

ALTMAN APARTMENTS
412-416 S. Catalina Street
CHC-2015-4251-HCM
ENV-2015-4252-CE

Agenda packet includes

1. Final Staff Recommendation Report
2. Categorical Exemption
3. Under Consideration Staff Recommendation Report
4. Nomination

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2015-4251-HCM
ENV-2015-4252-CE**

HEARING DATE: February 4, 2016
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 412-416 South Catalina Street
Council District: 10
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Wilshire Center - Koreatown
Legal Description: Schmidt Heights Tract, Block
None, Lot 35

PROJECT: Historic-Cultural Monument Application for the
ALTMAN APARTMENTS

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): Catalina Tower LP
c/o Ying Chang Hsu
351 E. Foothill Blvd #200
Arcadia, CA 91006

APPLICANT: Roberta O'Donnell
666 S. Bronson Avenue
Los Angeles, CA 90005

RECOMMENDATION **That the Cultural Heritage Commission:**

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

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, City Planning Associate
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

- The Altman Apartments “embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction” as an example of a French Norman style apartment building.
- The Altman Apartments is “a notable work of a master builder, designer, or architect whose individual genius influenced his or her age,” as the work of female architect Edith Mortensen Northman.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

SUMMARY

The Altman Apartments building is located at 412-416 South Catalina Street just south of 4th Street. It was designed by architect Edith Mortensen Northman (1893-1956) and constructed by M. Burgbacher & Sons for Leo Altman, an advertising executive at the *Los Angeles Times*. Records indicate that development of the property was for investment purposes. In order to develop on the site, Altman had a single-family residence moved from the property and the site was redeveloped for multi-family use in 1940, just as the United States was emerging from the Great Depression.

The two-story, six-unit Altman Apartments are in the French Norman style. The building is mostly rectangular in plan with a void on the south façade to accommodate the entrances to the apartments. A driveway also runs along the south façade and leads to the one-story flat roofed garage building at the rear of the lot. The west or street facing façade has a double height bay window, quoins, finials, and a pedimented window. The building has a mansard roof with a dentil cornice below, stucco cladding, iron balconettes, dormer vents, stonework under the bays, and steel casement windows. There are two recessed entrances on the south facade, one at the western edge of the building and one towards the east, that each lead to three apartments. The back of the units have rear service doors and it appears that wood double hung windows are present on the less visible and less decorative north façade.

The interiors of the unit are also highly decorative with fireplaces, wainscoting, crown molding, and built in cabinetry. The staircases and circulation spaces includes wrought iron railings, chandeliers, and wainscoting that follows the rise of the stairs. Many of the multi-panel front doors of the units appear intact.

Edith Mortensen Northman was one of the few prominent female architects practicing in Los Angeles during and after the Great Depression. She was born in Copenhagen, Denmark and

immigrated to Brigham City, Utah with her family in 1914. While there, she read an article about architects and decided to become one. She moved to Salt Lake City and worked in the office of Eugene Wheldon and then moved to Los Angeles on the advice of her physician. In Los Angeles she worked in the office of architect Henry J. Knauer and then as chief draftsman for Clarence Smale. Northman studied architecture at USC from 1927-1930 and became a certified architect in 1931 at age 38. She began her private practice in the early days of the Depression and designed many homes, apartment buildings, religious institutions and retail stores, including over 50 service stations for the Union Oil Company. Three years before the Altman Apartments, Northman designed the Emmanuel Danish Evangelical Lutheran Church (HCM #578) at 4254-4260 3rd Avenue in the Leimert Park.

DISCUSSION

The Altman Apartments "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an example of the French Norman style. Survey LA has identified the period of significance for the style between 1919 and 1940. The style became popular after World War I likely from the influence of historic European architecture experienced during the war. The Altman Apartments exhibits many elements of the French Norman style. Character-defining features include the mansard roof, steel casement windows in a variety of groupings, quoins, bay windows, finials, dormer vents, dentil cornice, pediment surrounds at the western most entrance, and individual apartment entrances accessed from recessed communal entries. The building is very intact and no exterior alterations other than the replacement of the garage doors are visible.

The Altman Apartments is also "a notable work of a master builder, designer, or architect whose individual genius influenced his or her age," as the work of female architect Edith Mortensen Northman, AIA (1893-1956). Northman had a very successful career in Southern California from the 1920s and the 1940s in which she worked in a variety of styles and building types including the Emmanuel Danish Evangelical Lutheran Church (HCM #578) and over 50 Union Oil service stations. Northman was so well known and respected that she was featured in the *Los Angeles Times* in an article on May 9, 1937 called "Going Forward with Southern California" that highlighted 41 civic and business leaders. Northman was the only female architect featured. Other architects highlighted were Albert C. Martin and Claude Beelman. The article was released three years before the construction of the Altman Apartments.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

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

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

The designation of the Altman Apartments as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that

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

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

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

Categorical Exemption ENV-2015-4252-CE was prepared on January 20, 2016.

BACKGROUND

On December 3, 2015 the Cultural Heritage Commission voted to take the property under consideration. On January 14, 2016, a subcommittee of the Commission consisting of Commissioners Barron and Irvine visited the property, accompanied by a staff member from the Office of Historic Resources.

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

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

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 10
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PROJECT TITLE Altman Apartments	LOG REFERENCE ENV-2015-4252-CE CHC-2015-4251-HCM
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PROJECT LOCATION 412-416 S. Catalina Street
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DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: Designation of the Altman Apartments as a Historic-Cultural Monument.
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NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
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CONTACT PERSON Shannon Ryan	AREA CODE 213	TELEPHONE NUMBER 978-1192	EXT.
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EXEMPT STATUS: (Check One)			
	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES	
MINISTERIAL	Sec. 15268	Art. II, Sec. 2b	
DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)	
EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)	
× CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1	
Class <u>8 & 31</u> Category <u> </u> (City CEQA Guidelines)			
OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)			

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

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

SIGNATURE 	TITLE City Planning Associate	DATE 1/20/16
FEE:	RECEIPT NO.	REC'D. BY
		DATE

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

IF FILED BY THE APPLICANT:

NAME (PRINTED) _____

SIGNATURE _____

DATE _____

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2015-4251-HCM
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c/o Ying Chang Hsu
351 E. Foothill Blvd #200
Arcadia, CA 91006

APPLICANT: Roberta O'Donnell
666 S. Bronson Avenue
Los Angeles, CA 90005

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

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Shannon Ryan, City Planning Associate
Office of Historic Resources

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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 NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name:					
Other Associated Names:					
Street Address:				Zip:	Council District:
Range of Addresses on Property:				Community Name:	
Assessor Parcel Number:	Tract:			Block:	Lot:
Identification cont'd:					
Proposed Monument Property Type:	Building	Structure	Object	Site/Open Space	Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:					

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built:	Factual	Estimated	Threatened?	
Architect/Designer:			Contractor:	
Original Use:			Present Use:	
Is the Proposed Monument on its Original Site?		Yes	No (explain in section 7)	Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style:		Stories:	Plan Shape:
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type:	Type:	
CLADDING	Material:	Material:	
ROOF	Type:	Type:	
	Material:	Material:	
WINDOWS	Type:	Type:	
	Material:	Material:	
ENTRY	Style:	Style:	
DOOR	Type:	Type:	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):
Reflects the broad cultural, economic, or social history of the nation, state, or community
Is identified with historic personages or with important events in the main currents of national, state, or local history
Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
A notable work of a master builder, designer, or architect whose individual genius influenced his or her age



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

Property Owner

Is the owner in support of the nomination?

Yes

No

Unknown

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

Nomination Preparer/Applicant's Representative

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.

<input type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Name: _____

Date: _____

Signature: _____

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

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

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



City of Los Angeles Department of City Planning

10/16/2015 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

412 S CATALINA ST
414 S CATALINA ST
416 S CATALINA ST

ZIP CODES

90020

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1984-1-HD
ORD-161116-SA28
DIR-2014-4403-DB-SPR
TT-68627-CN
ENV-2014-4404-EAF

Address/Legal Information

PIN Number	135B197 542
Lot/Parcel Area (Calculated)	9,330.0 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID A2
Assessor Parcel No. (APN)	5502011002
Tract	SCHMIDT HEIGHTS TRACT
Map Reference	M B 9-90
Block	None
Lot	35
Arb (Lot Cut Reference)	None
Map Sheet	135B197

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Wilshire Center - Koreatown
Council District	CD 10 - Herb J. Wesson, Jr.
Census Tract #	2119.22
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	R4-1
Zoning Information (ZI)	ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use	High Medium Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5502011002
APN Area (Co. Public Works)*	0.215 (ac)
Use Code	0500 - 5 or more units (4 stories or less)
Assessed Land Val.	\$900,000
Assessed Improvement Val.	\$150,000
Last Owner Change	02/01/13
Last Sale Amount	\$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	6-260
	523507-09
	391606
	2725571
	1711032
	1711025
	1438176
	1301571
	1131339
Building 1	
Year Built	1940
Building Class	D7
Number of Units	6
Number of Bedrooms	8
Number of Bathrooms	8
Building Square Footage	7,142.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	AO D=2 E=N/A IN
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A- 13372)	No
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.52492656
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000

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.

Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	WILSHIRE CENTER
Promise Zone	Yes
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	West
Division / Station	Olympic
Reporting District	2026

Fire Information

Division	1
Battalion	11
District / Fire Station	6
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	DIR-2014-4403-DB-SPR
Required Action(s):	DB-DENSITY BONUS SPR-SITE PLAN REVIEW
Project Descriptions(s):	PURSUANT TO SECTION 12.22-A.25, A DB FOR THE DEVELOPMENT OF A NEW, 6-STORY, 80 UNIT APARTMENT BUILDING WITH ASSOCIATED PARKING UTILIZING 2 ON-MENU INCENTIVES, INCREASE IN FAR AND REDUCTION IN THE REAR YARD, AND PURSUANT TO SECTION 16.05, SPR APPROVAL.
Case Number:	TT-68627-CN
Required Action(s):	CN-NEW CONDOMINIUMS
Project Descriptions(s):	TO DEMOLISH EXISTING EXISTING 18-UNIT APARTMENT BUILDING AND BUILD A 48-UNIT CONDOMINIUM COMPLEX
Case Number:	ENV-2014-4404-EAF
Required Action(s):	EAF-ENVIRONMENTAL ASSESSMENT
Project Descriptions(s):	PURSUANT TO SECTION 12.22-A.25, A DB FOR THE DEVELOPMENT OF A NEW, 6-STORY, 80 UNIT APARTMENT BUILDING WITH ASSOCIATED PARKING UTILIZING 2 ON-MENU INCENTIVES, INCREASE IN FAR AND REDUCTION IN THE REAR YARD, AND PURSUANT TO SECTION 16.05, SPR APPROVAL.

DATA NOT AVAILABLE

ORD-161116-SA28



Address: 412 S CATALINA ST

APN: 5502011002

PIN #: 135B197 542

Tract: SCHMIDT HEIGHTS TRACT

Block: None

Lot: 35

Arb: None

Zoning: R4-1

General Plan: High Medium Residential



Opening Statement:

412 Catalina Street is an exceptional example of the French Normandy style and craftsmanship, retaining a notable richness of materials, ornamentation and design. Those materials and details include steel casement windows, French stone hardscape and cladding elements, iron balustrades and balconettes, cast sculptured panels, quoins, ornamental spires, dentil molding, fluted pilasters topped with decorative pediments, diamond pane windows, and full-height bay windows with French stone bulkheads. Pediments and balconies break the eave line adding emphasis to the intricately designed roof. At the time it was built, it replaced one of the last single family homes, and was a compatible and welcome addition to the block, which had been evolving into multi-family homes of a similar scale. Built during the period of recovery between the Great Depression and World War II, the exuberant character of this building expresses the renewed sense of confidence in the future.

History:

The elegant French Normandy 6-unit apartment building commissioned by *Los Angeles Times* advertising executive Leo Altman in 1940 was designed by early and prolific woman architect Edith Mortensen Northman. It is positioned atop a knoll, in a neighborhood of mixed apartment buildings, some erected as early as 1920 and others far more recently, replacing earlier buildings. At the southeast terminus of the block are the Du Berry Apartments designed in 1929 by architect S. Charles Lee.

The facades:

The west facing elevation of the façade features a French stone bulkhead, single story bay of steel frame casements with a flared ribbed copper shed roof. The second level has paired steel framed casement windows. The sloping roof has a gabled louvered dormer centered in it. The corner is quoined.

At the southeast corner, at the turn into the garage area is a one-story-high corner cut, protected by buffers, curbing and posts. The south elevation is the simplest one with but four steel frame casement windows and a plain sloped roof

The east elevation is essentially a service entrance from the garages with plainer steel frame casement windows and an exit, with but one gabled vent and a flat pavilion at the northeast corner.

The north elevation is also relatively plain with steel frame casement windows, as it faces the side of another apartment building. It has an inset balcony with wrought iron balustrade on the second level.

Architectural Details:

The Altman Apartments are supported by a retaining wall of French stone and are approached in one of three ways: 1) By steps of French stone with decorative wrought iron balustrade and wrought iron pole lamp, or 2) via the parallel segmented cement driveway from Catalina Street, past the asymmetrical south facade terminating at non-descript garages at the rear/east of the building, or 3) by the steps at the north elevation which proceed along what is technically the rear of the building.

The Catalina Street-facing/west elevation is supported by a French stone retaining wall with steps to the north elevation of the building. The building is asymmetrical with north corner quoining; a steel frame casement window with fixed transom at ground level and a balconette supported by decorative

brackets with decorative wrought iron balustrade and steel frame French doors with transom, and a forward gable with a projecting pediment and a cast decorative horizontal panel, cutting the eave line, which crowns the northern unit. There is quoining at the corner of the return. The building's center features an original decorative square downspout (now painted, but possibly copper), a rectangular diamond grille at either side at ground level, and elongated small octagonal windows and steel frame casements with fixed multi-pane transoms at the second level. A pinnacled, gabled louvered vent is off-center. The full height bay window in the south section of the west elevation features a French stone bulkhead at ground level. The three street visible facades are emphasized by continuous horizontal raised banding. Atop these sits a steel frame casement bay window with decorative cast panels below each segment. A scaled-down version of the banding is placed just below the eaves, with smaller scale plaques placed above at the wall dormer sections. The window group is finished by a flat intercutting of the roof.

The majority of the Altman façade faces south, but for a short L-wing, which faces west. The steeply sloping hipped roof with flat top and a dentiled cornice, has multiple pinnacled gabled vents. The south facing elevation has two raised recessed entrances: the west one with Doric pilasters and a swan's neck pediment and the east one an off-center entrance with stylized quoining intercepted by second level flared pyramidal projecting balcony with decorative wrought iron balustrade capped by a pinnacled pavilion with an inset oculus.

Open, recessed stoops shelter multiple entries to ground floor and upper units, and have six-panel doors and wainscoting to chair-rail height. Upper units are accessed by stairs with wrought iron railings.

The west end of the south façade begins with a steel frame casement with a fixed transom at ground level with a balcony of Doric pilasters, steel frame French door with fixed transom, conical balcony with wrought iron railing and cast trim panel cutting the eave line. Then the west entry, followed by a portion of the second level cantilevered and supported by decorative brackets with a steel frame casement window with fixed transom at each level and a smaller up and down pair following. A double tiered bay window supported by French stone bulkhead is before the easterly entrance.

Significance:

The Altman Apartment building is significant as an exemplar of French Normandy architecture. Leo Altman, a 35-year advertising executive of the Los Angeles Times, commissioned prominent and prolific woman architect Edith Mortensen Northman who came to the United States from Denmark, to design the 6-unit, 2-story artistic French Normandy building in 1940, on a knoll on the east side of the 400 block of South Catalina Street. To Mr. Altman it represented having survived the Depression as a renter, just down the block from the Altman Apartments which he commissioned and now owned. For Miss Northman who had been prolific throughout the Depression, it represented another commission, elegantly fulfilled.

