc. were a part of the southern California economy from 1920 to the present. It is a now a leasing firm for buildings previously constructed by the company.

Peter Ellis' wife, Nanci Katz Ellis has a parallel history to the Appels:

My family are Jewish immigrants from Eastern Europe (I'm second generation). After coming to New York from Hungary, my grandfather, who was a horse trader in

the old country and became a butcher in Brooklyn, began buying residential apartment buildings in Brooklyn. His two sons (my father and uncle) took over the business, expanding it greatly to the other boroughs and to shopping centers and office buildings around the country. And now our third generation (myself, my siblings and my cousins) have expanded the business into constructing new buildings that we will retain ownership of and be renting as residential apartments. We have always maintained "class A" buildings and as part of our business model, look for undervalued or poorly managed properties that can be made to shine. Our family business was featured in the New York Times (April 2, 1995) when we purchased a building that had been built as a condo but went bankrupt. We were the first to turn it into a residential rental property though there were no laws governing this transfer because it hadn't been done. It became one of our most successful properties. The reason we could even contemplate affording such a project was because of the real estate business started by my grandfather. I know this sounds cheesy, but even though my father passed, I could imagine him, every step of the way, adoring that we had undertaken restoring this house. I know he would have loved to have been here for it.

--Nanci

THRILLING RESCUE SAN DIEGO SCENERY VIVIDLY PORTRAYED

FROM SURF AT CORONADO

Pictures of Exposition Grounds Riot of Delicate Color

Norr Stansberry and Wells Schooley Narrowly Escape Death in Sea.

INNES-KER TO RESCUE

Insensible Men Restored to Consciousness Before Arrival of Pulmotor.

Taken suddenly with cramps and knocked insensible by a huge breaker, Norr Stansberry, 433 Seward street, San Diego, was snatched from certain death in the surf at Coronado Beach yesterday noon by his brother-in-law, Wells Schooley, who nearly lost his own life in the struggle.

The rescue was witnessed by a score of people who had gathered on the beach. Before the pulmotor could be summoned, breath was restored in Stansberry, and Schooley showed signs of recovery.

The two young men also enjoyed the surf, helped take the men from the water. He assumed charge until Dr. Morgan arrived, and partially, at least, to his efforts, the men were brought ashore. The men were carried to a couch in the hotel boat house, where he recovered rapidly. Schooley was able to walk to the bathhouse.

The two young men reached San Diego about three weeks ago from Mound City, Kan. Both had been employed at a San Diego bathhouse several days, setting the in a new floor. Their work finished, they determined to go swimming in the surf at Coronado Beach. Both were good swimmers, and for a time a large number of people enjoyed their antics in the water. Many of the Hotel del Coronado guests who had been swimming in the plunge followed the men into the surf.

Suddenly Stansberry cried for help and disappeared. Schooley dashed through a huge wave and swam rapidly toward his companion. He caught Stansberry from the crest of a breaker, grappled with him and started for shore. By the time he had reached the water, neck-deep, Schooley was exhausted and the two men were brought ashore by bathers. Lord Innes-Ker, being one of the first to extend help.

For a time all was excitement on the beach. Women screamed and men rushed about in confusion. Roy Pierce, of Pasadena, who was riding above the bay in a hydroplane, observed a great undertow and was on his way to the point where the bathers were taking the surf to warn them not to venture out too far. The accident happened before he reached the scene.

TIN CANS AND SHOES PURSUE NEWLYWEDS

Flour Man With Bride Passes Strenuous Honeymoon In Los Angeles.

Harold Davis, local manager of the Sperry Company, and his bride, who formerly, Mrs. Minnie Haines of this city, have returned from their honeymoon in Los Angeles.

On arriving in Los Angeles the bride couple were greeted at the station by a battalion of representatives of the northern branch of the Sperry Company, and escorted through the city, accompanied by flour-bearing bride inscriptions, tin cans, old shoes and other appropriate trade marks.

Davis made valiant attempts to elude the watchful funmakers, but it was no avail, and he and his bride were greeted with wedding marches and rice wherever they went.

The flour man, however, remained in good humor until his companions tried the old kidnapping stunt, and then he rebelled, routing the culprits in a fierce battle.

ELITE TRIAL NEARS END

CHICAGO, March 3.—Motion made by counsel for William C. Ellis to take the case away from the jury on the ground that he was insane when he killed his wife in a hotel here last October, but same now was lost today when the court overruled the demand. The defense rested today. Arguments to the jury will begin tomorrow and the case is expected to reach the jury Thursday.

OUCH! LAME BACK RUB PAIN AWAY

Rub Backache and Lumbago away with a small trial bottle of "St. Jacobs Oil"

Kidneys cause Backache? No! They have to be more. Your backache is caused by lumbago, sciatica or a strain, and the quickest relief is soothing, penetrating "St. Jacobs Oil." Rub it right on the aching tender spot, and instantly the pain, soreness, stiffness and lameness disappears. Don't stay crippled! Get a small trial bottle of "St. Jacobs Oil" from your druggist and limber up. A moment after it is applied you'll wonder what became of the backache, sciatica or lumbago pain. "St. Jacobs Oil" is harmless and doesn't burn the skin.

It's the only application to rub on a weak or painful back, or for lumbago, sciatica, neuralgia, rheumatism, sprains or a strain.—Advertisement.

Lawrence Bowman Clapp's Work to Be Shown at Coronado Hotel.

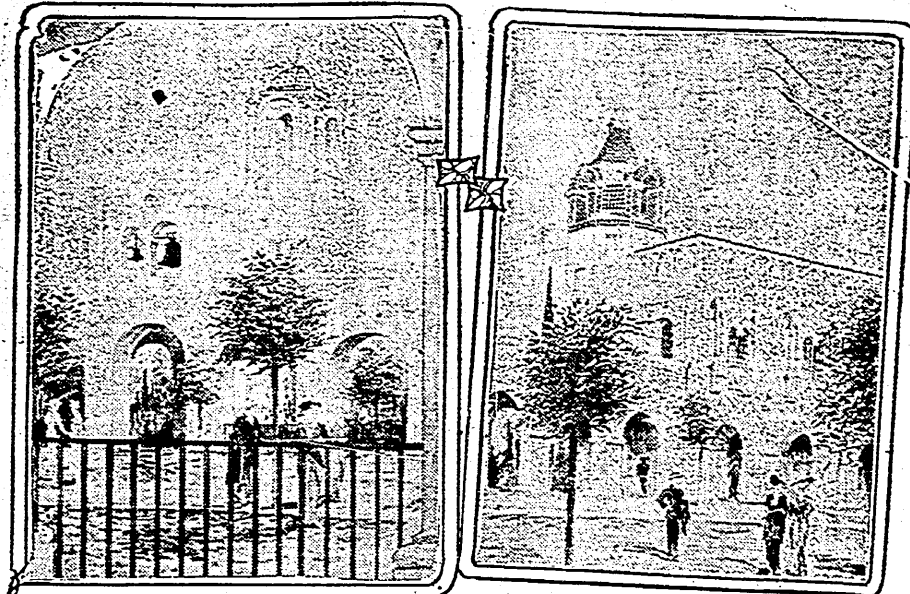
Lawrence Bowman Clapp, a young architect and artist, who came here recently from Minneapolis and quietly opened a studio at 1372 Seventh street, has presented to the Exposition managers some water color paintings of the buildings and views on the grounds that made a really big impression.

The paintings themselves are, for water colors, unusually impressive in character, yet strangely vivid and peculiarly adapted to portraying the bright sunshine, the high lights, the golds and browns and blues of Southern California. But it is for the splendid photographs that they make that they are valuable to the Exposition. For the photographic reproductions of Mr. Clapp's work are remarkably like etchings, and strikingly clear in detail.

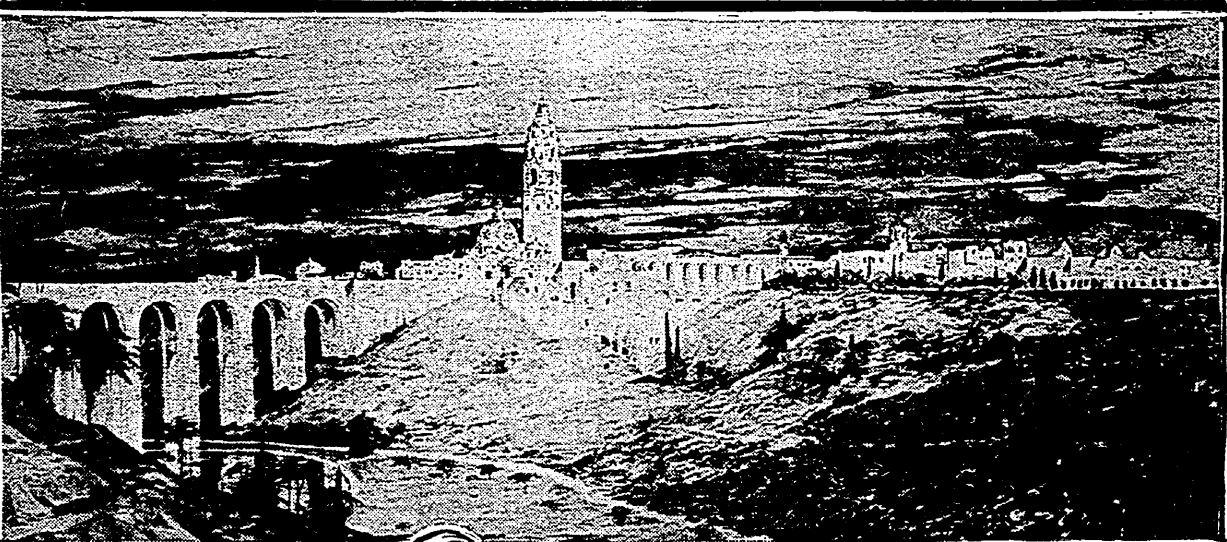
The young artist is now negotiating with Winfield Hogboom to establish an arrangement whereby the Exposition shall take the plates of his pictures to use for high class publicity work, he to keep the originals. Some of his paintings are to be placed on exhibition in the big ballroom at the Hotel del Coronado today, to be viewed by the guests at the the dance this afternoon and this evening. Next Monday they will be on exhibition at the art store of Frank C. Orr, 1118-24 Fourth street, until the following Saturday.

Since January, when he left

Photographs of Lawrence Bowman Clapp's Water Color Pictures of Panama-California Exposition Buildings. These Pictures Will Be Put on Exhibition Today at Hotel del Coronado.



ARTS AND CRAFTS TOWER Science & Education Bldg.



View of Exposition from Balboa Park



Entrance to Exposition from Puente Cabrillo

Quayle Brothers & Cressey, architects, with whom he worked for a time, Mr. Clapp has painted quite a number of well known scenes and places in and around San Diego, including Point Loma, the rocks and caves at Ocean Beach and the old San Diego mission. In "Sunrise Over the Exposition Grounds," a riot of color is seen over the calm white of the majestic bridge and the beautifully varied tops and spires of the buildings.

Mr. Clapp is a graduate of Cornell University and studied under J. Baskett, a well known Japanese artist of Tokyo. This Japanese influence is shown in his effective manner of massing color. Several of his architectural problems, drawn for the Beaux Art Society of Architects in New York, were awarded prizes.

The young artist was traveling on the coast last September when, coming to San Diego and liking it so much, he decided to make this his home. Here he will stay if the art business proves good enough.

LOPEZ ILL IN HOSPITAL AT MILWAUKEE, REPORT

Police Investigate Identity of Patient With Mexican Name.

MILWAUKEE, March 3.—Ralph Lopez, the Mexican bandit who shot and killed six men at Bingham, Utah, and for whom a nation-wide search has been conducted since his escape from the Utah-Apex mine, may be a patient now in the Milwaukee county hospital.

The police are conducting an investigation into the identity of the patient who gave his name as Joseph Montes and says he is a Mexican refugee. They have telegraphed to Utah for a photograph of the bandit.

NEW CHARTER PLANNED AT TAXPAYERS' MEETING

Association Members Will Discuss Tentative Forms Of City Government.

At the regular weekly meeting of the Taxpayers' Association of San Diego county, held in the U. S. Grant Hotel last evening, at which more than forty members were present, the subject of the proposed new charter for San Diego was under discussion.

A number of talks were made by Charles S. Hardy, I. L. Irwin, John Forward, Jr., and others. A committee of fifteen members of the association has been appointed to draw up a tentative charter. This tentative charter will be discussed in all its details at subsequent meetings and will finally be placed in the hands of several attorneys to have it placed in proper legal form.

HEAVY SEAS DELAY STEAMER'S VOYAGE

British Collier Kinross Arrives After Being 72 Days Out.

After being buffeted about on the heavy seas off the South American coast and handicapped by a sick chief engineer, the British collier Kinross arrived in the harbor yesterday morning to take on supplies.

The Kinross was headed for Bremerton with a cargo of coal, but was forced to put in to get medical attention for the engineer and engage another one.

The British collier made the trip from Norfolk to this port in seventy-two days, being ten days late. The Strathlornie was expected yesterday but failed to arrive. It is thought that she encountered high seas and will not be in until some time next week.

WHAT'S INDIGESTION? WHO CARES? LISTEN!

"Pape's Diapiesin" makes sour, gassy stomachs feel fine at once

Time it! In five minutes all stomach distress will go. No indigestion, heartburn, sourness or belching of gas, acid, or eructations of undigested food, no dizziness, bloating, foul breath or headache.

Pape's Diapiesin is noted for its speed in regulating upset stomachs. It is the surest, quickest and most certain indigestion remedy in the whole world, and besides it is harmless.

Millions of men and women now eat their favorite foods without fear—they know Pape's Diapiesin will save them from any stomach misery.

Please, for your sake, get a large fifty-cent case of Pape's Diapiesin from any drug store and put your stomach right. Don't keep on being miserable—life is too short—you are not here long, so make your stay agreeable. Eat what you like and digest it; enjoy it without dread of rebellion in the stomach.

Pape's Diapiesin belongs in your home anyway. Should one of the family eat something which don't agree with them, or in case of an attack of indigestion, dyspepsia, gastritis or stomach derangement at day time or during the night, it is handy to give the quickest, surest relief known.—Advertisement.



New Location New Home

We are doing business in our new location and under a new name, but on the same old principles as heretofore—a policy of honest dealings, low prices and on easy terms of credit. New spring suits for both men and women on the easy payment plan. Come in and compare our prices with the cash stores and we will save you money.

The Pacific

(Formerly Pacific Outfitting Co.) Northwest Corner 7th and Broadway.

THE MARSTON COMPANY

Fifth, Sixth and C Streets

The Most Beautiful Cretonnes

And the Largest Assortment We Ever Had

THIS is cretonne-buying time. Spring is the favored season for renewing and brightening up various things about the house, and so we are telling about our wonderful showing of new cretonnes. It's a really tremendous assortment, and the styles are as fresh and new and delightful as a field of wild flowers.

Cretonnes are used with charming effect for draperies, light upholsteries, bedspreads, cushions, bookcase curtains and box couches. Bedrooms furnished with uniform design throughout are very dainty.

We have Cretonnes at all prices: 10c, 25c, 35c, 45c, 50c, 60c and up to \$8.00.

These at 60c yard

Exquisite reproductions of English chintz designs, giving almost the exact effect of the imported cretonnes. For 60c a yard you get the domestic copies, 36 inches wide, whereas the imported costs two or three times as much, and only 31-inch.

Bokhara Tapestries in very rich and beautiful reproductions of imported goods, 36 inches wide, at 60c.



35c and 50c Ribbons at 25c

New Wide Ribbons

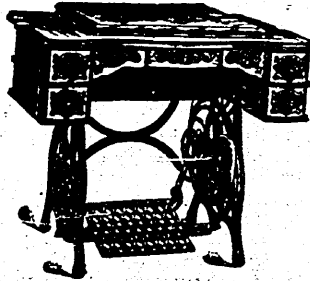
A special purchase of all-silk ribbons in widths from 5 to 6 1/4 inches, comprising various pretty kinds for hair bows and fancy work. Dresden ribbons in light and dark colors; also Moire Taffeta ribbons with satin stripes in various desirable shades. These are all 35c and 50c values, now on sale at the very special price of 25c a yard.

