

**NORTON FLATS**  
412-420½ North Norton Avenue  
CHC-2017-136-HCM  
ENV-2017-137-CE

Agenda packet includes:

1. [Final Staff Recommendation Report](#)
2. [Categorical Exemption](#)
3. [City Council Motion 17-0039](#)
4. [Committee/ Staff Site Inspection Photos](#)
5. [Historic-Cultural Monument Application](#)
6. [Letters from Members of the Public](#)

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

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2017-136-HCM  
ENV-2017-137-CE**

**HEARING DATE:** March 16, 2017  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA 90012

Location: 412-420½ North Norton Avenue  
Council District: 4  
Community Plan Area: Wilshire  
Area Planning Commission: Central  
Neighborhood Council: Greater Wilshire  
Legal Description: Tract TR 2635, Lots 153-154

**EXPIRATION DATE: March 26, 2017**

**PROJECT:** Historic-Cultural Monument Application for the  
NORTON FLATS

**REQUEST:** Declare the property a Historic-Cultural Monument

**OWNER(S):** Cohanzad Family Trust c/o Isaac W. Cohanzad  
11601 Santa Monica Boulevard  
Los Angeles, CA 90025

**APPLICANT:** City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

**PREPARER:** Charles J. Fisher  
140 S. Avenue 57  
Highland Park, CA 90042

**RECOMMENDATION That the Cultural Heritage Commission:**

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

VINCENT P. BERTONI, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Ken Bernstein, AICP, Manager  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Melissa Jones, Planning Assistant  
Office of Historic Resources

Attachments: City Council Motion 17-0039  
Committee/ Staff Site Inspection Photos  
Historic-Cultural Monument Application

## **FINDINGS**

- Norton Flats "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an excellent example of courtyard apartments.

## **CRITERIA**

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

## **SUMMARY**

Built in 1926 by the architect Leonard Lymon Jones for Benjamin Joseph and his wife, Matilda, Norton Flats is a Spanish Colonial Revival-style courtyard apartment complex located at 412-420½ North Norton Avenue in the greater Wilshire neighborhood of Los Angeles. Courtyard apartments are one of four multi-family housing types that became popular during California's population boom after World War I. Developed in Los Angeles in the 1920s, courtyard apartments are distinguished by their symmetrical multi-family one- or two-story apartment buildings surrounding a shared garden or courtyard. Units are entered from the courtyard as opposed to an interior corridor. The courtyard served as a primarily aesthetic, non-recreational transition space between the street and the individual apartment unit.

The subject property is comprised of three two-story, four-unit apartment buildings arranged in a symmetrical U-shaped pattern around a central garden courtyard. All of the units face the courtyard that is densely planted with mature trees and shrubs and bisected by a concrete path. Each building is clad in smooth stucco siding and have Spanish clay tile roofs. Each of the buildings have inlaid tile surrounding the entrances. The tile motif also surrounds the upper windows on the rear building. Entry vestibules have a tiled floor and a stained wooden staircase that leads to the upper units. A single garage with individual stalls for each unit is located at the rear of the property. The property features include multi-light wood casement and double-hung windows, front balconies facing the central courtyard, decorative wrought iron details, hardwood floors, and original lighting fixtures.

Leonard Lymon Jones was born in Meeker County, Minnesota in 1881. Sometime in the early 1900s he moved to San Francisco to be an architect and by 1912, Jones was designing apartment buildings and hotels in Los Angeles. After being fined for practicing architecture without a license in 1915, Jones legally established his practice that he maintained until his death in 1947, at the age of 66. Jones' portfolio in Los Angeles included several hotels and at least one small movie theater at West Adams Boulevard and Calais Street.

Over the years there appear to have been only minor alterations to Norton Flats that include a few windows that have been replaced with aluminum sliders and security bars installed on some of the windows. Also, non-original awnings were added at some unknown date.

The citywide historic resources survey, SurveyLA, identified Norton Flats as individually eligible for listing or designation at the local, state, and national levels as an excellent example of 1920s courtyard housing.

## **DISCUSSION**

Norton Flats successfully meets one of the Historic-Cultural Monument criteria: it “embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction” as an excellent example of courtyard apartments. The subject property includes the following character-defining elements of the housing type: a symmetrical configuration around a central courtyard; multi-unit apartment buildings; garages in the rear; and private entrances. The footprint of Norton Flats has remained the same since 1926 and retains integrity in its site plan, orientation, landscape and hardscape elements and both interior and exterior architectural features. It also retains a number of original interior features including subway tile finishes in the kitchens and bathrooms, hexagonal tilework on the floor in some of the bathrooms, original wood built-in cabinetry in the kitchens and bathrooms, and original wood built-in seating in the kitchen area.

The attached City Council motion and Historic-Cultural Monument application, which was prepared prior to the motion, also claim that Norton Flats “reflects the broad cultural, economic, or social history of the nation, state, or community” as being representative of the melting pot and ethnic enclave that Los Angeles became in the mid-twentieth century and as a refuge to the growing Eastern European immigrant population following both World Wars. However, there does not appear to be any compelling information that supports ethnic associations being a significant factor in the development of the subject property.

Despite minor alterations and the property’s currently poor condition as observed during the Commission committee/ staff site visit on February 9, 2017, the overall plan is unchanged and the subject property continues to reflect its courtyard apartment housing type with a high degree of integrity of setting, design, location, materials, association, workmanship, and feeling.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS**

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

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

The designation of Norton Flats as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior's Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

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

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

Categorical Exemption ENV-2017-137-CE was prepared on February 10, 2017.

## **BACKGROUND**

On January 10, 2017, the Los Angeles City Council initiated consideration of the subject property as an Historic-Cultural Monument worthy of preservation. On February 9, a subcommittee of the Commission consisting of Commissioners Milofsky and Irvine visited the property, accompanied by staff members from the Office of Historic Resources.

COUNTY CLERK'S USE

## CITY OF LOS ANGELES

CITY CLERK'S USE

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

## CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

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

|  |                       |
|--|-----------------------|
| LEAD CITY AGENCY<br><b>City of Los Angeles Department of City Planning</b> | COUNCIL DISTRICT<br>4 |
|--|-----------------------|

|                               |  |
|-------------------------------|--|
| PROJECT TITLE<br>Norton Flats | LOG REFERENCE<br>CHC-2017-136-HCM<br>ENV-2017-137-CE |
|-------------------------------|--|

PROJECT LOCATION  
412-420½ North Norton Avenue, Los Angeles, CA 90004

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:  
Designation of the Norton Flats as an Historic-Cultural Monument.

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

|                                 |                  |                              |      |
|---------------------------------|------------------|------------------------------|------|
| CONTACT PERSON<br>Melissa Jones | AREA CODE<br>213 | TELEPHONE NUMBER<br>978-1192 | EXT. |
|---------------------------------|------------------|------------------------------|------|

EXEMPT STATUS: (Check One)

|   | STATE CEQA GUIDELINES     | CITY CEQA GUIDELINES       |
|---|---------------------------|----------------------------|
| MINISTERIAL   | Sec. 15268                | Art. II, Sec. 2b           |
| DECLARED EMERGENCY  | Sec. 15269                | Art. II, Sec. 2a (1)       |
| EMERGENCY PROJECT   | Sec. 15269 (b) & (c)      | Art. II, Sec. 2a (2) & (3) |
| <input checked="" type="checkbox"/> CATEGORICAL EXEMPTION | Sec. 15300 <i>et seq.</i> | Art. III, Sec. 1           |

Class 8 & 31 Category \_\_\_\_\_ (City CEQA Guidelines)

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

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

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

|                                    |                             |                           |
|------------------------------------|-----------------------------|---------------------------|
| SIGNATURE<br>[SIGNED COPY IN FILE] | TITLE<br>Planning Assistant | DATE<br>February 10, 2017 |
| FEE:                               | RECEIPT NO.                 | REC'D. BY                 |
|                                    |                             | DATE                      |

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

IF FILED BY THE APPLICANT:

NAME (PRINTED)

SIGNATURE

DATE

# MOTION

SPECIAL 1

Section 22.171.10 of the Administrative Code provides that the Council, Cultural Heritage Commission, or Director of Planning may initiate consideration of a proposed site, building, or structure as a Historic-Cultural Monument. After reviewing and investigating any such Council-initiated designation, the Cultural Heritage Commission shall approve or disapprove in whole or in part the proposed inclusion and submit a report upon such action to Council.

The properties located at 412-420 and 424-430 N. Norton Ave. (APN: 5522-022-008, Tract No. 2635) epitomize garden courtyard style bungalow apartment complexes, with distinguishing architectural characteristics of the Spanish Colonial Revival Style. At 412-420 N. Norton the three building, twelve-unit apartment complex, was designed by the architect Leonard Lymon Jones and was built in 1926. While 424-430 N. Norton, built in 1924, is a five building, ten-unit bungalow court. Both bungalow apartments have been noted for their architecture in Survey L.A., being described as "an excellent example of an intact 1920s bungalow court in the Wilshire CPA. Once a common residential property type in Los Angeles, bungalow courts that remain intact are increasingly rare." Both apartments are noted as two of the few remaining examples in the area that retain original site plans, landscape and hardscape elements, and architectural features."

The Bungalow Courts are also notable as representative of the melting pot and ethnic enclave that Los Angeles became in the mid twentieth century and as a refuge to the growing Eastern European immigrant population following both World Wars. It is also important as the home of and the long-time ownership (1964-2015) by Polish Jews who had survived the Holocaust who came to the United States as refugees and made new lives as U. S. citizens

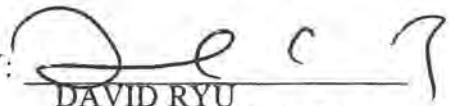
The application for historic designation for these Bungalow Court apartments was submitted to the Cultural Heritage Commission in August of 2016. Due to the Commission's work load and individual Commission absences this application has not been heard and is scheduled for the February 2, 2016, CHC hearing. The last tenant for these apartments was 'Ellised' on January 6th. The property faces imminent demolition and the City risks losing yet another apartment complex, noted in Survey LA, with a current application scheduled to be heard before the Cultural Heritage Commission on February 2, 2017.

I THEREFORE MOVE that the Council determine, as provided in Section 54954.2(b) (2) of the Government Code, and pursuant to Rule 23 of the Rules of the City Council, that there is a need to take immediate action on this matter AND that the need for action came to the attention of the City Council subsequent to the posting of the agenda for today's Council meeting.

I FURTHER MOVE that the Council initiate consideration of the Bungalow Court Apartments, located at 412-420 and 424-430 N. Norton Ave. Los Angeles, CA, 90004, as a City Historic-Cultural Monument under the procedures of Section 22.171.10 of the Administrative Code, and instruct the Planning Department to prepare the Historic-Cultural Monument application for review and consideration by the Cultural Heritage Commission.

I FURTHER MOVE that after reviewing the application, the Cultural Heritage Commission submit its report and recommendations to the Council regarding the inclusion of 412-420 N. Norton Ave. and 424-430 N. Norton Ave in the City's list of Historic-Cultural Monuments.