B: Statement of Significance

In 1940, Leo Altman commissioned architect Edith Mortensen Northman to design the Altman Apartments on a parcel which was then occupied by a house at 412 South Catalina Street. The house was moved to another, remote, parcel and M. Burgbacher and Sons were hired as the contractors for the French Normandy 6-unit apartment home designed by Northman.

Leo Altman – 1886-1952

Leo Altman was a native of New York City, born on July 7, 1886. He immigrated to California in 1900, settling in Sacramento where he worked in the advertising department of the *Sacramento Union* for five years.

In 1905 he moved south to Los Angeles where he joined the staff of the *Los Angeles Herald*. In 1906 he relocated to the *Los Angeles Times* advertising department where he rose through the ranks over a period of 35 years, retiring in 1941 as the executive in charge of the Midwinter Number, an annual edition depicting community progress for the year.

He was very active in the Masons as a life member of the Scottish Rite, Al Malaikah Temple of the Shrine and an honorary member of Job's Daughters. He was a Past Master of the Craftsman Lodge, F. & A. M. He also held memberships in the Times Masonic Club; Peace Officers' Shrine Club; Embassy Club; Jonathan Club; Pacific Coast Club and the Surf and Sand Club.

Mr. Altman died September 23, 1952, following a two year illness, leaving only his widow, Mrs. Bess Florence Altman. Distraught at her husband's death, Mrs. Altman took an overdose of sleeping pills in the home they had shared for twelve years and was found dead the day following her husband's death. Double funeral services were conducted September 26, 1952, at the Church of the Recessional. Interment followed at Forest Lawn Memorial Park.

Edith Northman – 1883-1956

Architect Edith Mortensen Northman was one of the early female architects of Los Angeles. She was born in Copenhagen, Denmark on October 8, 1893. Her family moved between Denmark, the country of her father, and Sweden, the country of her mother until finally moving to Norway when Edith was nine years old. She returned to Copenhagen to complete two years at the Studio School of Arts, Atelier Frede Aamodt. In 1914 she immigrated to the United States with her family. The family settled in Brigham City, Utah, which Northman referred to as "the Wild West." She worked for a year as a librarian where she "read something about architects" and decided she wanted to be one. She moved to Salt Lake City and worked in the office of Eugene R. Weldon.

In 1920, on the advice of her physician, she moved to Southern California. At Los Angeles, she worked in the office of architect Henry J. Knauer and then as chief draftsman for Clarence J. Smale. According to an article by John Edward Powell, Northman recalled, "In ...the early '20s, women in architects' offices were somewhat curiosities. I got into one office on the strength of being able to typewrite with two fingers. "But, she smiled, "my drafting was too good." She said that as a young girl she, "loved watching buildings go up, but didn't tell anyone. It wasn't ladylike"

Edith opened a solo architecture practice in 1926 and studied architecture at the University of Southern California from 1927 to 1930. She passed the state architecture boards in 1931, finally becoming a full-fledged architect at age 38, with the Depression well under way.

Jack Anderson, Washington columnist as well as Northman's nephew, said that she succeeded at architecture because she was "brilliant" in a man's career. He characterized her as an "enormously private person who lived a frugal life with her dachshund Hans."

Northman began her solo licensed practice as an architect in 1931, early in the Depression, employing but one draftsman. She designed homes; apartment buildings; religious intuitions and retail, including service stations for the Union Oil Company.

Northman was granted Patent numbers 93,883 and 93,884 in 1934 for the design of a Union Oil service station in the Mediterranean style in Westwood. The super-station, located at the corner of Westwood Blvd. and Lindbrook Drive, featured a sixty-nine-foot tower capped with a Neon sign publicizing gasoline in seven foot high letters. The patents reverted to the oil company. She designed in excess of 50 service stations for Union Oil between San Diego and Vancouver.

In 1934 Northman designed the Sephardic Orthodox Congregation Ohel Avraham synagogue of Los Angeles. Located at 55th & Hoover streets, the synagogue was built during the Depression at a cost of \$26,000. The commission was covered by the *Los Angeles Times* in an article entitled "Plans Told for Sacred Structure" on Oct 21, 1934, p. 22. The former synagogue remains active today as a religious institution, but is now home to the Second AME Church at 5500 South Hoover Street.

Three years later, in 1937, Northman designed the Emanuel Danish Evangelical Lutheran Church at the corner of 3rd Avenue and 43rd Street, also during the Depression. The building was designed as a typical Danish country church with a meeting hall and a parsonage. Northman's church, which reflects her cultural heritage, is Los Angeles Historic-Cultural Monument 578. It is now occupied and maintained by a Protestant congregation of a differing denomination.

In 1939 she designed the Normandy Mar Apartment Hotel in Fresno, CA, in the French Eclectic style.

In 1941, with the Depression behind her, Northman designed a home in a walnut grove in the Danish farmhouse style which featured a steep roof, dormer windows and half-timbering. The roof of wood shingles covered a wood frame that was clad in stucco.

During her service in World War II, she joined the U. S. Army Corps of Engineers. As a corps member she worked in fortifications and military engineering.

Returning from the War effort Northman designed mostly large apartment buildings and hotels in Los Angeles and Palm Springs.

In 1945 she was the only woman architect to teach in the public education program. Her course was titled: "Floor Plan Drawing, Plan Reading, Specification Reading," and ran two nights a week for several weeks focusing on members of the public who wished to take an educated role in the building of their homes.

Northman was very active in the Women's Athletic Club in Los Angeles and the Business and Professional Women's Club of Los Angeles; She also belonged to the Altrusa Club, Los Angeles; the Pleiades Club of

Pasadena, and acted as Head of the Committee on Vocational Information in 1946. Northman served as a technical advisor on the 1937 United Artist's film "Woman Chases Man," the saga of a woman architect.

In the early 1950s Edith Northman contracted Parkinson's disease, and became unable even to hold a pencil. Thus, she was forced into retirement from the practice she loved more than any other thing in the world. She died, in 1956 in Salt Lake City, away from her beloved buildings.

In 1990, UCLA's Graduate School of Architecture and Urban Planning presented an exhibit featuring four prolific woman architects of the first 50 years of the 20th Century in California. Those whose works were highlighted were Julia Morgan, Edla Muir, Alice Constance Austin and Edith Northman.

What is significant about Leo Altman?

Leo Altman was a New York City native who came to California to work in advertising in the sunshine. An ardent Mason he was high in the leadership of the organization and participated in community events on behalf of the Masons and of the *Los Angeles Times*.

Like many fiscally responsible Californians in a time when there was no "safety net" for retired workers, the problem of providing an income was addressed by creating a "passive" income stream by building multi-family dwellings with the intention of personally occupying one of the units. The Altmans found this a wise investment, and built a quality residence they themselves would be pleased to occupy. With the Depression having ended and just before retiring from 35 years of advertising executive service at the Times, Altman commissioned architect Northman to design a 6-unit, 2 story-multi-family residence in the French Normandy style to serve as the retirement home for himself and his wife, while retaining income from the other five units, a wise economic move in light of having emerged on the bright side of the Depression.

What is significant about Edith Mortensen Northman?

Edith Northman was one of Los Angeles' early woman architects and certainly one of the most prolific—with the bulk of this accomplishment achieved during the height of the nation's Great Depression, making her success that much more significant.

Ms. Northman was originally from Denmark and came to this country with her parents. Her first employment in America was as a librarian and the story goes that she read about architects and decided to become one. After working as a draftsman in various architectural offices, she graduated USC and earned her license at age 38.

Edith Northman began her solo architecture practice, with but one draftsman, designing during the Depression, turning out single family residences; multiple family residences, as well as groupings of same; over 50 gas/service stations; a Jewish bath house; a synagogue; a Danish Lutheran church; a Danish farmhouse, and many other buildings—all with the up-most of style. She was also a leader in the women's business community of Los Angeles and Pasadena and served in the US Army Corp of Engineers during World War II.

Permits

- 1940: Remove original single family residence from parcel.
- 1940: Original permit for apartment building
Owner: Elizabeth Altman [wife of Leo Altman]
Architect: E. Northman; Contractor: M Burgbacker & Sons.
Dimensions: 47 x 98'; to highest point: 24'; Parcel: 66 x 155'.
Foundation: Concrete; Roof: Composition shingles.
- 1940: 6 private garages
Architect: E. Northman; Contractor: M Burgbacker & Sons.
Dimensions: 19 x 54'; to highest point: 12'; Parcel: 66 x 155'.
Foundation: Concrete slab; Roof: shingles.
- 1940: Contractor: [illegible] Tile Co.
Interior tile
- 1992: Owners: Jamie & Lora Jerugim
Install security bars with quick release divices.
- 1994: Owner: Jamie Jerugim
Repair interior plaster throughout [following Northridge Earthquake]
- 1994: Northridge Earthquake File
Posted Green

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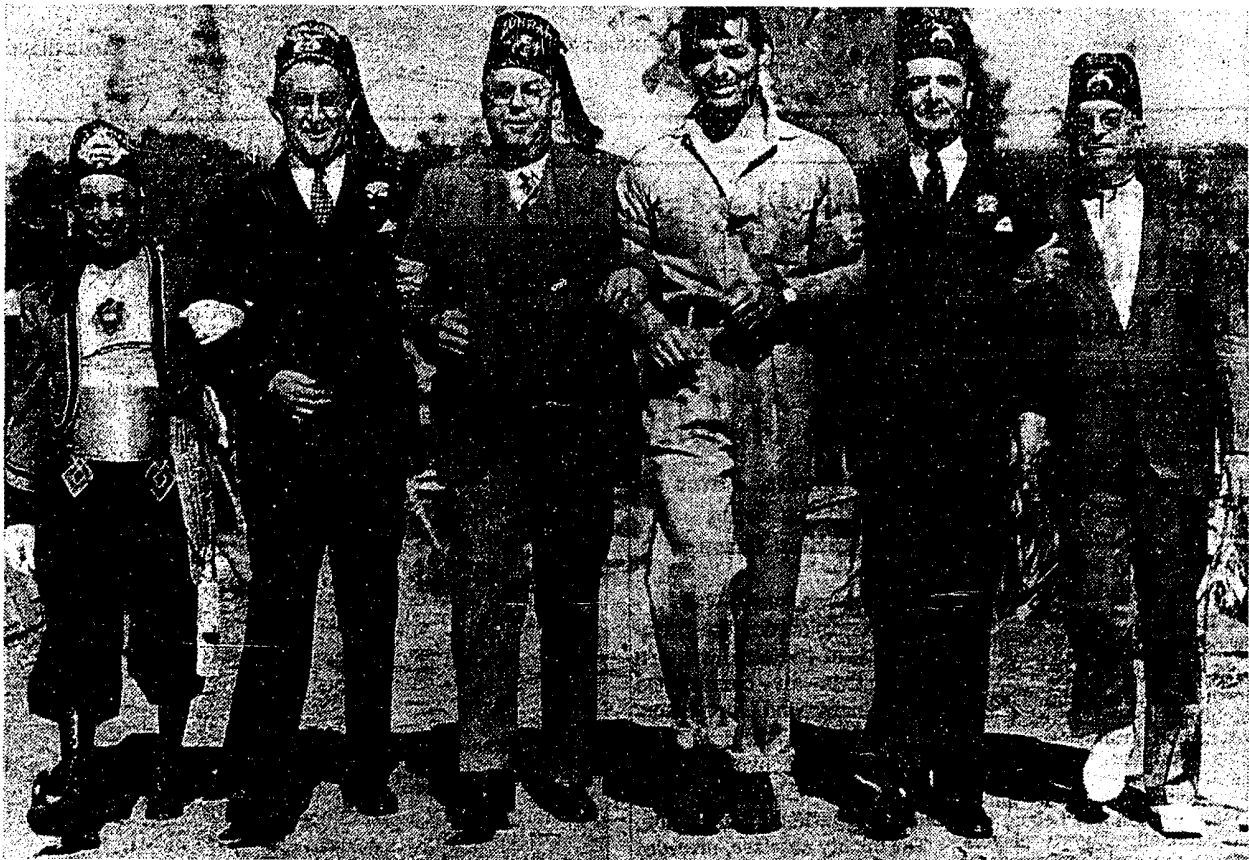
SHRINE OFFICERS SEE MAKING OF MOTION PICTURES

Los Angeles Times (1923-Current File); Jun 4, 1938;

ProQuest Historical Newspapers: Los Angeles Times

pg. 2

SHRINE OFFICERS SEE MAKING OF MOTION PICTURES



Metro-Goldwyn-Mayer studios were visited yesterday by Shrine officials. Left to right, Leo Altman, business manager of the film pageant; Robert A. Heffner, direc-

tor general; A. A. D. Rahn, deputy Imperial Potentate; Clark Gable, James H. Price, Imperial Recorder, and George F. Alendosh, Imperial Assistant Raban.

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MEN WILL TELL HOW THEY COOK

*Well-Trained Husbands
to Demonstrate Favorite
Dishes to "Times" Class*

Marian Manners, director of The Times' Home Service Bureau, announces an unusual program of singular interest for today's cooking class. It might well be called "How the Well-Trained Husband Can Cook."

Three husbands who had occasionally spoken in a more or less modest way to Miss Manners of their culinary ability finally were persuaded to share their secret recipes with the class and to show the masculine way of preparing delicacies for the family. They will be appropriately attired for the occasion.

Cheese biscuit will have a new top dressing, originated by Frank Amis, himself. He guarantees them to be luscious enough to melt in anybody's mouth.

Cabbage surprise, another original dish by Daniel Pfister, will prove a boon to housekeepers who are constantly on the lookout for new combinations in every-day foods. He assures us that it is an economical dish, a filling one and, best of all, a mighty tasty one.

Apple pie is almost an American institution and when prepared by William Graff, who prides himself on his ability to make the crust come out even and still be light and flaky, his method should prove

a revelation to every woman who yearns to make just the kind of a pie that a man likes.

Since the entire program is so novel and since these are cherished recipes of the men who are giving the demonstration, there will be no printed recipe cards. The only way of obtaining their valuable directions will be to attend the class fortified with paper and pencil.

In addition to this trio of handy husbands, Leo Altman will officiate as master of ceremonies today and will give some of his much talked-about recipes in his inimitable style. People have been familiar for years with the Midwinter Number of The Times but never have they suspected that its genial director was qualified to assume any culinary role.

Realizing how very fond men are

of appetizers, Miss Manners will contribute as her share of the program an attractively plated plate of piquant appetizers a la Guelden.

The time is 2 o'clock today, the place is the Southwest Building, 130 South Broadway, and The Times invites all women and men interested in cookery (or well trained husbands) to attend.

BANKRUPTCY PLEA FILED

Ralph P. Lewis, whose wife Vera Lewis filed a voluntary bankruptcy petition in Federal court last week, yesterday filed a similar petition. Both are motion-picture players. They operated the Vera Lewis Art Shop, 7075 Sunset Boulevard. Lewis lists debts amounting to \$5200 and property worth \$2600.



DIES — Leo Altman, retired advertising executive of The Times, dies at 72.

Leo Altman, Advertising Executive, Dies

Leo Altman, member and executive of The Times advertising staff for 35 years until his retirement in 1941, died at his home last night after a two-year illness. He was 72.

Mr. Altman was for many years in charge of advertising for this paper's Midwinter Number, an annual edition depicting community progress for the year.

Funeral services are to be announced by Forest Lawn Memorial-Park. Mr. Altman left only his widow, Mrs. Bess Florence Altman.

Native of New York

A native of New York City, he came to California at the turn of the century, joining the advertising department of the Sacramento Union for five years.

In 1905, he became associated with the old Los Angeles Herald and remained with that paper until coming to The Times a year later.

Mr. Altman was active in Masonry, having been a life member of the Scottish Rite, Al Malaikah Temple of the Shrine and an honorary member of Job's Daughters. He was a Past Master of Craftsmen Lodge, F.&A.M.

Among his club affiliations were the Jonathan Club, Pacific Coast Club, Surf and Sand Club, Peace Officers' Shrine Club, Embassy Club and The Times Masonic Club.

