

Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-237-HCM
ENV-2015-328-CE

HEARING DATE: February 5, 2015
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 2242 S. Hobart Boulevard
Council District: 8
Community Plan Area: South Los Angeles
Area Planning Commission: South Los Angeles
Neighborhood Council: Empowerment Congress
North Area
Legal Description: Lot 6, Block 3 of the West Adams
Heights Tract

PROJECT: Historic-Cultural Monument Application for the
CHARLES I.D. MOORE RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): Ian Sinnott
2242 S. Hobart Boulevard
Los Angeles, CA 90018

APPLICANT: Laura Meyers
1818 S. Gramercy Place
Los Angeles, CA 90019

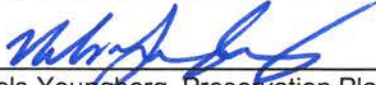
RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal warrants further investigation.
2. **Adopt** the report findings.

MICHAEL J. LOGRANDE
Director of Planning



Ken Bernstein, AICP, Manager
Office of Historic Resources



Nels Youngborg, Preservation Planner
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

Built in 1907, the Charles I.D. Moore Residence is a large, single family residence with a Craftsman and Shingle style exterior and Craftsman style interior. It is a three-story house with pitched roofs and an expansive front porch. The interior features Douglas Fir woodwork, including ceiling beams, flooring and built-in cabinetry. The living room contains an oversized fireplace with a green-tiled face and wood mantle.

The exterior of the building exhibits many character-defining features of the Craftsman and Shingle styles, including:

- Gabled, low-pitched, shingled roofs
- Exposed rafters
- Grouped casements and double hung windows
- Large porch with square columns
- Wood clapboard shingle exterior
- Asymmetrical massing
- Interior ceiling beams

The subject property was designed by prominent Los Angeles architects Dale F. Hudson and William A.O. Munsell. Other designs by these architects include:

- Secondo Guasti House (1910), Los Angeles, CA. HCM #478
- Station #1, Engine Company #29, Los Angeles Fire Department (1910), Los Angeles, CA. HCM #37
- Briggs Residence (1912), Los Angeles, CA. HCM #477
- Natural History Museum (1913), Los Angeles, CA. NHRP #75000434

The property was surveyed in 1986 and formally determined eligible for the National Register of Historic Places, therefore it is currently listed on the California Register of Historic Resources (CRHR #025527). The name of the property as it is listed in the California Register is the same name proposed for this Historic-Cultural Monument application: the Charles I.D. Moore Residence.

CRITERIA

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

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



1. PROPERTY IDENTIFICATION

Proposed Monument Name: Charles I. D. Moore Residence		First Owner/Tenant	
Other Associated Names:			
Street Address: 2242 S. Hobart Blvd.		Zip: 90018	Council District: 8
Range of Addresses on Property: 2242 S. Hobart Blvd. ONLY		Community Name: West Adams Heights	
Assessor Parcel Number: 5058-018-014	Tract: West Adams Heights	Block: 3	Lot: 6
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here: Original garage +			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1907-08	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? None
Architect/Designer: Hudson and Munsell	Contractor: E.E. Harriman		
Original Use: Single Family Home	Present Use: Single Family Home		
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7)	<input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Select from menu or type style directly into box		Stories:	Plan Shape:
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type: Wood	Type: Select	
CLADDING	Material: Wood shingles	Material: Select	
ROOF	Type: Gable, crossed	Type: Select	
	Material: Composition shingle	Material: Select	
WINDOWS	Type: Double-hung	Type:	
	Material: Wood	Material: Select	
ENTRY	Style: Off-center	Style: Recessed	
DOOR	Type: Select	Type: Select	

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

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.

1925	Addition of a sleeping porch and bathroom over driveway, creating a porte cochere
2014	major restoration and rehab (continuing)

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input type="checkbox"/>	Listed in the National Register of Historic Places
<input type="checkbox"/>	Listed in the California Register of Historical Resources
<input checked="" type="checkbox"/>	Formally determined eligible for the National and/or California Registers
<input type="checkbox"/>	Located in an Historic Preservation Overlay Zone (HPOZ)
<input type="checkbox"/>	Contributing feature Non-contributing feature
<input checked="" type="checkbox"/>	Determined eligible for national, state, or local landmark status by an historic resources survey(s)
	Survey Name(s): Survey LA (South Los Angeles, 2012) Cultural Resources Documentation Report for
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):

<input type="checkbox"/>	Reflects the broad cultural, economic, or social history of the nation, state, or community
<input checked="" type="checkbox"/>	Is identified with historic personages or with important events in the main currents of national, state, or local history
<input checked="" type="checkbox"/>	Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
<input checked="" type="checkbox"/>	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: Laura Meyers		Company:	
Street Address: 1818 S. Gramercy Place		City: Los Angeles	State: CA
Zip: 90019	Phone Number: 323-868-0854	Email: lauramink@aol.com	

Property Owner

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

Name: Ian Sinnott		Company:	
Street Address: 2242 S. Hobart Blvd.		City: Los Angeles	State: CA
Zip: 90018	Phone Number: 310-284-6432	Email: issinnott@yahoo.com	

Nomination Preparer/Applicant's Representative

Name: Laura Meyers		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

- | | |
|---|---|
| <ul style="list-style-type: none"> 1. <input checked="" type="checkbox"/> Nomination Form 2. <input checked="" type="checkbox"/> Written Statements A and B 3. <input checked="" type="checkbox"/> Bibliography 4. <input checked="" type="checkbox"/> 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) | <ul style="list-style-type: none"> 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documentation 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations (include first construction permits) 7. <input checked="" type="checkbox"/> Additional, Contemporary Photos 8. <input type="checkbox"/> Historical Photos 9. <input checked="" type="checkbox"/> 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 checked="" 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 checked="" 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 checked="" 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

Charles I.D. Moore Residence
2242 South Hobart Boulevard, West Adams Heights

ARCHITECTURAL DESCRIPTION

This picturesque three-story house shows the influence of both the Shingle and the Craftsman styles, according to Roger Hatheway, who surveyed it for the Community Redevelopment Agency and identified it as a historic resource in 1981. This description of the Charles I.D. Moore Residence's exterior architectural elements draws heavily on Hatheway's DPR sheet.

The house is currently undergoing a major restoration, inside and out, and therefore some interior spaces are not fully described (and this description will be amended when the restoration is complete.)

The Moore Residence is gabled with two linked, oversized dormers facing the street at the center of the façade. Shaped bargeboards in the form of an upside-down "W" are supported by braces and outline the dormers. A row of corbels separates the dormers from the projecting central portion of the house. A two-sided slant bay is offset on the second story of the center section. The porch, shaded by a hipped roof on posts, occupies the lower level of the center. An ample wood entry door welcomes visitors.

Additional decorative exterior features include a planter box on an upper story window, and a porte cochere over the driveway (a feature added by original owners Charles I.D. and Emily Maude Moore, in 1925; the upper level houses a sleeping porch and bathroom addition) along with a projecting pergola over the driveway.

Shingling sheathes the house. A low, rusticated stone retaining wall ties this house to the neighboring house at 2248 S. Hobart Blvd. and is a character-defining feature in the West Adams Heights neighborhood.

The interior features extensive decorative Douglas fir woodwork and wood trim, including beamed ceilings, built-in bookcases, a substantial butler's pantry with two sets of cabinets, wide crown moldings, and columns in a heavy Arts & Crafts idiom. The dining room china cabinet is a replacement built in the 1980s to emulate the original. There are oak floors throughout.

French-style doors separate the living room from a indoor terrace room/conservatory room – an early alteration.

The living room features a very tall and imposing fireplace with Craftsman mantle and over-mantle which rises to the height of the top of the window trim, and it has matte green Grueby art tile – a signature feature found in several local Hudson and Munsell-designed homes. Upstairs on the landing is a second, smaller, fireplace with brown Arts & Crafts tile, possibly also Grueby (in the same dimensions as the tiles in the fireplace downstairs.)

The wide staircase with Craftsman style square newel posts and heavy ballusters/ballustrade rises from a landing that separates the public rooms (entry, living room, dining room) from the family's private spaces (kitchen, pantry, service rooms). Indeed, the landing is a focal point of the entry. The family bedroom suites on the second floor are large and, with banks of windows, are for the most part bathed in light. The main bathroom opens onto a porch (some would say its original purpose was for the ladies to dry their hair.)

The Moore Residence also has a complete third floor, also undergoing restoration.

Charles I.D. Moore Residence
2242 South Hobart Boulevard, West Adams Heights

SIGNIFICANCE STATEMENT

The **Charles Irwin Douglas (C.I.D.) Moore Residence**, located at 2242 South Hobart Blvd., Los Angeles CA 90018, is a significant historic resource in its neighborhood, West Adams Heights.

It was designed by **Master Architects, Hudson & Munsell (Dale F. Hudson and William A.O. Munsell)**, who during the 30 years of their partnership also designed the Museum of Natural History, the Secundo Guasti Estate, the Dr. Grandville MacGowan Mansion, and numerous other important institutional buildings and fine residences. The residence is one of the architects' notable works, and is representative of the work they were doing in the period of construction (1908).

The Charles Irwin Douglas (C.I.D.) Moore Residence embodies the distinguishing characteristics of an architectural-type specimen (Craftsman and Shingle style exterior, Craftsman interior), and is inherently valuable for study of the period and style.

The Charles Irwin Douglas (C.I.D.) Moore Residence is associated with events and personages of its era. Mr. Moore was a well-known business figure who served as an officer of the Pacific Mutual Life Insurance Company, as well as on the Board of Trustees for the University of Southern California, the West Adams Methodist Church, and other institutions. Pacific Mutual is itself an important pioneer company in California and Los Angeles. Prior to his entrance into the insurance industry in 1901, C.I.D. Moore was an educator and the supervising principal for the Santa Monica city schools system.

(The Moore Residence is part of a complex of three grand homes that were built by members of the Cochran family. Pacific Mutual chief executive George Ira Cochran's Mansion sits behind the subject property, facing Harvard Boulevard; Cochran's mother and one sister lived in the residence at 2248 S. Hobart Blvd., next door to the subject property. C.I.D. Moore was married to George Cochran's other sister, Emily Maud.)

In addition, the Charles Irwin Douglas (C.I.D.) Moore Residence also contributes to the community as an important reminder of the heyday of West Adams Heights, which was an exclusive gated tract developed by the partners in Pacific Mutual Life Insurance in the early years of the 20th century, an effort to which C.I.D. Moore contributed by erecting three of the early residences, including the subject property.

Charles I.D. Moore Residence
2242 South Hobart Boulevard, West Adams Heights

THE ARCHITECTS: FRANK D. HUDSON AND WILLIAM A.O. MUNSELL

Architects Frank Dale Hudson (1865-1941) and William A.O. (Alexander Oliver) Munsell (1866-1963) practiced together in Los Angeles for over three decades. Today they are remembered for such important monumental buildings in Los Angeles as the County Hall of Records on Broadway (1907, demolished), the Los Angeles County Museum at Exposition Park (now the Natural History Museum, 1913), and the Los Angeles County Hospital administration building (commissioned in 1909).

They also designed many fine residences in the West Adams District and elsewhere for noted members of “society,” in a broad variety of styles ranging from Arts & Crafts to Colonial Revival and Beaux Arts. These homes include important mansions, such as the Frederick Wilson Flint Residence at 20 Chester Place, the Secundo Guasti Estate at 3500 West Adams Boulevard, a pair of homes for Nathaniel Wilshire and Susan Wilshire (brother and stepmother respectively of Gaylord Wilshire, who laid out Wilshire Boulevard), and the 18,000-square-foot Dr. Grandville MacGowan Mansion and the next-door Mary Briggs Residence (the “mother in law” house), also on Adams Boulevard.

Hudson and Munsell established themselves in the late 1890s with an office in the Stimson Building. By 1905, they had garnered a reputation as “architects of the highest order” and “also being artists of no small pretensions [who] keep in touch with all the new ideas in building,” according to the *Los Angeles Sunday Herald* (September 3, 1905). They had by then designed homes for, among others, real estate developer Wesley Clark (who with his partner E.B. Bryan owned substantial acreage in downtown and elsewhere); railroad magnate W.S. Hook; businessman and staunch Los Angeles booster William M. Garland, who eventually brought the Olympics to Los Angeles; and Frank S. Hicks, a “pioneer insurance man” and attorney with interests in real estate and mining. The architects had already by then also designed the Los Angeles County jail. Their partnership flourished until the 1930s.

Before they joined forces, Frank D. Hudson was the City Building Inspector for the City of Los Angeles, from 1899 to 1901. He was also a pioneer in the use of the fireproof and soundproof artificial building stone, used at the Fairmont Hotel in San Francisco. Hudson studied architecture in San Francisco in the offices of William Curlett, and moved to Los Angeles in 1895 to set up his own office. He became president of the American Institute of Architects (AIA) Southern California chapter in 1910.

Munsell had worked as a draftsman in Portland, Oregon, and as an architect in Wichita, Kansas, before moving to Los Angeles in the late 1890s, settling in Garvanza by 1900. By 1902 he was president of the Los Angeles chapter of the American Institute of Architects (AIA).

There are not as many specific character details associated with Hudson and Munsell (versus, for example, Heineman & Heineman, who employed distinctive patterns of wood-crafting, unique exotic woods and reverse board-and-batten details; or Sumner P. Hunt who evoked Japanese designs and used distinctive moldings above doors and windows). However, a number of homes they designed (including the Charles I. D. Moore Residence) include large – even mammoth – fireplaces with art tiles, often Gruby tiles; expansive upstairs landings which serve almost as a family room/gathering place (the Moore Residence features a fireplace on its landing); dressing rooms/areas with built-in cabinetry; and extensive woodwork with wide crown moldings.