PRESENTED BY:

  
DAVID RYU  
Councilman, 4<sup>th</sup> District

SECONDED BY:



JAN 10 2017

**NORTON FLATS**

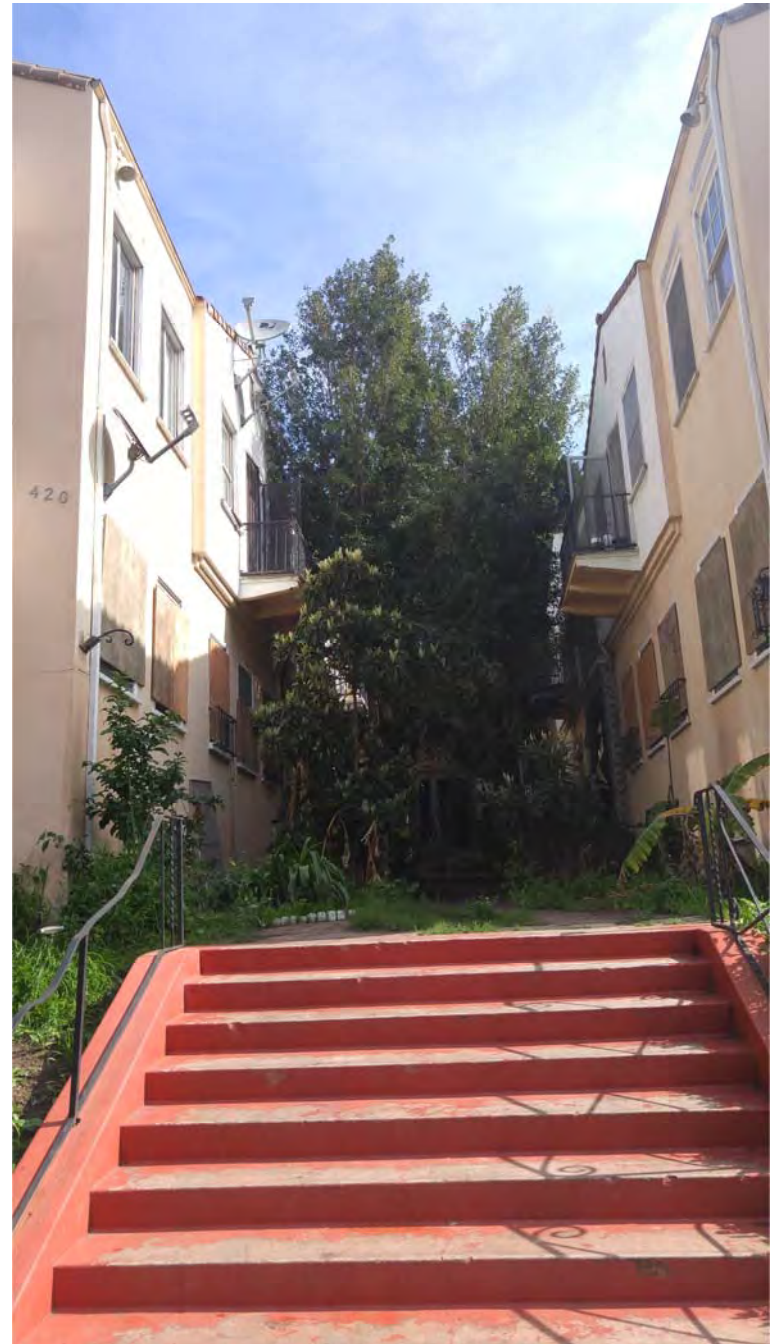
412-420½ North Norton Avenue

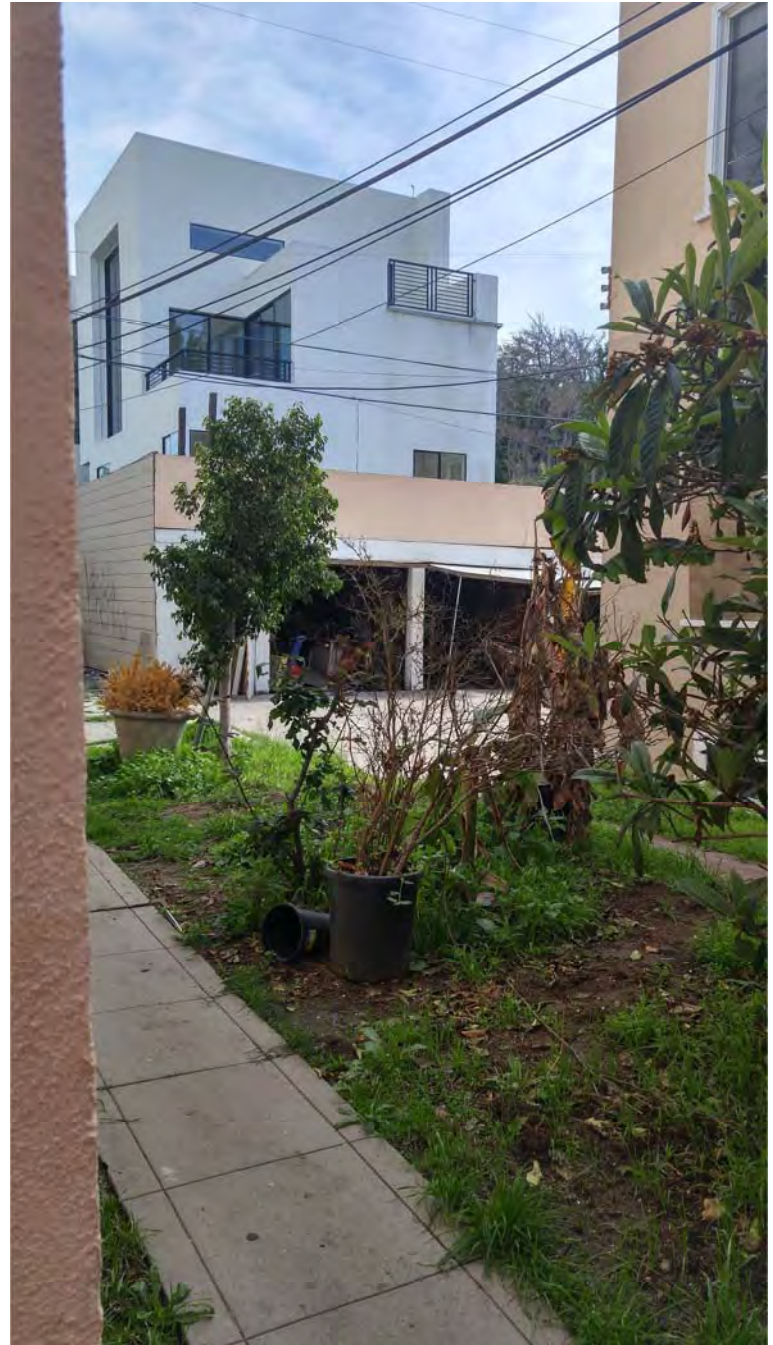
CHC-2017-136-HCM

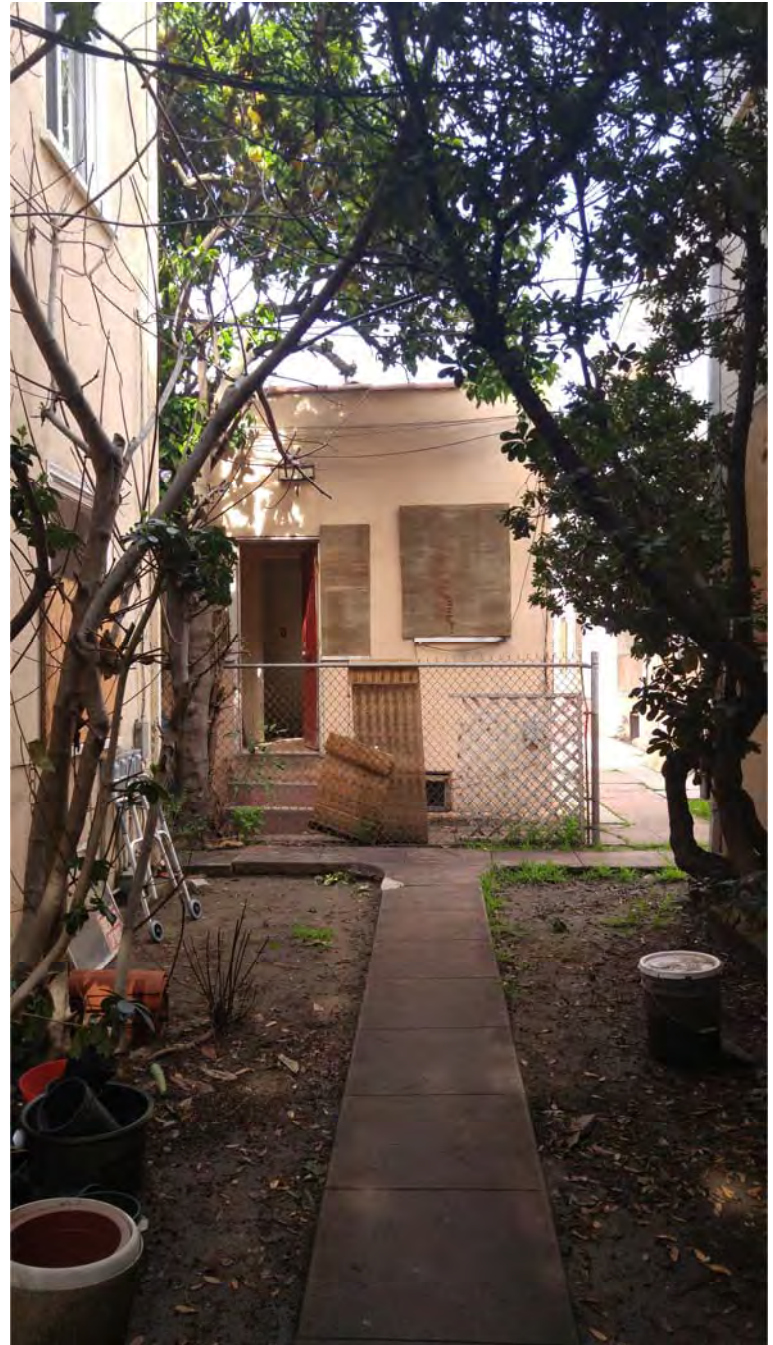
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**COMMITTEE/ STAFF SITE INSPECTION PHOTOS  
FEBRUARY 9, 2017**