Leo Altman's Widow Dies

Los Angeles Times (1923-Current File); Sep 25, 1952;
ProQuest Historical Newspapers: Los Angeles Times
pg. A3

Leo Altman's Widow Dies

Mrs. Elizabeth F. Altman, 72, distraught by the Tuesday night death of her husband, Leo Altman, took an apparent overdose of sleeping pills and was found dead in bed yesterday at their home, 414 S Catalina St.

Mr. Altman, member and executive of The Times advertising staff for 35 years, died after a two-year illness. He was 76.

Double funeral services will be conducted at 10 a.m. tomorrow in the Church of the Recessional, with interment at Forest Lawn Memorial-Park. The Forest Lawn Mortuary has charge.

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1928-29

1937

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n.d.

(1910-1911/1911-1912)

Northman, Edith Mortensen (b. 1893)

(1910-1911/1911-1912)

Born in Copenhagen, Denmark, Edith Mortensen Northman studied for two years at the Studio School of Arts in the atelier of Frede Aamodt before immigrating to the United States in 1914. She and her family settled in Brigham City, Utah, where Northman worked as a librarian for two years. In 1918 she decided to become an architect, moved to Salt Lake City, and joined the office of Eugene R. Whelton as a junior draftsman. After two years, a doctor suggested that Northman move to Southern California for her health. In 1920 she settled in Los Angeles, where she worked for Henry I. Krause's firm. Later she would become chief draftsman for Clarence J. Smale. Northman studied architecture at the University of Southern California from 1927 to 1930. She passed the state licensing examination in 1931.

During the Depression, Mortensen carried on a remarkably successful private practice aided by a single draftsman. The hundreds of projects she completed included a commission from the Union Oil Company to design more than fifty service stations on the West Coast. Among other significant buildings, she designed a Beverly Hills mansion for the Danish actor Jean Hersholt, the Danish Lutheran Church in Los Angeles, and the Normandie Mar Apartment Hotel. A Fresno newspaper reporter, John Edward Powell, described the hotel as in "the West Los Angeles tradition of swank French-inspired apartment buildings." During World War II, Mortensen worked in fortifications and engineering for the U. S. Army Corps of Engineers. Her assignments ranged from designing crude camp toilets to planning state-of-the-art medical buildings. After the war, Northman's commissions were primarily apartment buildings and hotels in the Los Angeles area.

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Partial List of Buildings

1928-29	Apartment Building, New Jersey St., Los Angeles, Calif.
1937	Leimert Park Apartment Building, Garthwaite Ave. and Stocker Court, Los Angeles
	Danish Lutheran Church, Los Angeles
1939	Normandie Mar Apartment Hotel, N. Wishon Ave. and E. Home Ave., Fresno, Calif.
n.d.	Spanish revival house, 4216 6th Ave., Los Angeles

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John Edward Powell. "Edith Mortensen Northman: Tower District Architect." *Fresno Bee*, May 11, 1990, F4.

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Parker, Marion Alice (1875?-1935)

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Marion Alice Parker grew up in New Hampshire, where she attended a drafting school and learned about running a business at her uncle's wood mill. Parker had experience working for several firms before becoming the first drafter in the Minneapolis office of William Gray Purcell and George Feick Jr. Although the only woman in the firm, Parker was considered an ordinary member of the team. In 1909, the firm of Purcell and Feick added George Grant Elmslie, who had gained recognition as a superb drafter during his twenty years working with the famous Chicago architect Louis Sullivan. Feick left the firm four years later, and it became Purcell and Elmslie until the dissolution of the partnership in 1921. Purcell and Elmslie designed more than seventy buildings and projects throughout the Midwest, prompting historians to describe the firm as the most productive of the Prairie School. Marion Parker was an important member of the design team for most of the firm's existence.

As a drafter, Marion Parker was known to be "competent and dependable," and her work was spoken of with admiration by William Purcell, who left behind oral history accounts of the firm's achievements. Purcell recounted watching her "faithful study of the working drawings," but it is clear that she began to take on a larger role in the firm as early as 1912. In his reminiscences of the commission for the Charles I. Buxton Bungalow,

Women Succeed as Architects

BY MARY ANN CALLAN

Almost every young woman wants to be a home builder, but very few in the United States have made a profession of it. And there's no reason why women architects should be a scarce item in the home construction field.

That's how the handful of professional women home builders in the Southland look at the construction picture here. In the first place, they say, women comprehend home designing because they are vitally interested in problems related to the home.

Fair Architects Speak

"Women are no longer a curiosity in the field," says Edith Northman, licensed architect in Los Angeles since 1930. "They are just as qualified after training to design in the many architectural fields as men."

Rose Connor, Pasadena architect, concurs with this opinion. Her main interest is in designing a house in good taste, with an artistic effect, for little money.

Most of her creations have been family homes except during the war when she helped design a housing project in Lakewood near Long Beach. Sixty-three homes were built "in one breath" from three basic types and 18 elevations.

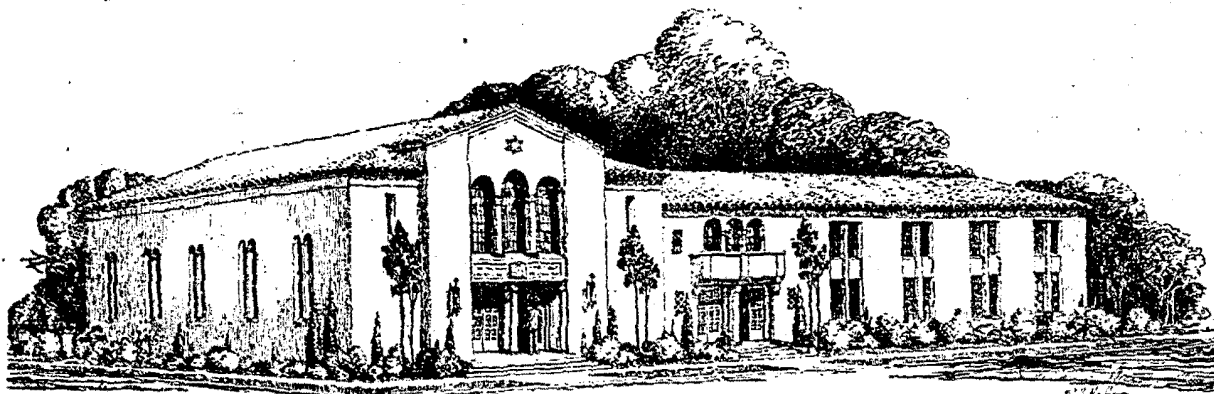
Training Required

Miss Connor admits that a woman must give most of her time to an architectural career—from the time she begins her study, through her apprenticeship period—and after she goes into business for herself. In actual time a girl must expect to spend seven years in training after high school and two years in apprenticeship before she can qualify for a State certificate necessary for operating her own office.

The American Institute of Architects lists only 10 women architects in the State who are at work for themselves.

Reason for the reluctance of women to enter this field is the well-developed public opinion that architecture is a man's profession.

Synagogue and Community Center Structure Planned



Los Angeles
October 21, 1934

Ground-breaking ceremonies for the new synagogue and community-center building, of which the above is an architectural view, is scheduled to be conducted by the Sephardic

Hebrew Center of Los Angeles at 2 p.m. this Sunday, at Fifty-fifth and Hoover streets, the site of the new structure.

PLANS TOLD FOR SACRED STRUCTURE

Ceremonies This Sunday to Launch Extensive Building Project

The ground-breaking ceremonies for the new synagogue and community-center building to be constructed by the Sephardic Hebrew Center of Los Angeles, at Fifty-fifth and Hoover streets, is scheduled for this Sunday, 2 p.m.

The building committee, headed by Joseph Hasson and Dr. Robert E. Benveniste, who will be master of ceremonies, has prepared an elaborate program in which a number of prominent speakers will participate. Rabbi Solomon Mizrachi will offer the opening prayers.

VARIOUS FACILITIES

This new structural development will comprise a synagogue, auditorium, classrooms, library and other facilities.

Following the ceremonies a banquet will be held in the evening at Weiss's Cafe, Wilshire Boulevard and Ardmore avenue.

The plans for the new structure were prepared by Architect Edith Northman. George J. Fiedike is the structural engineer and the general contract has been let to the Zimmer Construction Company.

The project represents an investment of \$50,000.

HOME INVESTMENT AT ABOUT \$20,000

C. M. Rood, oil producer of the McVicker & Rood interests, is having a dwelling constructed on his property at Midway City. It is estimated the investment, with attractive landscaping on about the one and one-half acres of ground, will be about \$20,000.

FOR STRUCTURAL WORK

A low bid of \$69,645 was submitted to the Los Angeles Board of Education by Contracting Engineers, Inc., for reconstruction of the north and west buildings at the Lorena-street school site, Lorena street between Seventh and Atlantic streets.

Edith Mortensen Northman: Tower District Architect

By John Edward Powell

No neighborhood in Fresno is more associated with architectural style than the Tower District, described as the "Soho of the San Joaquin." Its neon personality defined by the [Tower Theatre's](#) lofty illuminated spire and flashing marquee at its hub, the district has become synonymous with the early modernistic history of this community.

Lively, theatrical, arty and rakishly stylish, the district owes much of its allure to its architecture. Besides the 1939 theater designed by Los Angeles architect [S. Charles Lee](#), several other commercial buildings were built in late Art Deco design traditions. Huebner Sports (now Tower Florist) was designed in 1938 by Fresno architect [Allen C. Collins](#). His little corner sports shop was an early progenitor of streamlined design on Olive Avenue, followed by Lauck's Bakery in early 1939. The old Carnation Restaurant, constructed in 1946, was the last of the sleek moderne buildings to go up on the street.



The theater, its tower fashioned after an electrical display at the futuristic 1939 New York World's Fair, is the cultural beacon at the crossroads of this entertainment district. But residential architecture in the neighborhood did not evolve along the same modernistic lines.



If the Tower Theatre is the queen of the district, the fanciful Normandie Mar Apartment Hotel (shown on left) is the neighborhood's crown jewel, and the only known work in the San Joaquin Valley by Los Angeles architect Edith Mortensen Northman. Built the same year as the Tower Theatre, the Normandie Mar is designed in the West Los Angeles tradition of swank French Eclectic-inspired apartment buildings, with wonderfully embellished chateausque characteristics. It is like no other building in Fresno, and was designed by a woman described in 1937 by the Los Angeles Times as "Los Angeles' only woman architect."

Edith Mortensen Northman was born on October 8, 1893, in Copenhagen, Denmark. Her Danish father and Swedish mother moved between their native countries until Edith was nine, when the family moved to Norway. There she attended and graduated from high school in Haugersund.

Returning to Copenhagen, she completed two years study in the Studio School of Arts, Atelier Frede Aamodt. She immigrated with her family to the United States in 1914.

Settling in Brigham City, Utah, which she called "the Wild West," Northman worked as a librarian from 1917 to 1918. She "read something about architects," and decided that was what she wanted to do. Moving to Salt Lake City in 1918, she found architectural work in the office of Eugene R. Wheelon as a junior draftsman.

On the advice of her physician, she moved to Southern California in 1920. In Los Angeles, she worked with architect Henry J. Knauer and later with Clarence J. Smale as chief draftsman. As she later recalled, "In those days, the early '20s, women in architects' offices were somewhat curiosities," and "[I] got into one office on the strength of being able to typewrite with two fingers." But, as she reflected, "my drafting was too good, thank goodness."

Edith studied architecture at the University of Southern California from 1927 to 1930, and passed the state board examination in 1931. During the Depression, assisted only by a draftsman, she compiled an exceptional catalog of clients, designing hundreds of projects: residences, apartments, churches, commercial buildings, factories. In the mid-1930s she landed a large commission with Union Oil Co. and designed more than 50 service stations from San Diego to Vancouver. She was proud of her Danish Lutheran Church in Los Angeles, built in 1937 in the Danish country-church style, which she described in total understatement as "not too bad."

According to her nephew, Washington columnist Jack Anderson, Northman was an "enormously private" person who lived a frugal life with her dachshund "Hans." Anderson said she succeeded because she was "competent" and "brilliant" in a man's career.

Northman had a number of clients in the film industry, including Danish actor Jean Hersholt, for whom she did work on his Rodeo Drive home in Beverly Hills. Her most intriguing association with Hollywood, however, came from Samuel Goldwyn Studios. Goldwyn was producing Dorothy Parker's "Woman Chases Man" (1937), starring Mariam Hopkins in the role of woman architect Virginia Travis. Finding out that a real woman architect existed, they sent a limousine for Northman to meet the star and see them make the picture. Northman remarked that she watched the film character "do quite unbelievable things in the pursuit of the illusive client."

Northman's design for the Normandie Mar was prepared for a local woman, E. E. Elzea, who had seen one of Northman's Los Angeles projects. Elzea sought Northman out in 1939 to prepare plans for her Fresno complex on the southeast corner of Wishon and Home Avenues. The Normandie Mar imparts a sophistication to the district in dramatic counterpoint to the flashy neon flamboyance of her landmark theater neighbor.

During World War II, Northman joined the U.S. Army Corps of Engineers, working in fortifications and military engineering. She designed "everything under the sun from pit latrines to hospital buildings." After the war she returned to private practice, specializing in large apartment buildings and hotels in Los Angeles and Palm Springs.

Edith Northman was stricken with Parkinson's disease in the early 1950s. A niece, Judith Cairnie, observed that it was "a dismal end for a proud and talented woman." Unable to hold a pencil, Northman became "helpless, silent and very stoic," and was forced to retire from the practice of architecture in which she "had lots of fun," didn't "expect to get rich doing it, but wouldn't have changed for anything else." She died in Salt Lake City in 1956, her remarkable career all but forgotten until the work of women in architecture became the focus of several studies in the last decade.

Northman once mused that while a little girl she "loved watching buildings go up, but didn't tell anyone. It wasn't 'ladylike.'" Fresno's Tower District is much richer architecturally because Edith Mortensen Northman allowed a childhood fantasy to become an adult woman's career achievement.

John Powell has taught American architectural history at Fresno City College and California State University, Fresno. He studied the career of Edith Mortensen Northman with a grant from the National Endowment for the Arts in 1987-1988.

*This article originally appeared in The Fresno Bee, 11 May 1990, page F4.
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Photo of Edith Northman courtesy of the Anderson family.

For additional information on Edith Mortensen Northman and other early twentieth-century women architects in California, see:

Favro, Diane, "A Region for Women: Architects in Early California," Architecture California, February 1991.

Gebhard, David, Lulah Maria Riggs: A Woman in Architecture, 1921-1980, Santa Barbara: Capra Press, 1992.

Architects in Convention Will Discuss Defense Topics

**Plans Laid for All-Out Effort to Outline
Wartime Protection for Public of California**

Priorities, defense housing, design of airports, naval projects, air raid defense and post-defense planning . . .

All were on the three-day discussion schedule yesterday when architects of 33 district societies opened the 11th annual conven-

tion of the State Association of California Architects at the Hollywood Roosevelt.

"The convention will initiate an all-out effort by California's 1200 architects to plan wartime protection for the public," said Walter R. Hagedohm of Los Angeles, president of S.A.C.A. and of its southern section.

LOCATION OF FACTORIES

"This problem concerns location of factories and housing, evacuation of cities, air raid shelters and protection of facilities."

Hagedohm and Frederick H. Reimers, president of the association's northern section, both indicated a belief that there are sufficient architects available in the State to lend expert advice in such matters.

Their lament was that both the government and the people are not yet aware of the need for speed in carrying out plans—and that the War, Navy and Treasury departments have shown an inclination to hire architects into their organizations instead of using available architects' services.

NO PLANS SUBMITTED

On the subject of bomb shelters, the two leaders were reluctant to elaborate on their own theories because State, county and city defense committees with which they are co-operating have not yet submitted plans, they said.

"But there certainly aren't enough now—either existing or planned," said Reimers.

Both indicated that every office building should have a shelter large enough for the population of the building—and that experience in London has shown that tall office buildings provide a good ceiling for a shelter.