Some of Hudson and Munsell's commissions included:

Benevolent and Protective Order of Elks, Lodge, San Pedro, Los Angeles - 1910
Briggs, Mary L., House, Los Angeles - 1912
Chatsworth Methodist Church, Women's Club Building, Chatsworth, Los Angeles - 1912
City of Los Angeles, Los Angeles Fire Department, Engine Company #23, Station #1, Los Angeles – 1910
Cohn Residence, Alvarado Terrace
County of Los Angeles, Detention Home, Los Angeles - 1910
County of Los Angeles, General Hospital, Administration Building, Lincoln Heights, Los Angeles - 1909
County of Los Angeles, Hall of Records Building #1, Los Angeles - 1908
Gartz, A.F., House, Altadena, CA - 1908
Guasti, Secondo, House, West Adams, Los Angeles - 1910
Hammel Building, in the Plaza, Los Angeles - 1909
Los Angeles Unified School District (LAUSD), 79th Street School, Los Angeles - 1924
Los Angeles Unified School District (LAUSD), 95th Street School, Los Angeles - 1924
Los Angeles Unified School District (LAUSD), Murchison Street School, Los Angeles - 1924-1925
MacGowan, Dr. Grandville Residence, West Adams Boulevard, Los Angeles --
Masonic Building, Blue Lodge, Los Angeles - 1907
Natural History Museum, Exposition Park, Los Angeles - 1913
Roman Catholic Archdiocese of Los Angeles, Saint Anthony's Church #1, Long Beach - 1902-1904
Stewart, Will H., House, Alhambra, CA - 1908
Terminal School District, School, Los Angeles - 1904
Thom, Cameron Erskine, House Project, West Adams, Los Angeles – 1905
Wilshire, Susan Residence, West Adams, Los Angeles -- 1912

Charles I.D. Moore Residence
2242 South Hobart Boulevard, West Adams Heights

BIOGRAPHY: CHARLES IRWIN DOUGLAS (C.I.D.) MOORE (1865-1944)

Charles I. D. Moore was a prominent businessman, educator, civic leader, and director of social welfare and religious organizations in Los Angeles for more than four decades. He was described as “hardworking and earnest” – and he also married well.

Moore’s father-in-law was Dr. George Cochran, a prominent Methodist pastor (he was the first pastor of the Metropolitan Church in Toronto), a missionary to Japan, the first to translate the bible into Japanese, and a dean at the University of Southern California. Moore’s brother-in-law was George Ira Cochran, chief executive at the Conservative Life Insurance Company (and the man for whom the street Cochran Avenue is named), and his mother-in-law, Catherine Lynch Cochran, was a direct descendant of Susannah Wesley, the mother of the founder of Methodism.

Moore was born in Islington, near Toronto, Canada, in 1865, the son of a farmer. His early years were spent on that farm, where he learned to work energetically, and for long hours. But Moore strived to better his status in life, and attended the Victoria University at Toronto, graduating with honors. He won the Prince of Wales Gold Medal, the university’s highest honor.

After college graduation, Moore traveled to Tokyo, Japan, becoming a teacher in Toyo Eiwa Gakko at a Methodist mission college for boys. It was in Japan that he met Emily Maud Cochran, and they were married in December, 1893.

On returning to America in 1891 Moore settled in California and for ten years was connected with the schools of Santa Monica, at first as teacher at the high school, then its principal, and later serving as supervising principal of all the schools in the beach city.

Santa Monica had always been a "wide-open" town but in 1900, when Charles I.D. Moore was a member of its Board of Trustees, city leaders made a determined effort to "secure a better order of things," according to *Ingersoll's Century History, Santa Monica Bay Cities* (1908). An ordinance was passed making the city a no-saloon town, the result of an effort led by Frederick Rindge, Moore, J.S. Slauson, among others, along with temperance leaders and local church pastors. "A vigorous, well organized, educational anti-saloon crusade followed."

About Christmas, 1901, according to the October 25, 1918 edition of *The Eastern Underwriter*, “it was suggested to Mr. Moore that he should give up school work, as he had gotten about as high as he could in that line, and go into business. Life insurance was mentioned as offering an attractive field. Within two months from that time he had given up his school position and was in possession of a rate book, selling life insurance for the Conservative Life, of Los Angeles.” Of course, Conservative Life was helmed by George Ira Cochran.

Moore had immediate success in business, and more than doubled his income as an educator from the very beginning of his insurance career. He remained a salesman for about four years. But after the consolidation of Conservative Life with Pacific Mutual Life Insurance in 1905 (the latter company then moving to Los Angeles in the wake of the San Francisco earthquake), Moore was appointed assistant secretary of the combined company. The next year he became its corporate secretary, and eventually, in 1920, Pacific Mutual's vice president, a position he held until his retirement in 1935.

It was the executives of Conservative Life who had filed the tract map and laid out the West Adams Heights tract in 1901-1902. They incorporated the West Adams Heights Association. By 1903, Conservative Life's officers George Ira Cochran, Frederick Rindge and several others were building their own grand mansions at the top of the rise. They even extended the Los Angeles Railway Company's streetcar line beyond the Rosedale Cemetery into the West Adams Heights tract (the streets at that point were still privately owned and not yet dedicated to the City) so they could run a private railroad car on the extension to their downtown offices.

Moore was not yet in a position to build an imposing mansion of his own. The subject property at 2242 S. Hobart was actually the third house in West Adams Heights that Moore eventually commissioned.

In 1903 he built an American Foursquare house at 1957 Oxford (subsequently renumbered to 2057 S. Oxford Ave), and lived there for three years. In 1906, he built a larger home at 2071 S. Hobart (attributed to the architecture firm of Hudson and Munsell), and lived there for two years. Historians have speculated that these first two homes were built in order to help generate interest in the West Adams Heights development.

Moore's final residence at 2242 S Hobart, which he occupied beginning in 1908, was positioned as part of a large compound that included the mansion belonging to George Ira Cochran (facing Harvard Boulevard) and a more modest Dutch Colonial Revival next door at 2248 S. Hobart housing his wife's mother and sister, that residence having been built for them by Mr. Cochran.

The Moore residence, designed by the Hudson and Munsell firm, is a Shingle/Craftsman style home. It is currently undergoing an extensive restoration.

Moore was successful in his business career, and was listed in *Who's Who of Los Angeles County 1927-1928*. He edited the *Pacific Mutual News* for almost a quarter of a century, and during his tenure that publication became recognized as one of the outstanding life insurance house organs in the U.S. By this time he had also become published writer. In 1927, he published *CID Says*, a book of proverbs. In 1928 he authored a history of the company, titled *The Pacific Mutual Life Insurance Company of California; a History of the Company and the Development of its Organization, the Sixtieth Anniversary 1868-1928* and in 1930 he wrote *In the Footsteps of the Padres*.

Moore became a trustee of the University of Southern California, and was also involved with the University Religious Conference at the University of California, Los Angeles, along with the California Historical Association. He was also a longtime director of the Community Chest (today's United Way), and the Los Angeles YMCA, also serving on the YMCA's national council for three years. For 40 years, Moore was also a member of the board of trustees for the West Adams Methodist Church.

Near the end of his life, Moore received the following tribute: "He loves his profession, loves flowers, writes poetry, and is an unfailing contributor to the morale and efficiency of the great organization which he serves as an official, and a splendid example of the balanced adjustment which a few rare men can make between devotion to their business and to the human and personal interests of life."

Moore lived out nearly all of his days at the residence on the Hill. His great-grandson observed, "CID loved 2242 very much and wrote a poem about having to leave it. The upkeep became too much for him and he moved to a duplex with his daughter and son-in law Richard and Catherine Hill. He died 30 days later, some conjectured from a broken heart of having left the property."

Charles I.D. Moore Residence
2242 South Hobart Boulevard, West Adams Heights

HISTORY OF THE PACIFIC MUTUAL LIFE INSURANCE COMPANY

In its heyday, Pacific Mutual Life Insurance was one of the nation's major life insurance companies. It was a pioneering California company that merged with Los Angeles-based Conservative Life in 1905, and then, after the devastating San Francisco earthquake of 1906, moved to Los Angeles. Charles I.D. Moore, the owner of the subject property located at 2242 S. Hobart Blvd., was one of Pacific Mutual's top executives from 1906 until his retirement in the 1930s.

History

On May 9, 1868, Pacific Mutual Life's first policy was ceremonially issued to Leland Stanford, the company's first president from 1868-1876. Its board was dominated by California business and political leaders, including three of the "Big Four" who created the Central Pacific Railroad (Charles Crocker, Mark Hopkins, and Leland Stanford) and three former governors (Stanford, Newton Booth, and Henry Huntley Haight).

Initially the company offered life and endowment policies and began investing in community improvements, and by the end of its first year Pacific Mutual had five hundred life insurance policy owners and had paid its first death benefit.

By 1870 Pacific Mutual Life was selling life insurance throughout most of the western US. Expansion continued in the early 1870s into Colorado, Kentucky, Nebraska, New York, Ohio, and Texas. The company ventured into Mexico in 1873 but sold few policies. It had better luck in China, accepting its first risk there in 1875, and in Hawaii, where it started business two years later. In 1881 Pacific Mutual Life moved to San Francisco.

Later, while serving his second term as a United States Senator from California, Stanford founded Leland Stanford, Jr. University (known today as Stanford University) as a memorial to his only son. Three weeks after the 1893 commencement, on June 21, Leland Stanford died. His business affairs were left in a tangled state -- a circumstance aggravated by the panic of 1893.

Since the University derived its support at that time exclusively from Stanford's fortune, the financial situation became grave. The *San Francisco Examiner* headlined, "No Pay For The Professors!" Intent on preserving the University, Mrs. Stanford used her husband's Pacific Mutual life insurance policy to soothe the momentary financial distress and ease the plight of the strapped university professors. The benefit from Stanford's policy kept the university open until the estate was settled.

In response to the needs of the company's policyholders, Pacific Mutual had begun offering accident insurance in 1885. This was a drastic departure for a life insurance company at the time, but the firm recognized that all hazards to human life and health are equally important to plan for. The new accident coverage was popular, and quickly demonstrated its value. The second claim filed (for \$50), resulted from an injury sustained while the insured was setting a wagon brake -- only fifteen minutes after becoming one of the initial policyholders.

On March 12, 1906, Pacific Mutual Life consolidated with Conservative Life, a young life insurance company from Los Angeles. With almost eerie foresight, additional fire insurance was placed on the Pacific Mutual home office in San Francisco, additional vaults were constructed, and older vaults were reinforced. These actions were completed by early April.

Days later, on April 18, a 48-second earthquake rocked San Francisco, leveling hundreds of city blocks. Although Pacific Mutual's seven-story home office building survived the initial earthquake, the home office was sacrificed as a firebreak to prevent further damage to the city. At the time of the earthquake, a Pacific Mutual employee named Richard Mier realized that valuable bonds were in a safe that was not fireproof. Quick thinking Mier courageously removed the bonds, along with several stock ledgers and ran down five flights of shaking stairs. He wrapped the bonds to protect them and climbed to the top of Sacramento Street where he then buried the important documents in the basement of his home where they would be safe until needed -- a couple days later.

On May 18, 1906, the Board of Directors met for the first time since the catastrophe. There amongst the rubble, they formally voted to establish a new home office in Los Angeles. The staff was sent ahead, and a new chapter in the company's history would begin. Their new home office, located near Pershing Square in downtown Los Angeles, opened in 1908 and remained the company's headquarters until they moved south to their current location in Newport Beach, California, in 1972.

Pacific Mutual Life's non-cancellable disability policies proved to be both popular and disastrous during The Great Depression. With unemployment surging, the product became a financial drain, threatening the security of the company. Insurance Commissioner Samuel L. Carpenter proposed a bold blueprint for reorganization of the company. He endorsed a principle that already guided Pacific Mutual Life: primary concern for the interest of policyholders. Carpenter and the Pacific Mutual board provided that the company's life insurance policyholders were to be given the opportunity, through mutualization, to become the owners of the company.

The company squeaked through the Depression, and after WWII, Pacific Mutual Life entered the group insurance and pension markets.

After 83 years as a stock company and an eight-year stock purchasing program, Pacific Mutual Life became a true mutual in 1959.

Charles I.D. Moore Residence
2242 South Hobart Boulevard, West Adams Heights

WEST ADAMS HEIGHTS: CONTEXT

“Nowadays we scarcely notice the high stone gates which mark the entrances on Hobart, Harvard, and Oxford streets, south of Washington Boulevard. For one thing, the traffic is too heavy, too swift; and then, again, the gates have been obscured by intrusions of shops and stores. At the base of the stone pillars appears the inscription “West Adams Heights.” There was a time when these entranceways were formidable and haughty, for they marked the ways to one of the first elite residential areas in Los Angeles. . . In the unplanned early-day chaos of Los Angeles, West Adams Heights was obviously something very special, an island in an ocean of bungalows—approachable, but withdrawn and reclusive—one of the few surviving examples of planned urban elegance of the turn of the century.”

-- Carey McWilliams, “The Evolution of Sugar Hill,” *Script* magazine, March, 1949: 30.

Today West Adams Heights is still obviously something special. The past seventy years, however, have not been kind. In 1963 the Santa Monica Freeway cut through the heart of West Adams Heights, dividing the neighborhood, eliminating its continuity. In the 1970s the city paved over the red brick streets and removed the ornate street lighting. After the neighborhood’s zoning was changed to a higher density, overzealous developers claimed several mansions for apartment buildings, before the area was down-zoned again. Despite these challenges, however, “The Heights,” as the area was once known (or “The Hill,” as it is often referred to today) has managed to retain and regain some of its former elegance.

History of “The Heights”

The West Adams Heights tract (or "Adams Street Homestead Tract No. 2," as it was first known) was homesteaded in 1868 by Mary Hall. Mary's brother, Charles Victor Hall, was a student who had worked on survey efforts in the area. Charles was a claim-layer as well, opportunistically snapping up a 1/4 section (160 acres) to the south.

After the Civil War had ended, many Confederate veterans abandoned their ruined farms and Union veterans left their eastern mill towns to make new lives for themselves in California. “Surveyors were in the field by 1868,” wrote Patricia Adler in her history of the Normandie Program Area prepared for the Los Angeles Community Redevelopment Agency. They laid out section lines “so that the U.S. Land Office could begin to accept claims from the newcomers.”