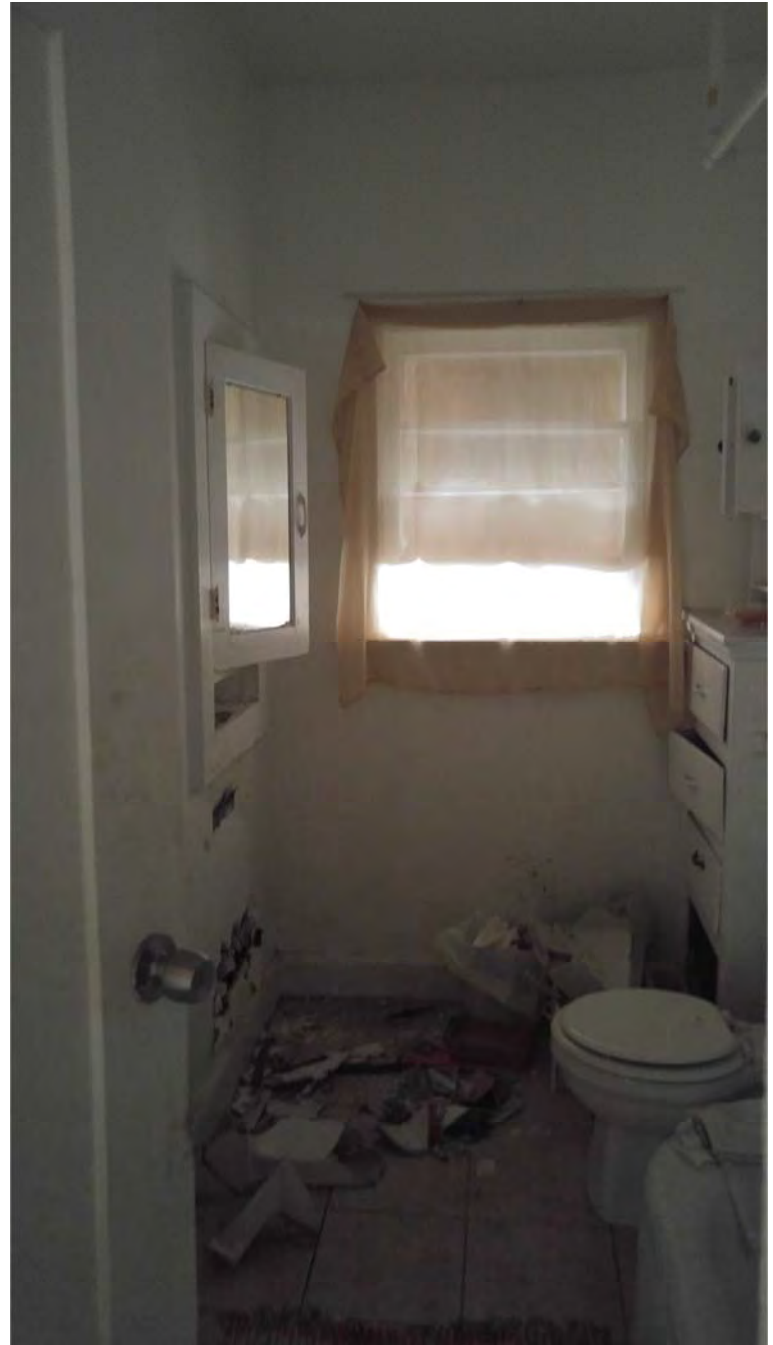






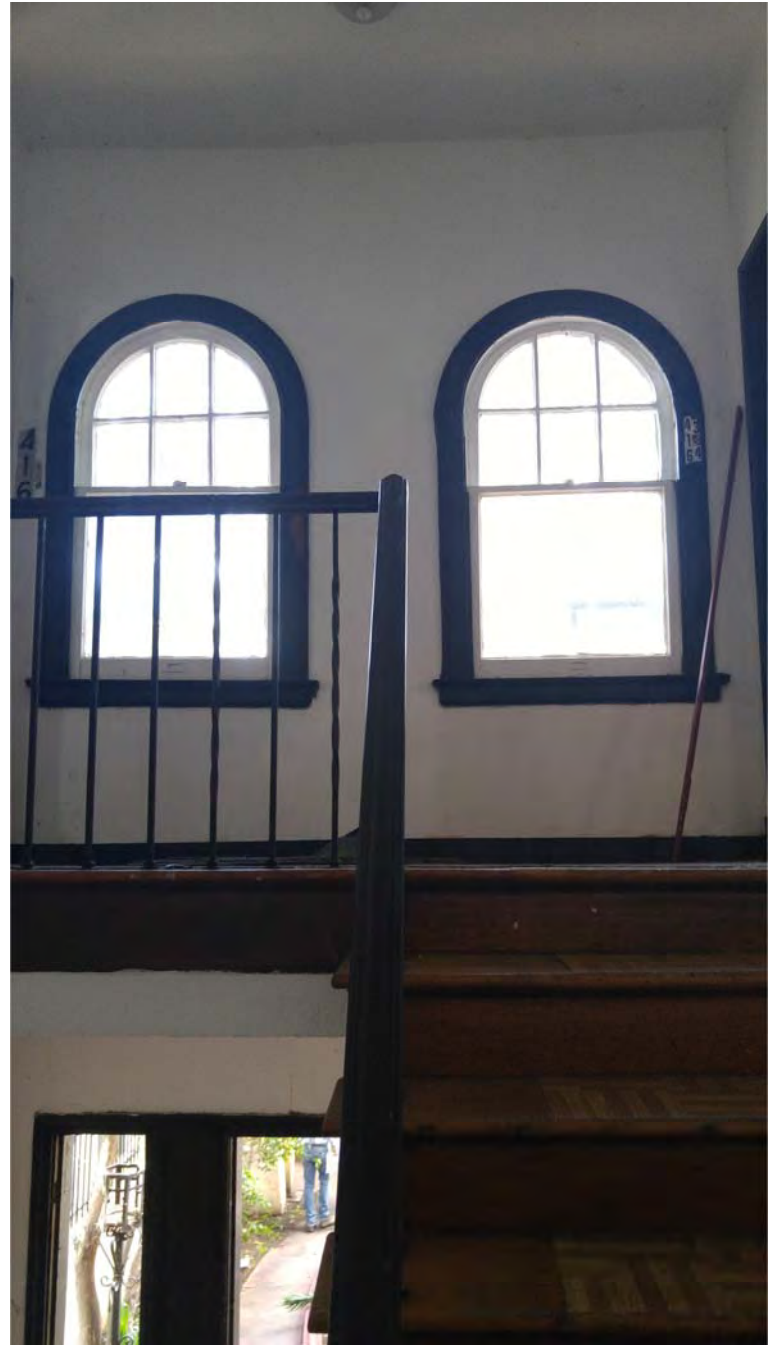










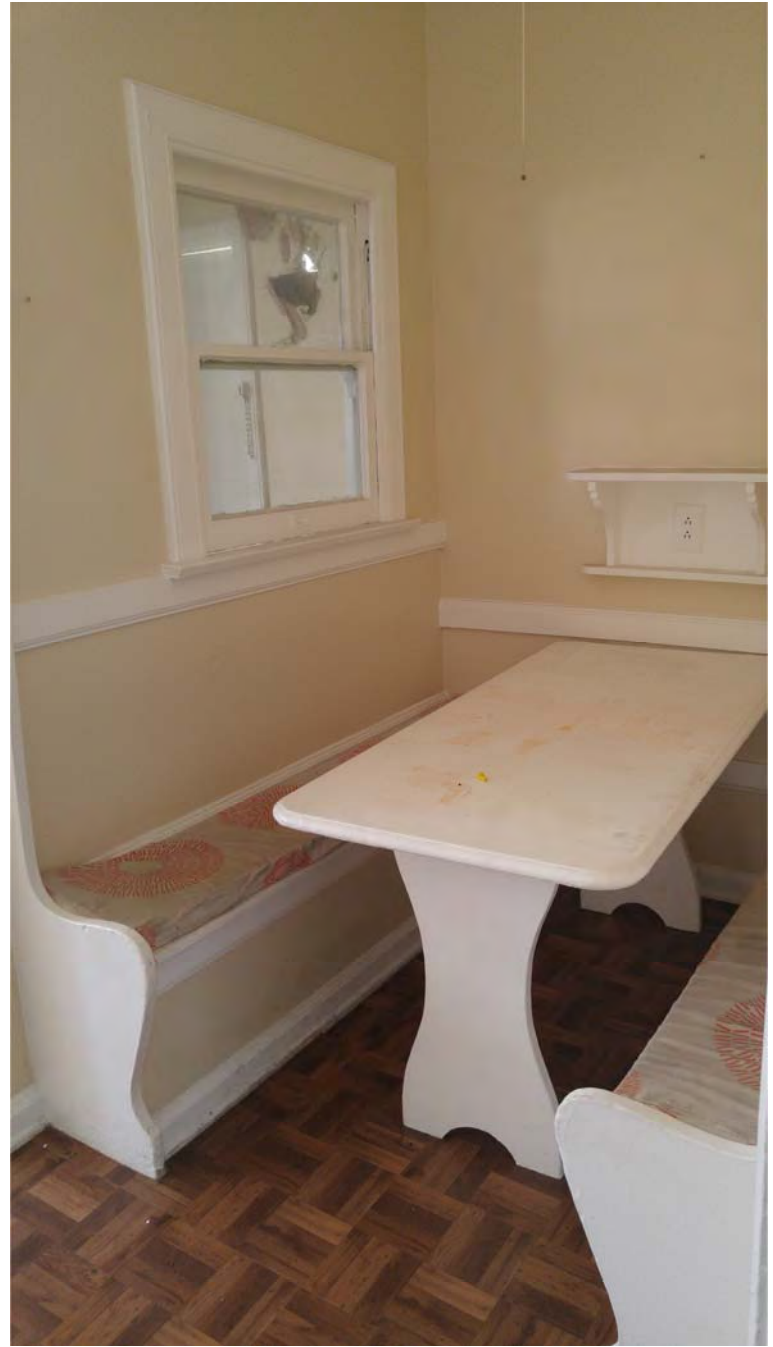


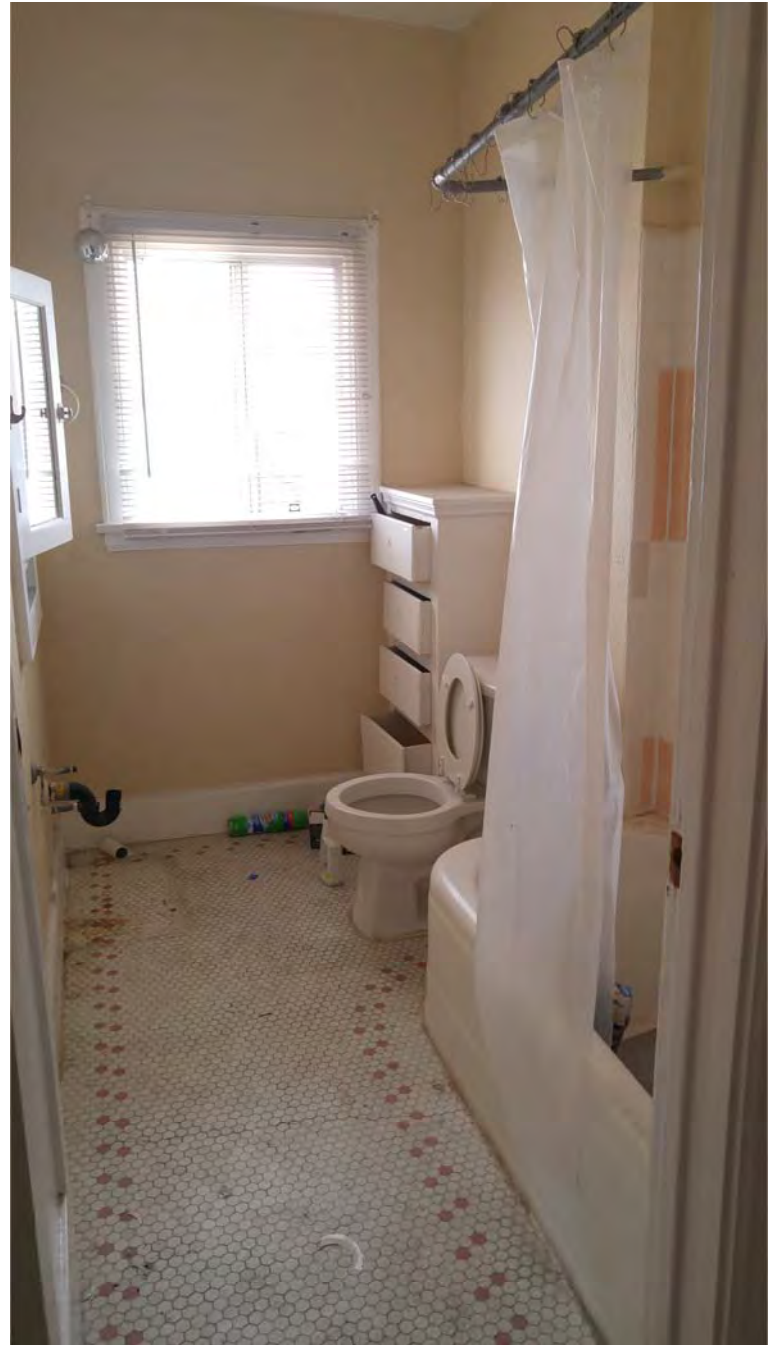


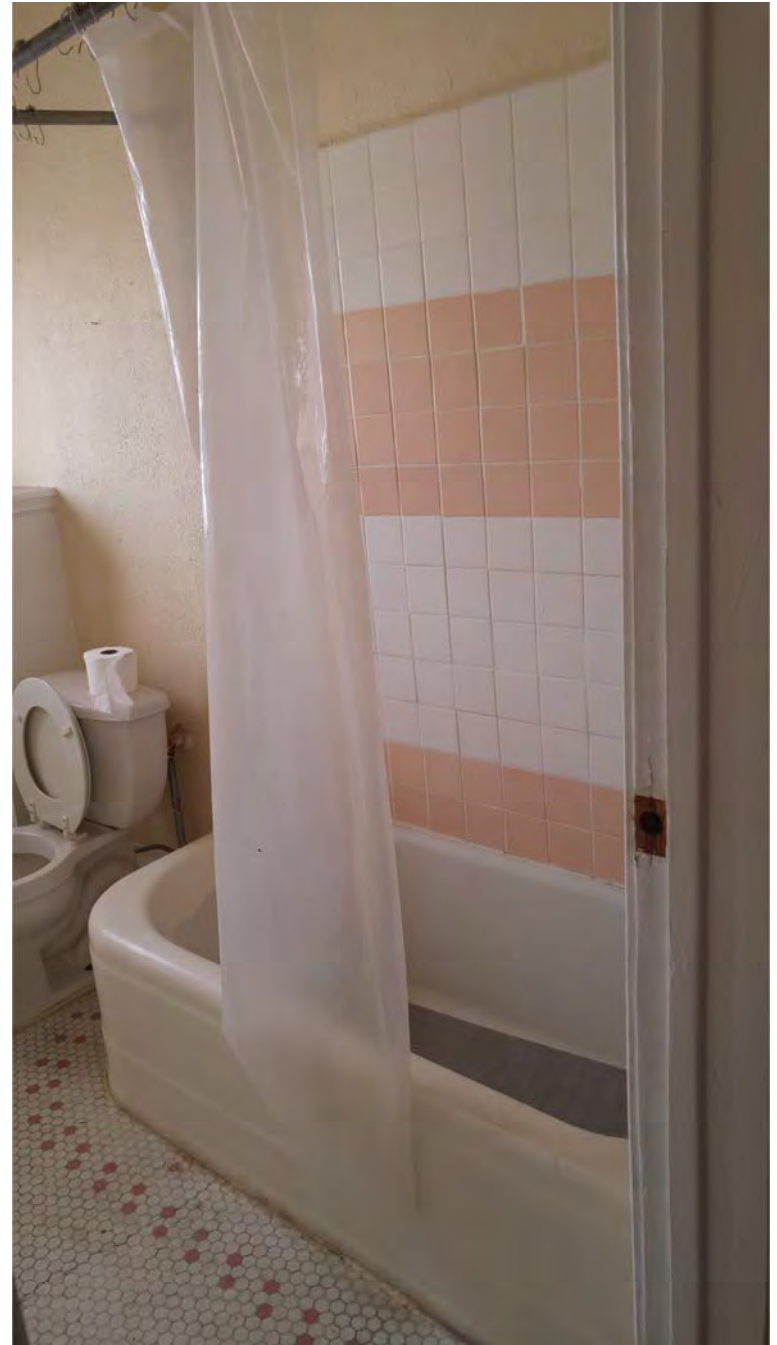


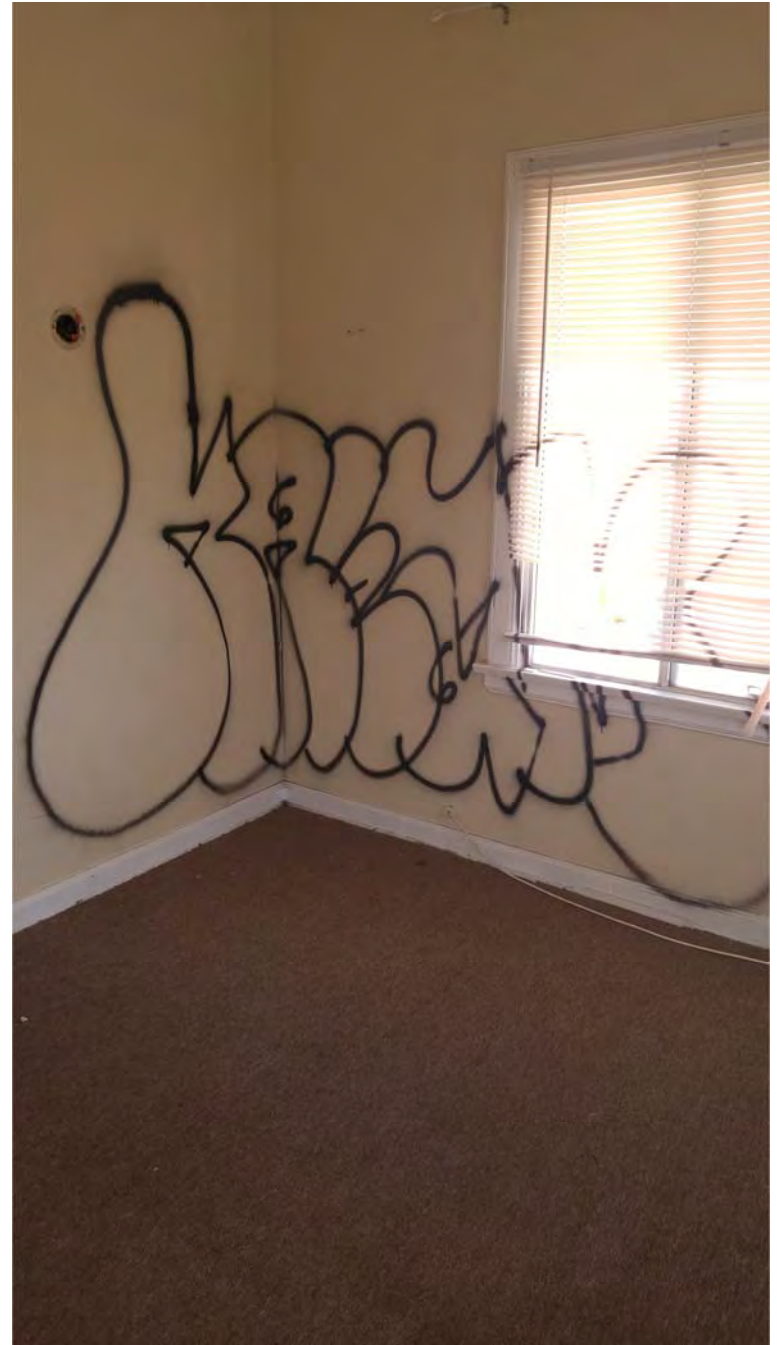




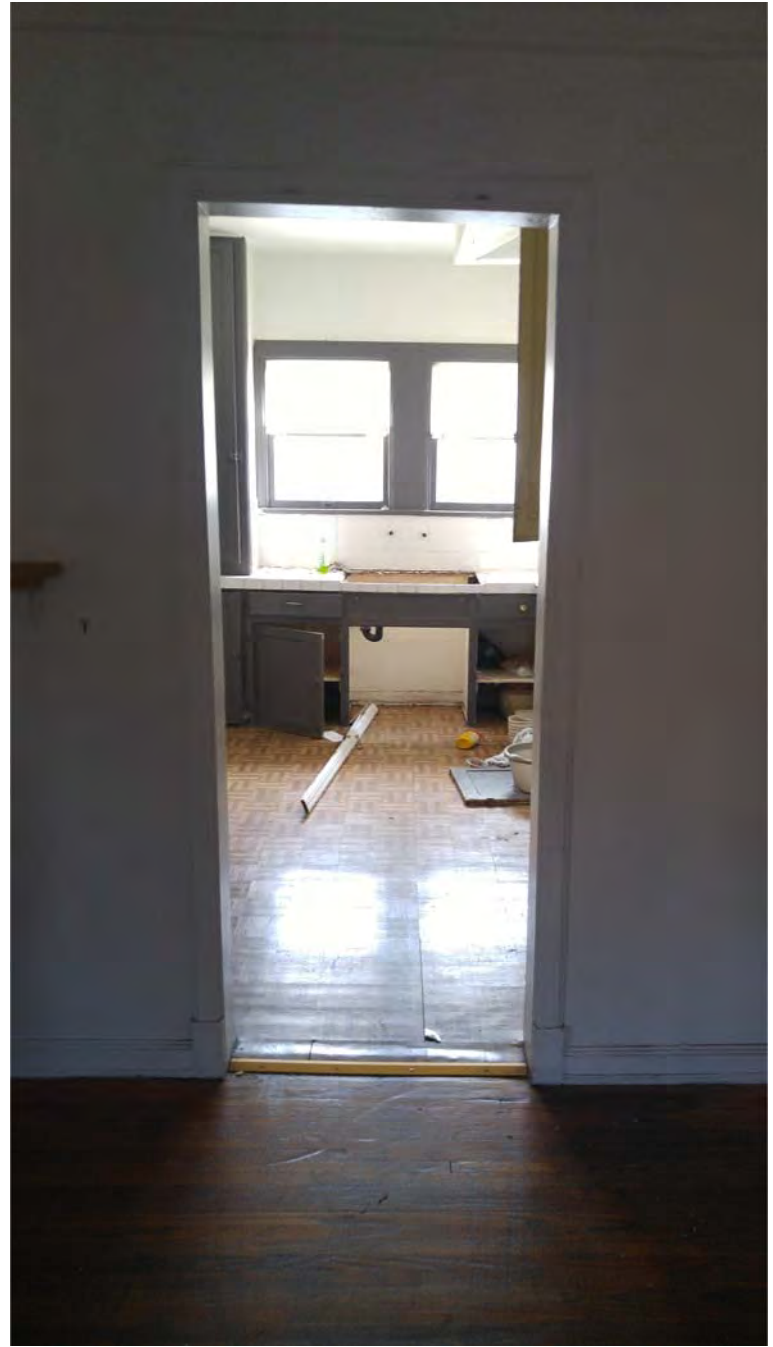












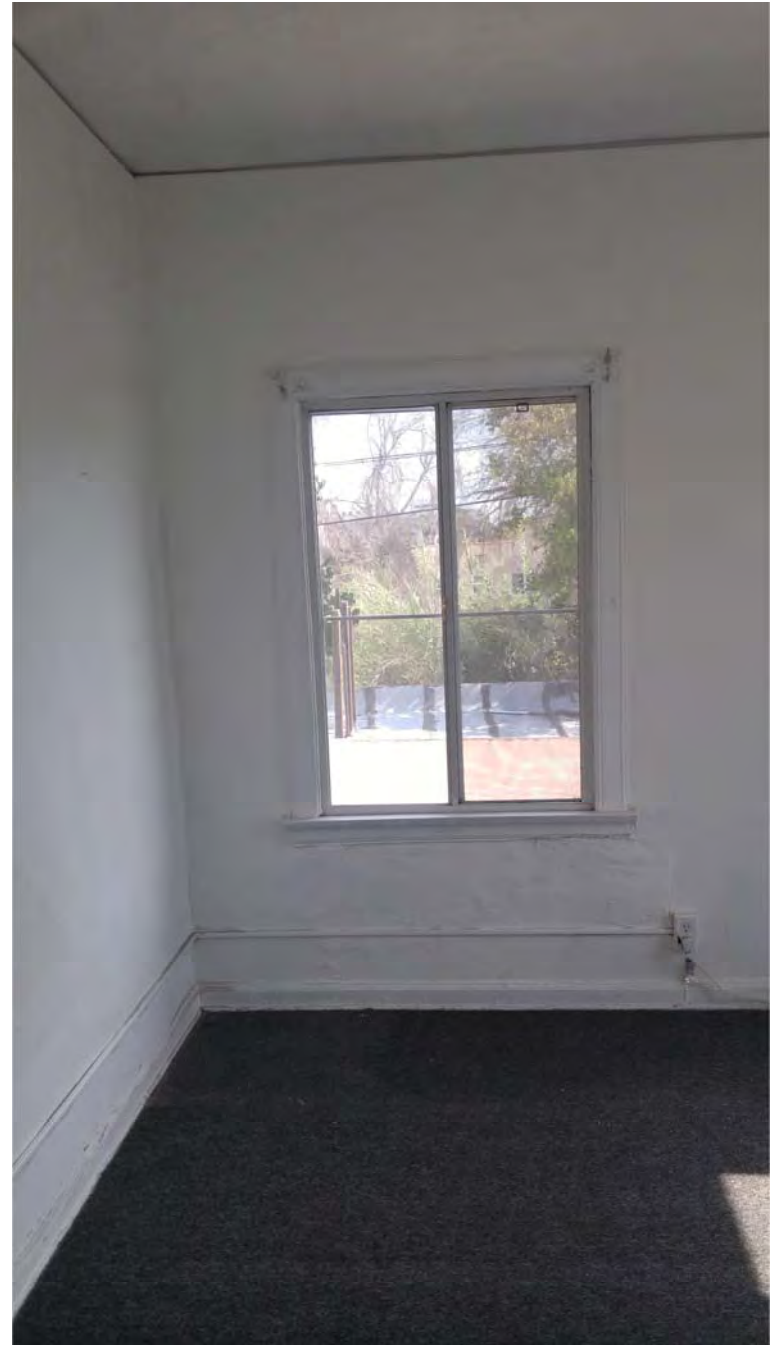


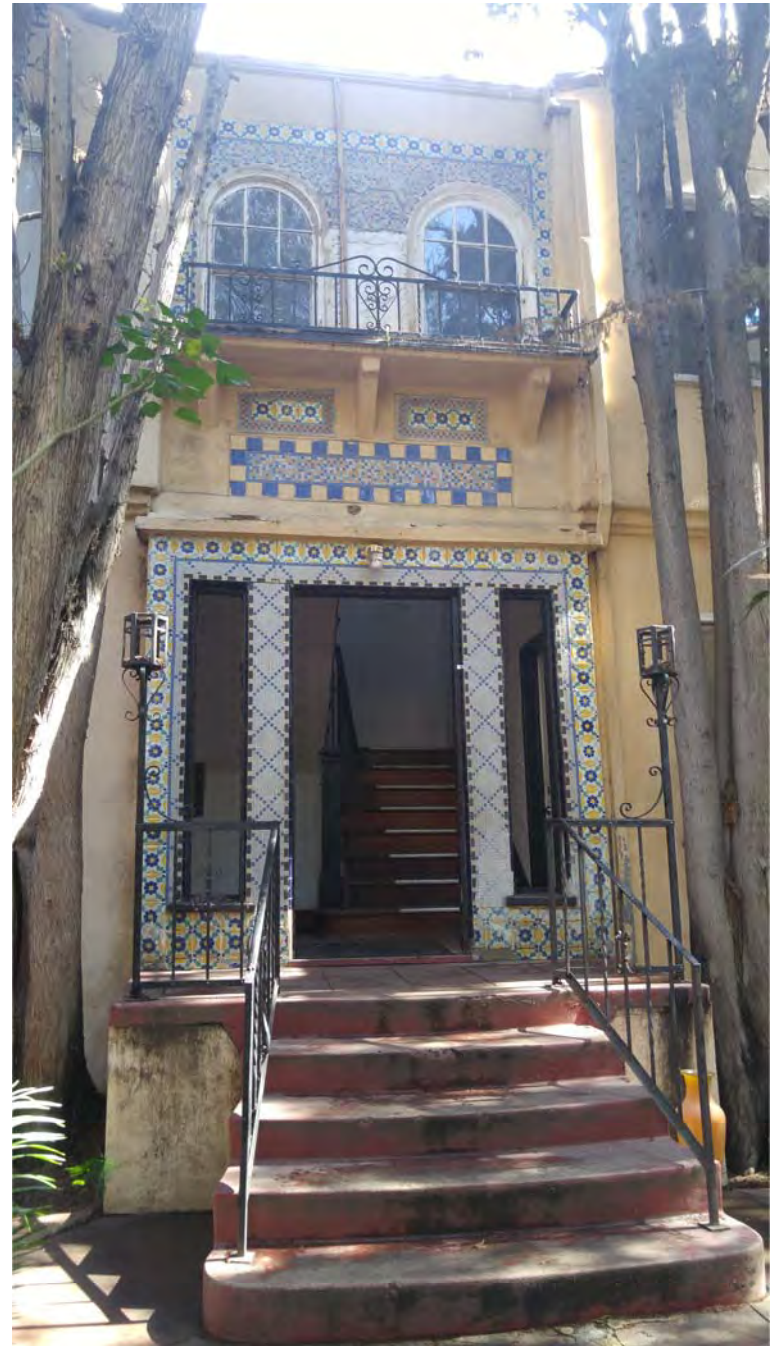












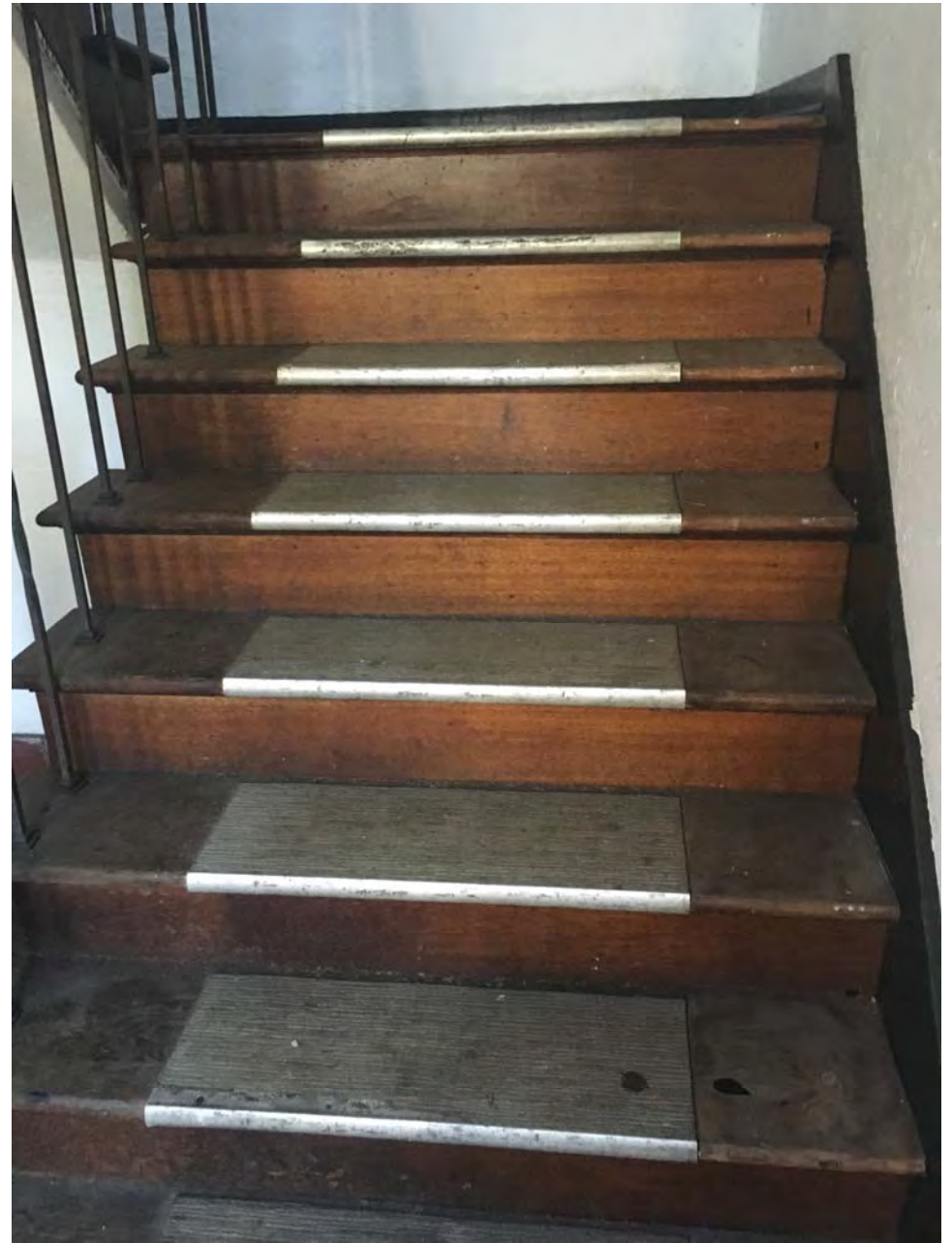












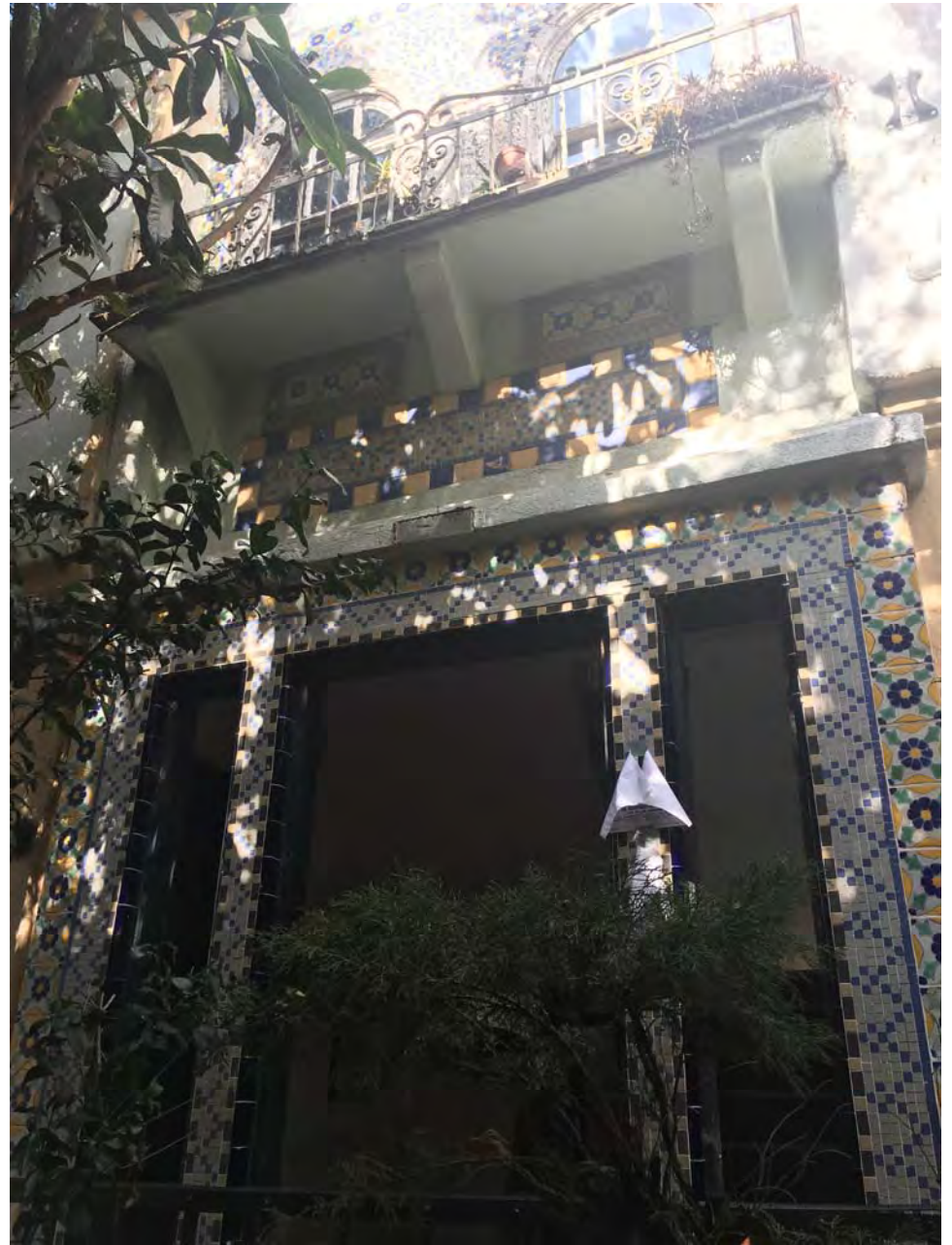


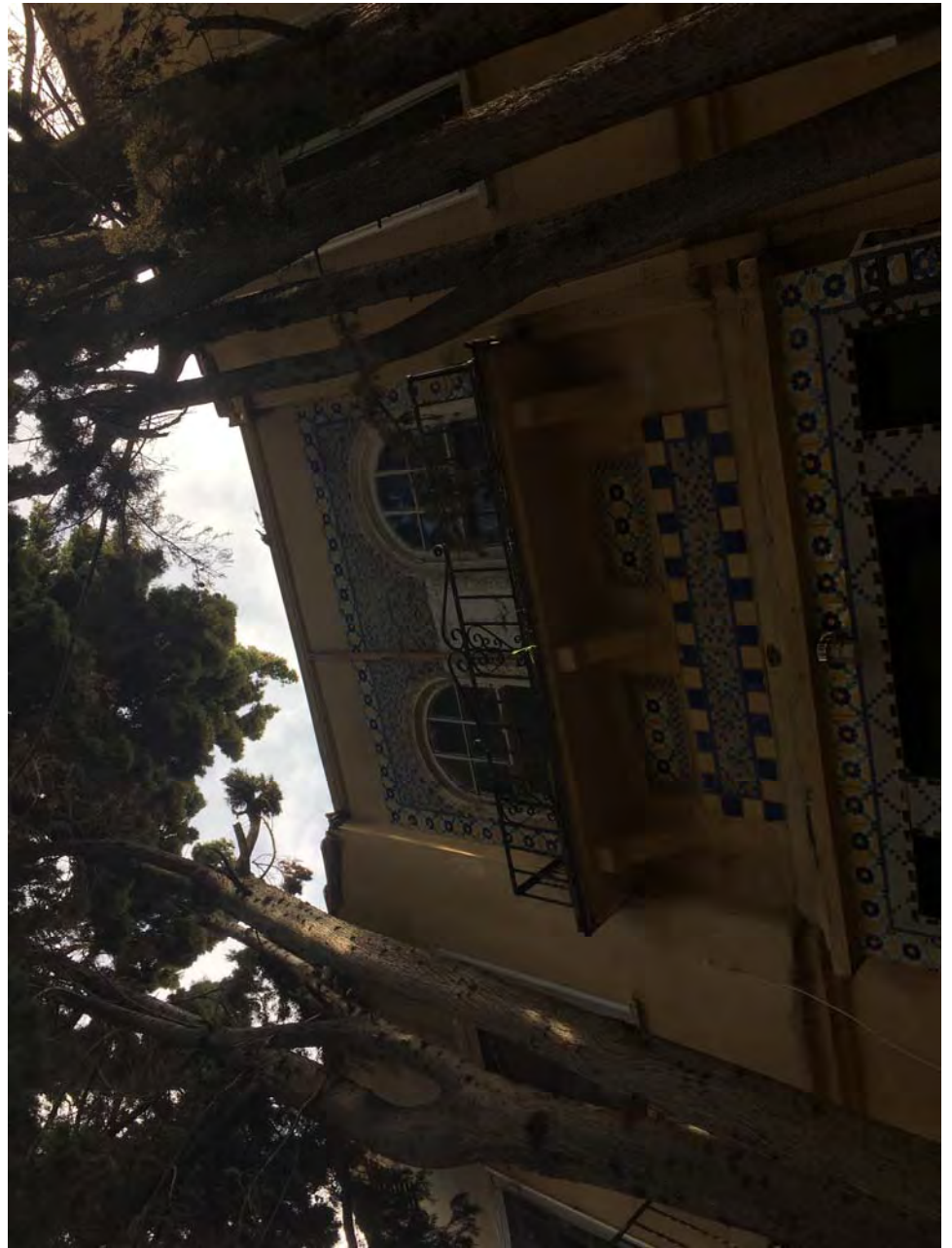










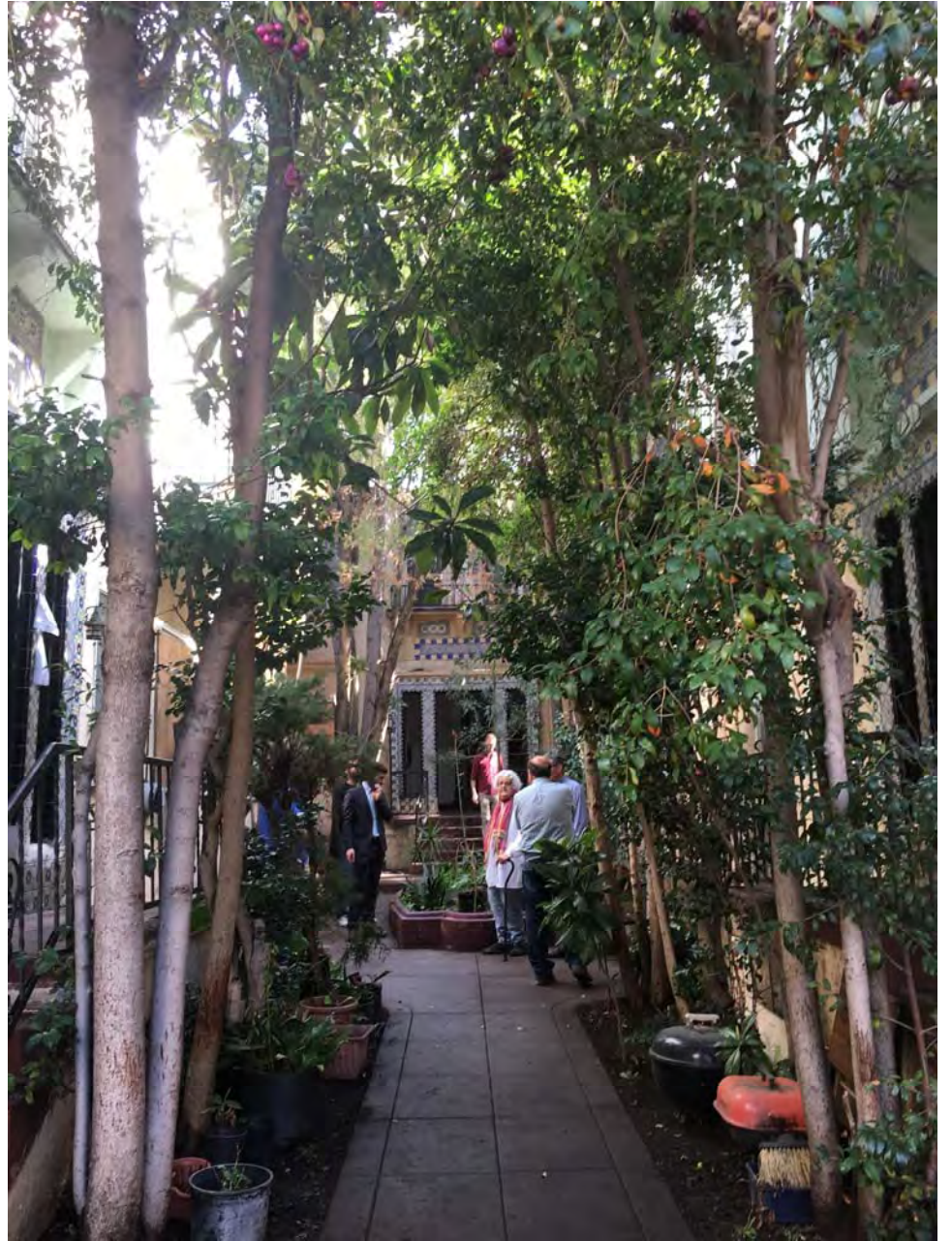














# HISTORIC-CULTURAL MONUMENT NOMINATION FORM



## 1. PROPERTY IDENTIFICATION

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

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

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

## 3. STYLE & MATERIALS

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



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 4. ALTERATION HISTORY

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

|  |  |
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## 5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

## 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

|  |
|--|
| Reflects the broad cultural, economic, or social history of the nation, state, or community  |
| Is identified with historic personages or with important events in the main currents of national, state, or local history                                  |
| Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction |
| A notable work of a master builder, designer, or architect whose individual genius influenced his or her age   |