Spring Millinery Opening on Thursday

You should plan to be present at our Spring Millinery Opening Thursday, Friday and Saturday of this week. The initial display of the season's fashions.

This Sewing Machine, \$25

Exceptional Value



Hall-Borchert and Linen-Form Dress Forms are sold in this Department.

The Twin-Single Bed Spring

In our Furniture Department we are showing an entirely new type of bed spring which is proving of great interest to all who see it. It does not sag in the center, and gives the advantages of twin beds.

Good Garden Hose 12c foot

The Marston Special brand of molded garden hose is now ready in the Housewares Department (Basement). It is an exceptionally durable hose, non-kinkable, and is sold at the remarkably low price of 12c a foot.

Leather Suit Cases \$4.85

Among the very special values in our Traveling Goods Department we offer these brown leather suit cases. 24 inches long; good depth; straps all around; reinforced leather corners; shirt fold inside; nickel trimmed; specially priced \$4.85.

Summer Silk Vests \$1.00

The Knit Underwear Department has just placed in stock a full new line of imported Swiss underwear for summer. Very choice goods.

At \$1.00 we offer really special value in fine Swiss silk vests with low neck and no sleeves. Also heavier weight in silk-plated Swiss vests, at the same price. Both kinds are very daintily trimmed, and very good value at one dollar.

A Capable Guardian

THE efficient and conscientious services of the Union Trust Company of San Diego are at the command of any person who has the naming of a guardian.

This company is legally qualified and authorized by the state to act in this capacity and in many cases it will be greatly to the advantage of minor children and heirs to have the experienced and efficient advice of the officers of this corporation.

Besides being managed by men of established integrity in San Diego this company has a deposit of \$100,000 with the state treasurer as a pledge of the faithful performance of all such duties. Name us as Trustee, Executor or Guardian. The expense is not great; the service is efficient—satisfactory.

UNION TRUST CO. OF SAN DIEGO

John F. Forward, President — 1028 Second St.

Quan Wo Herb Co.

Now located at 1425 Fifth Street.

Home phone 4156. 20 years' practical experience in China. Remedies used are composed of herbs that have been used successfully in China over 4000 years. Internal diseases, skin diseases and all chronic diseases of both sexes yield readily to these remedies.

Malibu Encinal



Home Sites Like These

\$600

Only 125 feet
from the Beach

\$1700

Ocean Front
Sand Lot

ALL BETWEEN THE HIGHWAY
AND THE OCEAN ON THE
HISTORIC MALIBU RANCH

STARTING only a few weeks ago, this restricted residential seashore community, located west of Santa Monica, has already begun installation of improvements including streets, water, electricity, and underground conduit system.

In this brief time the map has been approved by the Regional Planning Commission of Los Angeles County, the lots staked by the engineers and more than 20% of the choice sites reserved.

Malibu Encinal offers you the first opportunity, and perhaps the last, to buy a homesite with an unobstructed ocean view for as little as \$500. Or, if you prefer, an ocean front sand lot for only \$1700.

Just Imagine! All the advantages of clean, private community sandy beaches — magnificent scenic shore line—tennis, bathing, fishing, horse-back riding and a private community park in wooded Encinal Canyon.

Improvement construction has started. Lots are staked now, too! Come out today!

Reservations made upon the property only.



Charles W. Casey
Exclusive Agent

Marblehead Land Co.
Owner

PETROLEUM SECURITIES BUILDING
Tenth & Flower Streets Los Angeles PRospect 9919

● BUILD ON YOUR LOT ●

Two-story 7-room Monterey Home. \$3300; Spanish style stucco Duplex. \$5400; 2-bedroom stucco Home. \$1350. All prices for complete construction. We help finance.

TRI-GUARANTY BLDG. CO.
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Builders of Quality Homes
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QUALITY BUILT--LOW PRICED



\$3400 Builds This Pretentious Two Story Home
FINANCED ON YOUR CLEAR LOT IF SUITABLY LOCATED

Twelve years of quality construction and satisfied clientele is your guarantee of a first class building in every respect.

This attractive two-story home, has numerous features that merit your investigation. Specifications include: Hardwood floors throughout, full screens, tile wainscote, milk box, iron receptacle, inlaid linoleum, complete cement work and two-car garage.

OFFICE OPEN ALL DAY SUNDAY FOR YOUR CONVENIENCE

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—Phone or Write for Free Booklet of Designs, no obligation.—

Name..... Add..... City..... T7-24

2 STORY HOME—\$3500 COMPLETE



FINANCED ON YOUR CLEAR LOT IF SUITABLE LOCATION. SPECIFICATIONS INCLUDE: HARDWOOD FLOOR, FULL SCREENS, WINDOW SHADES, MILK BOX, INLAID LINOLEUM, IRON RECEPTACLE, MAIL BOX, ALL NECESSARY CEMENT WORK AND 2-CAR GARAGE.

OFFICE OPEN SUNDAY—1 TO 5 P.M.

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EXHIBITION OF ARCHITECTS PLANS

for homes than can
be built UNDER \$5000

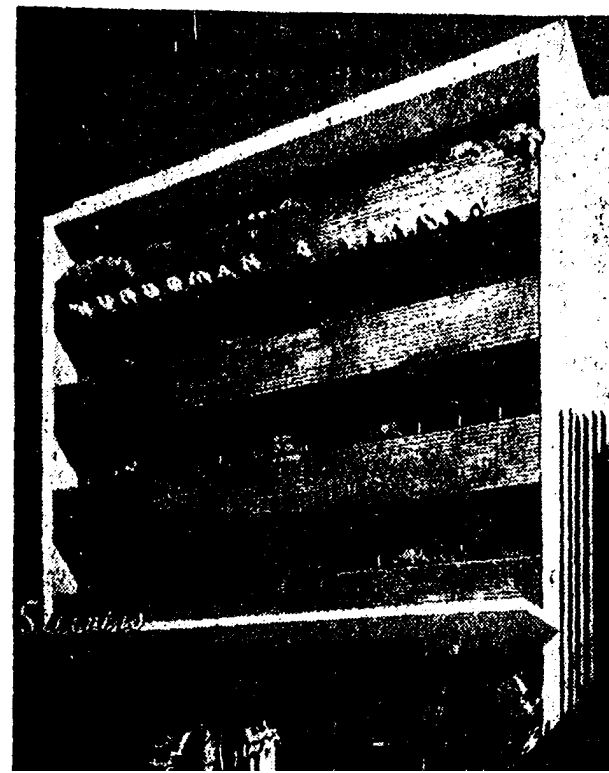
A most revealing display including the designs from many of the leading California architects. See unusual and interesting homes that can be built at very little expense.

Bring your own sketches for consultation. There is always an architect in attendance who will gladly give you advice. Absolutely no obligation involved.
Architectural Display—Seventh Floor

BARKER BROS.
Seventh Street, Flower and Figueroa

Article 19 -- No Title

Los Angeles Times (1923-Current File); Aug 15, 1948;
ProQuest Historical Newspapers: Los Angeles Times (1881-1989)
pg. E3



ON WILSHIRE BLVD.—This is design of the \$1,000,000 building now being constructed at 5657 Wilshire Blvd. for the Marfay Development Co. Plans for it were prepared by Architects Walter Wurdeman and Welton Becket.

\$1,000,000 Building Started; Will Be Five Stories High

Construction of a \$1,000,000 building has been started at 5657 Wilshire Blvd. for the Marfay Development Co., it was announced by Walter Wurdeman and Welton Becket, architects, who prepared the plans for the five-story structure.

The lightweight aggregates and lightweight steel method of construction which Wurdeman and

Becket have used in designing large buildings will be utilized for the Marfay Co.'s structure. The two architects will have their offices on the top floor of the building. The remaining floors will be rental areas.

Murray Frick is engineer Ralph Phillips is mechanical engineer and Campbell & Rightmire are the contractors for the building.

New Tract's Home Sales Almost Reach \$300,000

Sale of homes to the amount of almost \$300,000 in the new Valley Homes development near Vineland Ave., two blocks south of the Strathern Street School, in San Fernando Valley, was reported yesterday by David Appel, of the Pacific Construction Finance Co.

The Appel Bros., in affiliation with Arthur B. Weber and Richard S. Diller, are the developers of the tract for which 110 three-bedroom homes have been planned.

The homes are situated on 60-foot lots and surrounded with lawns, trees and shrubs. Features

include two-car garage and patio opposite the living room.

The property is conveniently near Hollywood and North Hollywood and at comfortable driving distance from downtown Los Angeles. Shopping centers are nearby.

Headquarters have been established at 7825 Riverton Ave.

Filings Totaled at 132,992

There were 132,992 real estate deeds recorded in Los Angeles County in this year's first seven months, according to a compilation by the Title Insurance & Trust Co.

The reported recordings were: Seven months this year: January, 19,404; February, 18,745; March, 21,169; April, 19,167; May, 17,672; June, 18,539; July, 18,296. Total, 132,992.

Seven months last year: January, 20,034; February, 17,636; March, 20,381; April, 20,363; May, 19,102; June, 17,198; July, 18,917. Total, 133,631.



COMPLETED—The location of this newly built residence, of contemporary-modern style, is Glenroy Knolls, estate subdivision recently opened north of Sunset Blvd. in

Westwood, by the Janss Investment Corp. The house was built by A. C. Goerig and is the first dwelling there to be placed on the market, it was announced.

Many Homes in Tract Sold

Half of the dwellings planned for San Fernando Highlands, new garden community of 174 homes

on Hubbard Ave., in the city of San Fernando, are now occupied, it was reported by Harold E. Phelps, sales agent.

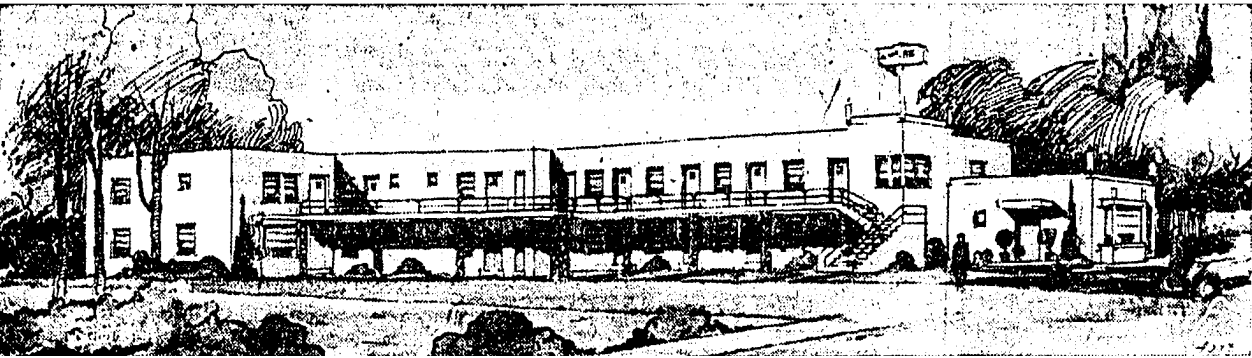
Eleven new dwellings in the final section have been placed on the market, he said.

A new model home is open for inspection to 2 p.m. daily.

NEW CONSTRUCTIONS IN LOS ANGELES AREA

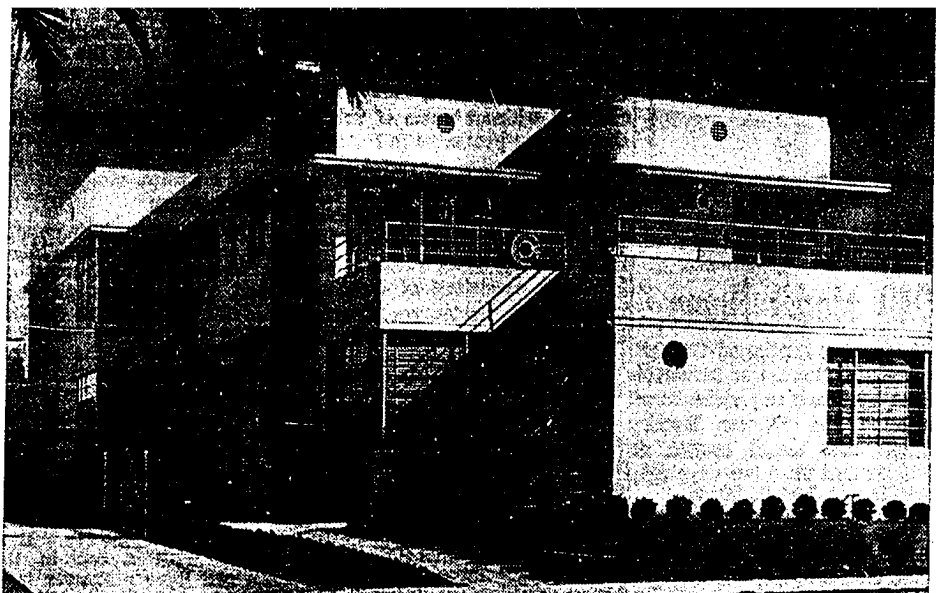
Los Angeles Times (1923-Current File); Apr 28, 1940;
ProQuest Historical Newspapers: Los Angeles Times (1881-1989)
pg. E3

NEW CONSTRUCTIONS IN LOS ANGELES AREA

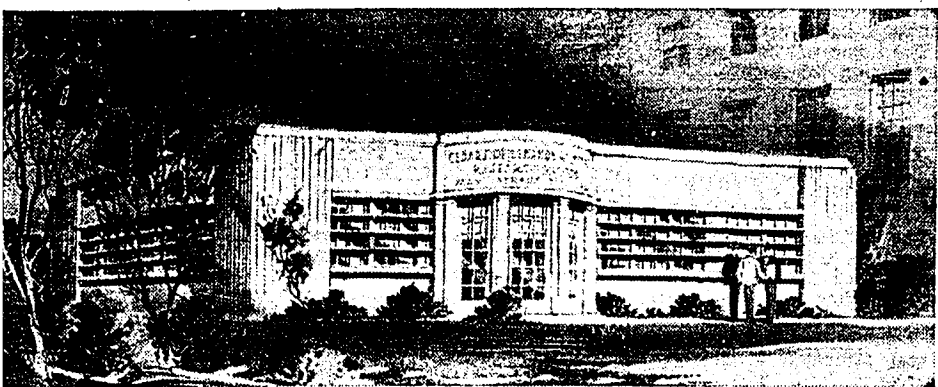


MOTEL BEING BUILT—Under construction at 5756 Hollywood Blvd. is the above-pictured motel being built for Mr. and Mrs. C. L. Bertin. The structure will contain

17 units. Building and site represent an investment of approximately \$40,000, it was announced. The structure is being built by the Pacific Construction Finance Co., Ltd.



NEW STRUCTURE—This ultra-modern 16-room triplex, containing one six-room and two five-room studio units, has been constructed at 122 N. Hamilton Drive, Beverly Hills, for Cornell Smelser. Its cost is reported as \$25,000.



BUILDING BEGUN—Rising on a site just north of Lebanon Hall, which is adjacent to the Cedars of Lebanon Hospital, is the above-shown structure to house the research division of the hospital. The building will front on Catalina St.

Article 5 -- No Title

Los Angeles Times (1923-Current File); Sep 3, 1939;

ProQuest Historical Newspapers: Los Angeles Times (1881-1989)

pg. 10



NEARS COMPLETION—The above-pictured five-unit, French Provincial-style income building is being completed at 1736 N. Wilton Place for Mr. and Mrs. M. Appel. It is being built by the Pacific Construction Finance Co., Ltd. Building and land represent investment of approximately \$20,000. The structure will be open for the next 10 days for public inspection of its many attractive features.