Although a speech on the de



CONVENTION DOINGS SURVEYED—Left to right are Mrs. Harold Weeks, president of San Francisco Women's Auxiliary of State Association of California Architects; Walter R. Hagedohm, president of association. Frederick H. Reimers, president of northern section of association; Mrs. Mario J. Ciampi, secretary of the auxiliary, confer on convention program. Women will spend time in social affairs and sightseeing.

Times photo

Turn to Page 2, Column 1

Defense Eyed by Architects

**State Association Opens
Convention With Wartime
Protection Among Topics**

Continued from First Page

sign of airports was part of yesterday's program, most of the defense topics will be aired today. Business meetings, plus discussions on public relations problems in the profession, occupied spots on yesterday's schedule.

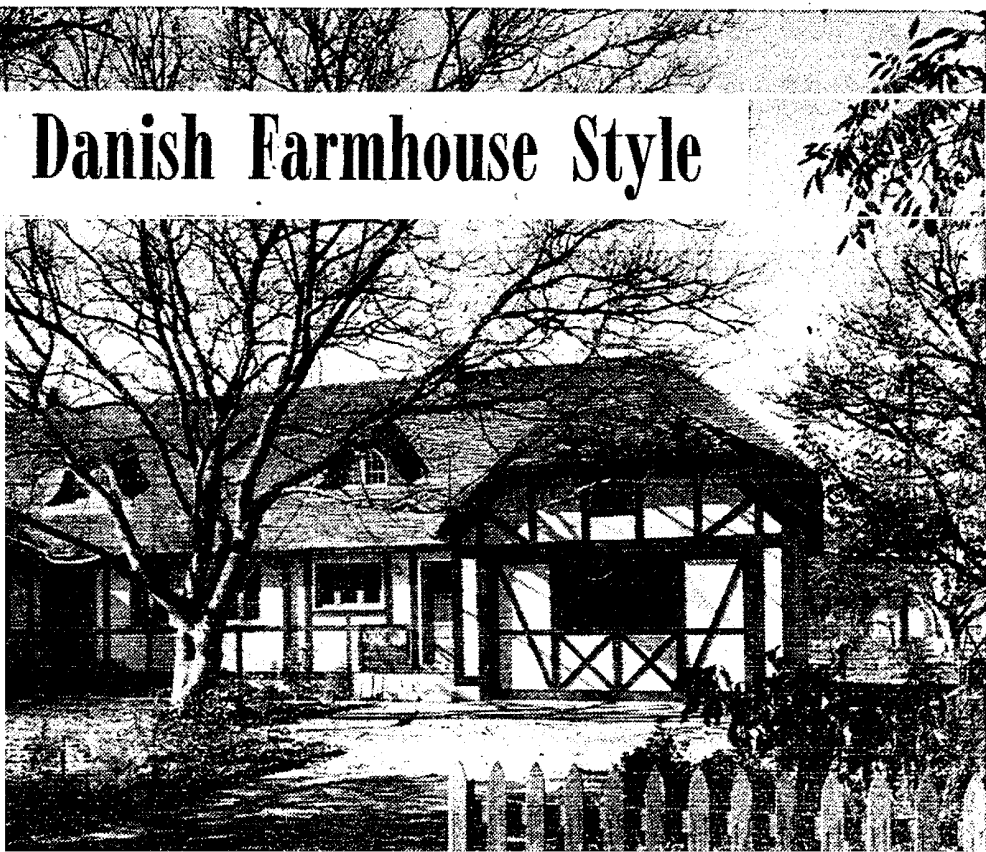
This morning, following additional business confabs, a series of defense-problem subjects will be discussed. These discussions will continue tomorrow following the final business session, at which new officers will be installed. When the election of officers will take place was not announced yesterday.

FILM MAN TO SPEAK

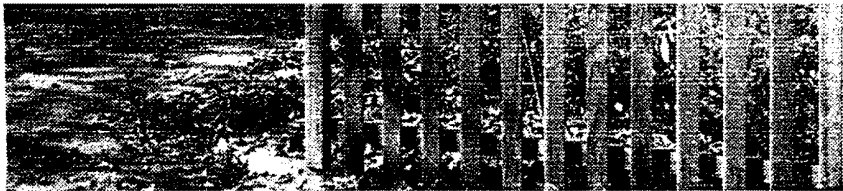
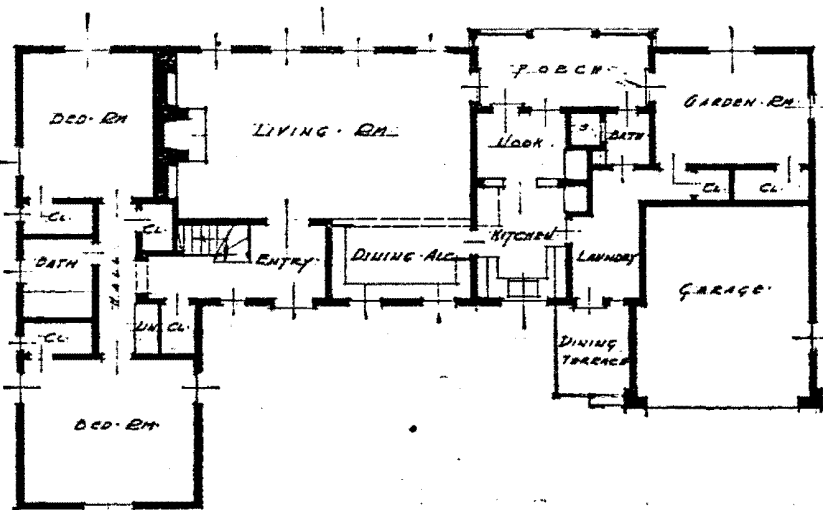
Today's luncheon speaker will be Lionel Banks, studio art director, who will talk on "Architecture in the Motion Picture Industry."

Paralleling the architect group's convention is a social and sightseeing program for the women's auxiliary. Among visitors in these delegations are Mrs. Harold Weeks, president of the San Francisco auxiliary, and Mrs. Mario Ciampi, secretary of the organization. Miss Edith Northman heads the women's entertainment committee.

The association's annual banquet will be held tonight in the Blossom Room at the hotel. There was a dinner-dance last night at the Florentine Gardens.



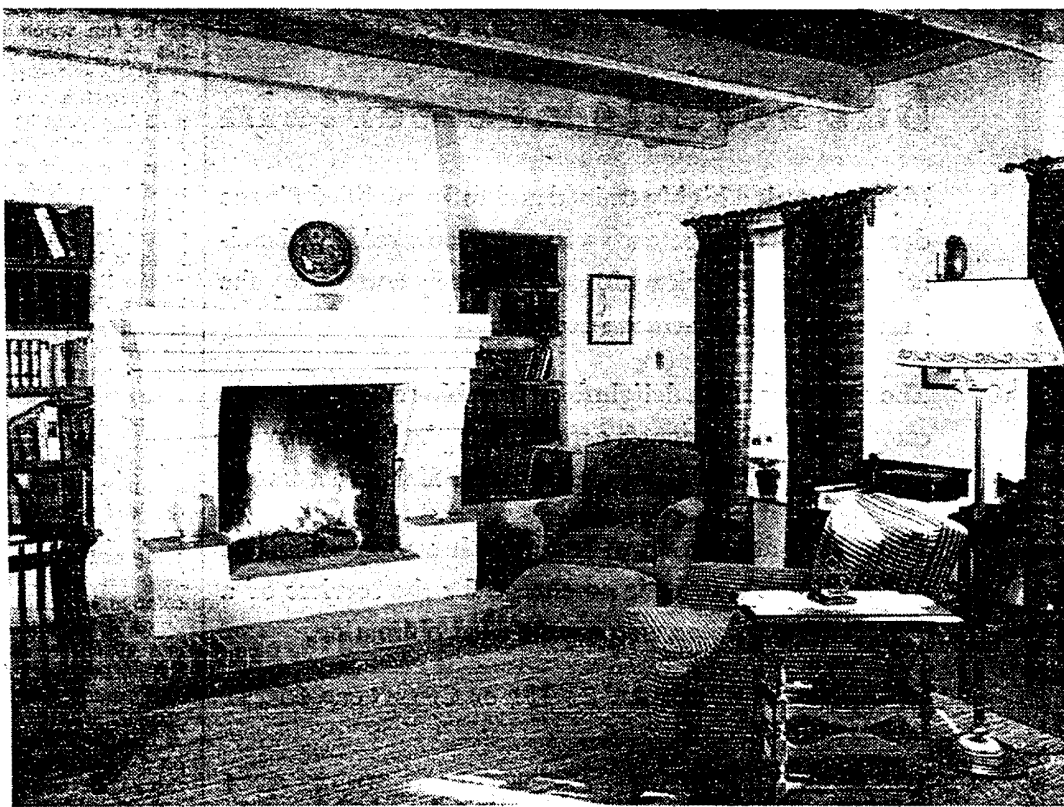
Danish Farmhouse Style



Typical features of the Danish farmhouse which Edith Northman, architect, designed are the steep roof, dormer windows and half-timber effects. The roof is of wood shingles, the construction frame finished with stucco and the house is located in a walnut grove. Cost for the 2100 sq. ft. is \$6000 to \$8000. There are six rooms with the garage built as part of the house. Among the extra features are a dining terrace at the front of the house and a covered porch at the rear opening off the breakfast nook. Rooms include a large living room, two bedrooms and bath, dining alcove off the living room, kitchen, breakfast nook, small laundry, extra bath and a garden room which may be used for garden equipment, indoor plants, flower arranging. The typically Danish dining alcove has beamed ceiling, paneled and plastered walls, carved wood chairs and built-in seats.



Note the interesting treatment of the dormer windows, the brick steps leading to the door



Built-in bookshelves flank the unusual raised fireplace in the living room. The beamed ceiling and quaint picture above the fireplace add to the room's atmosphere

SPECIAL SCHOOL COURSES BECKON HOME BUILDERS

Maybe you're an Angeleno who wants to build a home or remodel one you own. There's a message for you from the Los Angeles Adult Education Center, which operates at the Los Angeles High School.

A program of five courses covering the major problems involved in building will be launched there tomorrow evening, it has been announced by C. L. vanderBie principal of the adult school. They follow with workshop procedure the home-planning institute lectures that some months ago attracted thousands of persons to high school auditoriums here.

The courses, beginning at 7 p.m. on designated days, will run for eight weeks, and students may attend any or all of them without charge for instruction. The subjects listed, the time and the instructors are as follows:

Monday—"Fundamentals of Home Building and Design," Walter R. Hagedohm, architect.

Tuesday and Thursday—"Floor Plan Drawing, Plan Reading, Specification Reading," Miss Edith Northman, architect.

Wednesday—"Fundamental Principles of Interior Decoration," Miss Dorothy Ames, Bullock's Home Division.

Thursday—"Art in the Home and Floral Arrangement;" Mrs. Helen Williams Dodds, art instructor in the city schools.

Friday—"Legal Problems Pertaining to Building and Owning a Home;" James Nicklin, real estate attorney.

Something New in Banking; Drive-in Depository at Vernon

This region, national pace setter for drive-in markets, has furthered the drive-in theater idea and now is to have a drive-in bank.

Unique among the nation's banking structures and representing a wholly new conception of bank operation, a drive-in-deposit branch at which customers may deposit without leaving their automobiles is now under construction for the Security-First National Bank of Los Angeles at 2808 Santa Fe avenue, Vernon. Believed to be first of the kind in America, the new project, designated a "new era" branch, embodies features never before used in bank construction. The structure will be one story in height. Its completion is expected within ninety days.

AUTOS GO IN

Patrons will take their automobiles with them as they transact their banking. Turning directly into the building from Santa Fe avenue, motorists will pass glass-enclosed tellers' cages, the deal plates of which will be of a height convenient to a person seated in an automobile. Here patrons may make deposits in a minimum time. Customers with business of a more complex nature will find a lobby of conventional design located in the center of the building. There they may deal with numerous departments, and receive special services, after parking their cars within the building.

SPEED CONVENIENCE

"The chief purpose of our new location on Santa Fe avenue is to offer our clients in the rapidly growing industrial section a banking service that sets new standards in speed and convenience," said G. M. Wallace, president of the bank, yesterday.

"Realizing that many patrons will reach our new branch by automobile, we have designed it to meet the needs of motorists."

A continuous low counter screen of latest design will be another feature of the new branch. It will permit rapid handling of over-the-counter items. Facilities for commercial, savings, escrow and safe deposit business will be provided. Vaults, of which there are two, will be protected by electrical alarms. Additional safeguards against daylight hold-up are to be provided. A special ventilating system will remove exhaust gases from the parking area.

Former Idaho Man Investor Here

That this locality attracts outside investors is evidenced by construction of a Monterey duplex and garage apartments at 838, 840 and 842 South Burnside avenue by George W. Wagenseller, recent arrival from Pocatello, Idaho. He also plans further construction in this area.

Mr. Wagenseller formerly was an editor and publisher in Pennsylvania.

Building to Rise on Palm Springs Site

Contract has been awarded for construction of a two-story, \$40,000 Spanish-design apartment building in Palm Springs for S. Hirsch. Edith Northman is the architect and J. S. Abel is the builder.

The structure will contain fourteen apartments.

Chairmen Named for Realty Board's 1937 Committees

W. T. Richardson, president of the Los Angeles Realty Board, has announced chairmen of committees for the year 1937. They are:

Taxation, B. O. Miller; legislative, Charles B. Shattuck; exchanges, Marshall W. Taggart; mortgage and finance, Charles K. Atlass; agricultural lands, John Michels; arbitration, B. L. Vickrey; industrial, W. H. Daum; entertainment, James J. Donahue; property management, William Keim; multiple listing, Harry Nightingale; subdividers, Phil Norton; parks and playgrounds, Bert Clogston; past presidents, C. C. C. Tatum; appraisal practice, George L. Schmutz; city planning and zoning, George Coffin; professional conduct, Leroy Ackley; schedule of commissions, O. A. Grease; apartments and hotels, J. D. Minster; State and national associations, G. D. Robertson; membership, W. D. Cochrane; publicity, C. D. Symes; business property, Clem Glass; residential property, Eddy D. Field; building, Walter Leimert; restrictions, A. M. Bright.

The finance committee includes President Richardson, Walter H. Smith, treasurer, and Corlett Wagner, secretary.

Inglewood Market to Have Tower

A \$30,000 market structure is to be built at 321 Market street, Inglewood, for B. B. Nelson. Plans and specifications were prepared by Architects Nstrom and Anderson.

The building is to be one story in height and will feature a sixty-foot tower.

Works of Women Architects Shown

The works of four prolific women architects in the first 50 years of this century are on exhibit through May 11 at UCLA's Graduate School of Architecture and Urban Planning in Gallery 1220.

Alice Constance Austin was an expert in building adobe houses and in 1935 outlined her ideal socialist community in her book titled "The Next Step."

Edith **Nordstrom** received her architecture degree in Denmark and migrated to California in 1920; she designed individual and multi-unit residences and in the 1930s designed 50 gas stations for **Union** **Oil**.

Edla Muir was just 13 years old when she apprenticed to John

Byers, a craftsman who later became an architect. She designed more than 200 projects, mostly residential, and was known for her use of natural materials and careful integration of outdoor and indoor space.

Julia Morgan, the best known of the four, had an engineering degree from UC Berkeley and was the first woman to graduate from the prestigious Ecole des Beaux Arts. Among her more than 700 projects, Morgan designed the Hearst Castle at San Simeon, the former Herald-Examiner building and five YMCAs in Los Angeles, as well as homes for actress Marion Davis.

Bldg. Form 3

USE INK OR
INDELIBLE PENCIL

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 subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the terms of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

Lot 35
 Tract Schmidt Hts.

REMOVED TO

Lot 122 E. 20' of 123
 Tract Hessenduberg's South Ed.