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 7. WRITTEN STATEMENTS

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

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

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

## 8. CONTACT INFORMATION

### *Applicant*

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

### *Property Owner*

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

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

### *Nomination Preparer/Applicant’s Representative*

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



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 9. SUBMITTAL

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

### APPLICATION CHECKLIST

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

## 10. RELEASE

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

Date: 1-16-2017

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](http://preservation.lacity.org)

*Norton Flats*  
*Architectural Description*

These three 2-story 4-unit apartment buildings are arranged in a symmetrical manner in a U-shaped pattern around a central garden courtyard that is filled with mature trees and other plantings. The buildings are of the Spanish Colonial Revival style and each have low transverse gables with a secondary low central forward gable over the central front entries to the units. The buildings are clad in smooth stucco and have Spanish clay tile roofs.

Architectural details include multi-light wood casement double hung windows, front balconies facing the central courtyard, inlaid tile surrounding the entries and above the entry and surrounding the upper windows on the rear building, which also has checkered tile strips above the upper arched windows. The elevated entries are served by centered concrete steps and porch on the rear building and concrete porches with side steps on the two side buildings. All have decorative wrought iron railings with light poles flanking the steps to the rear building. Entry vestibules have a tiled floor with stained wooden staircases to the upper units.

The central courtyard is fed from the street by a central set of concrete stairs and a concrete walkway with an articulated planter in the center in front of the rear building. Mature plantings and trees flank the walkway.

A single garage building at the rear of the property has individual stalls for each unit.

# Norton Flats

## 412-20 N. Norton Avenue

### Significance Statement

Built in 1926 for Romanian-born Benjamin Joseph, this three building, twelve-unit apartment complex was designed by the architect Leonard Lymon. Jones. As an example courtyard housing, the three principal buildings have been noted for their architecture in Survey L.A., given a status code of 3S;3CS;5S3.

The Survey L.A. description refers to the design as that of a two-story bungalow court noting that it "is an excellent example of an intent 1920s bungalow court...Once a common residential property type in Los Angeles, bungalow courts that remain intact are increasingly rare. Constructed in 1926, this bungalow Court is one of the few remaining examples in the area that retains its original site plan, landscape and hardscape elements, and architectural features."