Located smack in the middle of the public lands nestled between the pueblo lands surrounding the Plaza and owned by the City of L.A. (which sold off its holdings after statehood in 1850) and the Avila family's Rancho Las Cienegas, Mary Hall's land had most recently been used for cattle grazing. The city though was slowly developing an appetite for residential land (population doubled after 1890, reaching 100,000 in 1900); and, by 1893, school-teacher Hall (by then married to Civil War veteran and surveyor William Moore, one of the leading engineers of Southern California), subdivided her land for "exclusive home sites."

An economic depression rivaling the Great Depression of the 1930s seized the nation in 1893, hampering development in West Adams Heights for its first few years as a residential enclave. But recovery arrived in Southern California Country (to borrow a Carey McWilliams phrase) and imposing houses for the rich and socially prominent started springing up in West Adams Heights just after turn of the century. By then, the business owners of the enterprise that became Pacific Mutual Life Insurance had created an investment syndicate that acquired the portion of West Adams Heights that sat on the mesa and had commanding views.

The West Adams Heights Tract was laid out in 1902, in the former fields on the western edge of town. Although the freeway now creates a physical barrier, the original neighborhood boundaries were Adams Boulevard, La Salle Avenue, Washington Boulevard, and Western Avenue. Costly improvements were part of the development, such as 75-foot wide boulevards (which were some of the first contoured streets not to follow the city grid), lots elevated from the sidewalk, ornate street lighting, and large granite monuments with red-brass electroliers at the entrance to every street. These upgrades increased the property values, which helped ensure the tract would be an enclave for the elite.

One early real estate ad characterized the neighborhood stating: *“West Adams Heights needs no introduction to the public: it is already recognized as being far superior to any other tract. Its high and slightly location, its beautiful view of the city and mountains make it a property unequaled by any other in the city.”*

West Adams Heights quickly became an elite and fashionable enclave. The first major residence was the Frederick Rindge Mansion, a Chateausque “town house” completed in 1903, followed soon by the Shingle style George Ira Cochran Mansion. (Cochran was C.I.D. Moore’s brother-in-law.) New residents soon included many other officers of the Pacific Mutual Life Insurance Company, ranchers, bank presidents and mining engineers – along with George Cochran’s mother (and Moore’s mother-in-law), for whom a Dutch Colonial Revival residence was erected. They hired notable architects and architectural firms, including Train & Williams, Fredric Roehrig, and Hudson & Munsell.

Geographically speaking, West Adams Heights commands a particularly nice spot, on the northern end of a flat mesa that dips south offering views across an undulating plain to the hills now named for Lucky Baldwin. Land baron and Malibu developer Rindge built his manse just below the crest of the ridge. The house itself still stands and is listed on the National Register of Historic Places. Hall and Moore built their own house in the southwest corner of the tract, at the intersection of Adams and Western. (It was demolished to provide surface parking for the 1948 Golden State Mutual Life Insurance building, designed by architect Paul Williams and now Los Angeles’ Historic Cultural Monument No. 1000.)

In 1912, the West Adams Heights Association hired architects John C. Austin and W.C. Pennell to design a 600-seat brick veneered church at Adams and La Salle. (*Southwest Contractor*, 5/25/1912, p.15). The West Adams Heights Methodist Church, now the Greater Page Temple Church of God in Christ, also features stained glass windows created by Judson Studios.

Sugar Hill Historic District

SurveyLA, the Los Angeles Historic Resources Survey, identified the southern portion of West Adams Heights as the “Sugar Hill Historic District,” meeting California and National Register criteria. The Charles I.D. Moore Residence is identified as a Contributor to the District. (It had previously been identified as a Contributor to a district with nearly identical boundaries, in the *Determination of Eligibility Report for Adams-Normandie 4321 Redevelopment Project Area*, an evaluation undertaken in 1981 by Roger G. Hatheway and Associates for the Los Angeles Community Redevelopment Agency.)

According to SurveyLA, the Sugar Hill District – which comprises only the two blocks of Hobart and Harvard, and just 26 buildings lying south of the 10 Freeway to Adams – is significant both “as an enclave of grand residences constructed in the styles of the Arts and Crafts mode, many of which were designed by noted architects of the era”; and “for its association with the African-American community and the movement to abolish deed restrictions that promoted racial segregation in neighborhoods across the United States.”

Harvard Heights

In this same time period, a variety of nearby tracts (now north of the freeway’s dividing line) were established which are now jointly designated as the Harvard Heights Historic Preservation Overlay Zone (HPOZ).

The Harvard Heights HPOZ is predominantly characterized by two-story Craftsman-style residences built from 1902 to 1908. The large and somewhat grand scale of architecture is due to land covenants that stipulated that houses built within many of the tracts that now comprise the HPOZ cost more than \$2,500, a substantial sum at the turn of the century. The Westmoreland Heights Tract, comprising Hobart and Westmoreland Boulevard between Washington and Venice, required the houses cost at least \$5,000.

The community became home to many wealthy owners. The naming of streets after universities such as Harvard, Cambridge, Oxford, and Hobart added to the neighborhood's prestige. To the west lay the Harvard Military Academy, and to the northwest was the new home of the Los Angeles Country Club, known as the Pico and Western Links.

The city's best architects flocked to the area to build elegant homes for upscale residents. The HPOZ includes the only still-existing Greene and Greene-designed house in the city of Los Angeles (while one other, a much-larger Greene and Greene, *demolished*, once stood on Hobart Blvd.) The neighborhood also features the work of the famous Heineman brothers as well as numerous examples of notable West Adams architect Frank M. Tyler, Jr., who built his own imposing house (no longer extant) within this neighborhood. The HPOZ boundaries include modest commercial buildings located along the edges of the neighborhood.

In addition, the Harvard Heights HPOZ contains the northern-most section of the West Adams Heights Tract, which once spanned several blocks (Oxford, Hobart, Harvard and La Salle) running north-south between Adams Boulevard and Washington Boulevard. The granite corner markers on Washington Boulevard and Harvard Boulevard are extant, restored by the neighborhood association. West Adams Heights was cut asunder by the development of the Santa Monica/I-10 Freeway in the 1960s. A substantial number of its residences were lost at that time, with about 17 still extant south of the freeway. The north side, which falls within the Harvard Heights HPOZ boundaries, is more intact, with approximately 60 residences of the era still standing. West Adams Heights was and is characterized by impressive, master architect-designed mansions. The subject property is one of the remaining mansions.

Between its attractive topography and its architectural riches, it's not hard to see how the area acquired the nickname "Sugar Hill" in the late 1940s and 1950s when the neighborhood housed numbers of prominent African Americans. (The aforementioned Golden State Mutual Life building remains of a symbol of the economic stature and prominence of Sugar Hill's mid-century denizens.) But before Sugar Hill could be born, those same pioneering African Americans had a battle to win.

Like many Los Angeles tracts, land deeds in the West Adams Heights tract came equipped with a slate of restrictions designed to ensure and perpetuate the "desirability" of the area. The early residents' were required to sign a detailed restrictive covenant. This hand-written document required property owners to build a "first-class residence," of at least two stories, costing no less than \$2,000 (at a time when a respectable home could be built for a quarter of that amount, including the land), and built no less than 35 feet from the property's primary boundary. Common in early twentieth century, another clause excluded residents from selling or leasing their properties to non-Caucasians.

By the mid 1930s, however, most of the restrictions had expired. While some absentee landowners welcomed the opportunity to profit from an expanded market, others feared the prospect of living in a racially integrated neighborhood and lobbied for the covenants' extension. A small group of white property owners signed agreements in 1937 and 1938 in which they said they would not permit occupancy in West Adams Heights by non-Caucasians.

Nonetheless, between 1938 and 1945 many prominent African-Americans began to make "The Heights" their home. According to Carey McWilliams, West Adams Heights became known "Far and wide as the famous Sugar Hill section of Los Angeles," and enjoyed a clear preeminence over Washington's smart Le Droit Park, St. Louis's Enright Street, West Philadelphia, Chicago's Westchester, and Harlem's fabulous Sugar Hill.

Eventually, a number of prominent African American property owners challenged the constitutionality of the racially-based deed restrictions, in West Adams Heights and in other restricted tracts in Los Angeles. These cases were ultimately consolidated and heard at the U.S. Supreme Court. Its 1948 *Shelley v. Kraemer* decision parses the issue somewhat: declaring not so much that the restrictions themselves violate constitutional provisions but, rather, prohibiting courts from enforcing them. Regardless, in the absence of enforceability, the racially restrictive covenants were rendered impotent.

Indeed, West Adams Heights, soon also known as L.A.'s Sugar Hill, played a major role in this aspect of the civil rights movement in Los Angeles. In 1938, Norman Houston, president of the Golden State Mutual Life Insurance Company and an African-American, purchased a home at 2211 South Hobart Boulevard. During that period, other prominent African-Americans began to make Sugar Hill their home – including actress Hattie McDaniel, dentists John and Vada Sommerville, actress Louise Beavers, band leader Johnny Otis, performers Pearl Bailey and Ethel Waters, and many more.

Legal action from eight Caucasian homeowners ensued. McDaniel, Beavers, Waters, and musicians Noble Sissle, Juan Tizol and Russell Smith were among the named defendants. They argued in court documents that, by then, African Americans owned more than half of the lots in the tract, and that it was improper to try to enforce race restrictions.

On December 6, 1945, the “Sugar Hill Cases” were heard before Judge Thurmond Clark, in Los Angeles Superior Court. He made history by becoming the first judge in America to use the 14th Amendment to disallow the enforcement of covenant race restrictions. The *Los Angeles Sentinel* quoted Judge Clark: “This court is of the opinion that it is time that [African-Americans] are accorded, without reservations and evasions, the full rights guaranteed them under the 14th Amendment.”

From Time magazine, December 17, 1945:

Spacious, well-kept West Adams Heights still had the complacent look of the days when most of Los Angeles' aristocracy lived there. In the Los Angeles courtroom of Superior Judge Thurmond Clarke last week some 250 of West Adams' residents stood at swords' points.

Their story was as old as it was ugly. In 1938, Negroes, willing and able to pay \$15,000 and up for Heights property, had begun moving into the old eclectic mansions. Many were movie folk—Actresses Louise Beavers, Hattie McDaniel, Ethel Waters, etc. They improved their holdings, kept their well-defined ways, quickly won more than tolerance from most of their white neighbors.

But some whites, refusing to be comforted, had referred to the original racial restriction covenant that came with the development of West Adams Heights back in 1902 which restricted "Non-caucasians" from owning property. For seven years they had tried to enforce it, but failed. Then they went to court ...

Superior Judge Thurmond Clarke decided to visit the disputed ground—popularly known as “Sugar Hill.” ... Next morning, ... Judge Clarke threw the case out of court. His reason: "It is time that members of the Negro race are accorded, without reservations or evasions, the full rights guaranteed them under the 14th Amendment to the Federal Constitution."

Judge Thurman concluded, “Judges have been avoiding the real issue for too long. Certainly there was no discrimination against the Negro race when it came to calling upon its members to die on the battlefields in defense of this country in the war just ended.”

This triumph of equity, however, was short lived. In 1955, the government targeted the neighborhood in its bid to connect downtown and the Westside with a freeway. Constructed between 1961 and 1966, Interstate 10 (known locally as the Santa Monica freeway) now plows right through the heart of the West Adams Heights tract.

The freeway succeeded in fragmenting the neighborhood: the two halves are not even connected by an overpass. In the aftermath, the trend of absentee landholding continued with some owners concerned more with profits than neighborhood cohesion. Moreover, the area was "up-zoned," effectively incentivizing the demolition of historic single family residences.

Undeterred by the consequences of these setbacks, residents have remained committed to preserving their quality of life and preserving a unique collection of early 20th century housing styles. The northern part of the West Adams Heights neighborhood boasts a particularly effective neighborhood association which meets regularly, actively engaging residents and cementing neighborly links among its ethnically diverse denizens. One of its most commendable beautification projects has been the restoration of the street markers that punctuate the corners of Washington & Oxford, Hobart, and Harvard, and they recently received a preservation award for these efforts.

Charles I.D. Moore Residence
2242 South Hobart Boulevard, West Adams Heights

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~~10~~ 1359

All applications must be filled out by applicant.

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

Ward 5

Applicant must indicate the Building Line or Lines clearly and distinctly on the Drawings.

Application for Erection of Frame Buildings
CLASS "D"

Application is hereby made to the Chief Inspector of Buildings of the City of Los Angeles, for the approval of the detailed statement of the specifications and plans herewith submitted for the erection of the building herein described. All provisions of the Building Ordinances shall be complied with in the erection of said building, whether specified herein or not.

(Sign here) E. E. Harriman

Los Angeles, Cal. AUG 28 1907

Room No. 6 Lot No. 6 Block _____

Assessor Please Verify

West Adams Heights
OK Mallard
Bornley
District No. 20 M. B. page 9 F. B. page 103

Room No. 34

Engineer Please Verify

No 2242 Hobart Blvd. Street
OK C.F.