Present location of building } 414 So. Catalina
 (House Number and Street)

New location of building } 1038 East 52d Street
 (House Number and Street)

Between what cross streets } Central & Wadsworth

Approved by
City Engineer

W. H. H. H.
 Deputy

1. Purpose of PRESENT building Single Family Hs. Families... 1 Rooms... 5
 (Store Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving... Same Families... 1 Rooms... 5

3. Owner (Print Name) GEO. AND DINAH SNEED Phone...

4. Owner's Address 1038 E 52d Street

5. Certificated Architect none State License No. Phone

6. Licensed Engineer none State License No. Phone

7. Contractor none State License No. Phone

8. Contractor's Address none

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. } \$ 400.00

10. State how many buildings NOW on lot and give use of each. one residence for our dbl garage

11. Size of existing building 37 x 50 Number of stories high... Height to highest point...

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

Describe briefly and fully all proposed construction and work:

Now building on lot - underpin on concrete foundation and make repairs incidental to same.

Fill in Application on other Side and Sign Statement

3.00 (OVER)

PERMIT NO.		FOR DEPARTMENT USE ONLY				FOR	
15850	Plans and Specifications checked	Zone	B	Fire District	No	Stamp here when Permit is issued	
	Corrections verified	Bldg. Line	No	Street Widening	No		
	Plans, Specifications and Applications checked and approved	Application checked and approved	By	Permit	40		
PLANS	For Plans Set	Filled with	Required Valuation Included	SPRINKLER	Specified Yes-No	Inspector	Kalbmork

APR 21 1940

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition None Size of Lot 40' x 15' Number of Stories when complete 2
 Material of Foundation Concrete Width of Footing 16" Depth of footing below ground 12"
 Width Foundation Wall 8" Size of Redwood Sill 2" x 6" Material Exterior Walls Concrete
 Size of Exterior Studs 2x4 Size of Interior Bearing Studs 2x4
 Joists: First Floor 2x8 Second Floor 2x8 Rafters 2x8 Roofing Material Asph/Flt

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

Sign Here

By

FOR DEPARTMENT USE ONLY

Application <u>CP</u>	Fire District <u>CP</u>	Bldg. Line <u>CP</u>	Termite Inspection <u>CP</u>
Construction <u>CP</u>	Zoning <u>CP</u>	Street Widening <u>CP</u>	Forced Draft Ventil. <u>CP</u>

(1) REINFORCED CONCRETE

Barrels of Cement

Tons of Reinforcing Steel

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

Street

Sign Here

(Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here

(Owner or Authorized Agent)

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

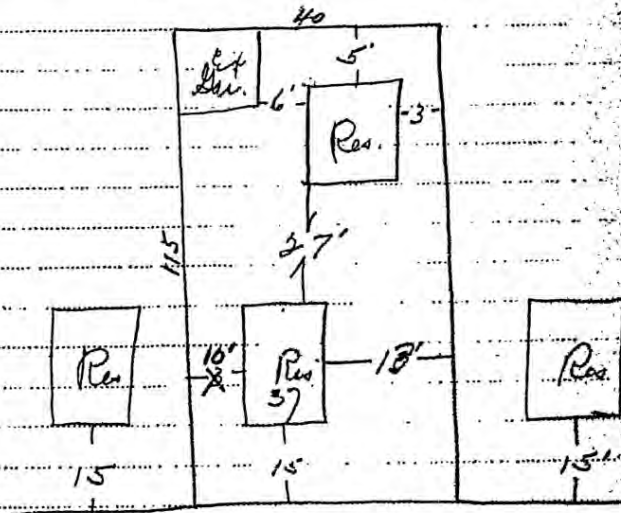
Sign Here

(Owner or Authorized Agent)

REMARKS:

ALL wood and lumber below the first floor boards will be pressure treated as required by Sec. 01.121 of the Los Angeles Municipal Code AND WILL BE KEPT MORE THAN 6 INCHES ABOVE THE GROUND. EXCEPT WHEN PRESERVE TREATED WITH CREOSOTE.

John J. Godwin
By John J. Godwin
 Owner or Authorized Agent



APPLICATION APPROVED
FILING FEE PAID
Board of Public Works
Bureau of Engineering
By <i>Edwin K. Kishner</i>
INSPECTOR

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

INSIDE LOT	LOT SIZE
KEY LOT	60 X 155.5
CORNER LOT	4/16/100
CORNER LOT KEYED	

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

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. 35

Tract. Schmidt Heights Tract

Location of Building. 412-14-16 So. Catalina St. (House Number and Street)

Between what cross streets. 4th & 5th

Approved by
City Engineer
Deputy.

USE INK OR INDELIBLE PENCIL

- Purpose of building. Apartment. Families. 6. Rooms. 26.
- Owner (Print Name). Elizabeth J. Altman. Phone. 40-7228.
- Owner's address. 469 S. Fairfax Ave.
- Certificated Architect. C. Northman. State License No. 615. Phone.
- Licensed Engineer. State License No. Phone.
- Contractor. M. B. Buehler. State License No. 1537. Phone. 40-7228.
- Contractor's address. 469 S. Fairfax Ave.
- VALUATION OF PROPOSED WORK. Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon. \$ 23000.
- State how many buildings NOW on lot and give use of each. none.
- Size of new building. 47 x 98. No. Stories. 2. Height to highest point. 24. Size lot. 60 x 155.
- Type of soil. Loam. Foundation (Material). Concrete. Depth in ground. 16".
- Width of footing. 16". Width of foundation wall. 8". Size of redwood sill. 2 x 6.
- Material exterior wall. Br. Stone. Size of studs: (Exterior) 2 x 4. (Interior bearing) 2 x 4.
- Joist: First floor. 2 x 10. Second floor. 2 x 12. Rafters. 2 x 4. Material of roof. Comp. Shingles.
- Chimney (Material). Size Flue. 18". No. inlets each flue. Depth footing in ground.

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

Sign here. [Signature] (Owner or Authorized Agent)

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

By.

PERMIT NO. 18015	FOR DEPARTMENT USE ONLY 4587				Fee. 69.00 Stamp here when Permit is issued MAY - 3 1940
	Plans and Specifications checked [Signature]	Zone R4	Fire District No. 10		
	Corrections verified [Signature]	Bldg. Line No.	Street Widening No.		
	Plans, Specifications and Application rechecked and approved [Signature]	Application checked and approved [Signature] Clerk			
PLANS 4/26/40	For Plans See	Filed with	Regular Valuation Included	Specified Yes-No	Inspector 12 [Signature]

FOR DEPARTMENT USE ONLY			
Application.....	Fire District..... <u>2</u>	Bldg. Line..... <u>2</u>	Forced Draft Ventil.....
Construction.....	Zoning..... <u>4</u>	Street widening.....	
(1) REINFORCED CONCRETE		(2) The building referred to in this Application will be more than 100 feet from	
Barrels of Cement.....	Street	
Tons of Reinforcing Steel.....		Sign here..... (Owner or Authorized Agent)	
(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.		(4) There will be an unobstructed passageway at least 10 feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.	
Sign here..... (Owner or Authorized Agent)		Sign here..... (Owner or Authorized Agent)	

REMARKS:

PLAN CHECKING

RECEIPT NO. 36640

VALUATION \$ 23000

FEE PAID \$ 42.50

NOTICE: If there is any change in the location of the building, the owner must obtain a new permit from the City Engineer's Office, Room 608, City Hall, before the work is done. The permit must be obtained from the City Engineer's Office, Room 608, City Hall, before the work is done.

Bldg. Form 2


2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

INSIDE LOT	LOT SIZE
KEY LOT	60 X 155.5
CORNER LOT	Key
CORNER LOT KEYED	Value 300

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. 35
 Tract Schmidt Heights Dr.
 Location of Building 412-14-16 So Catalina St
 (House Number and Street)
 Between what cross streets 4th & 5th
 Approved by City Engineer 
 Deputy

USE INK OR INDELIBLE PENCIL

- Purpose of building Garages Families _____ Rooms _____
- Owner (Print Name) Elizabeth J. Almon Phone Go 7228
- Owner's address 469 S Fairway Ave
- Certificated Architect E. Northman State License No. _____ Phone _____
- Licensed Engineer _____ State License No. _____ Phone _____
- Contractor M. D. Burchard and Son State License No. 1837 Phone Go 7228
- Contractor's address 469 S Fairway Ave
- VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$ 600.00
- 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 9 x 54 No. Stories 1 Height to highest point 12 Size lot 60 x 155
- Type of soil Loam Foundation (Material) Concrete Depth in ground 1' 0"
- Width of footing 12" Width of foundation wall _____ Size of redwood sill 2 x 6
- Material exterior wall Brick Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 4 Second floor 2 x 4 Rafters 2 x 4 Material of roof Shingle
- Chimney (Material) _____ Size Flue _____ No. inlets each flue _____ Depth footing in ground _____

I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building 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 M. D. Burchard
 (Owner or Authorized Agent)
 By _____

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

PERMIT NO.	FOR DEPARTMENT USE ONLY <u>4583</u>				Fee <u>4.50</u>
	Plans and Specifications checked <u>Thompson</u>	Zone <u>R4</u>	Fire District No. <u>No</u>	Stamp here when Permit is issued	
18016	Corrections verified <u>Thompson</u>	Bldg. Line <u>No</u>	Street Widening <u>No</u>	AY -3 1340	
	Plans, Specifications and Application rechecked and approved <u>Thompson</u>	Application checked and approved <u>Thompson</u> Clerk			
PLANS	For Plans See _____	Required Valuation Included _____	Specified Yes—No _____	Inspector <u>12 J. J. Condit</u>	
Noted _____	4440				

TIF T F N

[illegible][illegible]

Bldg. Form 2

3

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. The 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 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 the claim of title to, or right of possession in, the property described in such permit.

REMOVED TO

REMOVED FROM

REMOVED TO

Lot.....	Lot.....
.....
Tract.....	Tract.....

Present location
of building

New location of building

**Between what
cross streets**

Approved by
City Engineer.

Deputy.

1. Purpose of PRESENT building Appt. 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) M. Burgerbach & Sons. Phone _____
4. Owner's Address 414 N. Catalina
5. Certificated Architect _____ State License No. _____ Phone _____
6. Licensed Engineer _____ State License No. _____ Phone _____
7. Contractor Darwin and L. B. State License No. 56300 Phone _____
8. Contractor's Address 5038 Venice Blvd. Tile Setting Ord. Fee \$1.00
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.} \$ _____ Contractors
10. State how many buildings NOW } Reg. No. _____
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 existing building _____ Material of existing walls _____ Exterior framework _____
(Wood or Steel)
- Describe briefly and fully all proposed construction and work:

Fill in Application on other Side and Sign Statement

120 - (OVER)

FOR DEPARTMENT USE ONLY			
PERMIT NO. 31461	Plans and Specifications checked	Zone	Fire District
			No.
	Corrections verified	Bldg. Line	Street Widening
		Ft.	Ft.
PLANS Rec'd.....	Plans, Specifications and Applications rechecked and approved	Application checked and approved <i>Prior 8/8/40</i> SPRINKLER Clerk	
	For Plans Sec	Filed with	Required Valuation Included Specified Yes-No
			Fee..... Stamp here when Permit is issued AUG -8 1940 Inspector <i>Wm. J. ...</i>

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....
Material of Foundation.....Width of Footing.....Depth of footing below ground.....
Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....
Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....
Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

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

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

By.....
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

Application	Fire District	Bldg. Line	Termite Inspection.....
Construction.....	Zoning	Street Widening	Forced Draft Ventil.....

(1)
REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2)
The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

Street

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

(3)
No required windows will be obstructed.

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

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

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

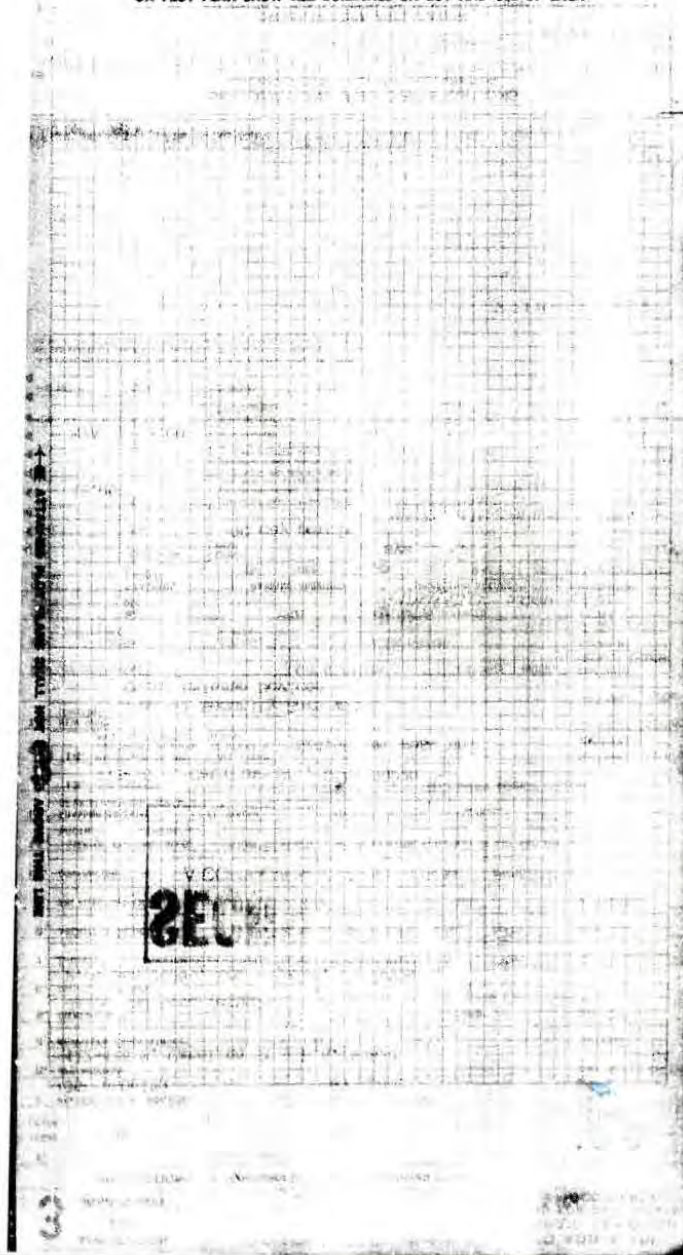
REMARKS:

3 APPLICATION FOR INSPECTION		CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY		TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY	
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.					
1. LOT	35	BLOCK	MP9 90	COUNTY REF NO	DIST MAP 1358197
2. PRESENT USE OF BUILDING (05) 6-Units		NEW USE OF BUILDING (05) Same		ZONE	R4-2
3. JOB ADDRESS	412-416 S. Catalina St., L.A. 90020				FINE DIST COUN DIST 04
4. BETWEEN CROSS STREETS AND					LOT TYPE
5. OWNER'S NAME	Jaimes and Lara Jaerugin				LOT SIZE
6. OWNER'S ADDRESS	P.O. Box 36896, Los Angeles, CA 90036				ALLEY
7. ENGINEER	SEC				BLOC LINE
8. ARCHITECT OR DESIGNER	SEC				AFFIDAVITS
9. CONTRACTOR	A CO				
10. SIZE OF EXISTING BLDG. WIDTH LENGTH	STORIES HEIGHT				NO OF EXISTING BUILDINGS ON LOT AND USE
11. FRAMING MATERIAL	EXT. WALLS				FLOOR
12. JOB ADDRESS	412-16 S. Catalina St., L.A. 90020				STREET GUIDE
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PURPOSES BUILDING	\$24.00 per r s. unit				DIST OFF Metro
14. NEW WORK (Describe)	Install Security Bars with Quick Release Devices				GRADING SUBMIC
15. NEW USE OF BUILDING	SIZE OF ADDITION				STORIES HEIGHT
16. PLAN CHECKED	63500				FILE WITH SEC. Bars
17. INSPECTION ACTIVITY	sys 2.08				INSPECTOR Sneiderger
18. 90 day permit	03/03/92 01:35:15PM HPT 1-5059 C 26				48.00
19. 48.00	SECURITY BARS				2.88
20. N/A	SYS DEV				1.00
21. 1.00	ONE STOP SURCH				51.88
22. 1.00	TOTAL				52.00
23. 0.12	CASH				0.12
24. 0.12	CHANGE				
92ND 16087					
DECLARATIONS AND CERTIFICATIONS					
16. I hereby affirm 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.					
17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any rule or statute which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is a student thereof and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00). <input type="checkbox"/> I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law. <input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to do, build the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law. <input type="checkbox"/> I am exempt under B.C. <input checked="" type="checkbox"/> B, A, P, C, for this reason: <i>Security Bars</i> Date: <u>3-3-92</u> Owner's Signature: <i>[Signature]</i>					
18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (B.C. 2605, Lab. C.). <input type="checkbox"/> Certified copy is hereby furnished. <input checked="" type="checkbox"/> Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety. Date: <u>3-3-92</u> Applicant's Signature: <i>[Signature]</i>					
19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California. Applicant's Signature: <i>[Signature]</i>					
20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3087, Civ. C.). Lender's Name: _____ Lender's Address: _____					
21. I certify that I have read the application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize the representative of this city to enter upon the above mentioned property for inspection purposes. I realize that this permit is an application for inspection, that it does not approve or authorize the work described herein, nor it does not authorize or permit any violation of failure to comply with any applicable law; that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or completion of any work described or for the condition of the property or soil upon which such work is performed. (Sec. 91.022, LAMC) Applicant's Signature: <i>[Signature]</i> Date: <u>3-3-92</u>					

Bureau of Engineering		ADDRESS APPROVED	
		DRIVEWAY	
		HIGHWAY	REQUIRED
		DEDICATION	COMPLETED
		FLOOD CLEARANCE	
SEWERS		SEWERS AVAILABLE	
REL. NO.		NOT AVAILABLE	
CERT. NO.		SPG PAID	
		SPG DUE	
		SPG NOT APPLICABLE	
Grading		PRIVATE SEWAGE SYSTEM APPROVED	
Comm. Safety		APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>	
Fire		APPROVED (TITLE 17) (L.A.M.C. 8700)	
Housing		HOUSING AUTHORITY APPROVAL	
Planning		APPROVED UNDER CASE #	
Transportation		APPROVED FOR	
Construction Tax		RECEIPT NO.	DWELLING UNITS

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



3 APPLICATION FOR INSPECTION **EQ. 1-94** CBS# NL

INSTRUCTIONS 1. Applicant to Complete Numbered Items Only.