The symmetrical layout of the three two-story buildings is in keeping with a bungalow court. However, the traditional concept of a bungalow court is normally viewed as a grouping of small single-family bungalows or duplexes facing a central garden with either a larger building or an additional one or two smaller buildings facing forward at the rear. Most courts are set on double lots, although some are found as a single row of bungalows on a single lot. Traditionally, the smaller buildings are single story, while the rear building, which is either a larger single-family "owners house" or a one or two-story multiple unit building.

The larger scale and the use of three 4-unit two-story buildings is much more in the tradition of courtyard housing, where the taller buildings surround the central landscaped patio or courtyard area.

**Courtyard housing** is a distinct medium density multi-family housing typology centered on a shared outdoor open space or garden and surrounded by one or two stories of apartment units typically only accessed by courtyard from the street (and not by an interior corridor). The courtyard housing typology developed in the Los Angeles area in the 1920s by several small scale developers in response to the region's climate and housing needs and which typically adopted a Mediterranean or Spanish Colonial architectural style. The courtyards would be quiet and shaded outdoor spaces that served as a transition between the street and the individual apartment units and were primarily aesthetic in nature and non-recreational space. In the years following, the typology was implemented across the United States until around the time of World War II when the automobile became more dominant

to daily life and had more of an impact on the built environment when then-newer housing typologies were developed in response such as the dingbat.