NEW HOME—Among the striking new homes just completed in Viewpark's scenic Olympic Village section is above-shown three-bedroom, modern Monterey dwelling at 4908 Vistadeoro Ave. It occupies a site with 67-foot frontage. The home is one of six on display under sponsorship of the Los Angeles Investment Co.

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Four-Unit Homes Gaining Popularity

Los Angeles Times (1923-Current File); Jan 23, 1949;

ProQuest Historical Newspapers: Los Angeles Times (1881-1989)

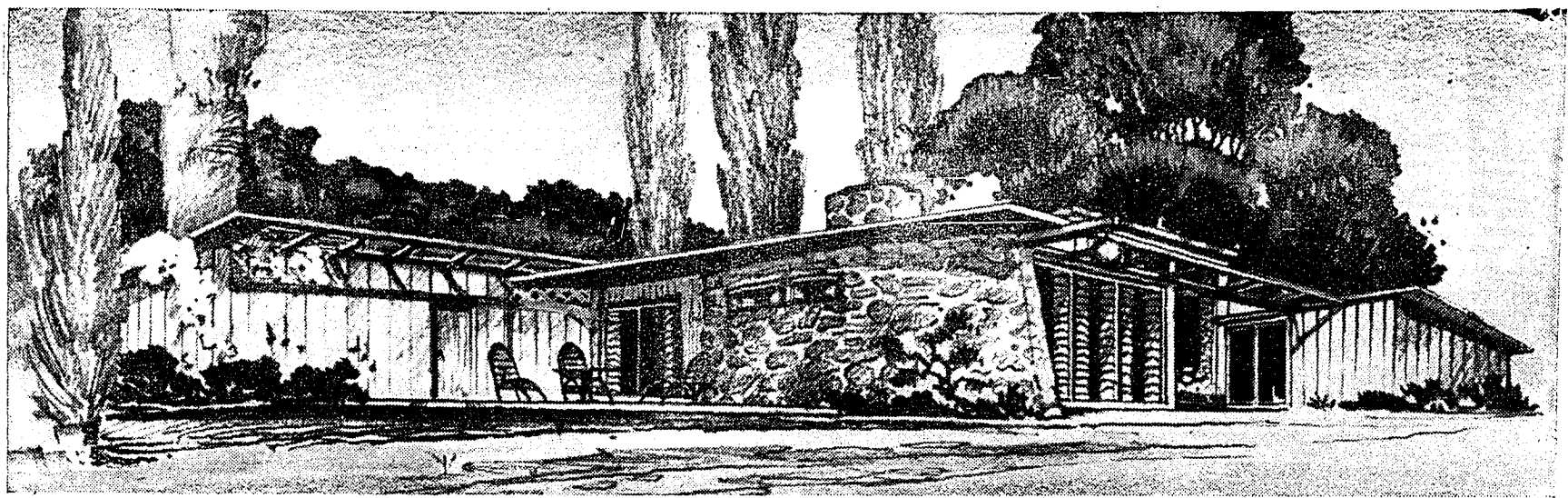
pg. E4

Four-Unit Homes Gaining Popularity

Boosting its current volume of multiple-dwelling construction for clients past the \$100,000 mark work has been started during the past six weeks on \$100,000 worth of enlargeable four-unit structures, according to a report from David Appel, president, Pacific Construction Finance Co.

Some of the structures being built are entirely for investment and others to provide for owner residence and income, such as duplexes, triplexes, four-family units and motels. Some motels are being built with a connecting home or duplex for the owner.

Most popular type of multiple dwelling in current building program is the enlargeable four-unit structure, it was reported.

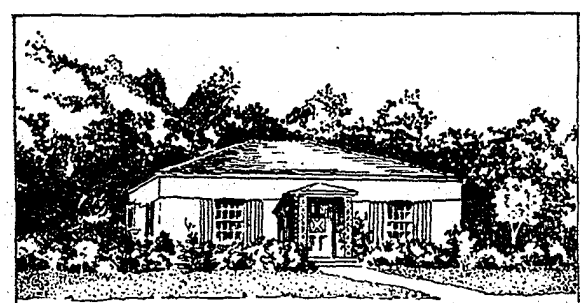
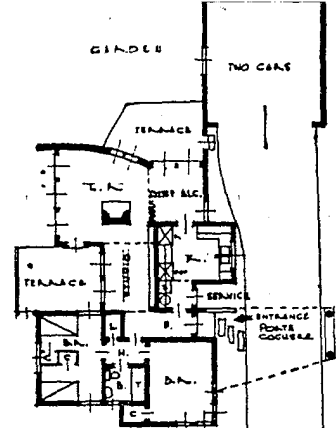
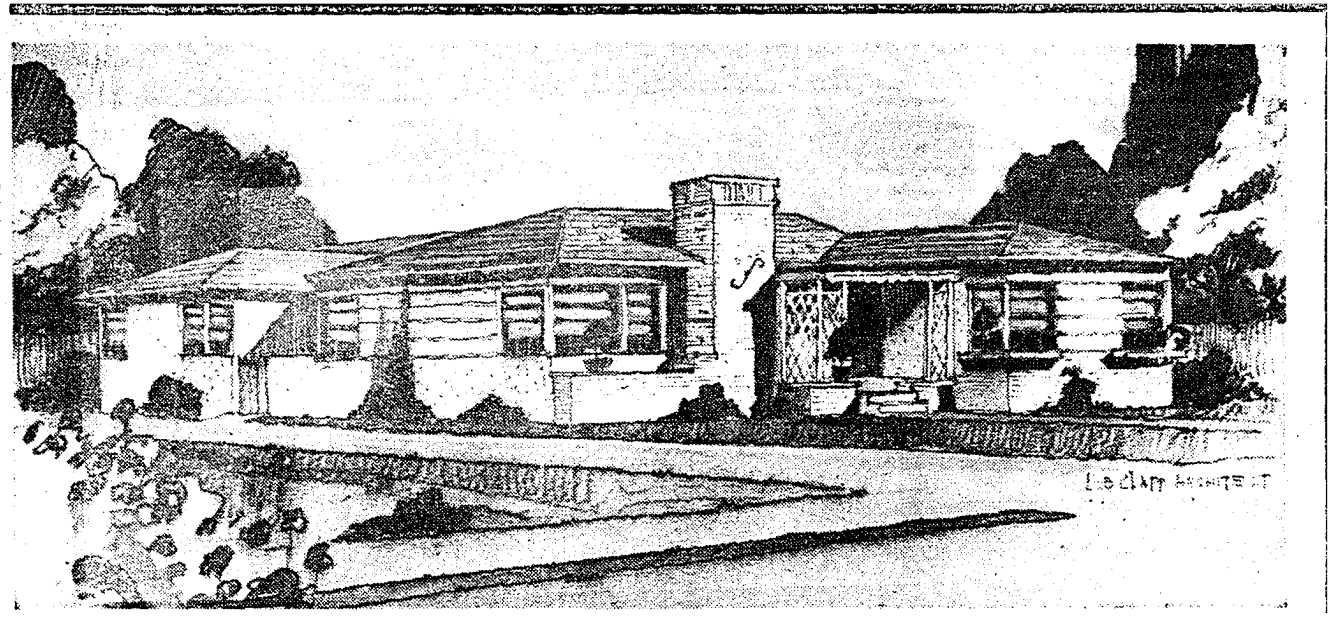


Here you see the terrace of a suburban modern-type home which was designed for a 50-foot lot. This was planned for a family that particularly enjoys outdoor life

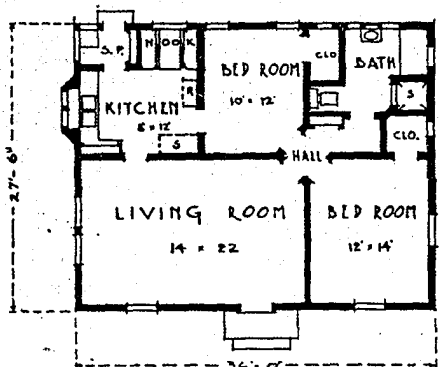
Small House Plans

See original sketches at Construction Primer Information Bureau, 6121 W. 3rd St. Working drawings are available

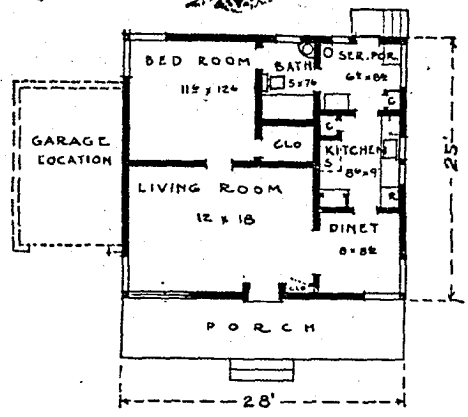
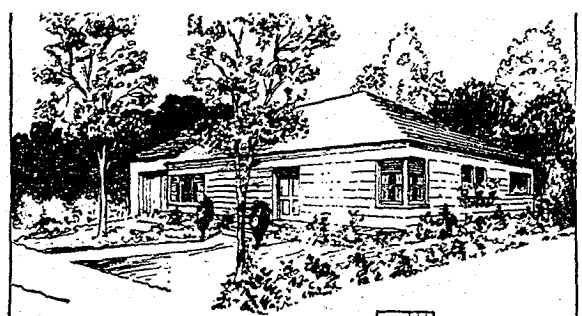
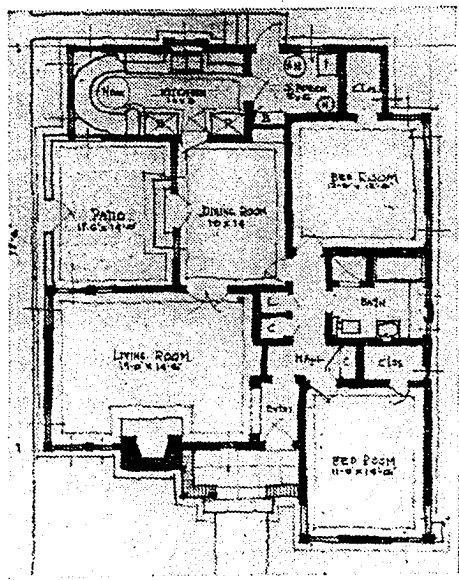
The living room and studio of this house open onto the partially inclosed terrace by means of wide doors and windows which make the garden area part of the house. It has five rooms, covers 929 square feet with the garage covering another 362 square feet. The approximate cost is \$4200. All of the rooms are accessible from the hall; service porch adjoins the efficient kitchen.



This modern California home of five rooms designed by Architect L. B. Clapp covers an area of 1200 square feet and can be built for approximately \$4800. It would be attractive built of frame construction finished in wood siding. It is suited to reinforced brick or concrete, too. The plan gives great accessibility and ease of circulation without loss of privacy. An entry hall gives access to the central hall from which most of the rooms are reached. A large-patio is placed off the living room.



Architect Paul A. Needham designed this modern version of a farmhouse to fit a narrow lot. It covers 700 square feet, costs about \$2800, could be of frame construction finished in wood siding with roof of wood or composition shingles. Area includes a small service porch.



- Modern Colonial in style, this four-room house by Needham covers 990 square feet, has four rooms and costs approximately \$4000. Frame construction with exterior of stucco or siding is suggested and roof as shown is of wood shingles, but could be composition if builder preferred.

8 Westwood Buildings Are Declared Historic Monuments

Murphy, Dean

Los Angeles Times (1923-Current File); Jun 23, 1988;

ProQuest Historical Newspapers: Los Angeles Times (1881-1989)

pg. AQ1

8 Westwood Buildings Are Declared Historic Monuments

By DEAN MURPHY, Times Staff Writer

The towering Fox Village Theatre, the domed Janss Investment Corp. building in the heart of Westwood Village and two North Village apartment complexes designed by renowned modernist Richard Neutra are among eight Westwood buildings declared historic-cultural monuments on Tuesday by the Los Angeles City Council.

The designations, in the works for two years, mark the city's most significant commitment to historic preservation in Westwood, which has grown over the past half-century from a quaint college town with a Mediterranean motif into a rowdy collage of restaurants, trendy stores and new apartments and condominiums.

Two of the designations—the ElKay Apartments at 638 Kelton Ave. and the Gayley Terrace Apartments at 959 Gayley Ave.—came despite strong objections from the buildings' owners. The owners said they feared that restrictions on demolition and renovations would hurt the resale value of the properties.

'Extreme Economic Burden'

"This will be an extreme economic burden on me," said Karen Bruderlin, owner of the ElKay Apartments, a Neutra-designed building constructed by her parents in 1948.

Jean Taylor Lawrence, who has owned Gayley Terrace for 42 years, appeared near tears as she appealed to the council to leave her property alone. Lawrence said she was being punished for keeping her Spanish Colonial-style building in good repair.

"Our corner looks beautiful, and it was because of my hard work," Lawrence said after the council vote. "They have torn my heart out."

Since early last year, several other Westwood buildings, including two by Neutra, have been designated historic monuments, but Tuesday was the first time the council endorsed widespread preservation in Westwood. Encouraged by the action, city planning officials and residents said they will push for designations of about half a dozen other structures, including several UCLA sorority houses in the North Village.

"When you have lost as much as we have lost, what you save is that much more precious," said Laura Lake, president of Friends of Westwood, a homeowners group. "This shows that Westwood was a hub of important, distinctive architecture. Maybe this will offset some of the hamburger places."

Added City Planner Daniel Scott: "This was really a big win for us."

The historic-cultural designation, although important to preservationists for symbolic reasons, also has one important practical implication. The city's Cultural Heritage Commission has the authority to block owners of the monuments from demolishing or altering the buildings for up to one year. During that period, the city could attempt to negotiate an agreement with the owners to spare the building. However, if no agreement is reached, the commission has no power over the building.

None of the eight Westwood monuments face demolition, but city officials said they wanted to get the safeguards in place as a precaution.

"This was an effort to anticipate, rather than be reactive—to try to be pro-active—about historical buildings," said Councilman Zev Yaroslavsky, who represents Westwood. "We tend to be criticized very often for designating historic buildings under the threat of demolition. People ask us 'Why didn't you designate in advance?' This is the advance."

Four of the newly named Westwood historic monuments—the Fox Village Theatre, the Janss building, the Fox Bruin Theatre and the Bratskeller/Egyptian Theatre—are in Westwood Village, the community's commercial hub south of UCLA. The other four monuments—all apartment buildings—are in the North Village, a residential enclave west of the campus.

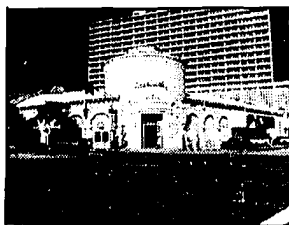
"These are eight of the most significant landmarks in Westwood," said Christy McAvoy, a consultant hired by the city to catalogue buildings in Westwood. "The collection of the Neutra buildings, in particular, in the North Village is substantial."

Revised Community Plan

The Vienna-born Neutra came to Los Angeles in the 1920s while working with Frank Lloyd Wright. He steered away from the popular Spanish influences of the time, concentrating instead on modern designs based on simple construction that integrated interior and exterior spaces. He is credited by historians with spawning a branch of Southern California architecture based on open and straightforward designs.

The eight buildings were selected by the city's Planning Department from an inventory of historic structures compiled as part of the Westwood community plan revision. The revised community plan, approved by the council in January, specifically calls for the "pres-

Please see BUILDINGS, Page 4



1. Bratskeller/Egyptian Theatre—1142-1154 Westwood Blvd.
Constructed - 1929

Architect - Russell Collins

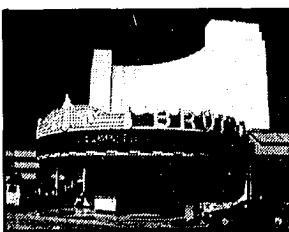
Historic significance - The building that was once a Ralph's supermarket conformed to the Mediterranean architectural guidelines of the Village, incorporating ornate branches that typified the supermarkets' design.