LOCAL 107
BROOKLYN

35 -- SCHMIDT HEIGHTS M29-90

2. PROJECT OR PROJECTS
OS. APARTMENT 0' TIME

3. JOB ADDRESS
412 S. CATALINA ST.

4. CITY/STATE/ZIP
L.A. CA 90028

5. OWNER'S NAME
JAIME JERUGIM 213-935-3266

6. OWNER'S ADDRESS
1607 N. EL CENTRO AVE. #12 L.A. CA 90028

7. ENGINEER
ARCHITECT OR ARCHITECT'S FIRM
ARCHITECT OR ENGINEER'S BUSINESS

10. CONTRACTOR
OWNER

11. SIZE OF EXISTING BLDG.
WIDEN 12'0" DEPT 12'0"

12. FRAMING MATERIAL
FRAME/STUCCO (CMFO) WOOD

13. JOB ADDRESS
412 S. CATALINA ST. *Native Rr and 1607 EBS*
14. VARIATION TO INCLUDE ALL FIRST EQUIPMENT REQUIRED TO OPERATE AND USE EXISTING BUILDING \$ 73,400.00

15. NEW WORK
(Describe)

REPAIR INTERIOR PLASTER THROUGHOUT

NEW USE OF BUILDING
SNE

GROUP
TYPE
UNIT
PARKING
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15B. NEW WORK
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15C. NEW WORK
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City of Los Angeles
Department of Building and Safety

**“NORTHRIDGE EARTHQUAKE” FILE
(EQ1-94)**

ADDRESS: **412 S CATALINA ST**

RECORD NO.: **120502** *POSTING: **GREEN**

The document(s) contained in this file are related to the inspection(s) and/or permits issued for buildings surveyed and/or damaged from the January 17, 1994 earthquake or related aftershocks. Many of the damage estimates were made under emergency conditions and should not be used to make bids for repair, demolition, or rebuilding. These records were created for use by the Department of Building and Safety only. The City of Los Angeles and the Department of Building and Safety are not responsible for any use of this data. Check the retrieval index for all available earthquake documents as other documents may have become available for viewing after this file was prepared for viewing (filmed and scanned).

“**RECORD NO.**” refers to a unique computer-generated number assigned by the Damage Assessment database to uniquely identify a structure or, in cases of a vacant lot, the site. Each separate building was assigned a unique Record No. For example, a site with a dwelling and detached garage was assigned two Record Nos. (one for the dwelling and one for the garage).

*“**POSTING**” is based on the last inspection report in the earthquake files at the time it was prepared for viewing. It refers to the type of placard affixed to the structure (or site when the lot is vacant) by a Building and Safety Inspector during an inspection for earthquake damage or repair. The official placards are commonly referred to by their color as follows: “**RED**” is unsafe to occupy; “**YELLOW**” is limited entry; and “**GREEN**” is safe to occupy. Other designations were used in the Posting field, but are not postings. They are “**CERT**” and “**PERMIT**” and are described as follows:

“**CERT**” refers to cases where a Certified License Contractor repaired either an earthquake damaged roof, garden wall or chimney (chimney only until 12/94), and certified that the work was completed via a Certificate of Completion. No posting is available as a Building and Safety Inspector did not make an inspection for earthquake damage or repair. WHEN THE POSTING IS “**CERT**”, IT IS EXPECTED THAT ONLY A CERTIFICATE OF COMPLETION WILL FOLLOW THE COVER SHEET.

“**PERMIT**” is used when no inspection was made by Building and Safety for earthquake damage prior to issuing a permit to repair damage and our records do not indicate that the work was completed for all outstanding earthquake repair permits for this structure at the time the file was prepared for viewing. WHEN THE POSTING IS “**PERMIT**”, IT IS EXPECTED THAT NO DOCUMENTS, EXCEPT POSSIBLY A COPY OF THE PERMIT WITH HAND-WRITTEN ADDRESS CORRECTIONS, WILL FOLLOW THE COVER SHEET.

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CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

BMT
DEPARTMENT OF
BUILDING AND SAFETY
400, CITY HALL
LOS ANGELES, CA 90012-4869
WARREN V. O'BRIEN
GENERAL MANAGER
ARTHUR J. JOHNSON, JR.
EXECUTIVE OFFICER

OFFICIAL COMPLETION NOTICE OF REPAIR
OF EARTHQUAKE DAMAGED BUILDING

RECORD NO.

120502

PROJECT ADDRESS

412 S Catalina St.

PERMIT NO.

2440 20150

PERMIT NO.

4896
Am
THIS NOTICE IS TO INFORM YOU THAT THE REPAIR WORK
ON THE BUILDING ADDRESSED ABOVE
HAS BEEN COMPLETED, INSPECTED AND APPROVED BY
THE DEPARTMENT OF BUILDING AND SAFETY
AND THE BUILDING IS
STRUCTURALLY SAFE TO OCCUPY

•••••

ATTENTION INSPECTOR: FILL IN THE "WORK COMPLETED" BOX.
MAKE ANY NECESSARY COPIES FOR YOUR FILE
AND SEND THIS ORIGINAL PINK COPY TO DATA ENTRY,
CITY HALL, ROOM 428, MAIL STOP 115

||||||||||||||||||||

AN REMTS UNPBTED



☐ WORK COMPLETED

INSPECTOR'S NAME:

Michael Watkins
(PRINT)

Michael Watkins
(SIGNATURE)

COMPLETION DATE:

4-2-96

ID#:

PHONE:

213-1127

(PLACARD-LITE)

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Altman Apartments: 412 S. Catalina Street, Los Angeles, CA 90020 ~
Architect: Edith Mortensen Northman ~ Contractor: M. Burgbacher & Sons ~
Style: French Normandy ~ Built: 1940 ~ Photographs: © Roberta M. O'Donnell September 2015.



412 South Catalina Street: West elevation, view east.



412 S. Catalina Street: South elevation, view northeast.

Altman Apartments: 412 S. Catalina Street, Los Angeles, CA 90020 ~ Architect: Edith Mortensen Northman ~ Contractor: M. Burgbacher & Sons ~ Style: French Normandy ~ Built: 1940 ~ Photographs: © Roberta M. O'Donnell September 2015.



Raised entry to unit 412: Cantilevered balconette/wrought iron balustrade; pediment gable with stucco trim panel beneath; broken pediment with urn above entry; decorative panel on stucco balcony; original wrought iron banisters, view northwest.



First bay of steel frame casement windows to the south of Catalina on south elevation: French stone base, stucco decorative panels, banding, dentil trim at hipped roof with flat deck, gutter/downspouts, view north.

Altman Apartments: 412 S. Catalina Street, Los Angeles, CA 90020 ~ Architect: Edith Mortensen Northman ~ Contractor: M. Burgbacher & Sons ~ Style: French Normandy ~ Built: 1940 ~ Photographs: © Roberta M. O'Donnell September 2015.

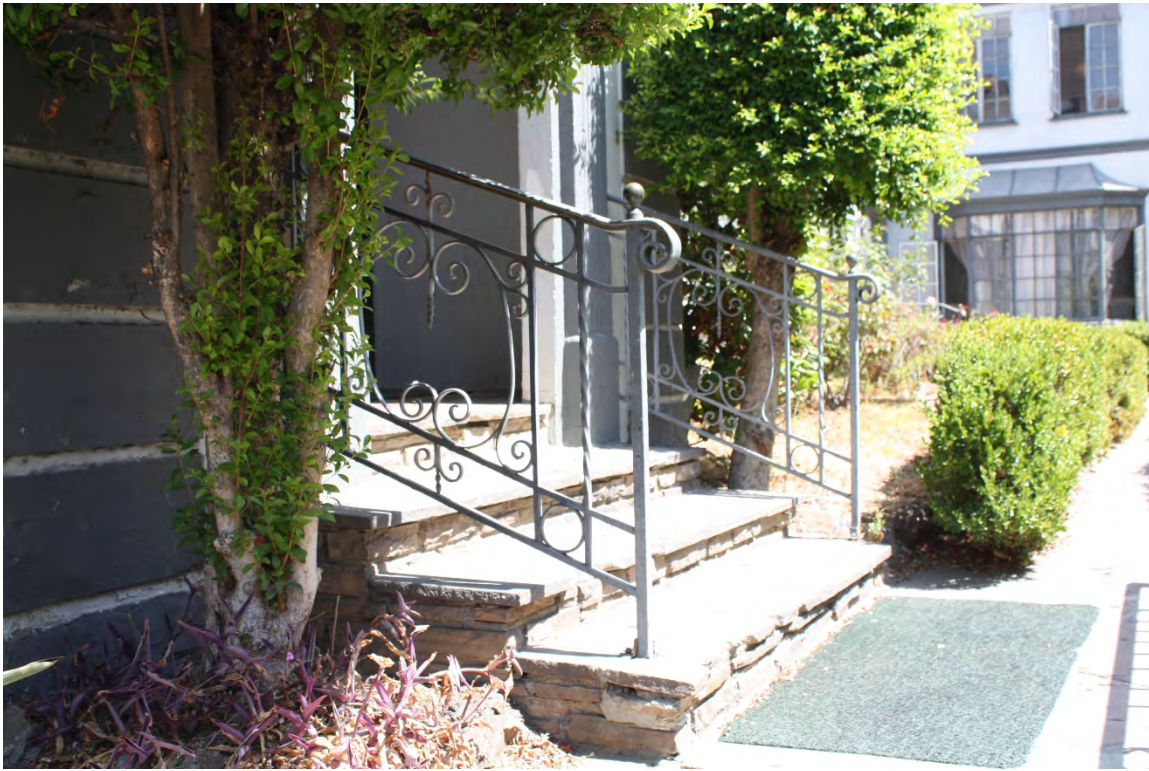


Steps/balustrade & pole lamp with design as shadow:
from Catalina Street up to entries along south façade, view east.



Steps/balustrade with design as shadow: From entries
down to Catalina Street along south façade, view west.

Altman Apartments: 412 S. Catalina Street, Los Angeles, CA 90020 ~
Architect: Edith Mortensen Northman ~ Contractor: M. Burgbacher & Sons ~
Style: French Normandy ~ Built: 1940 ~ Photographs: © Roberta M. O'Donnell September 2015.



Detail: French stone steps and wrought iron balustrade at steps.



Detail: Portion of balustrade along entry steps.

Altman Apartments: 412 S. Catalina Street, Los Angeles, CA 90020 ~ Architect: Edith Mortensen Northman ~ Contractor: M. Burgbacher & Sons ~ Style: French Normandy ~ Built: 1940 ~ Photographs: © Roberta M. O'Donnell September 2015.



Raised entrance to unit 416: Extended quoining forms entry, goes around cantilevered balcony with wrought iron patterned balustrade, banding, dentil, pinnaced gable with inset oculus, view northeast.



West elevation: French stone base of multi-pane casements and flared metal roofette: banding; two paired multi-pane casements with fixed multi-pane transom; step pitched roof/flat deck with gabled dormer vent, ; dentil trim; quoining at southwest corner, view northeast.

Altman Apartments: 412 S. Catalina Street, Los Angeles, CA 90020 ~ Architect: Edith Mortensen Northman ~ Contractor: M. Burgbacher & Sons
~ Style: French Normandy ~ Built: 1940 ~ Photographs: © Roberta M. O'Donnell September 2015.



Building west elevation: French stone retaining wall; quoining; cast decorative panel; balconette w/ wrought iron balustrade, brackets, banding; steel frame casement windows; octagonal window; diamond window grille; French stone bay window base, view southeast.



Raised entrance to west/front units: Balustrade of entry steps; French stone steps with decorative balustrades; entry surround with piers, broken pediment with urn; cast decorative panel; banding; quoining; view north.

Altman Apartments: 412 S. Catalina Street, Los Angeles, CA 90020 ~ Architect: Edith Mortensen Northman ~ Contractor: M. Burgbacher & Sons ~
Style: French Normandy ~ Built: 1940 ~ Photographs: © Roberta M. O'Donnell September 2015.



3

Balcony, south façade steeply pitched roof with gabled vents, pinnacles; steel frame casement windows, fixed transoms; view north.



View along south façade of building: Balcony of upper west unit; quoining; steeply pitched roof; pinnacled gables; casement windows; French stone trim, window bay; banding; dentils; cantilevered 2nd story & brackets; cast trim panels; view west.

Altman Apartments: 412 S. Catalina Street, Los Angeles, CA 90020 ~
Architect: Edith Mortensen Northman ~ Contractor: M. Burgbacher & Sons ~
Style: French Normandy ~ Built: 1940 ~ Photographs: © Roberta M. O'Donnell September 2015.



Detail: Upper portion wrought iron pole lamp along steps.



Detail: Cast decorative panel; banding.

Altman Apartments: 412 S. Catalina Street, Los Angeles, CA 90020 ~ Architect: Edith Mortensen Northman ~ Contractor: M. Burgbacher & Sons ~ Style: French Normandy ~ Built: 1940 ~ Photographs: © Roberta M. O'Donnell September 2015.



South elevation of rear portion with corner cut at southeast corner, corner buffers & curbing to protect building; partial east elevation; steel frame casements, view northwest.



East elevation, continued: Steel casement windows; steep hipped roof with flat deck/arched top dormer vent; dentil trim at roofline; gutter/downspouts; return with higher roof, view north.

Altman Apartments: 412 S. Catalina Street, Los Angeles, CA 90020 ~ Architect: Edith Mortensen Northman ~ Contractor: M. Burgbacher & Sons ~ Style: French Normandy ~ Built: 1940 ~ Photographs: © Roberta M. O'Donnell September 2015.



412 South Catalina Street: North elevation; quoining at northwest corner, view east.



Southwest corner: Quoining and bands; south rear portion of elevation along south driveway leading to non-descript garages at east, view northeast.

Altman Apartments: 412 S. Catalina Street, Los Angeles, CA 90020 ~ Architect: Edith Mortensen
Northman ~ Contractor: M. Burgbacher & Sons ~
Style: French Normandy ~ Built: 1940 ~ Historic Photographs: Other Northman works.