- Purpose of the Building residence
Number of Rooms eight
Is any part to be used for store or other business purposes? If so, state what _____
- Owner's name C. J. D. Moore
- Owner's address 2071 Hobart Blvd.
- Architect's name Hudson & Mumall
- Builder's name E. E. Harriman
- Builder's address 2336 West 23
- Estimated Cost of the Proposed Improvements, \$ 6,500.00
- Will the building be erected on the front or rear of lot? front
- Size of lot 75 x 150 Size of building 42 x 53
- Number of stories in height two; height from curb level to highest point 35 ft
- What is the character of the ground; rock, clay, sand, filled, etc. clay
- Of what material will foundation walls be built? brick
- Give thickness of foundation walls 9x13 Give thickness and width of footings 9"x17"
- What will be the depth of foundation walls below surface of ground independent of cellar 12"
- Will there be a cellar or basement? yes Will walls be of brick, stone or concrete brick
Give thickness of same 13" Also height of cellar wall 7 1/2
- Kind of chimneys brick Number of flues 4
- What will be the size of mud sills 2x6 Size of girders or stringers 4x6
- What will be the size of exterior studs? 2x4; interior studs? 2x4
- Bearing partition studs 2x4

PERMIT NO. 5087

OVER

[Signature]
(3)

20. Give size of floor joist:

1st floor 2 x 6 2nd floor 2 x 10
3rd floor x 4th floor x

Basement floor x 5th floor x
Ceiling Joist 2 x 6 Rafters 2 x 4

21. Will the roof be peak, flat or mansard? peak Material of roofing shingles

22. How many fire escapes will be provided? _____ Where placed? _____

23. Will cellar or basement ceiling be plastered? _____ Metal or wood lath _____

24. Are any buildings to be taken down? _____ How many? _____

25. Of what materials will floors be constructed? wood

How many thicknesses? 2

What kind of fire-proofing? _____

26. How will hall and soffits of stairs be plastered? _____

PLANS, SPEC. FORM 8

All applications must be filled out by applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

WARD 5

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

3

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
- Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
- Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM		REMOVED TO	
Lot.....	Block.....	Lot.....	Block.....
Tract.....		Tract.....	
Book.....	Page.....	Book.....	Page.....
F. B. Page.....		F. B. Page.....	

TAKE TO ROOM No. 6 FIRST FLOOR ASSESSOR PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

From No. 2242 So Robert Blvd Street

To No. _____ Street

(USE INK OR INDELIBLE PENCIL)

O. K. City Assessor
By _____ Deputy

O. K. City Engineer
By _____ Deputy

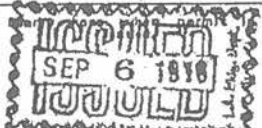
- What Purpose is the present Building used for? Residence
- Owner's name C. J. S. Moore Phone 71108
- Owner's address 2242 So Robert Blvd
- Architect's name R. K. Necessary Phone 556507
- Contractor's name _____ Phone _____
- Contractor's address 2114 West 7th St
- ENTIRE COST OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sowers, Cesspools, Elevators, Painting, Finishing, etc.) \$ 175.00
- Class of Present Building _____ No. of Rooms at present 1
- No. of stories in height 3 Size of present building _____
- State how many Buildings are on this lot 1
- State purpose Buildings on lot are used for Res.
(Tenement House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO

Remove wall corner roof in tile also finish floor with tile

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

OVER (Sign here) R. K. Necessary
(Owner or Authorized Agent)

PERMIT NO. <u>5160</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink)	Application checked and found O. K. (Use Rubber Stamp)	
	Plan Examiner.	SEP 6 - 1916 G.K. Ojrk	

69 6A Mindock 150

All applications must be filled out by applicant

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

Application for the Installation of Plumbing, Sewer or
Cesspool, Gas Fitting and Old Gas Pipe Inspection

Clerk will stamp number here as follows:
1. If for Plumbing, Sewer or Cesspool.
2. If for Gas Fitting or Old Gas Pipe Inspection.
3. If both Plumbing, Sewer, Cesspool and for Gas Fitting.

Plans and Specifications and such other data as will enable the department to ascertain whether the proposed work will conform to the provisions of the State Laws and City Ordinances must be filed.

This form to be used only where there is no new erection, construction, alteration or repair being made to building, and where a building permit has not been issued.

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a permit to construct and install the work 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 construct or install the work 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 of the work therein described or any portion thereof for any purpose that is or may be hereafter prohibited by Ordinance of the City of Los Angeles.

(USE INK OR INDELIBLE PENCIL)

Location by Street and Number where work herein described is proposed to be done


No. 2245 A. Hobart Street

1. What purpose is the building used for? Residence
2. Owner's Name Wm. C. Moore
3. Contractor's Name Phillips Heating & Ventilating & Mfg. Co.
(Plumber, Gas Fitter, Sewer or Cesspool Contractor)
4. Contractor's Address 1224 A Figueroa St
5. State the number of Plumbing Fixtures to be installed or altered none
6. Specify if there is a Sewer or Cesspool to be constructed on the premises Sanitary
(No cesspools allowed where there is a street sewer)
7. State the number of Gas Outlets to be installed or altered One
8. Is the work to be done in a new or old building? Old
(Any completed building is considered old)
9. If in an old building, are there any alterations or repairs or change of purpose being made to same; and if so, what is your estimate of the cost of the construction work? None
(Answer fully)

I hereby certify that I have carefully examined and read the above application, that the same is true and correct and that the work herein described is to be done in accordance with all the provisions of the Building Ordinances of the City of Los Angeles, whether herein specified or not.

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

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>11355</u>	Plans and specifications checked and found to conform to Ordinance, State Laws, etc. (Use Ink)	Application checked and found O. K. (Use Rubber Stamp) <u>MAY 27 1914</u>	
	Plan Examiner	Clerk	

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Blg. Form 3

3

BOARD OF PUBLIC WORKS DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
- Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
- Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

	REMOVED FROM		REMOVED TO				
TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY	Lot.....	Block.....	Lot.....	Block.....	O.K. City Clerk		
	Tract.....		Tract.....			By Deputy	
TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY	Book.....	Page.....	F. B. Page.....	Book.....	Page.....		F. B. Page.....
	From No. <u>2242 S. Robertson</u>	Street		From No. <u>2242 S. Robertson</u>	Street		By Deputy
	To No. <u>2242 S. Robertson</u>	Street		To No. <u>2242 S. Robertson</u>	Street		

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Res. 1 family
2. What purpose will Building be used for hereafter? Res. 1 family
3. Owner's name C. J. D. Moore Phone.....
4. Owner's address 2242 S. Robertson
5. Architect's name Rosmuel Gold Phone.....
6. Contractor's name Otto Kraut Phone ay 4918
7. Contractor's address 357 West 57 St
8. VALUATION OF PROPOSED WORK Including Plumbing, Gas Fitting, Sowers, Coaspoils, Elevators, Painting, Finishing, all Labor, etc. \$ 2,300.00
9. Class of present Building 2 Story Frame No. of rooms at present.....
10. Number of stories in height 2 1/2 Size of present Building 53 x 42
11. State how many buildings are on this lot Two
12. State purpose buildings on lot are used for Residence, Private Party
(Apartment House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Build over on North side 1 Bath 1 Sleeping Porch
East side Addition on 2nd Floor
and Build above Build Roof over Porch
and Flatten the Eave
Remain the same

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

OVER 110 J2 (Sign here) Otto Kraut
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>6038</u> <u>6038</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O.K.	
	<u>Wicho</u> Plan Examiner	<u>2/15</u> 2/15	

Plans PLANS

O. J. Sherman

550

10 + 24
into 34 ft.

13. Size of new addition..... No. of Stories in height..... 3

14. Material of exterior walls..... Brick

15. Will all provisions of State Housing Act be complied with?..... yes

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

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

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.	<u>[initials]</u>
CONSTRUCTION	O. K.	<u>[initials]</u>
ZONING	O. K.	<u>[initials]</u>
SET-BACK LINE	O. K.	<u>[initials]</u>
ORD. 33761 (N. S.)	O. K.	<u>[initials]</u>
FIRE DISTRICT	O. K.	<u>[initials]</u>

REMARKS

[Lined area for handwritten remarks, mostly blank]

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCOR: LOT 6, BLOCK 3, TRACT WEST ADAMS HEIGHTS, COUNCIL DISTRICT NO. 8, DIETZ MAP 7290, CENSUS TRACT

2. PRESENT USE OF BUILDING: DWELL & DET GAR, NEW USE OF BUILDING: SAME, ZONE

3. JOB ADDRESS: 2242 S. HOBART BL, FIRE DIST

4. BETWEEN CROSS STREET'S: WESTERN AND ADAMS, LOT TYPE

5. OWNER'S NAME: ROMAC EXPORT MANAGEMENT CORP, PHONE: 213-734-2922, LOT SIZE

6. OWNER'S ADDRESS: 2242 S. HOBART, CITY: LOS ANGELES, STATE: CA, ZIP: 90018, ALLEY

7. ENGINEER: BUS. LIC. NO., ACTIVE STATE LIC. NO., PHONE, ALLEY

8. ARCHITECT OR DESIGNER: BUS. LIC. NO., ACTIVE STATE LIC. NO., PHONE, BLOC. LINE

9. ARCHITECT OR ENGINEER'S ADDRESS: CITY, ZIP, AFFIDAVITS

10. CONTRACTOR: MIKE'S ROOFING SERVICE CO, INC 422724 780-8820, BUS. LIC. NO., ACTIVE STATE LIC. NO., PHONE

11. SIZE OF EXISTING BLDG: STORIES, HEIGHT, NO. OF EXISTING BUILDINGS ON LOT AND USE, P.C. RECD

12. CONST. MATERIAL OF EXISTING BLDG: EXT. WALLS, ROOF, FLOOR, DISTRICT OFFICE

13. JOB ADDRESS: 2242 S. HOBART BL, STREET GUIDE 68/E4, DISTRICT OFFICE LA, SEISMIC STUDY ZONE

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: \$4500.00, GRADING, E.C.O.P.

15. NEW WORK (Describe): RE-ROOF WITH CLASS "A" FIBER GLASS SHINGLES, 41 SQR. SMOKE DETECTORS REQUIRED, NEW USE OF BUILDING: DWELL & DET GAR, SIZE OF ADDITION: STORIES, HEIGHT, ZONED BY

16. DWELL UNITS: GUEST ROOMS, PARKING REQ'D, PARKING PROVIDED, PLANS CHECKED, INSPECTION ACTIVITY, COMB, GEN, MAJS, COND, ED, INSPECTOR

PC	GPI	SPC	PM	BP	EL	IF	PH	SD	GSS	DIST OFFICE	SOS	SPARKLEES	REC'D SPEC	P.C. NO.	CID	ENERGY
					41.00		50		1.00	VN						

42.58 0 + 0 1

89 VN 65077

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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.

Date: 6-26-89 Lic. Class: C-39 Lic. Number: 422724 Contractor: [Signature]

OWNER-BUILDER DECLARATION

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 city or county which requires a permit to construct, alter, improve, demolish, or repair any structure prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by an applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

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. 7034, Business and Professions Code); The Contractor's License Law does not apply to an owner of property who builds or improves thereon; and who does such work, himself, or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7034, 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.

I am exempt under Sec. B, A, P, C, for this reason.

Date: _____ Owner's Signature: _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or purchase of Worker's Compensation Insurance, of a certified copy thereof (Sec. 3800, Lab. C).

Policy No. 49302 Insurance Company: STATE COMP INSURANCE FUND

Certified copy is hereby furnished.

Certified copy is filed with the Los Angeles City Dept. of Building & Safety.

Date: 4-26-89 Applicant's Signature: [Signature]

Applicant's Mailing Address: 7916 WOODLEY AVE, VAN NUYS, CA 91406

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date: _____ Applicant's Signature: _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions; or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Div. C).

Lender's Name: _____ Lender's Address: _____

21. I certify that I have read this 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 representatives 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 specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city, nor the agencies nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed (See Sec 91.0202 LAMC)

Signature: [Signature] REPRESENTATIVE 626-89 Date: _____

5

HEATING
VENTILATING
AIR CONDITIONING
REFRIGERATION

CITY OF LOS ANGELES - DEPT. OF BUILDING AND SAFETY
1820040444

APPLICATION FOR
INSPECTION AND
PLAN CHECK

FEE	NO.	TYPE APPLIANCE OR EQUIPMENT	BTU
		COMFORT COOLING COMP. H.P. 8	INCIDENTAL GAS
		REFRIGERATION COMP. H.P.	SMOKE DAMPERS
		AIR INLETS - OUTLETS	APPL. VENTS
		COMM. COOKING VENT. SYSTEMS	FIRE DAMPERS
		HOODS - VENT. SYSTEMS	SMOKE DET.
		OTHER VENT. SYSTEMS	EVAP. COOLERS
		AIR HANDLING UNITS	BOILER VENT. SYSTEMS
10		ISSUING FEE	
		INVESTIGATION	
		SUPPLEMENTAL	
		PLAN CHECK	
		MISC PERMIT	
35		SIJB TOTAL	
100		SURCHARGE	
36		TOTAL FEE	

COMMUNITY DEVELOPMENT

HEATING - VENTILATION - AIR CONDITIONING - REFRIGERATION

ALTERED REPAIRED ADDED TO

CASHIERS USE ONLY

51541

JOB ADDRESS: 2242 South Hobart

SUITE OR ROOM NO.:

OWNER: Rega Export Management Ltd. OWNER'S PHONE NO. 213-784-2922

CITY: 2242 South Hobart STATE: Ca ZIP: 90008

QUALIFIED INSTALLER: 419281 C-20 210-340-8888

PLAN CHECK APPLICANT: Magic Arms, Inc. 10327 Hana St. Northridge Ca 91325

USE OF BUILDING: RES

Permit expires if work is not commenced within 180 days after fee is paid or if work is suspended for a period of more than 180 days

Plan check expires after one year unless a permit has been issued

CHANGE OF ADDRESS: From _____ To _____ Old Application # _____

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 5 (commencing with Section 7000) of the Business and Professions Code, and the license is in full and good standing.

Date: 7/24/89 Lic. Classification: C-20

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reasons: (a) I am a professional contractor as defined in the Business and Professions Code; (b) I am an owner-builder as defined in the Business and Professions Code; (c) I am an owner-builder as defined in the Business and Professions Code; (d) I am an owner-builder as defined in the Business and Professions Code.

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 the same, and who does such work himself or himself and his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to perform the work, and the Contractor's License Law does not apply to an owner of property who builds or improves the same, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. B & P. C. for this reason: _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, as certified by the Labor Commissioner, State of California.

Policy No.: WCB-107670 Insurance Company: Superior National Ins.