2. Janss Investment Corp. Building—1045-1099 Westwood Blvd.
Constructed - 1929

Architect - Allison & Allison

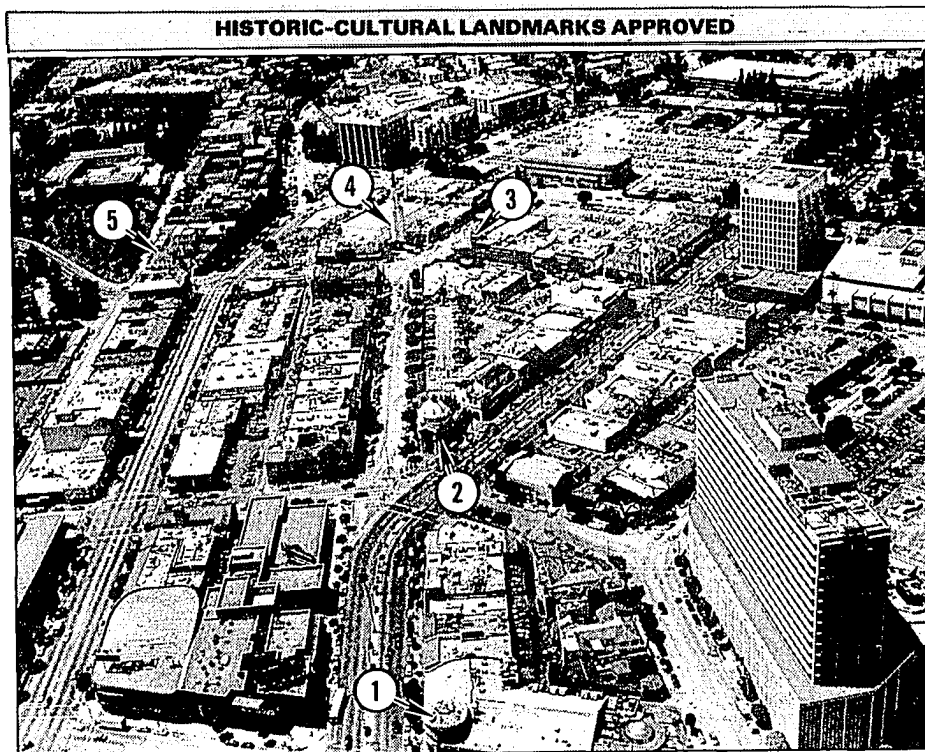
Historic significance - Architectural firm specialized in institutional construction; interior was decorated with murals by the A. T. Heinsbergen Co.



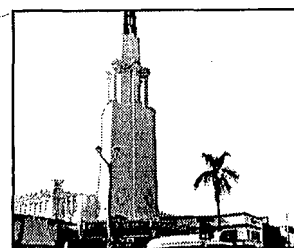
3. Fox Bruin Theatre—926-940 Broxton Ave.
Constructed - 1937

Architect - S. Charles Lee

Historic significance - Excellent translation of the Streamline-Moderne aesthetic into theater form by premiere theater architect Lee.



HISTORIC-CULTURAL LANDMARKS APPROVED



4. Fox Village Theatre—945 Broxton Ave.
Constructed - 1931

Architect - P. P. Lewis

Historic significance - Designed for the Janss Corp., the facility became one of the most important flagship theaters of the chain.



5. Gayley Terrace—959 Gayley Ave.
Constructed - 1940

Architect - Laurence B. Clapp

Historic significance - The epitome of what the Janss company envisioned as the residential component of its "Mediterranean" village.



6. Kelton Apartments—644 Kelton Ave.
Constructed - 1941

Architect - Richard J. Neutra

Historic significance - Harbinger of a shift in the renowned modernist's style, which would be expressed in his postwar projects. Not shown on map photo.



7. ElKay Apartments—638 Kelton Ave.
Constructed - 1948

Architect - Richard J. Neutra

Historic significance - The last design of the acclaimed architect to be completed in the North Village. Not shown on map photo.



8. Sheets Apartments—10919 Strathmore Drive
Constructed - 1949

Architect - John Lautner

Historic significance - One of the most futuristic and original contributions to the North Village, designed by modernist Lautner. Not shown on map photo.

BUILDINGS: 8 Historic Westwood Structures

Continued from Page 1

ervation and enhancement" of Westwood's "distinctive" character.

Two studies, one of Westwood Village and one of the North and East villages, pinpointed more than 20 potential city monuments, including several that could qualify for the National Register of Historic Places. The studies also suggested the creation of several so-called "historic preservation overlay zones," which would designate entire neighborhoods as city preservation districts.

The significance of the eight buildings, according to nominating papers filed by city consultants with the Cultural Heritage Commission, is based on factors ranging from the prominence of the architect to the building's ties to early

Westwood as planned by the Janss Investment Corp., the community's original developers when UCLA opened in 1929:

■ The Fox Village Theatre, 945 Broxton Ave., was built in 1931 of reinforced concrete and "draws upon Spanish and Classical sources for its design," the nomination papers said. The theater is best known for its distinctive tower, the tallest in Westwood, that was intended to serve "as a beacon to moviegoers." The theater, the predominant entertainment center in early Westwood, was designed by P. P. Lewis for the Janss company and soon became a flagship theater for Fox.

■ The Fox Bruin Theatre, 926-40 Broxton Ave., was built in 1937 as part of a major expansion by the Fox film company. Directly across

the street from the Fox Village Theatre, the Streamline-Modern-style Bruin theater stood in sharp contrast to the Spanish-style Village theater. The building, designed by prominent theater architect S. Charles Lee, was designed to lure motorists with its flashy neon marquees.

■ The Janss Investment Corp. Building, 1045-1099 Westwood Blvd., stands at the center of Westwood Village at Westwood Boulevard and Broxton Avenue. The octagonal building, considered the most prominent of Westwood's landmarks, served as the nerve center of the Janss development effort in Westwood. Built in 1929 and designed by the architectural firm of Allison & Allison, the designers of Royce Hall and several other UCLA buildings, the main part of the building now houses a clothing store. For years, it was known as the Glendale Federal building, after its longtime tenant.

■ The Bratskeller/Egyptian Theatre, 1142-1154 Westwood Blvd., was built in 1929 as a Ralphs supermarket. The Mediterranean-style building is best known for its stout cylindrical center. The brick supermarket served as a model for a cluster of buildings later built along Lindbrook Drive and Glendon Avenue. The building's name comes from a restaurant and theater that are no longer housed in the building. The building now houses Josephina's restaurant and an Odeon movie theater.

■ The Sheets Apartments, 10919 Strathmore Ave., built in 1949 and designed by renowned Los Angeles architect John Lautner, present a "dramatic juxtaposition of geometric volumes and planes" that creates a "dynamic tension in the appearance of this three-story Modern apartment building," the nomination papers said. The rectangular building features circular and angular glazed and wood-sided enclosures. Two cylinders set above street-level carports are linked by a V-shaped third floor. The building represents "one of the most futuristic" post-World War II additions to the North Village, the papers said. The building is now commonly known as the L'Horizon Apartments.

■ The Kelton Apartments, 644 Kelton Ave., built in 1941, were designed by Neutra and are still owned by his relatives. The three-unit building is considered a "harbinger" of a shift in Neutra's

style toward "less tautly dramatic" structures that are "more relaxed and lyrical," according to a book by Neutra authority Thomas Hines of UCLA. The building is marked by "broad bands of windows and flat roofs," and its roof extensions "seem to float over glazed walls and corners, integrating outdoor spaces" into the building, the nomination papers said.

■ The Elkay Apartments, 638 Kelton Ave., were built in 1948, the last project by Neutra in the North Village. Next to the Kelton Apartments, the five-unit building's historical significance became an issue during the nomination process. The owner's attorney, Randy Naiman, described the horizontal-oriented building as a "run-of-the-mill product of a very fine architect" that is "nowhere as good or important as his many other contributions to the city." Naiman noted that the building warranted just one line in Hines' book about Neutra. Not to be outdone, city officials got a handwritten letter from Hines expressing his regret about slighting the building. "I appreciate it more and more as the years go by, and wish I had given it more attention in my book," Hines wrote.

■ Gayley Terrace Apartments, 959 Gayley Ave., built in 1940 and designed by Santa Barbara architect Laurence B. Clapp, is described in the nomination papers as a Spanish Colonial Revival apartment building that is "the epitome of what the Janss company envisioned as the residential component of its Mediterranean village." Because of its hillside location at the intersection of Gayley and Weyburn avenues, it is considered one of the most prominent and well-known buildings in Westwood. The 20-unit structure has red clay tile roofs, exposed rafters and multiple-paned windows. Owner Lawrence and her son, Maurice D. Meyers, do not dispute the building's beauty, but they questioned the validity of historical claims by Johnson Heumann Research Associates, the firm that wrote the nomination papers.

"The major issue is that this is un-American," Meyers said after the council meeting. "The government, with no credentials or backup, tells the investor that we are restricting your rights as to what you can do with your own property. It destroys the value of the property."

Ground-Breaking Ceremonies for \$100,000 Headquarters

Los Angeles Times (1923-Current File); Dec 14, 1952;

ProQuest Historical Newspapers: Los Angeles Times (1881-1989)

pg. E4

Ground-Breaking Ceremonies for \$100,000 Headquarters

Ground-breaking ceremonies were held a few days ago for the \$100,000 national headquarters of the Rich Plan Corp. at 11860 Wilshire Blvd., between Westgate and Armacost Aves.

Roy M. Hogen, vice-president of the Los Angeles Chamber of Commerce, and Dr. C. R. Wiley, president of the Wilshire Opportunity Mile Association, officiated at the ground breaking.

Business Expands

Executives of the Rich Plan Corp. presiding were E. H. Powell, president; Kenneth A. Miller, secretary-treasurer, and Wilton K. Abbott, vice-president.

New headquarters of the freezer-food corporation were made necessary through the firm's expanding business, it was stated.

Architect Laurence B. Clapp designed the building, with more than 8200 square feet on

the main floor plus an additional 3200 square feet in the basement.

Structural Details

Space will be utilized for 20 office suites, four large secretarial bays, a vault, conference room and a combination lobby-display room.

Exterior materials will be plaster, porcelain veneer trim

and pilasters and an aluminum mullioned plate-glass facade. The 10-foot ceiling will be acoustically treated and fitted with fluorescent fixtures throughout.

Details include birch slab doors, steel-sash windows, air conditioning and carpeted executive offices.

Slated for occupancy on May 1, 1953, the completed structure will have 91-foot frontage and depth of 138 feet. Elchelburger & Harwood, Inc., of Santa Monica, are the contractors for the structure.

Now you got me curious, so I did a little research of my own. From what I can piece together from the internet is as follows: Dad, David Appel (AKA Dave Appel, AKA "DA" in the office and to all family and friends) was born in London 7/28/1901. He had 2 brothers, Israel, AKA Erwin, and Morris, AKA Morrie and 1 sister Sarah. They lived in Whitechapel just before departing to the U.S. aboard the SS Cymric (in steerage class) on 12/28/1905 with their mother Kate. Simon, my grandfather departed for the U.S. 2 weeks earlier and arrived in Canada, and entered the U.S. through New York then on to Cleveland Ohio. The ships passenger list has them listed as "Appel" (although there were other documents listing them as "Apple", "Appell", and even "Appelle"). My guess is they always referred to themselves as "Appel" but communication problems and errors by some government officials caused the variation in the spelling. Nevertheless they arrived in Boston on 1/6/1906 and then set off for Cleveland Ohio.

Simon and Kate had 3 more children while living in Cleveland: Mildred, Evelyn and Albert. My father graduated high school in Cleveland and then spent some time working in a steel plant in New York before moving to El Paso Texas in the early 1920s. I vaguely remember being told that they moved to El Paso due to Sarah's health. This is where Dad started his career as a builder. Simon financed Dad as he built and sold partially completed homes. (The buyer would then complete the interiors and the finish.) After about 3 years Dad moved to Los Angeles where he contracted to build homes, motels and small apartment buildings. He eventually brought his entire family out to join in his business. Dad was head of sales and financing, Erwin was the estimator and ran the construction crews, Morrie ran the plumbing crews, Albert handled the purchasing, Mildred handled all the insurance, and Evelyn's husband Mat Yanoff (later changed to Mat Young) was the office manager. He also employed an in-house designer, 1 or 2 draftsmen, a full time bookkeeper, a receptionist and telephone operator, a sales force of 1-3 and a construction crew of about 50+/- . They shut down during WW2 and opened up again immediately after the war. They were one of the first building companies to build government financed large apartment complexes (known under the title of "608"). They were also among the firsts to build subdivision home in the San Fernando Valley. I can remember when they would sell out an entire subdivision of about 100 homes in a single weekend in Encino for a little over \$5,000.00 each.

Albert died at an early age in 1950, and that put everyone into a tailspin. Dad stopped building until Don (Albert's son), Shelly (Erwin's Son) and I became of age to enter the construction business of our own. This is where Dad's vision of an Appel dynasty in construction ended. Instead we all went our own separate ways. Shelly focused on Commercial and Industrial projects including the famed Empire West Apartments (later condominiums), Don developed some apartment complexes and I ended up building apartments and condominiums. I actually built the first condominium complex in Westwood in 1964. My brother Richard Graduated architecture at USC and later worked on Lon champs racetrack in Paris, designed the Public Library for the City of Claremont, and did several hospital additions for St. Bernadine's Hospital in San Bernardino, and St. Mary's Hospital in Long Beach.

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 & 4

Tract 11163

Location of Building 5730 Spring Oak Drive (House Number and Street)

Between what cross streets Spring Oak Dr. & Canyon Dr.

Approved by
City Engineer

USE INK OR INDELIBLE PENCIL

- Purpose of building 1 STORY RES. + GARAGE Families 1 Rooms 8
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) PAC. CONST. FIN. CO. LTD. Phone _____
- Owner's address 5660 HOLLYWOOD BLVD.
- Certificated Architect L. B. CLAPP State License No. 1541 Phone _____
- Licensed Engineer NONE State License No. _____ Phone _____
- Contractor PAC. CONST. FIN. CO. LTD. State License No. 589 Phone HI 2585
- Contractor's address 5660 HOLLYWOOD BLVD.
- 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} \$ 9000.00
- 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 89' x 59' No. Stories 1 Height to highest point 18' Size lot 87' x 150'
- Type of soil ADobe 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 wall Stucco Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 8 Second floor 2 x 8 Rafters 2 x 4 Material of roof Shingle
- Chimney (Material) Brick Size Flue 8" x 12" 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 PAC. CONST. FIN. CO. (Owner's Authorized Agent)
 By William King

PERMIT NO. 34813 PLANS 1/15/37	FOR DEPARTMENT USE ONLY 4927				Fee <u>3.00</u> Stamp here when Permit is issued OCT 21 1937
	Plans and Specifications checked	Cont.	Fire Dept.	No.	
	Corrections verified	Bldg. Div.	Street	Fl.	
	Plans, Specifications and Application checked and approved	Application checked and approved			
For Plans Sec.	Filed with	Required	Specified		

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:

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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.

REMOVED FROM

REMOVED TO

Lot.....

Tract.....

Present location of building } 5730 Spring Oak Drive

(House Number and Street)

New location of building }

(House Number and Street)

Between what crossstreets }

Approved by
City Engineer.

Deputy.

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

2. Use of building AFTER alteration or moving..... Families..... Rooms.....

3. Owner (Print Name)..... Pacific Construction Co..... Phone.....

4. Owner's Address..... 5660 Hollywood Blvd.....

5. Certificated Architect..... Lora..... State License No..... Phone.....

6. Licensed Engineer..... Lora..... State License No..... Phone.....

7. Contractor..... Calacatila Contractors..... State License No. 39820..... Phone. HL. 1-167.

8. Contractor's Address..... 730 N. Highland Ave., Los Angeles, Calif.....

9. 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} \$.....