Synagogue and Community Center Structure Planned



Ground-breaking ceremonies for the new synagogue and community-center building, of which the above is an architectural view, is scheduled to be conducted by the Sephardic

Hebrew Center of Los Angeles at 2 p.m. this Sunday, at Fifty-fifth and Hoover streets, the site of the new structure.

Architect Edith Northman's sketch for the Sephardic Synagogue at Hoover & 55th streets.



Former synagogue, designed by Edith Northman, at the corner of Hoover & 55th streets, now utilized as a Christian church.

Altman Apartments: 412 S. Catalina Street, Los Angeles, CA 90020 ~ Architect: Edith Mortensen
Northman ~ Contractor: M. Burgbacher & Sons ~
Style: French Normandy ~ Built: 1940 ~ Historic Photographs. Other Northman works.



Original Emanuel Danish Evangelical Lutheran Church, corner of 3rd Ave. & West 43rd Street.
Parsonage at left; courtyard entry, raised church entry; around corner on W. 43rd St.



Original Emanuel Danish Evangelical Lutheran Church, ancillary raised entrance from 43rd St.

Altman Apartments: 412 S. Catalina Street, Los Angeles, CA 90020 ~ Architect: Edith Mortensen
Northman ~ Contractor: M. Burgbacher & Sons ~
Style: French Normandy ~ Built: 1940 ~ Historic Photographs. Other Northman works.



43rd Street entrance to original Danish Lutheran Church.



Original Danish Lutheran Church parsonage at 3rd Avenue.

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Northman ~ Contractor: M. Burgbacher & Sons ~
Style: French Normandy ~ Built: 1940 ~ Photographs: © Roberta M. O'Donnell September 2015.



749 S. Burnside: Architect Edith Northman, 1931.



1031 S Burnside: Architect Edith Northman, 1932.

Altman Apartments: 412 S. Catalina Street, Los Angeles, CA 90020 ~ Architect: Edith Mortensen
Northman ~ Contractor: M. Burgbacher & Sons ~
Style: French Normandy ~ Built: 1940 ~ Photographs: © Roberta M. O'Donnell September 2015.



1044 S. Cloverdale: Architect Edith Northman, 1927.



1000 S Dunsuir: Architect Edith Northman, 1942.

Altman Apartments: 412 S. Catalina Street, Los Angeles, CA 90020 ~ Architect: Edith Mortensen
Northman ~ Contractor: M. Burgbacher & Sons ~
Style: French Normandy ~ Built: 1940 ~ Photographs: © Roberta M. O'Donnell September 2015.



1024 S. Dunsmuir: Architect Edith Northman, 1929.



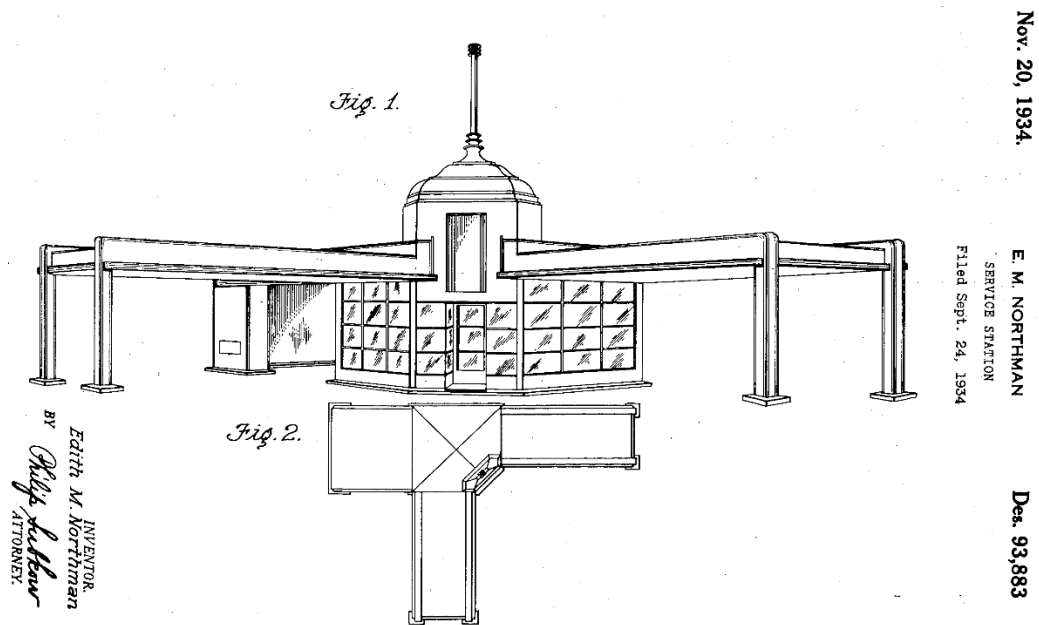
4009 Leeward: Architect Edith Northman, 1938.

Altman Apartments: 412 S. Catalina Street, Los Angeles, CA 90020 ~ Architect: Edith Mortensen
Northman ~ Contractor: M. Burgbacher & Sons ~
Style: French Normandy ~ Built: 1940 ~ Photographs: © Roberta M. O'Donnell September 2015.

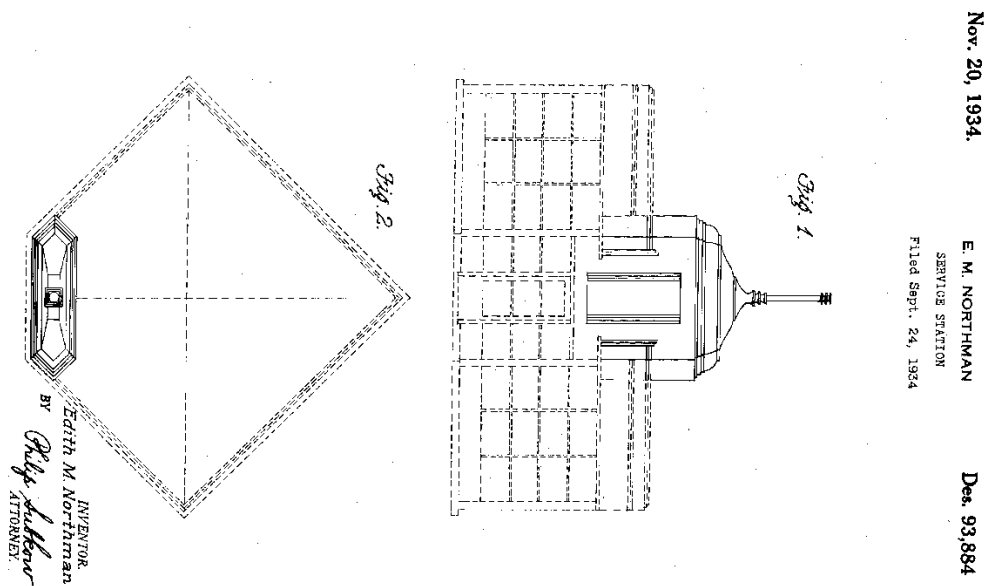


Eight multi-family residences and detached garages, designed by Architect Edith Northman
in the Minimal Traditional style, fronting on 7th Street and Leeward Avenue,
to the west of South Wilton Place.
Please see preceding photograph for street view of one building.

Altman Apartments: 412 S. Catalina Street, Los Angeles, CA 90020 ~ Architect: Edith Mortensen
 Northman ~ Contractor: M. Burgbacher & Sons ~
 Style: French Normandy ~ Built: 1940 ~ Historic Documents.



Edith Northman's patents for a service station in Westwood, Los Angeles, CA.
 Patent No. 93,883, Nov. 20, 1934.



Edith Northman's patents for a service station in Westwood, Los Angeles, CA.
 Patent No. 93,884, Nov. 20, 1934.

Altman Apartments: 412 S. Catalina Street, Los Angeles, CA 90020 ~ Architect: Edith Mortensen
Northman ~ Contractor: M. Burgbacher & Sons ~
Style: French Normandy ~ Built: 1940 ~ Historic Documents.

Altman Apartments: 412 S. Catalina Street, Los Angeles, CA 90020 ~ Architect: Edith Mortensen
Northman ~ Contractor: M. Burgbacher & Sons ~
Style: French Normandy ~ Built: 1940 ~ Historic photograph.



Union Oil Station, 1160 Westwood Blvd, Los Angeles, CA.
Designed/patented by Edith Northman, 1933.
Photograph: Dick Wittington; Source: digitallibrary.usc.edu

SIGNIFICANCE

Architectural Significance

Edith Northman was a prolific architect whose commissions range from single and multi-family residential to commercial, industrial and religious structures. She was a rare example of a woman architect who contributed to the architecture of Southern California in the 20's, 30's, and 40's. No building expresses her abilities and heritage more uniquely than the Emanuel Danish Lutheran Church, creating an American example of "en Dansk Landsby Kirke" (Danish village church).

Edith Northman, born and educated in Copenhagen, combined her abilities as an architect with activism in the Danish-American community. It was her activism that lead to her designing the Emanuel Danish Lutheran Church in 1936.

Axel Pedersen headed the Church's building committee and when the decision was made in late 1936 to build a new church at 4230 3rd Ave. in the Leimert park district, Pedersen and the committee selected architect Rainer Neilson to prepare the design.

Neilson's plans for a Spanish Mission Revival style church were rejected by Pedersen who preferred a building rendered in the traditional Danish vernacular style. Northman, a member of the local Danish community was then selected, and the structure that she designed was built in June, 1937. The Church is composed of a chapel, social hall, a single story chapter house accommodating the living quarters of the Pastor, and an outdoor courtyard with garden landscaping.

Danish workman and craftsman were employed to construct the Church, while elements of the interior were donated to the Church by members of the Danish community. Henry Peterson, a manufacturer of showcases and fixtures, presented the Church with the pulpit, alter and baptismal font, all designed by his company, while the Danish-born actress and prominent member of the Danish community, Jean Hersholt provided the organ located on the balcony at the rear of the chapel. The Church was dedicated on October 10, 1937 with the Rev. C.C. Rasmussen as pastor. In addition to designing the Church building, Northman also designed the chancel furniture.

Northman's design with the dominant crow-stepped gable facade and rear elevation of the main building section, the recessed main doorway of concentric arches, the stepped-gable side entrance leading to the Church social, and the white washed exterior, possesses the qualities and features of the traditional Danish

Church building form. This rather picturesque church design developed in the late Medieval period of the 14th and 15th centuries, and is prevalent throughout all regions of Denmark; examples of these churches can be found at Tuse and Tranebjerg in Northwest Denmark, both dating from the mid-15th century.

Although Northman's treatment of the Emanuel Danish Lutheran Church's exterior conforms to these traditional examples, the interior design represents a major departure from the conventional vernacular church design. The interiors of late Medieval Danish churches were generally vaulted in plaster, with wide, rounded ribbing defining interstitial areas which were either painted with figurative imagery and geometric patterns or simply white-washed. In the Emanuel Danish Lutheran Church, Northman opted for an interior design composed of a rafter and tie-beam construction system generally employed in domestic vernacular architecture beginning in the early Medieval period of the 11th century with the design of Viking common houses: the common house at the Viking settlement of Trelleborg provides a good example. Northman's decision to employ exposed woodframe construction in the design of the interior of the chapel was most likely based on the budget of \$7,000 allocated for the construction of the new church.

A most notable feature of the Church is the design of the vaulted social hall. The traditional Danish pre-occupation with the versatility, strength and simplicity of wood construction is expressed in the unique system of interconnecting members which support the vault. It has been suggested that the design of the vault was a variation of the "Laemeller Roof" a truss-roof design produced by the Summerbell Roof & Truss Co., the company of which Axel Pedersen was an executive officer. The "Lamemeller Roof" was frequently employed during the 1930's in the design of interior spaces requiring large span roofs, such as supermarkets, movie sound-stages, and gymnasiums.

It may be useful to compare the Northman-designed Church, in order to put her work in context, with that of the only other Danish church in Los Angeles, the Danish Bethel Evangelical Church located at 9th Ave. and W. Adams Blvd. This church dates from the early 1940's and is a rather imposing Spanish Revival structure complete with a street level arcade along the 9th Ave. elevation, situated back from the street, and a tall bell tower topped by a cupola; the ONLY suggestion of a link to traditional Danish church architecture is the recessed doorway and white-washed exterior.

Edith Northman, educated at Studio School of the Arts, Copenhagen, Denmark, and USC, unique as one of the few women working in industrial and commercial forms, was commissioned by Gilmore and Union oil to design gas stations. She is widely known for working in stucco and frame construction, but experimented with concrete as well. These experiments lead her to express her preference for frame and stucco, as a building material that has existed for centuries.

Edith Northman's social standing and professional reputation from the late 1920's on into the 1940's, is reflected by her membership in a number of civic, particularly women's, organizations. She was a member of the AIA, the State Associates of California Architects, the Los Angeles Women's Athletic Club, Alpha Alpha Gamma (a professional sorority), and Altrusa International. From 1939-40 she was president of the Business and Professional Women's Club of Los Angeles.

The importance of Edith Northman is underscored by her being chosen for a profile in the rotogravure section of the Los Angeles Times (May 9, 1937) in "Going Forward with Southern California", presenting 41 civic and business leaders. She was one of three architects, and the only woman architect chosen, taking her place of distinction along with Albert C. Martin and Claude Beelman.

LOS ANGELES CHATTER

by ARGUSON

My boss is getting awfully serious of late . . . "Royalty is coming to town," he says to me now and then, "royalty is coming to town" . . . He doesn't even crack a smile when he says it . . . Neither do I detect a trace of a smile when I ask him if he still can bow as they do abroad, or if he knows how to address royalty if getting close enough to say "How do you do" . . . or if he should say "How do you do," or "Delighted, Your Royal Highness" . . . or if he should keep his hat on the head, or hold it in his hand when speaking to members of the royal party . . . Honestly, that man doesn't know a thing about court etiquette, and if someone opened a school to teach how to behave in the presence of royalty, I'm positive he'd wait on the door steps of the school from 2 a.m. the night before the day it opened . . . "Yes, Argie, my boy," he says, staring at me, "this is a great occasion, and everybody is serious. And don't expect me to be my own sweet (I object!!) self until after the Norwegian Crown Prince has been here too, in May!" . . . "Then I'll turn democratic again!" . . .

Well, here goes: I'll start you out with a little story from the old country . . . It happened not long ago that some Communists and Socialists disagreed violently on the best way of assuring world peace, and it almost came to a fist fight between the two factions, when finally a man in the back of the hall stood up and spoke thusly: "Here you're fighting like fools and you think what you say will have any influence on the world situation . . . But I'm telling you all that there'll be no peace in this world until Generalissimo Franco's widow sits at Stalin's death bed, telling him that Mussolini was shot at Hitler's funeral." . . . Wow! . . .

Marie Mogensen has spent forty years in this country, and all that time she has done good deeds to further the cause of her countrymen . . . When "something had to be done," grand style or otherwise, they called on Marie, and she always did the job well. . . . And is still doing her job well, because she is still as active as ever. . . . During the Olympic Games here, she was an officer of the Danish Olympic Committee, and the "Aldersro", the Cheer Committee, the Church, the California - Denmark Home Foundation, and whatever other organizations of importance may do some work for the welfare of her fellow-Danes, may always

dens for the furtherance of any worthy Danish American cause.

Edith Northman, well known Los Angeles architect, is generally known as a member of the DANISH colony . . . Is, however, a real all-Scandinavian American in the true sense of the word . . . Her father was Danish and mother Swedish, and Edith was born in Copenhagen . . . Spent much of her time in the home of her grandparents at Lycksele, in northern Sweden . . . moved with her parents to Haugesund, Norway, at the age of nine, and graduated from high school there . . . shortly afterwards left with her parents for the United States . . . graduated from University of Southern California as an architect . . . has since designed many of Southland's beautiful buildings, among them the new Danish Lutheran



EDITH NORTHMAN

Church, over fifty Union Oil gasoline stations, a whole block of apartment houses at Seventh and Wilton Streets, Los Angeles, residences, factories, etc. . . . ALWAYS has a lot of drawing to do, even when other architects work part-time or are at leisure altogether.