Certified copy is hereby furnished

Certified copy is filed with the Los Angeles City Dept. of Building Safety

Date: 7/24/89 Applicant's Signature: _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I will not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date: _____ Applicant's Signature: _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3067, Civ. C.).

Lender's Name: _____

Lender's Address: _____

I certify that I have read this 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 inspection of the work to be entered 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 hereon, that it does not authorize or permit any violation of the Building Code or any other applicable law, that it does not authorize the City of Los Angeles nor any department, office or employee thereof to make any warranty or claim on behalf of the City of Los Angeles, and that it does not constitute an endorsement of any product or service mentioned herein.

Signed: _____

PERMITS	NO.	TYPE APPLIANCE OR EQUIPMENT	EST.
1500		CHANGE OF ADDRESS	
		COMFORT COOLING COMP. H.P.	INCIDENTAL GAS
		REFRIGERATION COMP. H.P.	SMOKE DAMPERS
		AIR INLETS - OUTLETS	APPL. VENTS
		COMM. COOKING VENT. SYSTEMS	FIRE DAMPERS
		HOODS - VENT. SYSTEMS	ALARMS ONLY
		OTHER VENT. SYSTEMS	RAMP COOLERS
		AIR HANDLING UNITS	SOLAR VENT. SYSTEMS
			SOLAR VENT. SYSTEMS
10 00	ISSUING FEE		
	INVESTIGATION	HEATING - VENTILATION (SEE COMMENTS)	
	SUPPLEMENTAL	<input type="checkbox"/> ALTERED <input type="checkbox"/> REPAIRED	
	PLAN CHECK		
	MISC. PERMIT		
25 00	SUB TOTAL		
1 00	SURCHARGE		
9 60 00	TOTAL FEE		

CONTRACTOR USE ONLY
F 9962 8-8-89

JOB ADDRESS: 2242 SO. HODGANT ST. L.A.

OWNER: ROBERTA BENNETT
OWNER'S ADDRESS: 2242 S. HODGANT ST. LOS ANGELES CA 90014

CITY: LOS ANGELES STATE: CA ZIP: 90014

QUALIFIED CONTRACTOR: [X] License No. 49383 Type: MECHANICAL License No. 220079-3050

NAME: MESSIAH HOME INC.
ADDRESS: 18327 WILSON ST. CITY: NORTHridge STATE: CA ZIP: 91325

DIST. OFFICE: 225 LOCATION OF EQUIPMENT IN BUILDING: 1000

Permit expires if work is not commenced within 180 days after fee is paid or if work is suspended for a period of more than 180 days.
Plan check expires after one year unless a permit has been issued.
S.A.S.H. 0-1R 2/80

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION
I hereby affirm that I am licensed under the provisions of Chapter 6, California Business and Professions Code, and am licensed in full form and good standing.

OWNER-BUILDER DECLARATION
I hereby affirm that I am exempt from the Contractor's License Law for the purposes of the Business and Professions Code. I am not a contractor, as defined in the Business and Professions Code, and I am not acting as a contractor under the provisions of the Contractor's License Law. I am not acting as a contractor under the provisions of the Business and Professions Code, and I am not acting as a contractor under the provisions of the Business and Professions Code.

WORKERS' COMPENSATION DECLARATION
I hereby affirm that I have a certificate of exemption to self-insure, or a certificate of exemption from the Workers' Compensation Law of California, and I have a certified copy thereof (Sec. 3200, Lab. C.).
Policy No. 100-100-76 Insurance Company: American Casualty
Date: 8/2/89 Applicant's Signature: [Signature]

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
I certify that in the performance of the work for which this permit is issued, I shall not employ any person or any person so as to become subject to the Workers' Compensation Law of California.
Date: 8/2/89 Applicant's Signature: [Signature]

CONSTRUCTION LENDING AGENCY
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued.
(Sec. 3007, Civ. C.)
Lender's Name: [Blank]
Lender's Address: [Blank]

I certify that I have read this application and that the above information is true, and I am not a contractor, as defined in the Business and Professions Code, and I am not acting as a contractor under the provisions of the Contractor's License Law. I am not acting as a contractor under the provisions of the Business and Professions Code, and I am not acting as a contractor under the provisions of the Business and Professions Code.

6

EQUIPMENT TO BE INSPECTED

City of Los Angeles Department of Building and Safety

APPLICATION FOR ELECTRICAL INSPECTION

FEE	15-20A 120 V LT. OR REC. BR. CIR. AND DWELL APPL. BR. CIR. (6 TO 50) AND NONWELL MTRS. OR APPL. NOT ON 2-WP-KVA
9.30	UTILIZATION EQUIP. EXISTING CIR. 15-100
	15-20 A 208 V TO 277 V LT. BR. CIR. FOR A/C UNIT
	NONWELL POW. EQUIP. HP OR KVA 3.1-5
	5.1-20 20.1-60
7.50	50.1-100 OVER 100
	SERVICES 0-200A 201-400 401-600 601-1200 OVER 1200
	SERVICES OVER 600V
	SWITCHBOARDS PANEL BOARDS
	F.A./EMER./COMM. DEVICES F.A./CONTROL PANELS
	SMOKE DETECTORS—NO. OF RESIDENTIAL UNITS
	NO. OF UNITS DESCRIPTION OF WORK
	INVESTIGATION FEE
	SUPPLEMENTAL FEE
1000	ISSUING FEE
2700	SALE TAX
	ONE STOP SURCHARGE
	TOTAL FEE DUE

2543 S. HOBBART BLVD. LA.

OWNER'S ADDRESS
 ROBERTA BEAT
 2543 S. HOBBART BLVD.
 CITY STATE
 LOS ANGELES, CA

USE AND AREA OF BUILDING
 SINGLE F.A.M. DWG. NEW EXIST.

QUALIFIED INSTALLER
 License No. 41112G TYPE 2-10
 Name (Qualified Installer) RUBIN ELKO, JR.
 Address 12221 AROKS AVE
 City STATE
 Downey CA 90240

DIST. OFFICE BUSINESS TAX REGISTRATION CERT. NO. ADDRESS METERS INFO. F C

O.H.	U.G.	RES.	COMM.	LITE	POW.	1 Ø	2 Ø	3 Ø	4 Ø	120/240
120/240	240	277/480	480	NO MTRS.	CTS.	NEW	CHANGE	RESEY	RESEAL	REWORK

DISTRIBUTION Original—Inspector Write—Cable Pink—File Yellow—

DECLARATIONS AND CERTIFICATIONS

I hereby affirm that I am licensed under the provisions of Chapter 9 of Division 2 of the Business and Professions Code and my license is in full force and effect.

Owner-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law... I am the owner of the property, or my contractor with wages as their only compensation is not intended or offered for sale (Sec. 2604, Business and Professions Code)...

I, as owner of the property, am exclusively contracting with licensed professional engineers and architects for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. 2604, B. & P. C. for this reason: Date Owner's Signature

WORKERS' COMPENSATION DECLARATION I hereby affirm that I have a certificate of consent to self-insure, or a certificate of employer's compensation insurance, or a certified copy thereof (Sec. 3200, Lab. C.).

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE 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 be subject to the Workers' Compensation Insurance Act.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become added to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name Lender's Address

I certify that I have read this application and agree that the above information is accurate and that I am fully and aware of all laws and state laws relating to building construction, and hereby authorize appropriate city officials to enter upon the property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve of the construction, and that I am responsible for the safety of the work and the safety of the public.

Signed (Owner or agent) Date

2242 S Hobart Blvd



Application #:

01042 - 10000 - 07661

Plan Check #:

Printed: 09/30/13 10:40 AM

Event Code:

City of Los Angeles - Department of Building and Safety

Issued On: 05/17/2001

Plumbing
1 or 2 Family Dwelling
Express Permit
No Plan Check

**APPLICATION FOR PLUMBING
PLAN CHECK AND INSPECTION**

Last Status: Permit Finaled

Status Date: 06/04/2001

1. PROPERTY OWNER

ICHINO, MASAHARU AND BEST, RC 2242 HOBART BLVD

LOS ANGELES CA 90010

2. APPLICANT INFORMATION (Relationship: Contractor)

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT & ENGINEER NAME

ADDRESS

CLASS LICENSE # PHONE #

(C) ACTION CONTRACTORS INC 17111 SOUTH BROADWAY GARDENA, CA 90248

C36 652535 (310)515-1311

5. APPLICATION COMMENTS

FAX PERMIT

6. DESCRIPTION OF WORK

WATER HEATER CHANGE OUT.

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 8

2. APPLICATION PROCESSING INFORMATION

Plan Check By:

OK for Cashier: Jenny Ayala

Signature: _____ Date: _____

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

For Cashier's Use Only

W/O #: 14207661

NOTICE:

The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

10. FEE INFORMATION Final Fee Period

2242 S Hobart Blvd
01042 - 10000 - 07661

Payment Date:

Receipt No:

Amount:



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

2242 S Hobart Blvd



Application #: 09042 - 10000 - 22659

Plan Check #: X09LA20534 Printed: 09/30/13 10:40 AM

Event Code:

Plumbing 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety	Issued On: 12/18/2009
APPLICATION FOR PLUMBING PLAN CHECK AND INSPECTION		Last Status: Permit Finaled
		Status Date: 12/21/2009

1. PROPERTY OWNER
 ICHINO, MASAHARU AND BEST, RC 2242 HOBART BLVD LOS ANGELES CA 90018

2. APPLICANT INFORMATION (Relationship Contractor)

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(C) XPRESS ONE PLUMBING INC	525 WHEELING WAY,		C36	829785 (323)256-6000

X09LA20534

5. APPLICATION COMMENTS	6. DESCRIPTION OF WORK REPLACE APPROX. 100FT OF 1 1/4" WATER MAIN.
--------------------------------	--

7. CHECKLIST ITEMS.

8. COUNCIL DISTRICT: 8

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

2. APPLICATION PROCESSING INFORMATION

Plan Check By:
 OK for Cashier: Vincent Lou

Signature: _____ Date: _____

For Cashier's Use Only W/O #: 94222659

NOTICE:
 The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

2242 S Hobart Blvd
09042 - 10000 - 22659

10. FEE INFORMATION Final Fee Period

Payment Date:
 Receipt No:
 Amount:



* P 0 9 0 4 2 1 0 0 0 0 2 2 6 5 9 F N *

FORM G. E. W. H. **BUILDING DESCRIPTION BLANK**

Index Book 5058
Page 18

Street No. 2000
Tract 1000

Lot No. 6 Block No. 3
Examined by M. J. ... Date 7/23 1929

CLASS	EXTERIOR	HEATING	TRIM
Single	1 Story	Fireplace	Cobblestone
Double	1 1/2 "	False Mantel	Brick
Maverick	2 "	Gas Furnace	Stone
California	3 "	Wood "	Plain
Bungalow	Plaster Metal Lath	Coal "	Plaster
Residence	" Wood "	Steam "	Wood
Cottage	" Chicken Wire	Gas Radiators	Ornamental
Dwelling	Shakes, Rustic	Stove	INSIDE FINISH
Flat	Siding, B & B	PLUMBING	Plaster
Apartment	Brick	Number of	Plaster-Board
Factory	Corrugated Iron	Fixtures	Jazz
Church	Adobe		Tiffany
School	Plaster on Adobe		Paper
Store	" on Tile		Unfinished
Garage			Woodwork, Plain
Barn	ROOF	Cheap	Ornamental
Shed	Flat	Medium	BUILT-IN FEATURES
Poultry House	Hip	Good	Refrigerator
	Gables	Special	Buffet
FOUNDATION	Dormers	Bath Tile Floor	Patent Beds
Stone	Cut-up	Tile Walls	Bookcases
Concrete	Shingle	LIGHTING	BUILT
Brick	Gravel	Gas	
Wood	Tile	Electricity	CONSTRUCTION
BASEMENT	Tile-Trim	Cheap	Cheap
feet x	Corrugated Iron	Medium	Medium
feet x	Composition	Good	Good
feet deep	Slate	Special	Special
@			

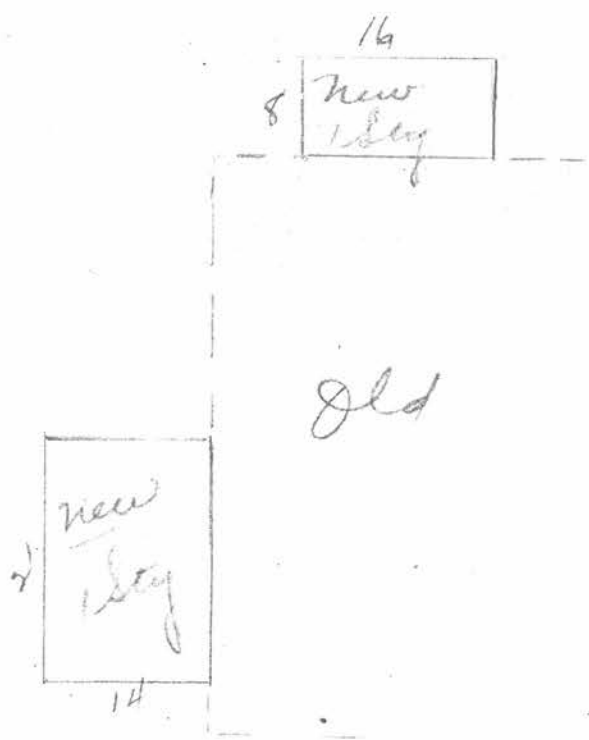
	Basmt.	1	2	3	Attic	BUILDING VALUES	
Living Room						No. of	Cubic Ft.
Bed Rooms						No. of	Square Ft.
Bath Room						At \$	<u>3502</u>
Kitchen						Building	Cost <u>1477</u>
Breakfast Room or Nook						Basement	Cost <u>300</u>
Hardwood Floors						Heating	Cost <u>110</u>
Hardwood Finish						Garage	Cost <u>600</u>
No. of Permit <u>6009</u>	Date <u>7/23/29</u>					Outbuildings	Cost
Estimated Cost of Bldg. \$ <u>3500</u>						Total	Cost <u>1777</u>
No. of Permit <u>428</u>	Date <u>7/23/29</u>					Physical	Depreciation <u>14204</u>
Estimated Cost of Bldg. \$ <u>350</u>						Utility	Depreciation <u>1000</u>
Owner's Name						Depreciated	Value <u>1377</u>
Cost Factor Checked						Assessed	Value <u>890</u>
Computations <u>UP</u>							
Entered on Map Book <u>1000</u>							
Compared <u>100</u>							

add to →

390-20

Add to 1 bath, 1 sleeping porch
to residence.