10. State how many buildings NOW } on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building.....x.....Number of stories high.....Height to highest point.....

12. Class of building.....Material of existing walls.....Exterior framework.....

(Wood or Steel)

Describe briefly and fully all proposed construction and work:

Interior Tile

Title Setting Ord.
File 31.0
Reg. No. T-173

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO. 7382	FOR DEPARTMENT USE ONLY				Fee. Stamp here when Permit is issued MAR 21 1938
	Plans and Specifications checked	Zone	Fire District		
	Corrections verified	Std. Line	No.		
	Plans, Specifications and Applications rechecked and approved	Fl.	Fl.		
PLANS	For Plans Set	Filed with	Application checked and approved 348.22 Clark		Inspector CHW 15
Rev'd			Required Valuation Included	Specified Fee—No	

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:

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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.

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 5730 Spring Oak Drive
(House Number and Street)
New location of building }
(House Number and Street)
Between what crossstreets }
Approved by City Engineer.
Deputy.

- Purpose of PRESENT building..... Residence..... Families..... Rooms.....
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Use of building AFTER alteration or moving..... Families..... Rooms.....
- Owner (Print Name)..... Pacific Construction Co..... Phone.....
- Owner's Address..... 5660 Hollywood Blvd.....
- Certificated Architect..... Lora..... State License No..... Phone.....
- Licensed Engineer..... Lora..... State License No..... Phone.....
- Contractor..... Calacatila Contractors..... State License No. 39820..... Phone. HL. 1167.
- Contractor's Address..... 730 N. Highland Ave., Los Angeles, Calif.....
- 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} \$.....
Reg. No. T-173
- 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:

Interior Tile

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO. 7382	FOR DEPARTMENT USE ONLY				Fee. Stamp here when Permit is issued MAR 21 1938
	Plans and Specifications checked	Zone	Fire District		
	Corrections verified	Blgd. Line	No.	Street Widening	
	Plans, Specifications and Applications rechecked and approved	Fl.	Fl.		
PLANS	For Plans Set	Filed with	Application checked and approved 348.28 Clark		Inspector CHW 15
Rev'd			Required Valuation Included	Specified Fee—No	

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:
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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.

REMOVED FROM

REMOVED TO

Lot

Lot 4

Tract

Tract 11122

Present location of building { 5720 Spring Oak Dr.

(House Number and Street)

New location of building { [Handwritten Address]

(House Number and Street)

Between what cross streets { [Handwritten Cross Streets]

Approved by
City Engineer

Deputy

- Purpose of PRESENT building. Residence Families 1 Rooms 8
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Use of building AFTER alteration or moving. Residence Families 1 Rooms 8
- Owner (Print Name), Pacific Const. Finance Co. Phone HI 7565
- Owner's Address 5660 Hollywood Blvd.
- Certificated Architect State License No. Phone
- Licensed Engineer Elaine Noice State License No. 97 Phone GL 0367
- Contractor Pacific Const. Finance Co. State License No. 509 Phone HI 7565
- Contractor's Address 5660 Hollywood Blvd.

9. 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} \$ 5000.00

10. State how many buildings NOW One
on lot and give use of each.

(Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building 40' x 80' Number of stories high 1 Height to highest point 25'

12. Class of building 1 Material of existing walls Wood & Exterior framework Wood

(Wood or Steel)

Describe briefly and fully all proposed construction and work:

Move on the lot and put in new foundation.

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO. 44333	FOR DEPARTMENT USE ONLY 4727				Fee 18.00 Stamp here when Permit is issued
	Plans and Specifications checked	Specs	Fire District		
	Corrections verified	Shy. Lbr.	No. 10	Street Winding	
	Plans, Specifications and Applications rechecked and approved	Application checked and approved			
PLANS	For Plans Sec	Filed Jan	3/31	Clark	Inspector
Sec'd			Building Division	Sec. No.	

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 hereafter 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.

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 5730 Spring Oak
(House Number and Street)

New location of building } *same*
(House Number and Street)

Between what cross streets } Canyon Dr & Glen Oak Dr

Approved by
City Engineer

Deputy

1. Purpose of PRESENT building *RES.* Families *one* Rooms *8*
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving Families *one* Rooms *9*

3. Owner (Print Name) *DAVE APPEL* Phone *6/6294*

4. Owner's Address *5730 Spring Oak*

5. Certificated Architect State License No. Phone

6. Licensed Engineer State License No. Phone

7. Contractor *Pacific Concrete Erection Co* State License No. *589* Phone *HI-7585*

8. Contractor's Address *5660 Hollywood Blvd.*

9. 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} *5000*

10. State how many buildings NOW } *one*
on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building *x* Number of stories high..... Height to highest point.....

12. Class of building *D* Material of existing walls *stucco* Exterior framework *wood*
(Wood or Steel)

Describe briefly and fully all proposed construction and work:

add 1 Bath Room and 1 Toilet Room

Fill in Application on other Side and Sign Statement

357 (OVER)

PERMIT NO.		FOR DEPARTMENT USE ONLY				Fee
7489	Plans and Specifications checked	Zone	Fire District		Stamp here when Permit is issued	
	Checklist verified	Bldg. Line	No.			
	Plans, Specifications and Applications reviewed and approved	Ft.	Street Widening			
	For Plans See	Filed with	Clerk			
PLANS	Application checked and approved	Inspector				
Rec'd	Required Valuation Included	Required Fee				

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. 23

Tract 11165

Location of Building. 5710 Spring Oak Terrace
(House Number and Street)

Approved by
City Engineer

Between what cross streets. ~~5710 Spring Oak Drive~~ & Spring Oak Drive

Deputy.

USE INK OR INDELIBLE PENCIL

- Purpose of building. Residence & garage. Families 1 Rooms 5
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name). Deacon Realty Co., Inc. Phone. 673748
- Owner's address. 6365 Yucca.
- Certificated Architect. Ben Wrenman State License No. C-117 Phone. 675925
- Licensed Engineer. State License No. Phone.
- Contractor. Owner State License No. Phone.
- Contractor's address. 6000
- 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. \$4500.00
- 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 46x39 No. Stories. Height to highest point. 22 Size lot 124x63 (1 acre approx)
- Type of soil. D-6. Foundation (Material). Concrete Depth in ground. 12"
- Width of footing. 12" Width of foundation wall. 6" Size of redwood sill. 2x6"
- Material exterior wall. 3x6 studs. Size of studs: (Exterior). 2x4 (Interior bearing). 2x4
- Joist: First floor 2x6 Second floor 2x4 Rafters 2x4 Material of roof. 2x4 shingles
- Chimney (Material). Brick Size Flue. 12x6 No. inlets each flue. 1 Depth footing in ground. 18"

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

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

By

PERMIT NO. 48144	FOR DEPARTMENT USE ONLY 4-927				No. 2100 Stamp here when Permit is issued 8-11-29
	Plans and Specifications checked	Zone	Fire District		
	Corrections verified	Bldg. Line	No. 76		
	Plans, Specifications and Application reviewed and approved	Application checked and approved	Street Widening		
PLANS 2/1/29	For Plans See	Filed with	APPROVED		Inspected

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

Form B-1-500-10-0
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

SPRING OAK DRIVE

EXISTING
1-FAM. DWELLING

NEW
ADDITION

SPRING OAK TERRACE

3

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

ONE OF THE FOLLOWING
BUILDING AND CHIMNEY
BUILDING DIVISION

Lot No.

Tract

Location of Building

2730 SPRING OAK DRIVE

(Show Streets and Block)

Address by
City and State

Between what cross streets

Canyon Drive and Spring Oak Terrace

USE ONE OR MORE OF THE FOLLOWING

1. Present use of building **Residence** **Family** **Room**
(Show Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present company
3. Use of building AFTER alteration or moving **Family** **Room**
4. Owner **Mr. Dave ADEL** **Phone**
5. Owner's Address **2730 Spring Oak Drive** **P.O. Los Angeles, Calif.**
6. Certified Architect **State License No.** **Phone**
7. Licensed Engineer **State License No.** **Phone**
8. Contractor **Al Larson** **State License No. 7593** **Phone FA 3171**
9. Contractor's Address **4112 W. Jefferson Blvd.**

10. VALUATION OF PROPOSED WORK

(Including all labor and material and all permanent
improvements, including, where necessary, the
cost of foundation, exterior wiring and drainage
system, etc.)

235.00

11. State how many buildings NOW
on lot and give use of each.

(Show Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building **x** Number of stories high **x** Height to highest point13. Material Exterior Walls **(Wood, Steel or Masonry)** Exterior framework **(Steel or Wood)**

14. Describe briefly all proposed construction and work:

Termite Control Work

NEW CONSTRUCTION

15. Size of Addition **x** **Area of Lot** **Number of Stories when complete**
16. Footing: Width **Depth of Ground** **Width of Wall** **Size of Floor Joists** **x**
17. Size of Sticks **x** **Material of Sills** **Size of Rafters** **x** **Type of Roofing**

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or reconstruction work will comply with all laws, and that in the doing of the work neither I nor anyone 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

Owner or Authorized Agent

NOTARY

BY

By

FOR DEPARTMENT USE ONLY

PLAN CHECKING		REINFORCED CONCRETE		FEE'S		Bldg. Per	
Date	Receipt No.	Valuation	Fee Paid	Bldg. Comment	Tons of Reinforcing Steel	Cart. of Occupancy	Total
TYPE	GROUP	Section No.	1-36 Lot	Key Plan	Lot No.	Pl. near alley	Pl. side alley
PERMIT NO.	PLAN AND SPECIFICATIONS CHECKED	DATE	BY	NO.	STREET WIDTHS	DRAINING	Map No.
1518823	EXAMINED AND APPROVED	DATE	BY	NO.	STREET WIDTHS	DRAINING	Map No.
PLANS	RECEIVED	DATE	BY	NO.	STREET WIDTHS	DRAINING	Map No.
RECEIVED	DATE	BY	NO.	STREET WIDTHS	DRAINING	Map No.	DATE



Bldg-Addition **GREEN - MANDATORY**
1 or 2 Family Dwelling
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Issued on: 10/16/2012

Last Status: Issued

Status Date: 10/16/2012

L TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 11163		4		M B 200-16/17	154-5A191 242	5580 - 022 - 004
TR 11163		3		M B 200-16/17	154-5A191 246	5580 - 022 - 003
TR 11163		3		M B 200-16/17	154-5A191 402	5580 - 022 - 004

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA

Council District - 4

Certified Neighborhood Council - Hollywood United
Community Plan Area - Hollywood

Census Tract - 1893.00

District Map - 154-5A191

Environmentally Sensitive Area - YES

Energy Zone - 9

Fire District - VHFHSZ

Hillside Grading Area - YES

Hillside Ordinance - YES

Earthquake-Induced Liquefaction Area - Yes

Near Source Zone Distance - 0

Thomas Brothers Map Grid - 593-G2

ZONES(S): R1-ID

4. DOCUMENTS

ZI - ZI-2384 The Oaks (ICO)

ORD - ORD-179814

ORD - ORD-181136

ICO - The Oaks (ICO)

HLSAREA - Yes

CPC - CPC-2007-2065-ICO

CPC - CPC-2009-2949-HD

BHO - Yes

AFF - 20121246638 LOT TIE

5. CHECKLIST ITEMS

Special Inspect - Epoxy Bolts

Special Inspect - Structural Wood (periodic)

Std. Work Descr - Seismic Gas Shut Off Valve

Combine HVAC - Wrk. per 91.107.2.1.1.1

Combine Elec - Wrk. per 91.107.2.1.1.1

Combine Plumbg - Wrk. per 91.107.2.1.1.1

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

ELAINE SPADAFORA DECD TRUST

5730 SPRING OAK DR

LOS ANGELES CA 90068

Tenant:

Applicant: (Relationship: Agent for Owner)

MICHELLE LARA -

6404 HOLLYWOOD BLVD #405

L.A., CA 90028

(323) 461-0050

7. EXISTING USE

(01) Dwelling - Single Family

(07) Garage - Private

PROPOSED USE**8. DESCRIPTION OF WORK**

CREATE 11'8" X 12'7" STORAGE ROOM WITHIN ATTIC SPACE TO ENLARGE 2ND
FLOOR AND REMODEL INTERIOR/EXTERIOR AND ADD (2) BATHROOMS; NEW
WINDOWS/DOORS

9. # Bldgs on Site & Use: SFD W. GARAGE**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Hernan Arreola

DAS PC By:

OK for Cashier: Barry Peshek

Coord. OK:

Signature:

Date:

For inspection requests, call toll-free (888) LA4BUILD (524-2845).

Outside LA County, call (213) 482-0000 or request inspections via

www.ladbs.org. To speak to a Call Center agent, call 311 or

(866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only

W/O #: 21402567

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$50,000

PC Valuation:

FINAL TOTAL Bldg-Addition	1,109.15	Planning Surcharge	35.68
Permit Fee Subtotal Bldg-Addition	564.00	Planning Surcharge Misc Fee	10.00
Energy Surcharge		Planning Gen Plan Maint Surchar	17.84
Electrical	146.64	School District Residential Level 2	0.00
HVAC	73.32	CA Bldg Std Commission Surchar	2.00
Plumbing	146.64	Green Building	
Plan Check Subtotal Bldg-Addition	12.96	Permit Issuing Fee	0.00
Off-hour Plan Check	6.48		
Plan Maintenance	11.28		
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	5.00		
O.S. Surcharge	19.33		
Sys. Surcharge	57.98		

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan

Payment Date: 10/16/12
Receipt No: VN07321831
Amount: \$1,109.15
Method: Refer to ACS

2012VN11497

* P 1 2 0 1 4 2 0 0 0 0 2 5 6 7 F N *

(P) Floor Area (ZC): +131 Sqft / Sqft
 (P) Height (ZC): 0 Feet / Feet
 (P) Length: 0 Feet / Feet
 (P) Residential Floor Area per Mansion Ord: +131 Sqft /
 (P) Stories: 0 Stories / 2 Stories
 (P) Width: 0 Feet / Feet
 (P) Dwelling Unit: 0 Units / 1 Units
 (P) Wood (Plywood, OSB, etc.) Shearwall
 (P) R3 Occ. Group: +131 Sqft / Sqft
 (P) U Occ. Group: 0 Sqft / Sqft

(P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Sta
 (P) Type V-B Construction
 (P) Foundation - Continuous Footing
 (P) Roof Construction - Wood Frame/Sheathing
 (P) Wall Construction - Wood Stud

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** 2nd floor permitted under permit 1939LA7489

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

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME

(A) PHAKOS, CYNTHIA
 (C) ZETTERBERG BJORN ERIK

ADDRESS

9010 RANGELY AVE,
 1743 STANHOPE COURT,

WEST HOLLYWOOD, CA
 WESTLAKE VILLAGE, CA

CLASS

B

LICENSE

C23352
 412420

PHONE

(805) 341-4673

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

17. LICENSED CONTRACTOR'S DECLARATION

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

License Class: **B** License No.: **412420** Contractor: **ZETTERBERG BJORN ERIK**

18. WORKERS' COMPENSATION DECLARATION

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

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

Carrier: **STATE COMP. INS. FUND**

Policy Number: **1131073**

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: _____ Sign: _____ Date: _____ ☐ Contractor ☐ Authorized Agent