Jones, the architect, had been working in Los Angeles since 1912, when he came to Los Angeles from San Francisco. He and his wife, Gladys, were married in Blackfoot, Idaho on May 24, 1906, but the marriage ended in a rather colorful divorce almost eight years later. Jones himself was native of Meeker County, Minnesota, Born on October 24, 1881. In 1900, he was a 19 year old farm laborer in Buckhorn, Colorado, yet a decade later, he was an architect in San Francisco.

After moving to Los Angeles, he was designing apartment buildings and hotels, but ran into another glitch when he was fined for practicing architecture without a license in 1915. After resolving that issue, he was to retain his architectural practice until his death on September 2, 1947 at the age of 66. His portfolio included several hotels and at least one small movie theater at West Adams Boulevard and Calais Street.

Benjamin (Benney) Joseph had immigrated to the United States with his wife, Matilda, in 1897, earning his income as a merchant. First settling in New York, where their son, Joe was born the following year. They removed to Birmingham, Alabama around 1901, living there until around the time of the First World War, when they relocated to Los Angeles, joining the growing Eastern European Jewish community. By 1930, Benney Joseph had become a United States citizen. Now retired, Joseph began the construction of his flats in June of 1926. After completion, Joseph, his wife and sons Lester and David, moved into the unit at 414 N. Norton and managed the building until they sold it in 1930.

The second owner was Walter C. Bunk, who sold it to W. J. Fulton, Jr. on July 28, 1933. Nothing was found on either Bunk or Fulton. On May 14, 1938, the flats were acquired by Saul Burston. Nothing was found on Burston, either.

The next owners were Mabel L. Smith and Lois M. Lee, who bought it in early 1941. On March 29, 1941, Lois Lee's husband, architect W. Douglas Lee, was added to the title. Mabel Smith was a developer who had bankrolled several new apartment buildings during the 1930s. The trio retained ownership during World War II, selling it on May 14, 1946 to Stanley F. and Betty E. Rogers, who transferred the complex to Nathan and Mildred Tomkin who had moved to Los Angeles from Milwaukee, Wisconsin in after the couple married in Yuma, Arizona in April 1940. The Russian-born Nathan and his Wisconsin-born wife ran a grocery at 806 S. Bixel Street store for many years. The couple lived in the unit at 416½ N. Norton Avenue. Nathan Tomkin, whose Russian name was Nois Tonkonogy, had immigrated to the United States in 1912 and was naturalized

while living in St. Louis, Missouri, on May 13, 1919. He passed away on February 15, 1959 and Mildred sold the buildings to Ralph I. Smith and Don C. Johnson on April 5, 1962. Johnson was a Pasadena area professor at Whittier College. They sold it on May 14, 1964 to a group of tenants headed by Joseph Hitter, which was to retain the property for the next half century. Hitter had been living in the unit at 420½ N. Norton Avenue as early as 1958, when he became a United States citizen.

The other tenants were Charles and Renee Petlak along with John and Ursula Kanal. All of them were Polish refugees and Holocaust survivors. At least one, Jakub (John) Kanel, was a survivor of the Bergen Belsen Death Camp, in Germany. He was part of a group of 2,500 Jews that were being transferred at the time of their liberation. The following account by V. Weisskopf in the March April edition of the Israeli magazine "Harefuah" describes their ordeal:

"On 6th April 1945, nine days before the liberation of the Bergen Belsen Concentration Camp, about 2,500 Jewish prisoners were ordered to prepare to leave the camp on the next day. On 7th April, the prisoners left through the gates of the camp and began to walk about 10 kilometers to the train station near the city of Celle. There they were ordered to board a train that would take them to the Theresienstadt Concentration Camp. After six days of travel, the train stopped near the village of Farsleben, Germany, where it was liberated by the 743rd Tank Battalion of the 30th Infantry Division, of the U.S. 9th Army, on 13th April 1945. The 105th Medical Battalion of the same Division was the primary care provider for the survivors, who were then taken in vehicles available from the 30th Infantry Division, and organized into a convoy by the Division's Liaison Officer, Lt. Frank W. Towers, to the town of Hillersleben. A former German Air Force Base was located at Hillersleben with a small hospital that could not provide medical attention to all the survivors. On 21st April, Company C of the 95th Medical Battalion, received an order to go to Hillersleben. Colonel Dr. William W. Hurteau, the Commanding Officer of this Battalion, determined that the biggest task given to the Battalion during World War II, was establishing another hospital in the town of Hillersleben and providing additional beds in the existing hospital, which was a structure that had served as a boarding school. Furthermore, they needed to acquire hospital equipment which was obtained from German equipment and supplies that had been captured by the U.S. Military. Also, they took care of obtaining food supplies from German warehouses, and meat and milk from local dairy farms. The lives of the prisoners on this train were saved by the heroism and dedicated work of those brave soldiers of the 30th Infantry Division and the 95th Medical Battalion."

On June 7, 1974, the property was placed only in the Petlak and Kanel names. After John Kanal's Death on February 29, 1988, the property was put solely in the

Petlak names at the end of September. Shortly after Kanel's death, the property next door, known as Norton Court, was purchased by the Petlaks and Ursula Kanel, placing both properties in their respective trusts until September 30th, when they were put in the Pelak's names, only. They retained ownership until after Charles Petlak's death, when they were deeded to the current owners on November 10, 2015.

Norton Flats are an important architectural type specimen of a Spanish Colonial Revival Courtyard complex. The use of tile in the design of the three buildings is of particular note. It is also important as the home of and the long-time ownership (1964-2015) by Polish Jews who had survived the Nazi Holocaust who came to the United States as refugees and made new lives as U. S. citizens.

# Norton Flats

## Bibliography

### **Books:**

Gleye, Paul.....The Architecture of Los Angeles.....©1981, Rosebud Books

McAlester, Virginia and Lee.....A Field Guide to American Houses.....©1990, Alfred A. Knopf

### **On-Line Sources:**

Courtyard Housing.....Wikipedia

Spanish Colonial Revival Architecture.....Wikipedia

### **Los Angeles Times Articles:**

She's Too Good, Husband wants Spice.....Jan 10, 1914, Page II12

Modern Hostelry for East Fifth.....Aug 16, 1914, Page V1

Big Hotel Planned for San Pedro Site.....Sep 23, 1923, Page V7

Architect Sans License Fined.....Jul 25, 1925, Page II2

New Apartment Structure on Spacious Scale.....Jan 8, 1928, Page E6

### **Additional Data Sources:**

Jewish Holocaust Survivor List from the World Jewish Congress

Los Angeles City Building Permits

Immigration and Naturalization Records

Los Angeles County Assessors Records

Los Angeles County Subdivision Maps

Social Security Death Index

Survey LA printouts (Attached)

United States Census Records

World War I Draft Registration Records



# Norton Flats Photographs



*Norton Flats, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)*



*Norton Flats, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)*



*Norton Flats, 412-420 N. Norton Avenue, satellite view, 2015 (Photograph by Google Earth)*



*Norton Flats, courtyard planter, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)*



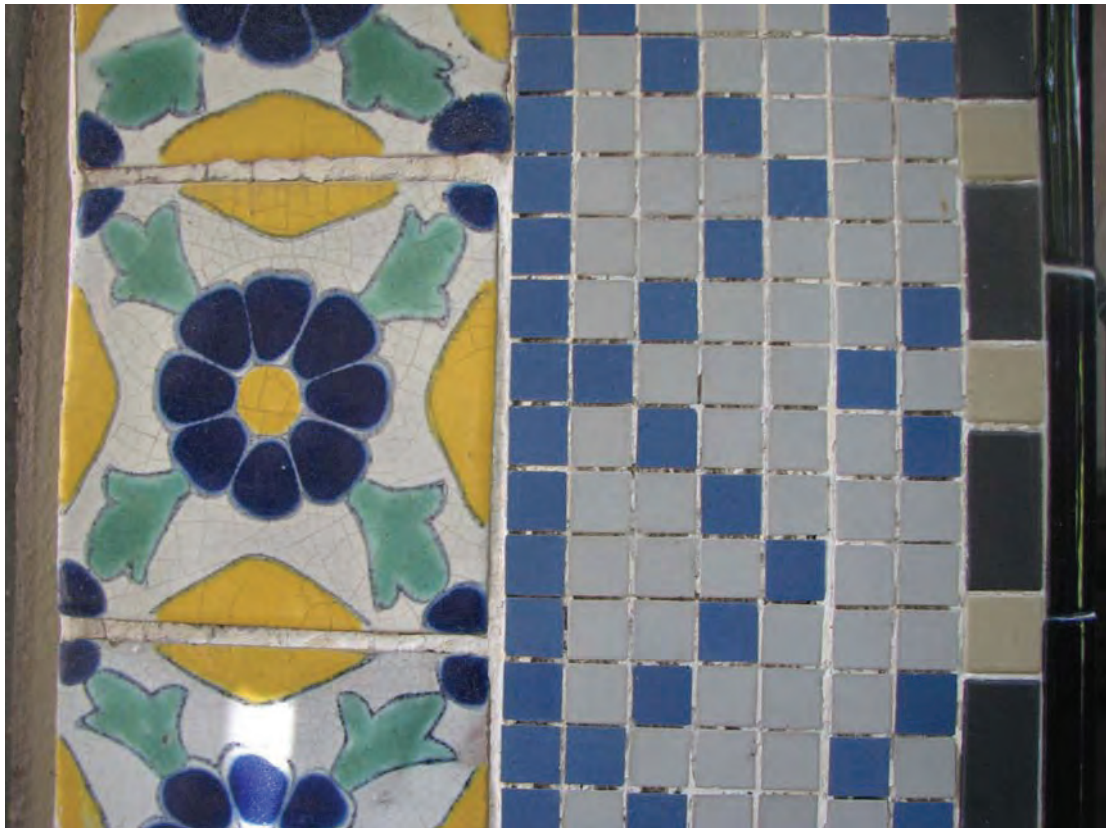
*Norton Flats, courtyard, 412-420 N. Norton Avenue, August 20, 2015 (Photograph by Carlos Miranda)*



*Norton Flats, courtyard, 412-420 N. Norton Avenue, August 20, 2015 (Photograph by Carlos Miranda)*



*Norton Flats, tiled entry, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)*



*Norton Flats, entry tile, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)*



*Norton Flats, entry to South building, 412-420 N. Norton Avenue, August 20, 2015 (Photograph by Carlos Miranda)*



*Hollywood Palladium, Eastern storefronts, 6215 Sunset Boulevard, July 10, 2015 (Photograph by Charles J. Fisher)*



*Norton Flats, tile lentils,, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)*



*Norton Flats, entry foyer bannister, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)*



*Norton Flats, entry foyer floor, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)*



*Norton Flats, rear building entry & balcony tile, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)*



*Norton Flats, arched windows, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)*



*Norton Flats, kitchen bench, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)*



*Norton Flats, original bathroom tile, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)*



*Norton Flats, garages, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)*



*Norton Flats, rear entry, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)*



*Norton Flats, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)*

**Name: 412-420 North Norton Avenue Bungalow Court**



**Description:**

The 412-420 North Norton Avenue Bungalow Court occupies two adjacent residential parcels in the northeast section of the Wilshire CPA, near the neighborhood of Windsor Square. The property consists of side-by-side, two-story Spanish Colonial Revival style bungalows that are linear in plan and oriented inward, and one two-story Spanish Colonial Revival style bungalow that spans the rear of the property and faces the street. The buildings open into a narrow central court that provides access to individual units; the court is densely planted with mature trees and shrubs, bisected by a concrete path, and accessed by a set of concrete steps. Alterations include the addition of awnings and security window bars.