2100
400

$$\begin{array}{r} 128 \\ 294 \\ \hline 422 \\ 350 \\ \hline 772 \end{array}$$
$$\begin{array}{r} 211 \\ 1266 \\ \hline 1477 \end{array}$$


II

BUILDING DESCRIPTION BLANK

Index Book 5858
Page 18

Street No. 7212 E. 4th

Tract _____

Lot No. _____ Block No. _____

Examined by _____ Date 1-25-1921

CLASS	EXTERIOR	HEATING	TRIM																																													
	Single Double Maverick California Bungalow Residence Cottage Dwelling Flat Apartment Factory Church School Store Garage Barn Shed Poultry House FOUNDATION Stone Concrete Brick Wood BASEMENT feet x feet x feet deep cu. ft.	1 Story 1 1/2 " 2 " 3 " Stucco Shakes, Rustic Siding, D & B Brick Brick Veneer Corrugated Iron Frame, Steel Frame, Wood Adobe Plaster on Adobe Plaster on Tile ROOF Shed Flat Hip Gables Dormers Cut-up Shingle Gavel Tile Tile-Trim Corrugated Iron Composition Shuro	Fireplace False Mantel Gas Furnace Wood " Coal " No. openings Steam Gas Radiators PLUMBING Number of Fixtures Cheap Medium Good Special Bath { Tile Wall { Tile Floor LIGHTING Gas Electricity Cheap Medium Good Special	Tile Cobblestone Brick Stone Plin Plaster Wood Ornamental INSIDE FINISH Plaster Plaster-board Jazz Tiffany Canvas or Sintas Paper Unfinished Woodwork, Plain " Ornamental BUILT-IN FEATURES Refrigerator Buffet Patent Beds Bookcases BUILT CONSTRUCTION Cheap Medium Good Special																																												
	<table border="1"> <thead> <tr> <th>Room</th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> </tr> </thead> <tbody> <tr> <td>Living Room</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Bedrooms</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Bathroom</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Shower</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Kitchen</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Bfst. R. or Nook</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Hdwd. Floors</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Hdwd. Finish</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Room	1	2	3	4	Living Room					Bedrooms					Bathroom					Shower					Kitchen					Bfst. R. or Nook					Hdwd. Floors					Hdwd. Finish					BUILDING VALUES No. of Cubic Ft. No. of Square Ft. <u>1430</u> At \$ <u>20</u> Building Value <u>28600</u> Basement Value Heating Value Garage Value Outbuild- ings Value Total Value Physical Depreciation Depreciation Utility Depreciated Value Assessed Value	CHANGES ONLY 1100 770 294 1500 1150
Room	1	2	3	4																																												
Living Room																																																
Bedrooms																																																
Bathroom																																																
Shower																																																
Kitchen																																																
Bfst. R. or Nook																																																
Hdwd. Floors																																																
Hdwd. Finish																																																

No. of Permit _____ Date 4-27
 Estimated Cost of Bldg. 930

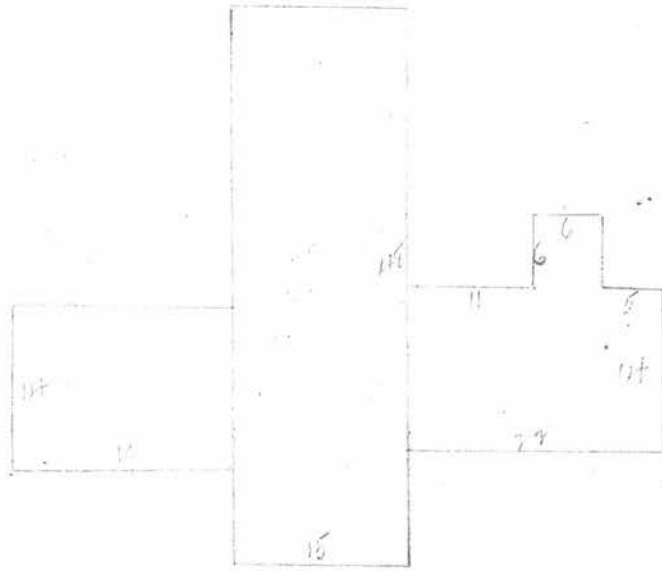
No. of Permit _____ Date _____
 Estimated Cost of Bldg. 690

Owner's Name _____

C. E. Checked _____
 Comm. Checked _____
 E. on M. B. _____

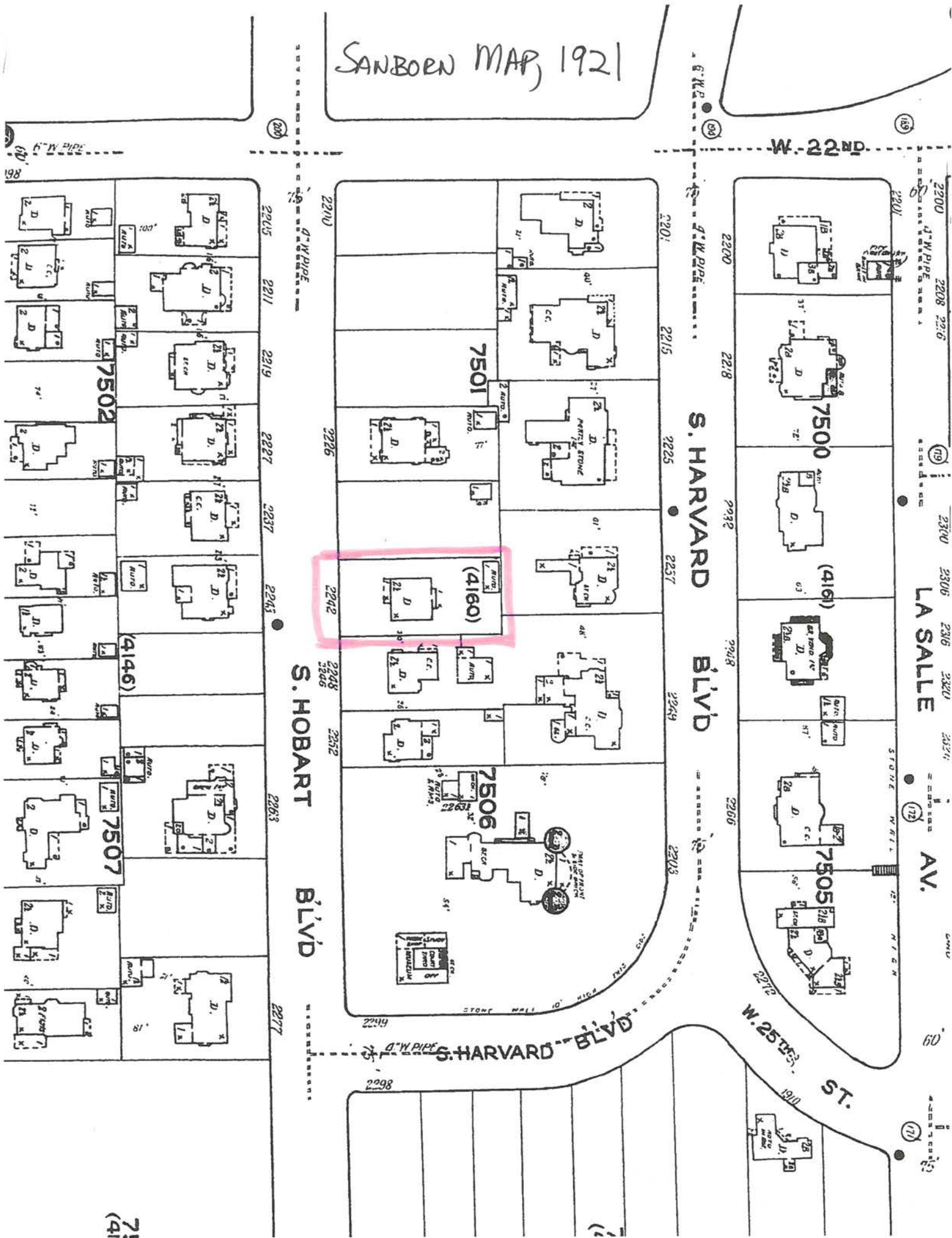
Compared
 P. C. by _____ Date _____ % _____ P. C. Value _____

Assessed Value 1150



$$\begin{aligned}
 15 \times 11 &= 165 \\
 11 \times 12 &= 132 \\
 6 \times 6 &= 36 \\
 11 \times 12 &= 132 \\
 \hline
 &= 465
 \end{aligned}$$

SANBORN MAP, 1921



S. HARVARD BLVD

S. HOBART BLVD

W. 22ND ST

W. 25TH ST

LA SALLE AV.

71 (41

C. I. D. Moore, Pioneer Civic Leader, Dies

Prominent in business, social, church and welfare circles in Los Angeles for more than 40 years, C. I. D. Moore, 79, died at his home, 2242 S. Hobart Blvd., yesterday. Funeral services will be conducted at Rosedale Chapel at 11 a.m. tomorrow.

Mr. Moore was born Feb. 16, 1865, on a farm near Islington, Ont., and was an honor graduate of the University of Victoria, now the University of Toronto. In his youth he was a teacher in a Methodist mission in Japan, where he married Emily Maud Cochran.

Upon his return to the United States Mr. Moore continued his educational work, being principal of Santa Monica High School from 1892 until 1902.

Thereafter he became interested in insurance and for some time was field representative for the Conservative Insurance Co. Later he was associated with Pacific Mutual Life Insurance Co., serving as a director, assistant secretary, secretary and a vice-president. He retired in 1935.

He was a trustee of the University of Southern California, was interested in the University Religious Conference at the Los Angeles campus of the University of California, served as a director of the Community Chest, was a director of the Los Angeles Y.M.C.A., and member of the board of trustees, West Adams Methodist Church, for 40 years.

Mr. Moore leaves his widow and three children, Douglas E. C. Moore, Rutherford D. Moore and Mrs. Catherine I. Hill.

A MONG REAL ESTATE OWNERS AND DEALERS.

**FEW BUSINESS PROPERTIES NOW
OFFERED FOR SALE.**

**Practice of Leasing Unimproved Lots
on Business Streets Beginning to Be
Favored—Purchases for Improvement
Numerous, Especially in New Tracts.**

The trend of investment is in the direction of prospective business properties, rather than toward business blocks. Rates on the latter class of properties are stiff, as compared with former prices, with very little of this kind of property offered for sale. The practice of renting and offering for rent, desirable unimproved lots on business streets, instead of offering them for sale, is gaining in popularity with owners. Some purchases of desirable residence properties are noted, and an increasing number of sales of lots in new tracts that are soon to be improved is found in the reports.

Ninth and Flower.

A. W. Rhodes has purchased of J. A. Graves, through the agency of Hon.

A Handsome Home.

J. A. Brown has purchased of George W. Stimson, through Althouse Bros., a handsome ten-room two-story frame dwelling, with lot, 50x150 feet, on the north side of Ninth street, 100 feet east of Park View avenue; consideration named, \$3500. This is desirable residence property, and will be occupied by the purchaser as a home.

West Adams Heights.

In the latter part of the week the map of the West Adams Heights tract was recorded, and that exceptionally well located addition to the city was placed upon the market. The work of laying out and improving the streets of the tract has been in progress some time, and several magnificent dwellings, for members of the association by which the tract is owned, are now in course of construction. The dwellings being erected for Frederick H. Rindge, George I. Cochran, and A. J. Wallace are palatial mansions, each of which will cost thousands of dollars. The tract lies between Washington and Adams streets, on the north and south, with Normandie and Western avenues as its east and west boundaries. It comprises about 400 lots, averaging 60x160 feet each, and with the excellent location and expensive improvements that are being made the tract must necessarily become one of the choicest suburbs of the city. Numerous lots, the aggregate price of which runs well up in the thousands, have already been spoken for in this new addition.

Two Fine Residences.

on the west side of St. Andrews Place, one lot north of Sixteenth street; consideration named, \$2200. The former lot will be improved with a handsome home; the latter held as an investment.

Mrs. Margaretha Dockweiler has purchased of J. N. Schaefer a nine-room two-story frame dwelling, with lot 50x150 feet, on the southwest corner of Hope and Eighteenth streets; consideration named, \$5900, and will occupy the place as a home.

John Goode buys of R. W. Folindexter, through Charles E. and Roy W. Day, a lot 40x125 feet, on the west side of Magnolia avenue, 278 feet south of Adams street, with a nine-room two-story frame dwelling now being erected; consideration named, \$4000. Bought for a home.

John R. Vogel buys of Oliver Morosco, through Lee A. McConnell & Co., 50x150 feet, on the east side of Okey street between Ninth and Tenth streets, unimproved; consideration named, \$2500. He also buys of same parties 55x140 feet, on the south side of Tenth between Bennett and Figueroa streets, unimproved; consideration named, \$2000, and will erect modern flats on each lot.

Robert Mitchell, George N. Black, George W. Stitzel and Julius H. Black, four active agents, have formed a partnership in the real estate business under the firm name of Mitchell, Black & Co.

John D. Foster, one of the energetic and successful real estate agents of the city, returned last week from a vacation spent at Idyllwild.

C. S. Holman of the real estate firm of W. I. Hollingsworth & Co., buys of W. F. Marshall a lot 53x119 feet, on the south side of Orange street between Lucas and Wilmer streets, unimproved; consideration named, \$2500, and will

Historical Preservation Overlay Zone 2242 S HOBART BLVD

This property is not located within a City Historic Preservation Overlay Zone. However, it does have other designations and survey information. Click the tab "Other Historic Designations" to view this information.