5730 W Spring Oak Dr

Permit Application #: 12014 - 20000 - 02567

Bldg-Addition
1 or 2 Family Dwelling
Plan Check

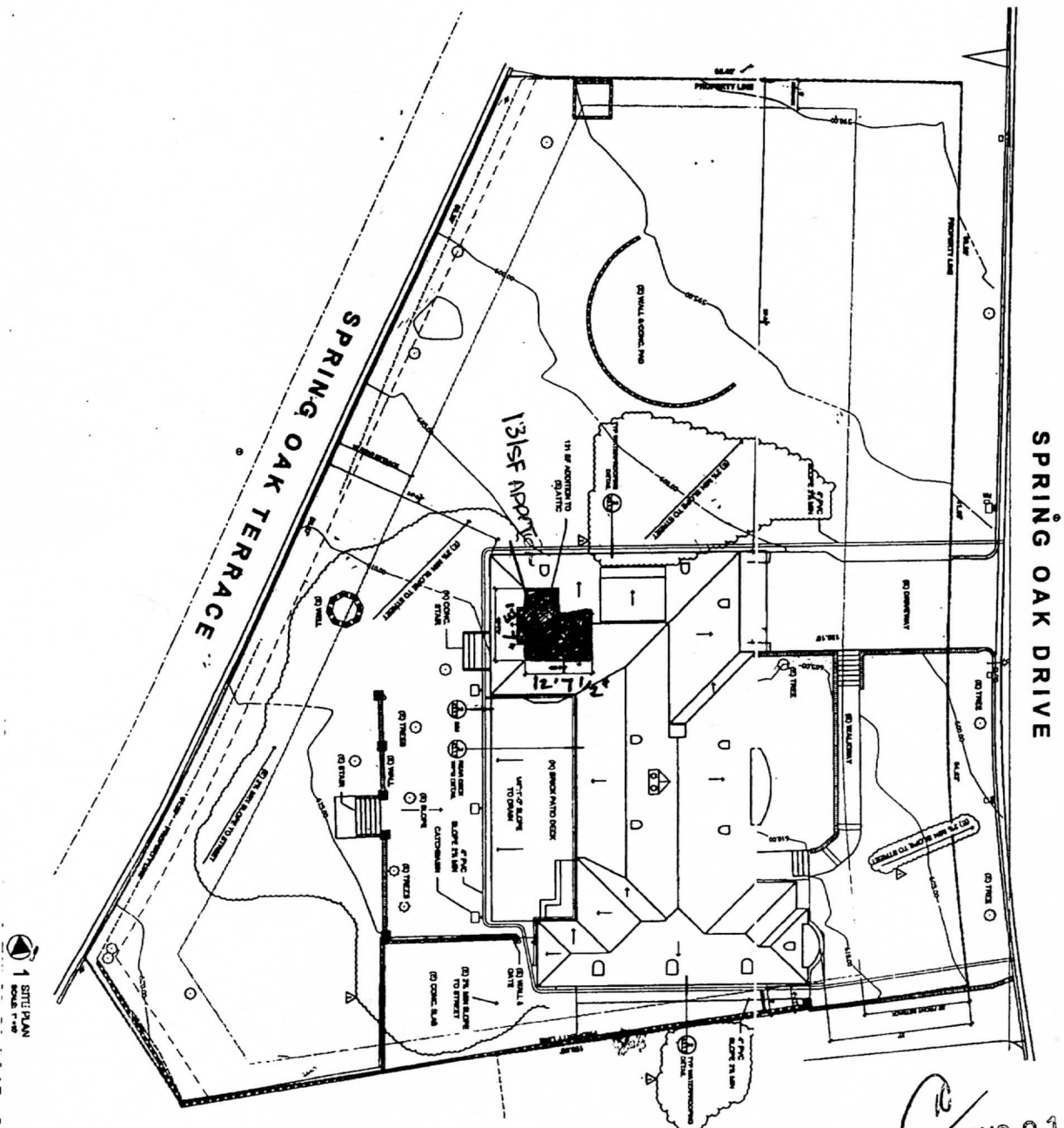
City of Los Angeles - Department of Building and Safety

Plan Check #: B12VN07680FO

Initiating Office: VAN NUYS

Printed on: 08/01/12 00:25:17

PLOT PLAN ATTACHMENT



RTI AUG 21 2012



Bldg-Alter/Repair
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Issued on: 10/18/2012

Last Status: Issued

Status Date: 10/18/2012

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 11163		4		M B 200-16/17	154-5A191 242	5580 - 022 - 004

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA
Council District - 4
Certified Neighborhood Council - Hollywood United
Community Plan Area - Hollywood

Census Tract - 1893.00
District Map - 154-5A191
Environmentally Sensitive Area - YES
Energy Zone - 9
Fire District - VHFHSZ

Hillside Grading Area - YES
Hillside Ordinance - YES
Earthquake-Induced Liquefaction Area - Yes
Near Source Zone Distance - 0
Thomas Brothers Map Grid - 593-G2

ZONES(S): R1-1D

4. DOCUMENTS

ZI - ZI-2384 The Oaks (ICO) HLSAREA - Yes
ORD - ORD-179814 CPC - CPC-2007-2065-ICO
ORD - ORD-181136 CPC - CPC-2009-2949-HD
ICO - The Oaks (ICO) BHO - Yes

5. CHECKLIST ITEMS**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):

ELLIS, Nanci K AND Peter B

5730 Spring Oak Dr

LOS ANGELES CA 90068

Tenant:

Applicant: (Relationship: Contractor)

(805) 341-4673

7. EXISTING USE

(01) Dwelling - Single Family

PROPOSED USE**8. DESCRIPTION OF WORK**

CHIMNEY REPAIR FOR RESIDENTIAL BUILDING; PER LA CITY STANDARD DETAILS

9. # Bldgs on Site & Use:**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By:

OK for Cashier: Charles Canning

DAS PC By:

Coord. OK:

Signature:

Date:

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
(866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only**W/O #: 21621078****11. PROJECT VALUATION & FEE INFORMATION** Final Fee Period

Permit Valuation: \$4,500 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	195.23
Permit Fee Subtotal Bldg-Alter/Re	130.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.50
O.S. Surcharge	3.15
Sys. Surcharge	9.45
Planning Surcharge	9.42
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surchar	4.71
CA Bldg Std Commission Surchar	1.00
Permit Issuing Fee	27.00

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

Payment Date: 10/18/12
Receipt No: WL10151203
Amount: \$195.23
Method: Refer to ACS

2012WL47242

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Bldg-Alter/Repair **GREEN - MANDATORY**
1 or 2 Family Dwelling
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety

Issued on: 03/19/2013

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Issued

Status Date: 03/19/2013

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 11163		4		M B 200-16/17	154-5A191 242	5580 - 022 - 004
TR 11163		3		M B 200-16/17	154-5A191 246	5580 - 022 - 003
TR 11163		3		M B 200-16/17	154-5A191 402	5580 - 022 - 004

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA
Council District - 4
Certified Neighborhood Council - Hollywood United
Community Plan Area - Hollywood

Census Tract - 1893.00
District Map - 154-5A191
Environmentally Sensitive Area - YES
Energy Zone - 9
Fire District - VHFHSZ

Hillside Grading Area - YES
Hillside Ordinance - YES
Earthquake-Induced Liquefaction Area - Yes
Near Source Zone Distance - 0
Thomas Brothers Map Grid - 593-G2

ZONES(S): R1-1D

4. DOCUMENTS

ZI - ZI-2384 The Oaks (ICO)
ORD - ORD-179814
ORD - ORD-181136
ICO - The Oaks (ICO)

HLSAREA - Yes
CPC - CPC-2007-2065-ICO
CPC - CPC-2009-2949-HD
BHO - Yes

AFF - 20121246638 LOT TIE

5. CHECKLIST ITEMS

Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

ELAINE SPADAFORA DECD TRUST 5730 SPRING OAK DR

LOS ANGELES CA 90068

Tenant:

Applicant: (Relationship: Agent for Owner)

MICHELLE LARA -

6404 HOLLYWOOD BLVD #405

L.A., CA 90028

(323) 461-0050

7. EXISTING USE**PROPOSED USE**

(01) Dwelling - Single Family
(07) Garage - Private

8. DESCRIPTION OF WORK

Supplemental permit to revise architectural and structural plans. no new additions

9. # Bldgs on Site & Use: SFD W. GARAGE**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Hernan Arreola

DAS PC By:

OK for Cashier: Hernan Arreola

Coord. OK:

Signature:

Date:

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
(866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only

W/O #: 21402567

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$50,000

PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	991.96
Permit Fee Subtotal Bldg-Alter/Re	517.00
Plan Check Subtotal Bldg-Alter/Rc	301.95
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	5.00
O.S. Surcharge	16.48
Sys. Surcharge	49.44
Planning Surcharge	49.14
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surchar	40.95
CA Bldg Std Commission Surchar	2.00
Green Building	
Permit Issuing Fee	0.00

Sewer Cap ID:

Total Bond(s) Due:

Payment Date: 03/19/13
Receipt No: 0201019990
Amount: \$991.96
Method: Check

2013VN54135**12. ATTACHMENTS**

* P 1 2 0 1 4 2 0 0 0 1 0 2 5 6 7 F N *

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** 2nd floor permitted under permit 1939LA7489

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

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME

ADDRESS

CLASS

LICENSE

PHONE

(A) PHAKOS, CYNTHIA

9010 RANGELY AVE,

WEST HOLLYWOOD, CA

B

C23352

(805) 341-4673

(C) ZETTERBERG BJORN ERIK

1743 STANHOPE COURT,

WESTLAKE VILLAGE, CA

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

17. LICENSED CONTRACTOR'S DECLARATION

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

License Class: **B** License No.: **412420** Contractor: **ZETTERBERG BJORN ERIK**

18. WORKERS' COMPENSATION DECLARATION

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

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

Carrier: **STATE COMP. INS. FUND**

Policy Number: **1131073**

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

21. FINAL DECLARATION

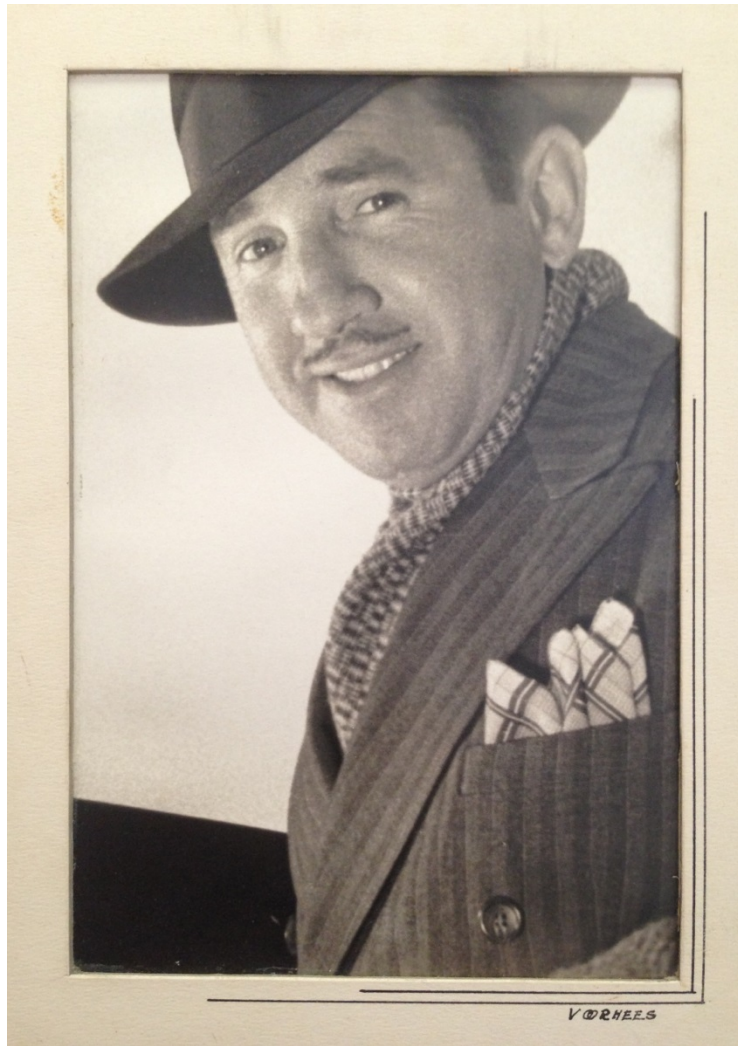
I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of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

By signing below, I certify that:

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

Print Name: _____ Sign: _____ Date: _____ ☐ Contractor ☐ Authorized Agent

Appel Estate: 5730 Spring Oak Drive, Los Angeles, CA 90068 ~ Architect: Laurence B. Clapp ~ Built: 1938.
Original Owner/Contractor: Pacific Construction Finance Co, Ltd. ~ Archival Material.



David Appel, First Owner &
President, Pacific Construction Finance Co, Ltd.



David Appel, First Owner &
President, Pacific Construction Finance Co, Ltd.

Appel Estate: 5730 Spring Oak Drive, Los Angeles, CA 90068 ~ Architect: Laurence B. Clapp ~ Built: 1938.
Original Owner/Contractor: Pacific Construction Finance Co, Ltd. ~ As purchased photos: © MLS.



Appel Estate: After the home was completed, creaking was heard. A structural engineer determined it had been built on improperly compacted landfill. The house was jacked up, slid along scaffolding built on the lot to the west [part of the estate]; and caissons were poured; the foundation was rebuilt. The home was then conveyed back to its foundation. View south.



Original step-down sun room: West end wet bar and entry; north wall barbecue; original ceiling electric fixture; view west.

Appel Estate: 5730 Spring Oak Drive, Los Angeles, CA 90068 ~ Architect: Laurence B. Clapp ~ Built: 1938.
Original Owner/Contractor: Pacific Construction Finance Co ~ David Appel, President ~ Archival Material.



Original kitchen: East tiled wall, window, cabinets and sink;
south tiled wall entry; view southeast.



Original den: Paneled north wall and east wall with built-in
bookcase.

Appel Estate: 5730 Spring Oak Drive, Los Angeles, CA 90068 ~ Architect: Laurence B. Clapp ~ Built: 1938.
Original Owner/Contractor: Pacific Construction Finance Co, Ltd. ~ As purchased photos: © MLS.



Original den: Paneled, diagonal fireplace with plain firebox, two drapery-covered south windows; west paneled wall, view south.



Original den: Wood-paneled room with diagonal fireplace; Appel family sitting before it.
L-R: Dorothy Amiel (Juliette's mother); Juliette Appel (Dave's wife); Earl Appel (Dave's son);
Dave Appel. View southeast.

Appel Estate: 5730 Spring Oak Drive, Los Angeles, CA 90068 ~ Architect: Laurence B. Clapp ~ Built: 1938.
Original Owner/Contractor: Pacific Construction Finance Co, Ltd. ~ Archival Material.



A rendering of the Appel Estate, minus additional land, appeared on the cover of one of the Pacific Construction Finance Company's brochures.

Appel Estate: 5730 Spring Oak Drive, Los Angeles, CA 90068 ~ Architect: Laurence B. Clapp ~ Built: 1938.
Original Owner/Contractor: Pacific Construction Finance Co, Ltd. ~ Archival photos: Appel Archive.