Holger Jorgensen . . . newspaper correspondent, expert on coins, historian, etc. . . born in Logstor, Jutland, Denmark in 1890 . . . Graduate State College Copenhagen; student of medicine at Copenhagen University . . . To U.S.A. in 1910, and has tried a lot of things since: medical student, interpreter, accounting, coin business etc. etc.

ried in 1920 . . . Settled in Los Angeles same year . . . Director of Viking Athletic Club since 1930 . . . Commissioner California Football Association, 1936-37 . . . President Los Angeles Soccer League since 1935 . . . One of godfathers of Danish



NIELS T. CHRISTENSEN

Cheer Committee . . . Member of Danish Olympic Committee, 1932 . . . Member American Olympic Finance Committee . . . A. U. Soccer Football Delegate 1937-38-39 . . . Owner of Olive Leaf Press, 730 So. San Pedro Street, Los Angeles . . .

Volmer Andersen . . . President of the all-Scandinavian Nordic Civic League of Los Angeles . . . Born in Aarhus, Denmark . . . To Los Angeles in 1923, and employed by the May Company the same year . . . Now assistant



VOLMER ANDERSEN

buyer of that organization . . . Active in Scandinavian affairs in Los Angeles ever since arrival . . . An all-around good fellow, full of vim vigor and vitality, and headed for more success in his chosen field of endeavor . . .

Pasadena

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Muslin

811 E. COLORADO
PASADENA

APR 18 1956 **UTAH CERTIFICATE OF DEATH** **56 18 0687**
 REGISTRAR'S NO. 650 STATE FILE NO.

1. PLACE OF DEATH a. COUNTY Salt Lake				2. USUAL RESIDENCE (Where deceased lived) Utah b. COUNTY Salt Lake				
3. CITY, TOWN, OR LOCATION Salt Lake City			4. LENGTH OF STAY IN 10 5 years			5. CITY, TOWN, OR LOCATION Salt Lake City		
6. NAME OF HOSPITAL OR INSTITUTION (If not in hospital, give street address) Clyde Rest Home, 2124 So. 8 East				7. STREET ADDRESS 2124 So. 8th East				
8. IS PLACE OF DEATH INSIDE CITY LIMITS? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>				9. IS RESIDENCE INSIDE CITY LIMITS? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		10. IS RESIDENCE ON A FARM? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
11. NAME OF DECEASED (Type or print) Edith Mortenson Northman				12. DATE OF DEATH March 23, 1956				
13. SEX Female		14. COLOR OR RACE White		15. MARRIED <input type="checkbox"/> NEVER MARRIED <input checked="" type="checkbox"/> WIDOWED <input type="checkbox"/> DIVORCED <input type="checkbox"/>		16. DATE OF BIRTH Oct. 8, 1893		
17. USUAL OCCUPATION (If not kind of work done during most of working life, even if retired) Architect		18. KIND OF BUSINESS OR INDUSTRY Architectural		19. BIRTHPLACE (State or foreign country) Copenhagen, Denmark		20. CITIZENSHIP OF WHAT COUNTRY? USA		
21. FATHER'S NAME Jens Mortensen				22. MOTHER'S MAIDEN NAME Judith Northman				
23. WAS DECEASED EVER IN U.S. ARMED FORCES? (If so, on or between: If not, give year or date of service) no				24. SPECIAL FEATURES, etc. no				
25. INFORMANT O. N. Anderson, 229 1/2 No. W. Temple								
26. CAUSE OF DEATH (Enter only one cause per line for (a), (b), and (c).) PART I. DEATH WAS CAUSED BY: IMMEDIATE CAUSE (a) Unknown but Natural DUE TO (b) 1954 DUE TO (c) 1954 PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO THE TERMINAL DISEASE CONDITION GIVEN IN PART I. (c) 1954						27. INTERVAL BETWEEN ONSET AND DEATH 9		
28a. ACCIDENT <input type="checkbox"/> SUICIDE <input type="checkbox"/> HOMICIDE <input type="checkbox"/>		28b. DESCRIBE HOW INJURY OCCURRED (Enter nature of injury in Part I or Part II of item 26.)						
29a. TIME OF INJURY Hour 11:00 Min. 00 Day, Year Mar. 23, 1956		29b. PLACE OF INJURY (e.g., in or about home, farm, factory, street, office bldg., etc.)						
30a. INJURY OCCURRED WHILE AT WORK <input type="checkbox"/> NOT WHILE AT WORK <input checked="" type="checkbox"/>		30b. CITY, TOWN, OR LOCATION		30c. COUNTY		30d. STATE		
31. I attended the deceased from death to death and last saw him alive on Mar. 23, 1956 and to the best of my knowledge, from the causes stated.								
32a. SIGNATURE (Degree or title) J. D. Brewster M.D.				32b. ADDRESS 2025 So. 1st		32c. DATE SIGNED 3-27-56		
33a. MANNER OF BURIAL (If cremated, specify) Burial		33b. DATE Mar. 28, 1956		33c. NAME OF CEMETERY OR CREMATORY Salt Lake City Cemetery		33d. LOCATION (City, town, or county) Salt Lake City, Utah		
34. FUNERAL DIRECTOR'S SIGNATURE AND ADDRESS White Chapel Mortuary, 124 S. 4 East				35. DATE REC'D BY LOCAL REG Mar. 28, 1956		36. REGISTRAR'S SIGNATURE [Signature]		

This is to certify that this is a true and correct copy of the death certificate as filed in the office of the Registrar of the State of Utah, Department of Health, under the authority of section 26-26 of the Utah Code, Annotated 1953 As Amended.

Date Issued

JUL 21 1958


 John E. Brockert
 DIRECTOR OF VITAL STATISTICS



S 140111

WARNING: IT IS ILLEGAL TO DUPLICATE THIS FORM FOR OFFICIAL USE

PROJECTS BY EDITH M. NORTHMAN

<u>Date</u>	<u>Client/Building Type</u>	<u>Location</u>
1926	Mark A. Viner/Duplex Apts.	1059-61 & 1053-55 S. Mansfield Ave., L.A.
1926	Philip Karz/Residence	351 N. Highland Ave., Hancock Park
1926	Philip Karz/Residence	6400 W. 5th St. (Demolished), L.A.
1926	Julia L. Blum/Apts.	5606 S. Figueroa St., L.A.
1926	Mark A. Viner/Apts.	1044-46 S. Cloverdale Ave., L.A.
1928	Esther B. Rowe/Apts.	660 S. Cochran Ave., L.A.
1928	A. & J. Horowitz/Apts.	437 W. 50th St., L.A.
1928	Alex Cohen/Residence	754 S. Highland Ave., L.A.
1928	M. Michlin, M. Marmalefsky &	2009 New H. Litvack/Apts. Jersey St., Boyle Heights
1928	Edward Kaufman/Apts.	706 N. Soto St., Boyle Heights
1928	W. Fairchild/Brick Store & Cleaning Plant	1550 E. Adams St., L.A.
1928	Albert Sternberger/Store Bldg.	2926 W. Pico Blvd., L.A.
1928	John J. Williams/Residence	434 N. Detroit St., L.A.
1928	Residence	2100 Dunsmuir St., L.A.
1928	Bertha Wetterhahn/Store &	2414-16 Angelus Apts. Mesa Dr., L.A.
1928	W.H. Davis/Apts.	3519-23 Marathon Ave., L.A.
1928	Morris Chernus/Apts.	3006-08 W. 43rd Place & 4343-45 8th Ave., Leimert Park
1928	S. Forman & Co./Apts.	1434-36 S. Dunsmuir Ave., L.A.
1928	M. Gibson/Apt. Bldg.	5602 Fernwood Ave., Hollywood

1928	Morris Chernus/Apts.	2533-39 Lucerne Ave., L.A.
1928	Max Zimmer/Apts.	5955-57 W. 8th St. (Demolished), L.A.
1929	Charles Goldstein/Apts.	4332-38 8th Ave., Leimert Park
1929	Louis H. Rowe/Apts.	450 S. Cochran Ave., L.A.
1929	Roger P. Jones/Apts.	4145-47 Garthwaite Blvd., Leimert Park
1929	Clara Kleinman/Apts.	5636 La Mirada Ave., Hollywood
1929	Morris Chernus/Apts.	3307-21 W. 43rd Place, Leimert Park
1929	C.W. Thomas/Duplex	835-37 N. Harper Ave.
1929	D.E. Ross/Duplex	907-09 Shenandoah St., L.A.
1929	Adolf Kishner/Apts.	2608 Wellington Rd., L.A.
1929	I.B. McCombs/Apts.	4233-43 Garthwaite Blvd., Leimert Park
1929	P. Roberto/Apts.	1806-08 W. 36th St.
1929	D.E. Ross/Apts.	1105 Wooster St., L.A.
1929	R. Bay/Dwelling	4216 6th Ave., Leimert Park
1929	N.J. Spedding/Duplex	915-17 Shenandoah St., L.A.
1929	Anna E. Kircher/Apts.	3915-21 Walton Ave., L.A.
1929	Dr. C.J. Trail/Apts.	4250 Garthwaite Blvd., Leimert Park
1929	Adolph Horowitz/Residence	4332 9th Ave., Leimert Park
1929	N.J. Spedding/Apts.	144 S. Oakhurst Dr., L.A.
1930	Residence	910 N. Rexford Dr., Beverly Hills
1930	Adolph Kishner/Apts.	4318-22 Leimert Blvd., Leimert Park
1931	Max Zimmer/Apts.	749 Burnside Ave., L.A.
1931	Albert E. Long/Apts.	3006-08 Stocker Ave., Leimert Park
1931	Phyllis Mann/Apts.	4260-68 Degnan Blvd., Leimert Park
1931	Max Weinstein/Apts.	3312-16 Stocker Ave., Leimert Park

1931	Sam Massman/Duplex	1120-22 Longwood Ave., L.A.
1931	Wm. A. Larkins/Apts.	210-12 N. St. Andrews Pl., L.A.
1932	LM. Bridgman/Residence	4224 Parva Ave., Los Feliz
1932	Frank Borgia/Residence	1031 S. Burnside Ave., L.A.
1933	Union Oil Co./Service Station	10892 Lindbrook (Demolished) Dr., Westwood
1934	Joseph M. Spearing/Apts.	(South Carthay), 6440 Olympic Blvd. & 1001-09 Alvira St., L.A.
1934	Ohel Avraham Synagogue	5500 S. Hoover St., L.A.
1935	Theodore LeVee/Duplex	2615-17 Vineyard Ave., L.A.
1935	E.M. Claridge/Apts.	4249-53 & 4255-59 Leimert Blvd., Liemert Park
1935	Louis S. Strauss/Apts.	311-17 S. Cochran Ave. & 328-32 S. Cloverdale Ave., L.A.
1935	Thos. E. Brockhouse/Residence	1265 Sunset Plaza Dr., L.A.
1935	Dr. N.B. Yorgensen/Residence	4147 Toluca Estate Dr., L.A.
1936	A. Connelly/Apts.	6624 Olympic Blvd. & 1001-09 Alfred St., L.A. (South Carthay)
1936	J. Schemel/Apts.	6326-28 Orange St., L.A.
1936	Goldie Goldfinger/Apts.	2843-47 42nd St. & 4180-96 Garthwaite Blvd., Leimert Park
1936	John Fay/Apts.	1746-48 Crenshaw Blvd., L.A.
1936	Mrs. Winifred H. Anderson/	2518-20 Ocean View Apts. Ave., L.A.
1936	Max H. Goldman/Apts.	1420-22 N. Sierra Bonita Ave., L.A.
1936	J.S. Abel/Apts.	237-41 S. Hoover St., L.A.
1936	Mrs. J. Berger Winston/Apts.	745-49 S. Dunsmuir Ave., L.A.
1936	M. Burgbacher & Sons/Apts.	1064-68 & 1058-62 S. Orange Grove Ave., L.A.

1936	Jos. M. Spearing/Apts.	8624 Olympic Blvd. & 1000-04, Sherbourne Dr., L.A.
1936	M.L. Kieffer/Apts.	438 Hamel Rd., L.A.
1936	John Adler/Apts.	4223-25 Garthwaite Blvd. & 3000-06 Stocker Ct., Leimert Park
1937	M. Burgbacher & Sons/Apts.	439 Sherbourne Dr. & 8601-05 Colgate Ave., L.A.
1937	Clara L. Coleman/Apts.	1269-81 Midvale Ave., West L.A.
1937	Mrs. J. Berger Winston/Apts.	744-48 S. Ridgeley Dr., L.A.
1937	Royal Shade Shop/Store	5047 W. Pico Blvd., L.A.
1937	M.B. Kaplan/Duplex	1302-04 S. Ridgeley Dr., L.A.
1937	Emanuel Danish Evangelical Lutheran Church/Church	4260 3rd Ave., Leimert Park
1937	Dr. J.G. Reynolds/Residence	8023 Hemet Place, L.A. (Hollywood Hills)
1937	Wm. Tenn/Residence	239 W. Channel Rd., Santa Monica
1937	Mrs. J. Berger Winston/Apts.	3801-09 West 1st St. & 101-07 N. Catalina, L.A. St.
1937	Axel Pedersen/Residence	3631 Mt. Vernon Dr., L.A. (View Park)
1938	Mrs. P.G. Wackerbarth/Apt. Bldg.	1050 S. Westmoreland Ave., L.A.
1938	Strauss Bros./Apts.	4002-12 W. 7th St., L.A.
1938	Strauss Bros./Apts.	701-09 S. Wilton Pl., L.A.
1938	David Margolius/Hotel	"Ambassador Apartment Hotel," 640-674 Indian Rd., Palm Springs,
1939	Beacon Realty Co./Apts.	1749 N. Sycamore Ave., L.A.
1939	Church of Jesus Christ of Latter Day Saints/Church	3661 Liberty Blvd., South Gate
1946	Markowitz & Sons/Apts.	1260 N. Hayworth Ave., West Hollywood
1947	"Palm Gardens" Apts.	2401 N. Palm Canyon Dr., Palm Springs

1948	Samuel Vidre & Sons/Apts.	614-18 San Vicente Blvd., Santa Monica
1948	Harold Senter/Apts.	1274 N. Laurel Ave., West Hollywood

Edith M. Northman: Projects

1928	Double Dwelling	924-26 Curson Ave., L.A.
1928	Apt. Bldg.	Hollywood Blvd., Hollywood
1928	Dwelling	Wilshire District, L.A.
1928	Dwelling	Pico Heights, L.A.
1928	Apt. Bldg.	Beverly Blvd., L.A.
1928	Mark A. Viner/Apt. Bldg.	833 S. Mansfield Ave., L.A.
1928	Mark A. Viner/Double Dwelling	163-65 S. Detroit St., L.A.
1928	Eric Flodine/Apt. Bldg.	1115 Doheny Dr., L.A.
1928	Chas. Lovers/Apt. Bldg.	Hancock Park
1929	Mr. Smith/Apt. Bldg.	Alvarado & Ocean View Ave., L.A.
1929	P. Roberto/Bungalow Court	36th St. & St. Andrews Pl., L.A.
1935	Steel-Frame Residence	Beverly Glen Blvd., West L.A.
1936	Apt. Bldg.	Palm Springs, CA
1936	Apt. Bldg.	Los Feliz Blvd., Los Feliz
1937	Duplex Dwelling	Beverly Hills
1937	C.W. Lewis/Residence	Toluca Lake
1937	K.T. Colvey/Residence	Montebello
1937	Gilmore Oil Co./Service Station	Verdugo Rd., Glendale
1937	C.C. Bromley/Residence	San Fernando Valley
1937	Gilmore Oil Co./Service Station	Palm Springs

1937	Residence	Hollywood Hills
1937	Apt. Bldg.	Westwood
1937	M.H. Woods/Duplex Dwelling	Pickford St., L.A.

#20. Sources

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State of Utah, Department of Health

Danish Architecture, by Tobias Faber

The Sephardic Jewish Community of Los Angeles by Stephen Stern

John Edward Powell, Historian, Fresno.