Other Historical Designation 2242 S HOBART BLVD

The designation and survey information displayed currently includes properties with California Historical Resource Status Codes 1 and 2. Information with properties with Status Codes 3 through 7 will be added in the future. Please refer to California Historical Resource Status Codes for a definition of the codes.

OTHER HISTORIC SURVEY INFORMATION

(compiled from California Office of Historic Preservation Historical Resources Inventory)

Charles I D Moore Residence

Not Available

025527

<u>Status Code</u>	<u>Program Ref No.</u>	<u>Evaluation Date</u>
2D2	DOE-19-86-0002-0015	08/01/1986

OTHER HISTORIC SURVEY INFORMATION

(compiled from California Office of Historic Preservation Historical Resources Inventory)

Charles I D Moore Residence

Not Available

025527

<u>Status Code</u>	<u>Program Ref No.</u>	<u>Evaluation Date</u>
2D2	HUD860725H	08/01/1986

Mills Act 2242 S HOBART BLVD

This property does not have a Mills Act Contract.

DETERMINATION OF ELIGIBILITY REPORT

ADAMS NORMANDIE 4321

Roger G. Hatheway
Principal Investigator
History and Architecture

Contributions

by

Richard Starzak, Tom Zimmerman and Leslie Heuman

ROGER G. HATHEWAY & ASSOCIATES
Suite 3110, One Century Plaza
2029 Century Park East
Los Angeles, California 90067
(213) 553-4322

Prepared for:

THE COMMUNITY REDEVELOPMENT AGENCY OF
THE CITY OF LOS ANGELES

November 1981

IV. CONCLUSIONS

Based upon the results of the Phase III analysis of the Adams-Normandie 4321 Redevelopment Project Area, the following conclusions have been made:

Buildings Eligible to the National Register

Chester Place District

601 West Adams Boulevard	St. Vincent de Paul Church
649 West Adams Boulevard	Miner Residence
745 West Adams Boulevard	Garner Residence
1 Chester Place	Von Schmidt Residence
2 Chester Place	Davis Residence
7 Chester Place	Wilson Residence
8 Chester Place.	O. Posey-Doheny Residence
8 1/4 Chester Place	Doheny Conservatory
10 Chester Place	Bayly Residence
11 Chester Place	Vermillion Residence
17 Chester Place	Foster Residence
20 Chester Place	Flint Residence
22 St. James Park	Knight Residence
2321 South Figueroa Street	Connell Residence
634 West Twenty-Third Street	Connell Carriage House
650 West Twenty-Third Street	J. Posey Residence
2421 South Figueroa Street	Stimson Residence

West Adams Heights District

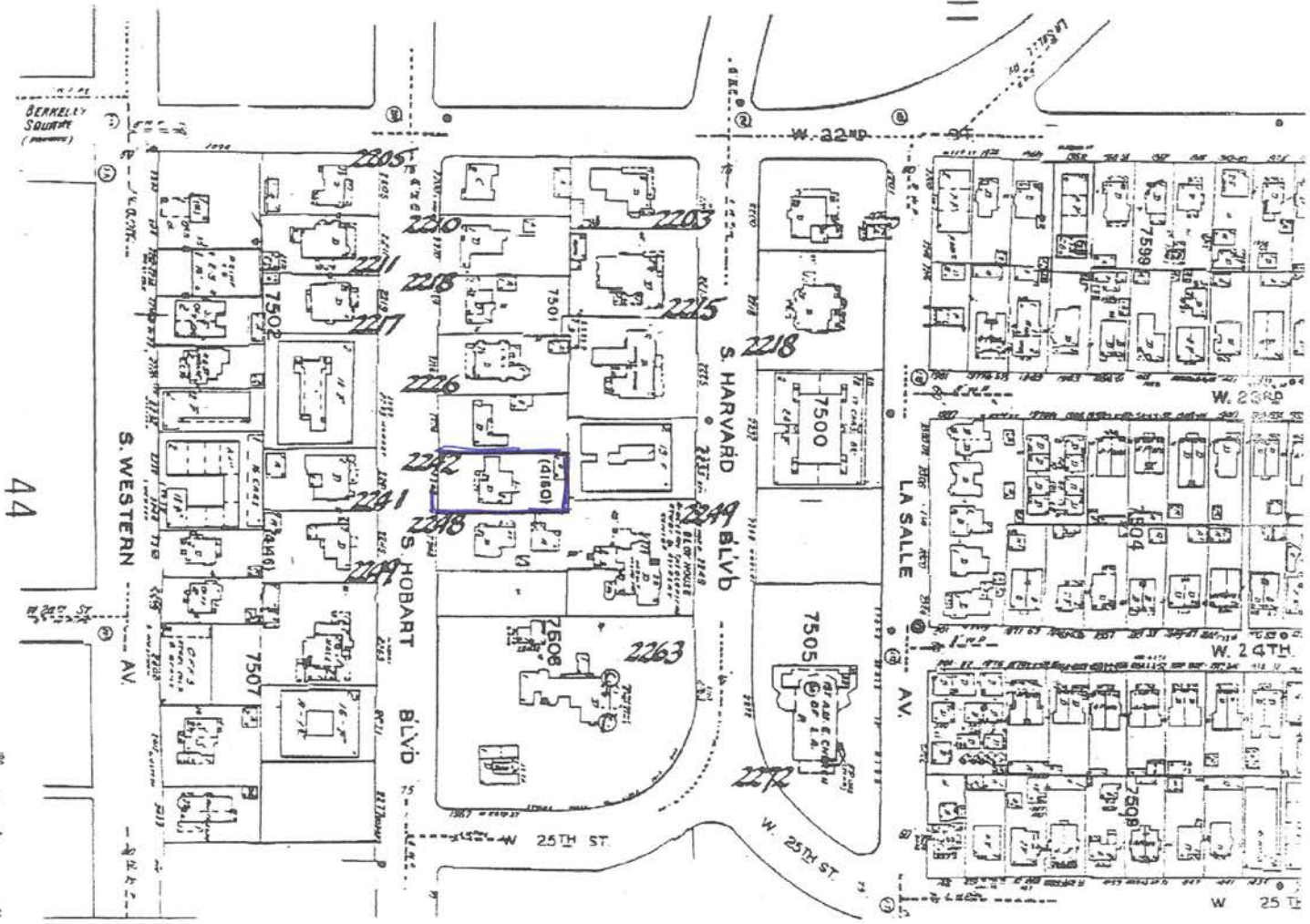
2203 South Harvard Boulevard	Washburn Residence
2215 South Harvard Boulevard	Phillips Residence
2249 South Harvard Boulevard	Cochran Residence
2263 South Harvard Boulevard	Rindge Residence
2218 South Harvard Boulevard	Beckett Residence
2272 South Harvard Boulevard	First African Methodist Episcopal Church

West Adams Heights District (Cont'd)

2205 South Hobart Boulevard	Kelly Residence
2211 South Hobart Boulevard	Kahn Residence
2217 South Hobart Boulevard	Smith Residence
2241 South Hobart Boulevard	Johnson Residence
2249 South Hobart Boulevard	Oakley Residence
2210 South Hobart Boulevard	Burger Residence
2218 South Hobart Boulevard	Sampsell Residence
2226 South Hobart Boulevard	Russell Residence
2242 South Hobart Boulevard	Moore Residence
2248 South Hobart Boulevard	Cochran Guest House

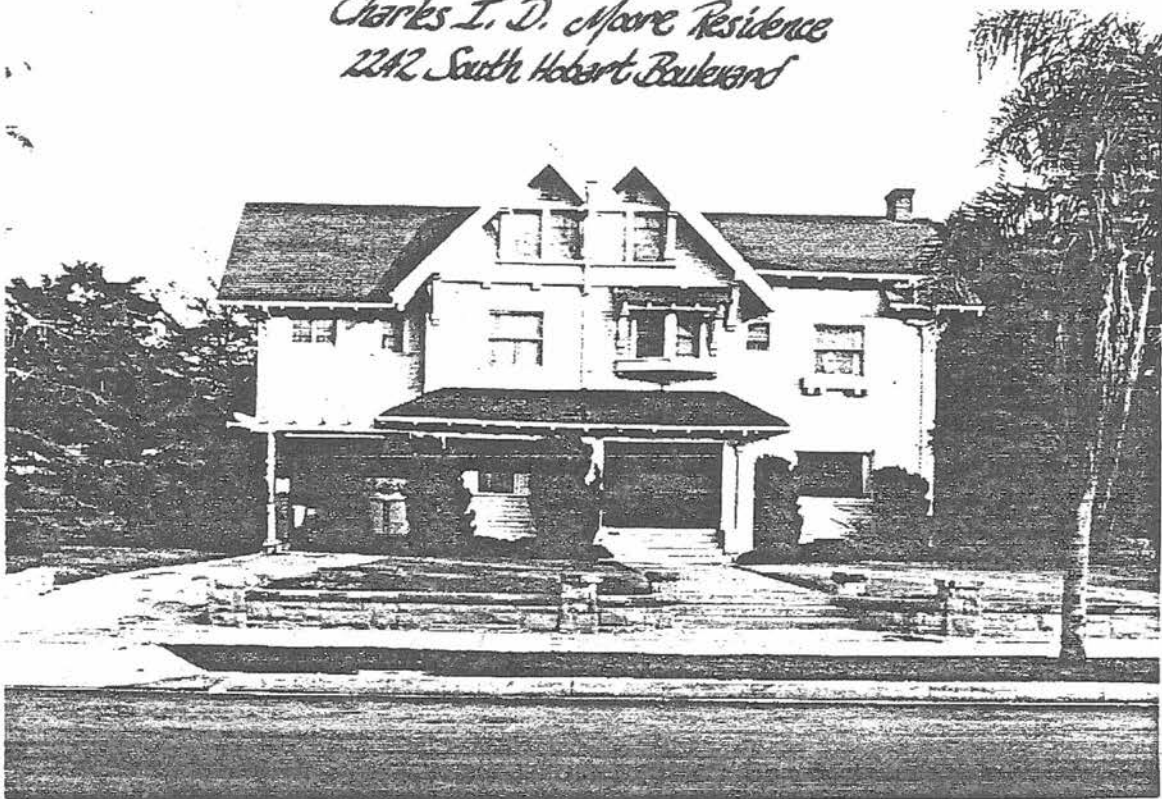
Buildings Eligible on Individual Merit

839 West Adams Boulevard	Garland Residence
1315 West Adams Boulevard	Bonsall Residence
1347 West Adams Boulevard	Franklin Residence
1445 West Adams Boulevard	West Adams Presbyterian Church
1449 West Adams Boulevard	Grand View Presbyterian Church
1970 Bonsallo Avenue	Shannon Residence
1982 Bonsallo Avenue	Heimgartner Residence
2122 Bonsallo Avenue	Kane Residence
2124 Bonsallo Avenue	Gibbons Residence
1978 Estrella Avenue	Arnold Residence
2110 Estrella Avenue	Short Residence
2119 Estrella Avenue	Alexander Residence
2128 Estrella Avenue	McGriff Residence
27 St. James Park	Stearns Residence
2305 Scarff Street	Seyler Residence
2309 Scarff Street	Burkhalter Residence
2325 Scarff Street	Powers Residence
2341 Scarff Street	Seaman-Foshay Residence
2342 Scarff Street	Creighton Residence
1400 West Twenty-Second Street	Diehr Residence
917 West Twenty-Third Street	King Residence
925 West Twenty-Third Street	Reuman Residence
1030 West Twenty-Third Street	Foster Residence



44

*Charles I. D. Moore Residence
2242 South Hobart Boulevard*



HISTORIC RESOURCES INVENTORY

HABS _____		HAER _____		NR _____		SHL _____		Loc _____	
UTM: A _____		B _____		C _____		D _____			
Ser. No. _____									

IDENTIFICATION

1. Common name: _____
2. Historic name: Charles I. D. Moore Residence
3. Street or rural address: 2242 South Hobart Blvd.
 City Los Angeles Zip 90018 County Los Angeles
4. Parcel number: West Adams Heights, Boock 3, Lot 6, Parcel 14.
5. Present Owner: Clarence and Vera White Address: 6716 Garth Avenue
 City Los Angeles Zip 90056 Ownership is: Public _____ Private X
6. Present Use: Residence Original use: Residence

DESCRIPTION

- 7a. Architectural style: Shingle Style/Craftsman
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

This picturesque 2-1/2 story house shows the influence of the shingle and Craftsman styles. It is gabled with two, linked, oversized dormers facing the street at the center of the facade. Shaped bargeboards in the form of an upside-down "W", are supported by braces and outline the dormers. A row of corbels separates the dormers from the projecting central portion of the house. A two-sided, slant bay, sheltered by a shed roof on rafters and braces, and adorned with a planter box, is offset on the second story of the center section. The porch, shaded by a hipped roof on posts, occupies the lower level of the center. Additional decorative features include a planter box on an upper story window and a pergola over the driveway. Shingling sheathes the house, which is landscaped with shrubs and a lawn. A low, rusticated stone retaining wall, as well as its setback, era, and scale, tie this house to its neighbor (2248). No alterations were noted.