Enduring Value
BUILT INTO EVERY HOME



AN INVITATION
TO LASTING
HAPPINESS

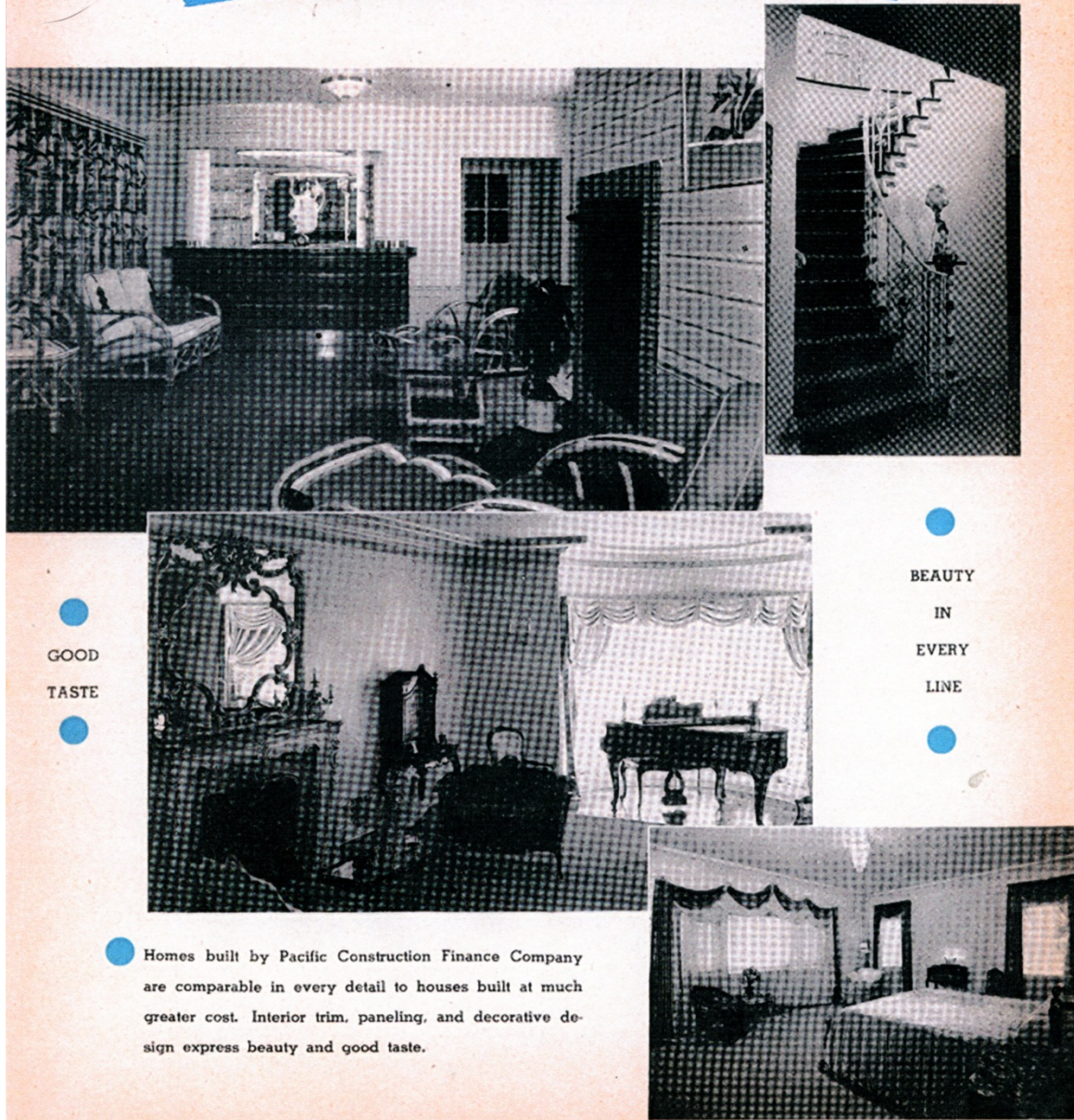


Pacific Construction Finance Homes are built — not for today — but for decades of enjoyment and pride of possession. Every detail speaks of skilled craftsmanship and conscientious performance.

From *Living the Southern California Way*: A promotional brochure of the Pacific Construction Finance Co. Inc., depicting the original Appel Estate entry, upper right, and the south lawn and elevation at the bottom right, pg. 19.

Appel Estate: 5730 Spring Oak Drive, Los Angeles, CA 90068 ~ Architect: Laurence B. Clapp ~ Built: 1938.
Original Owner/Contractor: Pacific Construction Finance Co, Ltd. ~ Archival photos: Appel Archive.

No Detail Overlooked
TO ENHANCE BEAUTY



GOOD
TASTE

BEAUTY
IN
EVERY
LINE

Homes built by Pacific Construction Finance Company are comparable in every detail to houses built at much greater cost. Interior trim, paneling, and decorative design express beauty and good taste.

From *Living the Southern California Way*: Top photo depicts original sunroom, pg. 18.
The publication was a promotional brochure for the Pacific Construction Finance Co., Inc.

Appel Estate: 5730 Spring Oak Drive, Los Angeles, CA 90068 ~ Architect: Laurence B. Clapp ~ Built: 1938 ~
Original Owner/Contractor: Pacific Construction Finance Co, Ltd. ~ Style: French Provincial/Hollywood Regency ~ Photos: © Anna Marie Brooks July 2014.



Original foyer: From dining room doorway to partial sunken living room entry; restored entry door and entry to original powder room; original cast plaster molding, restored parquet floor, view northwest.



Original foyer: Restored original ceiling fixture; cast plaster molding, silk fabric covered walls, restored parquet floor leading east to dining room paired pocket doors; restored floor & parquet border.

Appel Estate: 5730 Spring Oak Drive, Los Angeles, CA 90068 ~ Architect: Laurence B. Clapp ~ Built: 1938.
Original Owner/Contractor: Pacific Construction Finance Co, Ltd. ~ Style: French Provincial/Hollywood Regency.
Photo: © Anna Marie Brooks July 2014.



Original sunken living room: South wall; west wall with open door to private quarters;
Original paneling borders & moldings, original sconces on north wall, view west.



Original sunken living room: North wall restored diamond pane curved bay window;
Restored parquet and regular flooring, restored sconces, view northeast.

Appel Estate: 5730 Spring Oak Drive, Los Angeles, CA 90068 ~ Architect: Laurence B. Clapp ~ Built: 1938.
Original Owner/Contractor: Pacific Construction Finance Co, Ltd. ~ Style: French Provincial/Hollywood Regency.
Photo: © Anna Marie Brooks July 2014.



Original sunken living room: North wall w/ original mail retrieval cover; view to foyer & dining room at east; south wall original paired French doors to sunken sun room, partial fireplace; original panel outlines & molding, restored floors; original heating grilles.



Original sunken living room: South wall two sets paired French doors to sunken sun room w/ original bar at west, original fireplace, mirror, swaging, panel outlines, doors, sconces; west living room wall with door to private quarters; restored floors, view south.

Appel Estate: 5730 Spring Oak Drive, Los Angeles, CA 90068 ~ Architect: Laurence B. Clapp ~ Built: 1938.
Original Owner/Contractor: Pacific Construction Finance Co, Ltd. ~ Style: French Provincial/Hollywood Regency.
Photo: © Anna Marie Brooks July 2014.



Sunken sun room: South wall; original bar at west wall, hall to private areas; original barbecue in north wall as a fireplace; open one of a pair of French doors to living room, view west.



Sunken sun room: North wall with one of paired original French doors to living room; view east through to elevated kitchen east and south walls; restored floor, south wall.

Appel Estate: 5730 Spring Oak Drive, Los Angeles, CA 90068 ~ Architect: Laurence B. Clapp ~ Built: 1938.
Original Owner/Contractor: Pacific Construction Finance Co, Ltd. ~ Style: French Provincial/Hollywood Regency.
Photo: © Anna Marie Brooks July 2014.



Bar detail: Original overhead light fixture.



Bar detail: Original back lit mirror with Dionysus toasting the grapes and grains at rear of bar.

Appel Estate: 5730 Spring Oak Drive, Los Angeles, CA 90068 ~ Architect: Laurence B. Clapp ~ Built: 1938 ~
Original Owner/Contractor: Pacific Construction Finance Co, Ltd. ~ Style: French Provincial/Hollywood Regency ~ Photos: © Anna Marie Brooks July 2014.



Sun room: Original indoor barbecue, with gates, converted to fireplace.

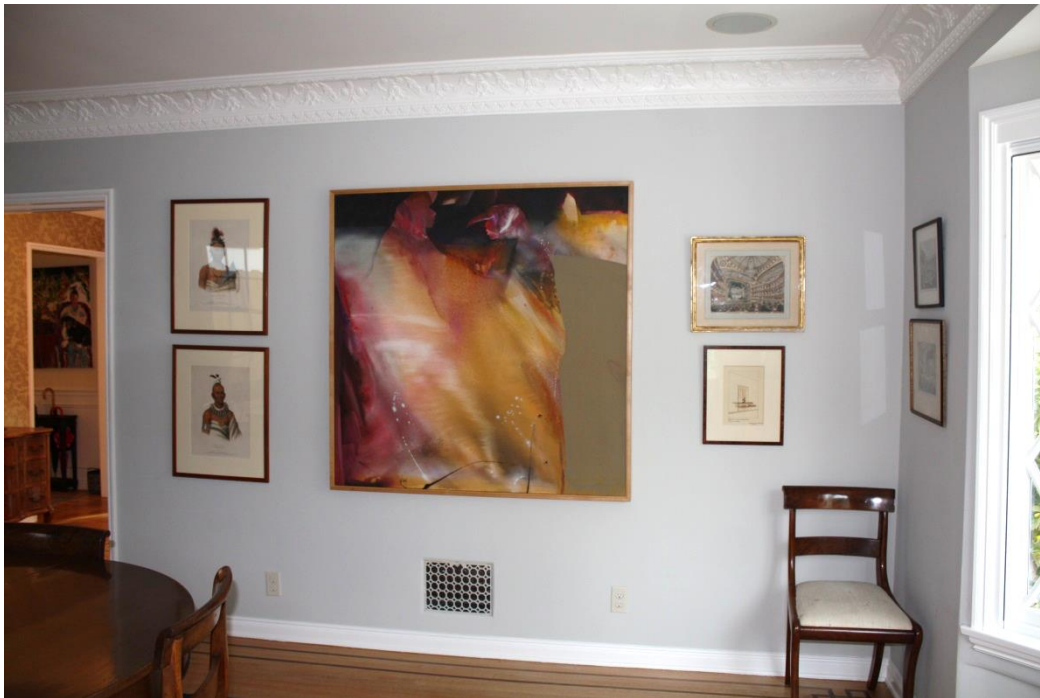


Sun room: Interior of original indoor barbecue converted to fireplace, gates open.

Appel Estate: 5730 Spring Oak Drive, Los Angeles, CA 90068 ~ Architect: Laurence B. Clapp ~ Built: 1938.
Original Owner/Contractor: Pacific Construction Finance Co, Ltd. ~ Style: French Provincial/Hollywood Regency.
Photo: © Anna Marie Brooks July 2014.



Original dining room: East wall; south wall open door to breakfast room then butler's pantry/office; west wall pocket door to foyer; restored floor and parquet border, chandelier, doors, windows, molding, view south.

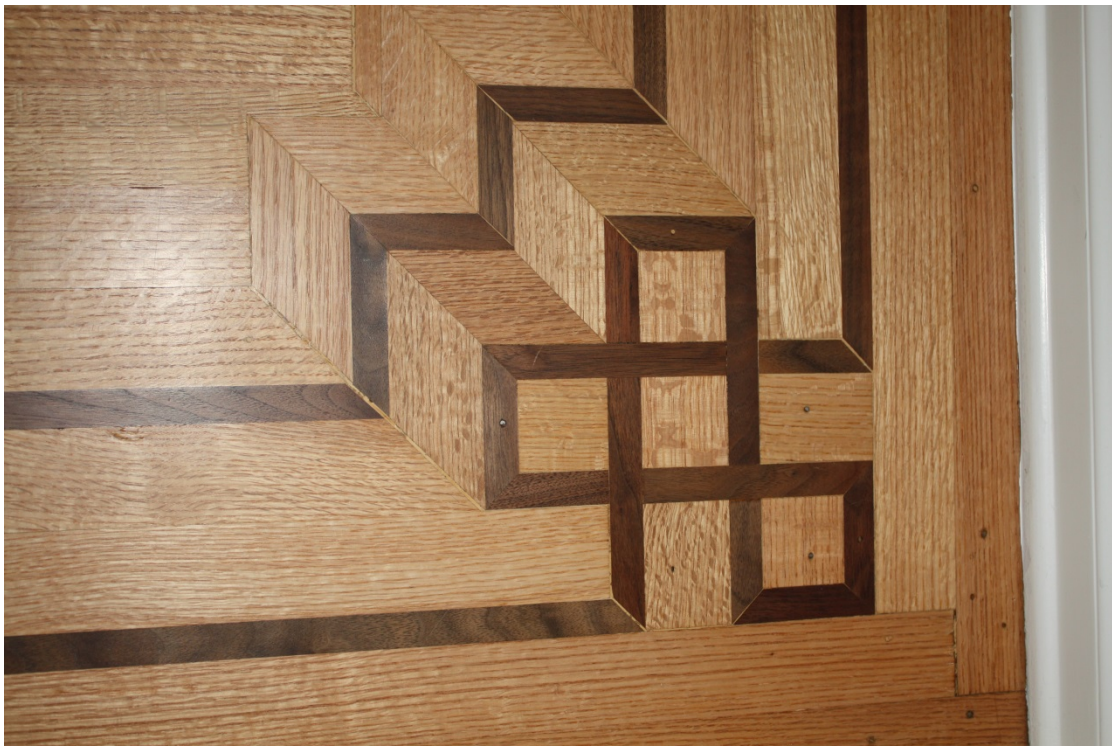


Original dining room: Open pocket door to foyer and pass-thru, original molding & heating grille, restored floor and parquet border; north wall portion of diamond bay window; view west.

Appel Estate: 5730 Spring Oak Drive, Los Angeles, CA 90068 ~ Architect: Laurence B. Clapp ~ Built: 1938.
Original Owner/Contractor: Pacific Construction Finance Co, Ltd. ~ Style: French Provincial/Hollywood Regency.
Photo: © Anna Marie Brooks July 2014.



Original dining room: Portion west wall; north restored diamond pane bay window guarded by feline Olive; portion east wall; restored chandelier & floor w/ parquet border, view north.



Dining room detail: Corner restored parquet border of floor.

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Original breakfast room: Partial view of one-of-two original corner breakfronts w/ view through office/butler's pantry & laundry room to rear exit to south lawn, view south.



Original breakfast room: One-of-two original corner breakfronts at northeast corner, original window, view north.

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Photo: © Anna Marie Brooks July 2014.



Master bedroom: Partial east wall; south wall entry to south lawn; west wall; restored floor, panel outlines, doors, moldings & chandelier, view south.



Master bedroom: West wall with door to hall w/ vanity at west and master bathroom at south; north wall with original grille closet door, paneling outlines; original chandelier and restored floor, view northwest

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Original master bathroom: Open north wall door; east wall w/ original sink, paneling, stylized Corinthian piers, sconces, tile floor with aluminum inset between tile floor & tile border; south wall window; west wall water closet, view south.



Original master bathroom: West wall water closet; step up to sunken tub inset in paneling outlines and fronted by stylized Corinthian piers; original handle of shower stall, diagonal tile floor, inset aluminum, square set tile border, view south.

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Original powder room: Original diagonal tile work w/ aluminum border & square set tile work border; casement window in west wall, original sink, commode, glass vanity, mirror, paired sconces at north wall, view northwest from foyer.

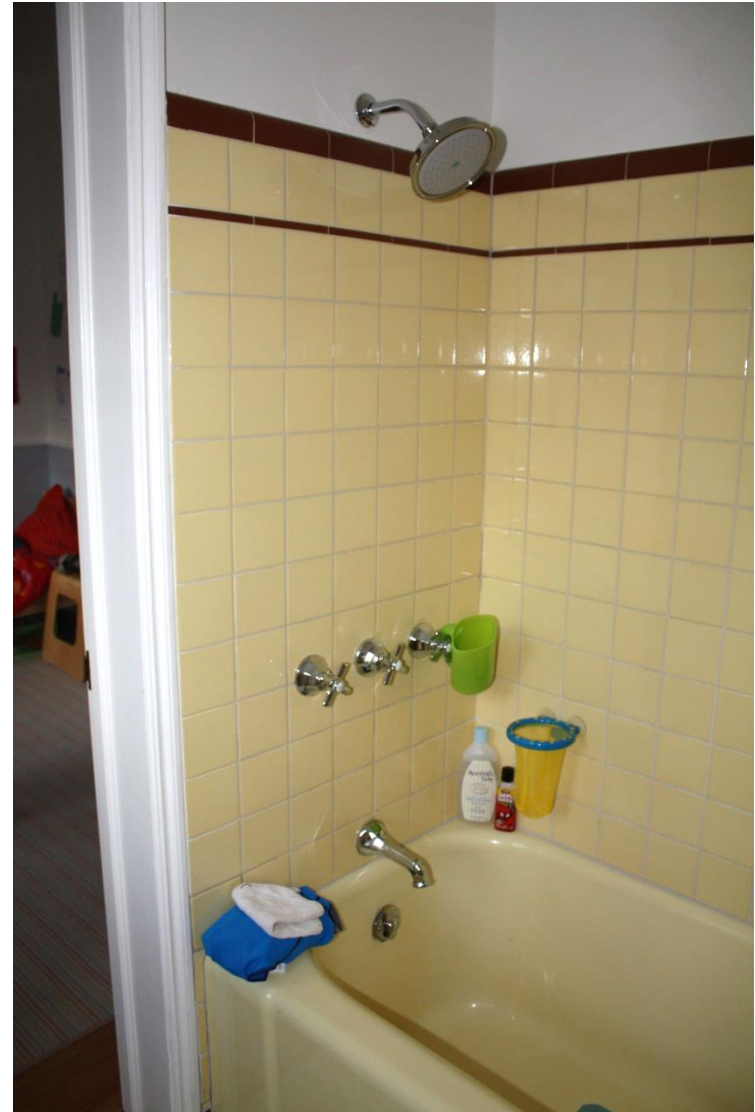


Original powder room: Original diagonal tile work w/ aluminum border & square set tile work border; glass vanity, mirror, paired sconces at north wall, east wall; south wall open original door of foyer, view northeast.

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Original Owner/Contractor: Pacific Construction Finance Co, Ltd. ~ Style: French Provincial/Hollywood Regency ~ Photos: © Anna Marie Brooks July 2014.



Original first floor bathroom: West wall original tile work, mirror, view west.

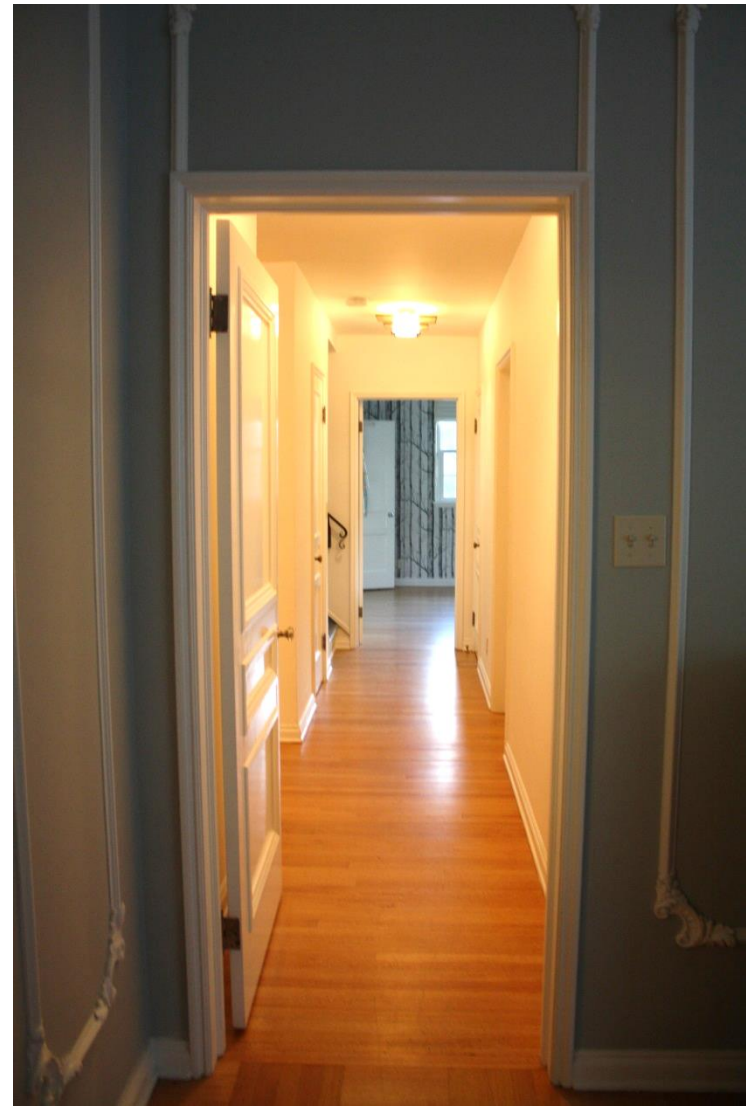


Original first floor bathroom: East & south walls original tile Work, hardware, view southeast.

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Original stairs, "Frenchified," to second floor.



Hall to private quarters: Living room south wall; open door to hall, railing indicates stairs at southwest, west bedroom; living room west wall, view west,

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Photo: © Anna Marie Brooks July 2014.



Original hall to private quarters, detail: Restored light fixtures.

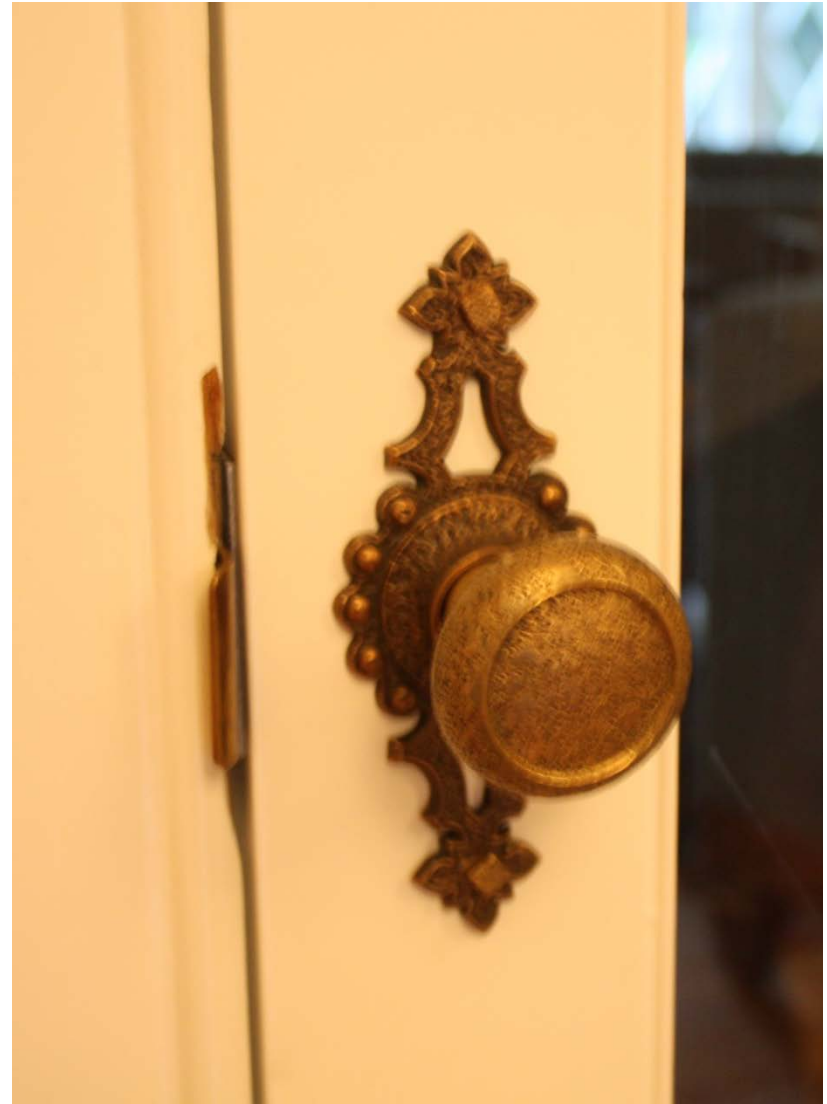


Original master bedroom, detail: Restored chandelier.

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Original Owner/Contractor: Pacific Construction Finance Co, Ltd. ~ Style: French Provincial/Hollywood Regency ~ Photos: © Anna Marie Brooks July 2014.



Original glass door knob utilized on many doors in home.



Rocco brass knob found on one door in home.

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Original, restored open-work potted plant corner piece and supports for scalloped porch awning, view northwest across brick porch, steps and walkway.



Original, restored open-work potted plant support for garage,
At base of brick retaining wall, view south.

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Photo: © Anna Marie Brooks July 2014.



South elevation of master bedroom, exterior, view north.



South elevation of residence: Master bedroom, sun room, kitchen, laundry. Original chimney forms, metal vents, original faux widow's walk; replaced roof, view northeast.

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Photo: © Anna Marie Brooks July 2014.



Partial north façade and west elevation of home from west, to be developed, yard, view southeast.



West elevation of home from west lawn under development, view east.

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Acestry.com. © 2013, The Generations Network, Inc.

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City of Los Angeles Department of City Planning

10/20/2013 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

5730 W SPRING OAK DR
5731 W SPRING OAK TER

ZIP CODES

90068

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2009-2949-HD
CPC-2007-2065-ICO
ORD-181136
ORD-179814
ENV-2009-2950-ND

Address/Legal Information

PIN Number	154-5A191 242
Lot/Parcel Area (Calculated)	9,769.7 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID G2
Assessor Parcel No. (APN)	5580022004
Tract	TR 11163
Map Reference	M B 200-16/17
Block	None
Lot	4
Arb (Lot Cut Reference)	None
Map Sheet	154-5A191

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Hollywood United
Council District	CD 4 - Tom LaBonge
Census Tract #	1893.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	R1-1D
Zoning Information (ZI)	ZI-2384 The Oaks
General Plan Land Use	Low II Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Baseline Hillside Ordinance	Yes
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	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5580022004
APN Area (Co. Public Works)*	0.332 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$655,452
Assessed Improvement Val.	\$520,200
Last Owner Change	05/23/12
Last Sale Amount	\$1,300,013
Tax Rate Area	13
Deed Ref No. (City Clerk)	888887
	763992
	207579-80
	1484203
Building 1	
Year Built	1938
Building Class	D85C
Number of Units	1
Number of Bedrooms	4
Number of Bathrooms	4
Building Square Footage	3,745.0 (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	Yes
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14
Rupture Top	0
Rupture Bottom	13
Dip Angle (degrees)	70
Maximum Magnitude	6.4
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes

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.

Tsunami Inundation Zone	No
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Economic Development Areas

Business Improvement District	None
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Renewal Community	No
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Revitalization Zone	None
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State Enterprise Zone	None
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State Enterprise Zone Adjacency	No
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Targeted Neighborhood Initiative	None
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Public Safety

Police Information

Bureau	West
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Division / Station	Hollywood
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Reporting District	629
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Fire Information

Division	3
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Batallion	5
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District / Fire Station	82
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Red Flag Restricted Parking	No
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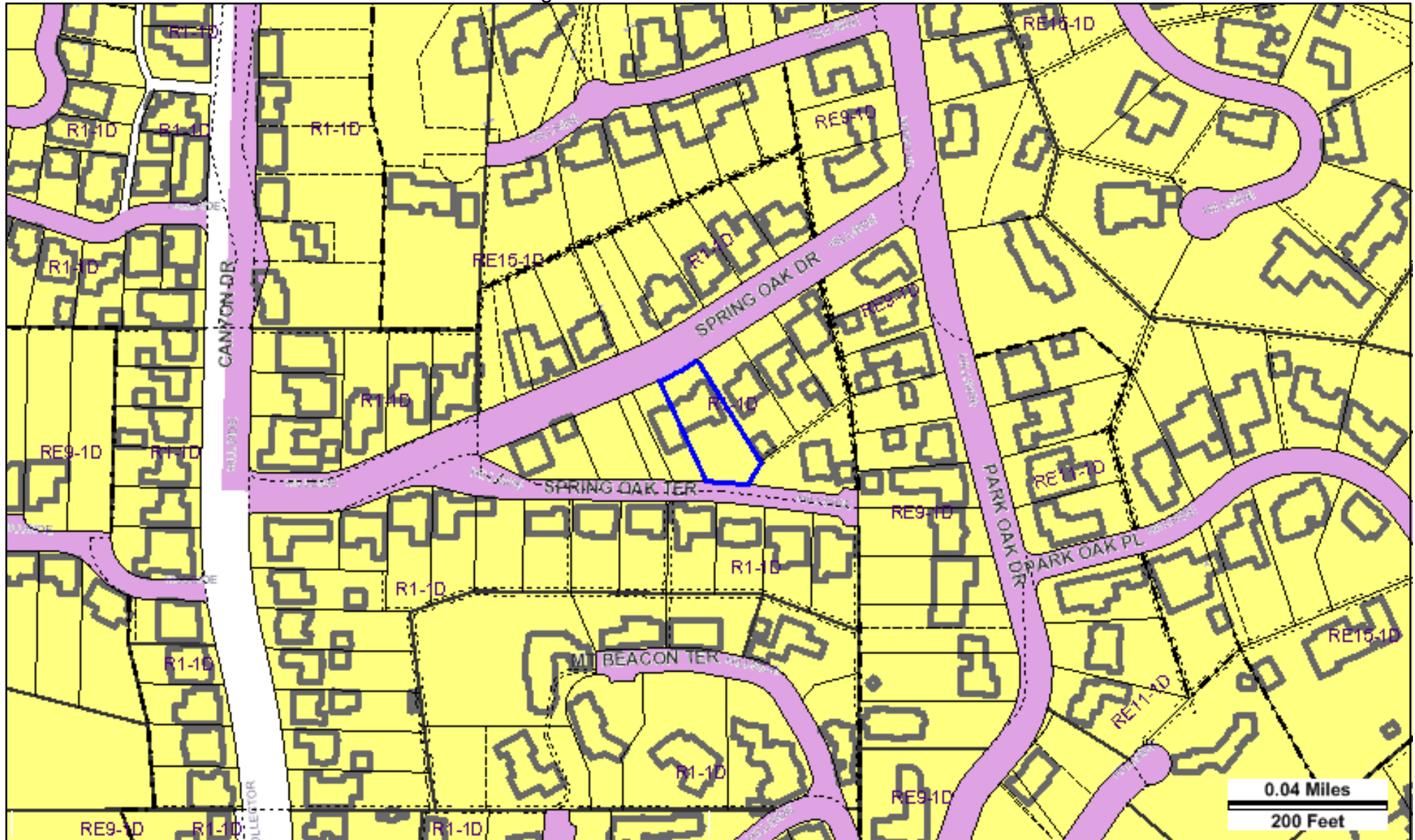
CASE SUMMARIES

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

Case Number:	CPC-2009-2949-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	THE PROPOSED PROJECT INVOLVES A HEIGHT DISTRICT CHANGE OF 1200 PARCELS WITHIN THE OAKS NEIGHBORHOOD STUDY AREA. THE PURPOSE OF THE PROJECT IS TO PROTECT THE HILLSIDE NEIGHBORHOOD'S CHARACTER FROM OUT OF SCALE DEVELOPMENT AND PRESERVE THE NEIGHBORHOOD'S SENSITIVE HILLSIDE ENVIRONMENT.
Case Number:	CPC-2007-2065-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE
Case Number:	ENV-2009-2950-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	THE PROPOSED PROJECT INVOLVES A HEIGHT DISTRICT CHANGE OF 1200 PARCELS WITHIN THE OAKS NEIGHBORHOOD STUDY AREA. THE PURPOSE OF THE PROJECT IS TO PROTECT THE HILLSIDE NEIGHBORHOOD'S CHARACTER FROM OUT OF SCALE DEVELOPMENT AND PRESERVE THE NEIGHBORHOOD'S SENSITIVE HILLSIDE ENVIRONMENT.

DATA NOT AVAILABLE

ORD-181136
ORD-179814



Address: 5730 W SPRING OAK DR

APN: 5580022004

PIN #: 154-5A191 242

Tract: TR 11163

Block: None

Lot: 4

Arb: None

Zoning: R1-1D

General Plan: Low II Residential