Attach Photo(s) Here

SEE ATTACHED PHOTOS

8. Construction date: _____ 1907
 Estimated _____ Factual _____
9. Architect Hudson & Munsell
10. Builder E. E. Harriman
11. Approx. property size (in feet)
 Frontage 75 Depth 160
 or approx. acreage _____
12. Date(s) of enclosed photograph(s)
November 1981

13. Condition: Excellent Good Fair Deteriorated No longer in existence
None
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land Scattered buildings Densely built-up
Residential Industrial Commercial Other: _____
16. Threats to site: None known Private development Zoning Vandalism
Public Works project Other: _____
17. Is the structure: On its original site? Moved? Unknown?
18. Related features: Stone wall, structure to rear, part of a district.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The structure located at 2242 South Hobart Boulevard was originally built as a single family residence. The property lies in the West Adams Heights Tract which was surveyed by June 18, 1902 at the request of Mrs. Mary Moore, George Ira Cochran, A. J. Wallace, and The Associated Trust & Investment Co. This development was instrumental in the settlement of the West Adams Heights area. Los Angeles County Assessment Records indicate a substantial increase in property improvement values during the years 1907 and 1908. Improvements rose from no value to a value of \$3,500 during that time period. A Los Angeles City Building Permit issued August 23, 1907 describes the intention to erect the structure in question. C.I.D. Moore, the owner, commissioned the prominent architectural firm of Hudson & Munsell to design the residence. Moore contracted E. E. Harriman to construct the residence at an estimated cost of \$6,500.

Los Angeles City Directories mark the beginning of the occupancy of 2242 S. Hobart Blvd. by Mr. Moore before the publication date of the 1908 edition. This suggests that construction was advanced at least far enough to accommodate residence by the end of the year 1907.

(See Continuation Sheet #1)

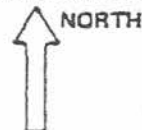
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- Architecture Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

SEE CONTINUATION SHEET

22. Date form prepared November 1981
By (name) Roger G. Hatheway
Organization Roger G. Hatheway and Associates
Address: 2029 Century Park East, Suite 3110
City Los Angeles Zip 90067
Phone: (213) 553-4322

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



SEE ATTACHED MAP
page 181

CONTINUATION SHEET #1
2242 So. Hobart Blvd.

19. Significance (contd):

Charles I. D. Moore had earlier established his reputation as a school teacher and supervisor of Santa Monica schools. In 1902 he began selling insurance for the Conservative Life Co. Conservative Life was consolidated with the Pacific Mutual Life Insurance Co. in 1906, and Moore became the assistant secretary of the companies. The next year he became secretary. Pacific Mutual served a number of Adams Heights residents as a place of business. George Ira Cochran of 2249 Harvard Blvd. was president of the company. The executive and medical director of Pacific Mutual, Dr. Wesley W. Beckett, resided at 2218 South Harvard Blvd. Pacific Mutual was the largest life insurance company in the west.

The architectural firm which designed the residence of Charles I. D. Moore was headed by Frank D. Hudson and William A. Munsell. They also designed the County Museum at Exposition Park, the old Hall of Records (no longer extant), and a number of fine residences throughout the Los Angeles area. In the Adams-Normandie area Hudson & Munsell designed the Frederick Wilson Flint Residence located at 20 Chester Place.

Continuation Sheet #2
2242 S. Hobart Blvd.

21. Sources

Building Permits, City of Los Angeles

1907 #5087; 1914 #11355.

Land Use Planning and Management System Files (LUPAMS),
City of Los Angeles

#5058-018-014.

City Directories, City of Los Angeles

1907, 1908, 1909.

Deeds, County of Los Angeles

Assessment Records, County of Los Angeles

1901-1910, Book 46, page 58.

Surveyor's Map Books, County of Los Angeles

Book 2, pages 53, 54.

Assessor's Research Library Files, County of Los Angeles

Book 5058, page 18.

Public Library Archives, City of Los Angeles

McGroarty, 1921, Vol. III, pp. 616, 617; Hunt, 1926, Vol. V,
pp. 522, 523; Withey, 1970, pp. 306, 307.

Los Angeles Times Index

Museum Archives, County of Los Angeles

Miscellaneous Records, County of Los Angeles



City of Los Angeles Department of City Planning

12/12/2014 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2242 S HOBART BLVD

ZIP CODES

90018

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1990-346-CA

CPC-1986-603-GPC

CPC-1986-447-GPC

CPC-1983-506-SP

CPC-12640

ORD-70562

ORD-171682

ORD-171681

ORD-167121-SA654

ORD-162128

ORD-121726

Address/Legal Information

PIN Number	123B193 282
Lot/Parcel Area (Calculated)	12,000.1 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID H6
Assessor Parcel No. (APN)	5058018014
Tract	WEST ADAMS HEIGHTS
Map Reference	M B 2-53/54
Block	3
Lot	6
Arb (Lot Cut Reference)	None
Map Sheet	123B193

Jurisdictional Information

Community Plan Area	South Los Angeles
Area Planning Commission	South Los Angeles
Neighborhood Council	Empowerment Congress North Area
Council District	CD 8 - Bernard C. Parks
Census Tract #	2215.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	[Q]RD2-1
Zoning Information (ZI)	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use	Low Medium II Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	South Los Angeles Alcohol Sales
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	Yes
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	25
500 Ft School Zone	Active: Frederick Douglass Academy Elementary School

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.

500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5058018014
APN Area (Co. Public Works)*	0.275 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$472,668
Assessed Improvement Val.	\$266,832
Last Owner Change	10/28/13
Last Sale Amount	\$725,007
Tax Rate Area	48
Deed Ref No. (City Clerk)	866288-9
	823282
	786275
	1039742

Building 1	
Year Built	1905
Building Class	D85C
Number of Units	1
Number of Bedrooms	9
Number of Bathrooms	4
Building Square Footage	5,164.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

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

Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.06620872
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
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No

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

Liquefaction	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Renewal Community	Los Angeles
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	West Adams
Public Safety	
Police Information	
Bureau	South
Division / Station	Southwest
Reporting District	316
Fire Information	
Division	1
Batallion	11
District / Fire Station	26
Red Flag Restricted Parking	No

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

CASE SUMMARIES

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

Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)
Case Number:	CPC-1986-603-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONING CONSISTENCY PROGRAM
Case Number:	CPC-1986-447-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AND ZONE CONSISTENCY - SOUTH CENTRAL LOS ANGELES (HERB GLASCOW)
Case Number:	CPC-1983-506-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	Data Not Available

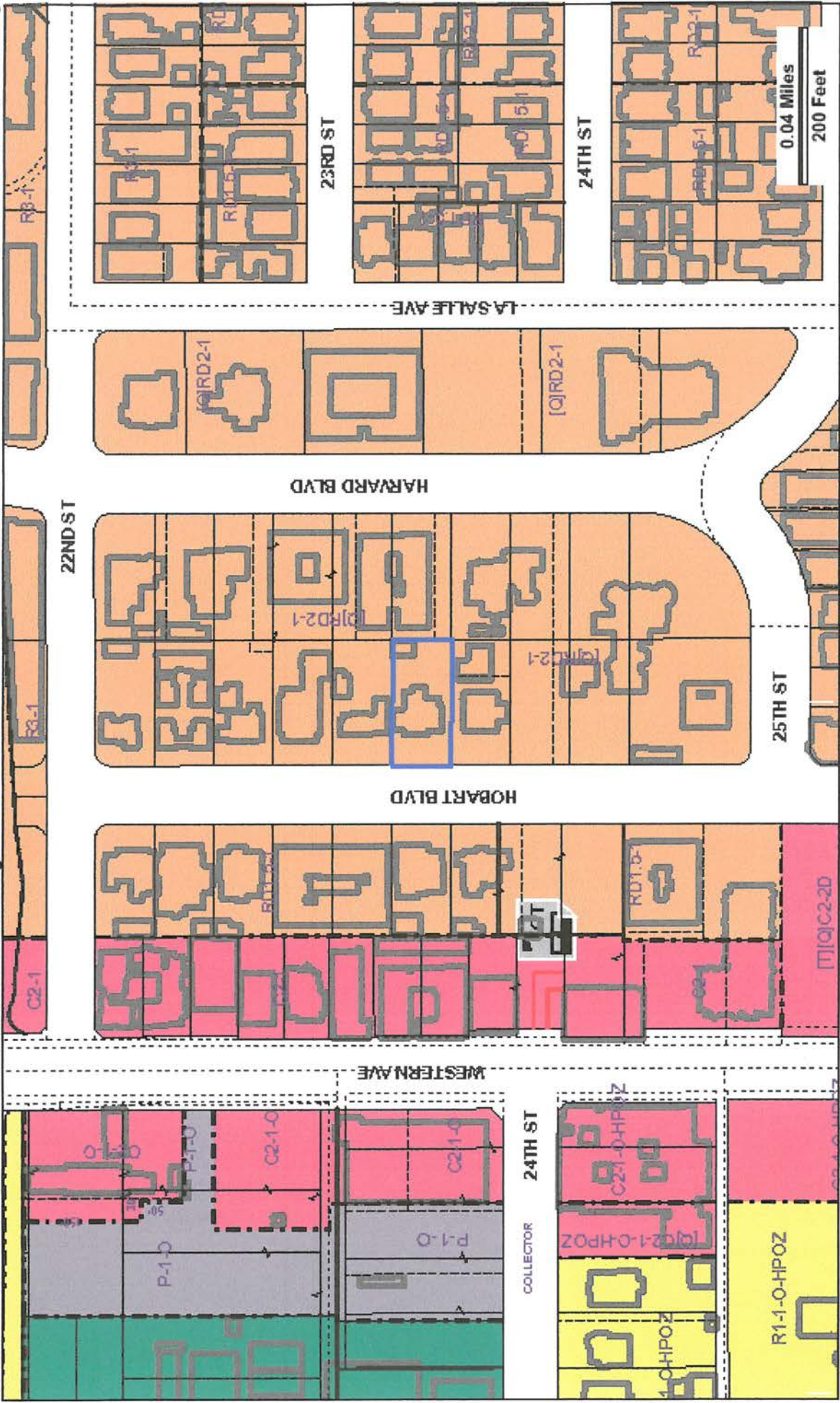
DATA NOT AVAILABLE

CPC-12640
ORD-70562
ORD-171682
ORD-171681
ORD-167121-SA654
ORD-162128
ORD-121726

12/12/2014

Generalized Zoning

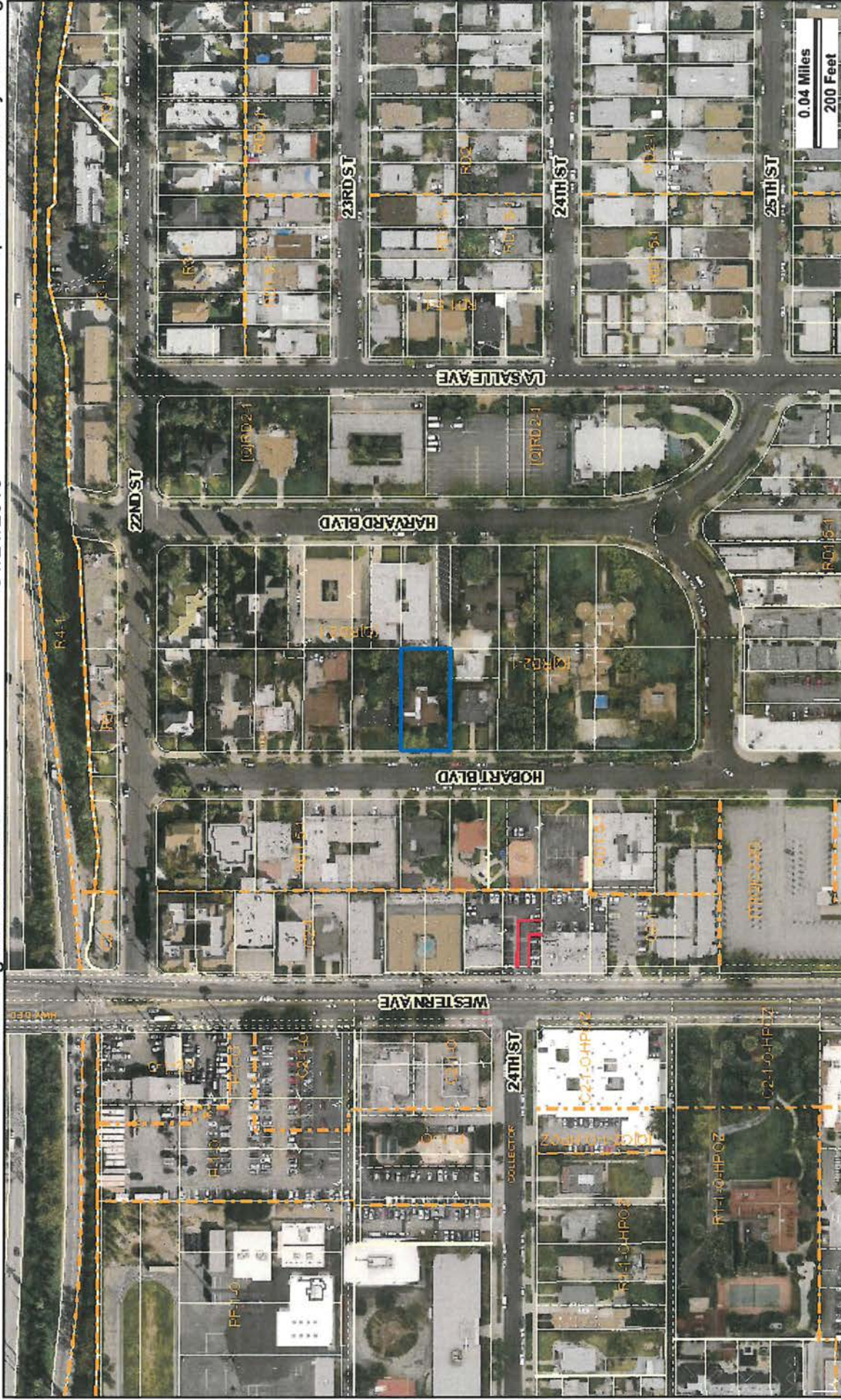
ZIMAS PUBLIC



Address: 2242 S HOBART BLVD
 APN: 5058018014
 PIN #: 123B193 282

Tract: WEST ADAMS HEIGHTS
 Block: 3
 Lot: 6
 Arb: None

Zoning: [Q]RD2-1
 General Plan: Low Medium II Residential



Address: 2242 S HOBART BLVD
 APN: 5058018014
 PIN #: 123B193 282

Tract: WEST ADAMS HEIGHTS
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 General Plan: Low Medium II Residential