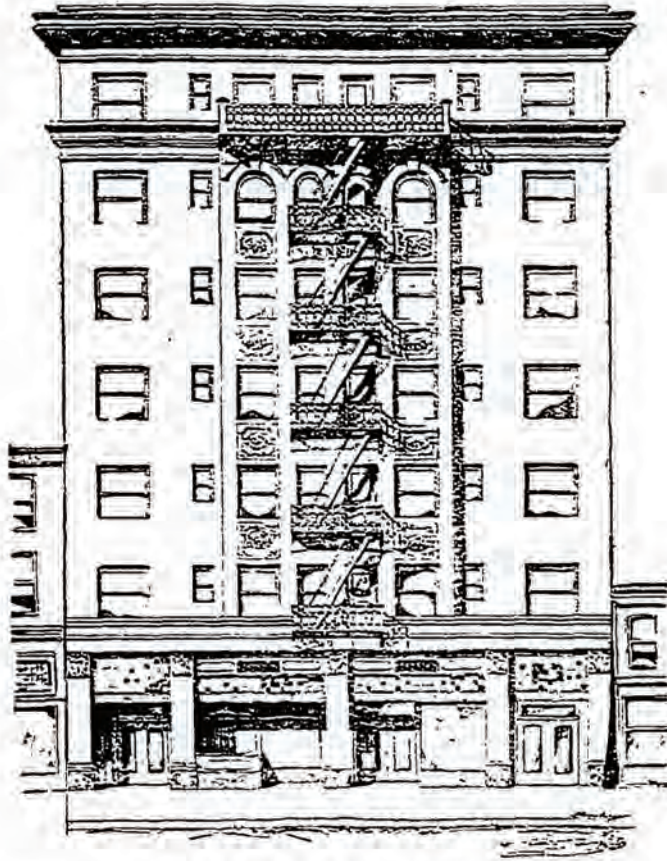
**Significance:**

The 412-420 North Norton Avenue Bungalow Court is an excellent example of an intact 1920s bungalow court in the Wilshire CPA. Once a common residential property type in Los Angeles, bungalow courts that remain intact are increasingly rare. Constructed in 1926, this bungalow court is one of few remaining examples in the area that retains its original site plan, landscape and hardscape elements, and architectural features.

**Context 1:**

|                    |   |
|--------------------|---|
| Context:           | Residential Development and Suburbanization, 1850-1980  |
| Sub context:       | Multi-Family Residential Development, 1910-1980   |
| Theme:             | Multi-Family Residential, 1910-1980   |
| Sub theme:         | The Bungalow Court, 1910-1939   |
| Property type:     | Residential   |
| Property sub type: | Bungalow Court  |
| Criteria:          | C/3/3   |
| Status code:       | 3S;3CS;5S3  |
| Reason:            | Excellent example of a 1920s bungalow court in the Wilshire area; intact examples of the property type are increasingly rare. |

## For Site Near New Depot.



### Hotel for C. Wellington Howard.

Fireproof hostelry just started on East Fifth street near Ruth avenue. The building was planned by the Leonard L. Jones Company.

Near New Depot.

## MODERN HOSTELRY FOR EAST FIFTH.

### WORK BEGUN ON SEVEN-STORY FIREPROOF BUILDING.

Structure to Be of Reinforced Concrete Construction and to Be Finished in Hardwood, Tile and Marble—To Contain More Than Hundred Rooms.

Work was begun during the past week upon a seven-story reinforced concrete hotel building to be erected by C. Wellington Howard on the north side of East Fifth street just west of Ruth avenue. Excavations for the structure were completed several days ago.

The improvement is the direct result of the impetus to East Fifth-street development given by the starting of the new Southern Pacific depot. The hotel will be only a short block from the big passenger station and the owner hopes to have it ready for opening by January 1, in order to be able to profit from the immense influx of 1915 travelers arriving here over the Southern Pacific lines.

The hotel will contain 123 guest rooms, with about 40 per cent. private baths, and it is to be finished in hard woods. The lobby will be in tile, marble and mahogany. Stores will flank the lobby entrance on either side. The building will be absolutely fireproof. The cost, complete, is estimated at approximately \$100,000.

Plans for the hotel were drawn by the Leonard L. Jones Company. W. W. Paden will be the builder. W. H. Tarver is acting as Mr. Howard's representative in the enterprise and will have the leasing agency for the property.

## ARCHITECT; SANS' LICENSE, FINED.

### FIRST PROSECUTION UNDER THE NEW STATE LAW; MUCH IN- TEREST SHOWN.

Marking, it is said, the first prosecution in Southern California under the State law providing a penalty for the failure of an architect to take out a license to practice in California, the case of Leonard L. Jones, tried yesterday morning before Police Judge White, attracted no little attention among builders and contractors. The defendant was unable to establish the fact that he had complied with the law and was fined \$75 after he had made the promise that he would at once make application to the State Architectural Commission for a license.

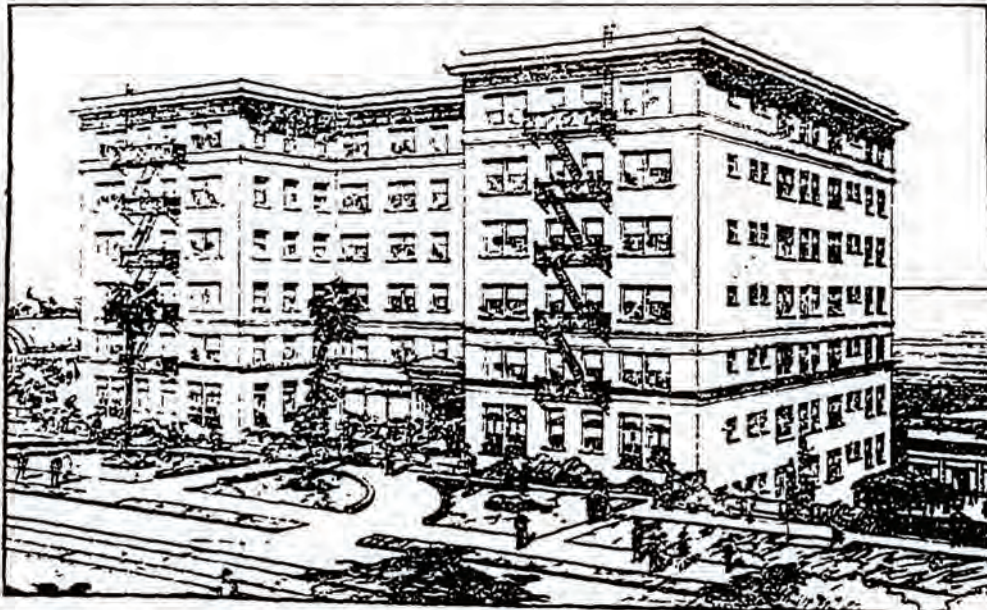
Attorney W. F. Brown, representing the defendant, made a strong plea for his client upon the ground that at one time he had secured a license from the northern board and that the law permits an architect to take a job without a license if he has made the deficiency known to his employer. Attorney Brown contended that Mr. Jones had told the people for whom he drew plans that he was not a licensed architect, but evidence to this effect was lacking.

According to the testimony, Mr. Jones has been working for the F. O. Engstrum, Carl Leonardt companies and other prominent concerns. Local architects are said to have complained often of the architect's refusal to apply for a license and finally decided to bring the matter to an end by taking it into the courts.

The extreme penalty for violating this law is a fine of \$500 or imprisonment of six months.

FINE APARTMENTS FOR OCEAN FRONT.: NEW LONG BEACH STRUCTURE WILL ...  
*Los Angeles Times* (1886-1922); Aug 10, 1919; ProQuest Historical Newspapers: Los Angeles Times  
pg. V16

## *New Long Beach Apartment.*



To be Built for Edith L. Paden of Los Angeles: Edward L. Maberry and L. L. Jones, Architects.

### FINE APARTMENTS FOR OCEAN FRONT.

#### NEW LONG BEACH STRUCTURE WILL OVERLOOK A CITY PARK.

Plans have been completed and contracts will be let this week for the erection of a new eight-story apartment building at Long Beach on West Ocean avenue, commanding a fine view of the Pacific Ocean, between Cedar Way and Chestnut way. It will be erected for Edith L. and W. W. Paden of Los Angeles, and according to Mr. Paden, will cost approximately \$350,000. The lot, 125 feet on West Ocean avenue and 39 feet through to Windsor avenue, was purchased by Mr. Paden from the Strand Investment Company, for \$100,000.

The building, plans for which have been prepared by Edward L. Maberry and Leonard L. Jones, will be a Class "A" structure containing 217 rooms or 100 apartments arranged in two and three room suites. It will be of reinforced concrete construction, arranged in "H" shape, with wide court spaces. The main entrance on Ocean avenue will open on a wide court arranged with fountains and planted with ornamental trees and shrubbery. Adjoining the property will be a vine-covered wall of red brick and white plaster with an iron gate and ornamental lights.

Features of the building, equipment will be a large billiard rooms and lounging rooms. There will be a private commissary provided with refrigerating boxes for dairy products and meats. Tenants will at all times have groceries and provisions at hand without leaving the building. Available for use by tenants will be a model laundry equipped with the latest laundrying devices. The interior finish will be hardwood throughout.

The new apartment building will be conducted by a manager representing Mrs. E. L. Paden, the owner.

## **BIG HOTEL PLANNED FOR SAN PEDRO SITE**

*Los Angeles Times (1923-Current File); Sep 23, 1923;*  
ProQuest Historical Newspapers: Los Angeles Times  
pg. V7

## **BIG HOTEL PLANNED FOR SAN PEDRO SITE**

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Architect Leonard L. Jones is busy revising plans for a six-story Class A hotel to be constructed at Seventh street and Palos Verde avenue in San Pedro.

The structure is to be built for L. DeCarlo. It will contain 156 rooms each with private bath. The main floor will have a spacious lobby, besides providing space for three stores. The building is to be 80 by 115 feet. It will be of reinforced concrete construction and cost approximately \$275,000

**Real Estate and Building Law**  
*Los Angeles Times (1923-Current File): Jan 8, 1928;*  
ProQuest Historical Newspapers: Los Angeles Times  
pg. E6

## ***New Apartment Structure on Spacious Scale***

As part of the early 1928 building program in Los Angeles will be a seven-story Class A apartment-building of modified Spanish style, to be constructed on Argyle street near Franklin avenue at a cost of \$400,000. Architect Leonard L. Jones has been commissioned to prepare the plans for it for a client now located at the site.

The structure will have a ground area of 170 feet by 190, and the main portion will be L-shaped enabling the erection on the rest of the site of a garage able to accommodate fifty automobiles. The garage part will be topped with a roof garden.

The upper six stories of the apartment-building will contain 156 rooms. There will be a spacious lobby with parlors and card rooms on the ground floor. Three tiers of duplex apartments, each occupying two stories and containing six rooms each, will be a special feature.

Most of the other apartments are to be doubles, and there will be some singles.

**Building Permit History**  
**412-420 N. Norton Avenue**  
**Hollywood**

- June 3, 1926: Building Permit No. 16649 to Construct a 2-story, 16-room 27' X 68' 4-family flat at 418-418½ 420-420½ N. Norton Avenue on Lots 153 and 154 of Tract No. 2635, Sheet No. 3.  
Owner: B. Joseph  
Architect: Leonard L. Jones  
Contractor: Greenfield and Umbarger  
Cost: \$10,000.00
- June 3, 1926: Building Permit No. 16650 to Construct a 2-story, 16-room 27' X 68' 4-family flat at 414¼-414½-416-416½ N. Norton Avenue on Lots 153 and 154 of Tract No. 2635, Sheet No. 3.  
Owner: B. Joseph  
Architect: Leonard L. Jones  
Contractor: Greenfield and Umbarger  
Cost: \$10,000.00
- June 3, 1926: Building Permit No. 16651 to Construct a 2-story, 16-room 27' X 68' 4-family flat at 412-412¼-412½-414 N. Norton Avenue on Lots 153 and 154 of Tract No. 2635, Sheet No. 3.  
Owner: B. Joseph  
Architect: Leonard L. Jones  
Contractor: Greenfield and Umbarger  
Cost: \$10,000.00
- June 3, 1926: Building Permit No. 16652 to Construct a 1-story, 18' X 85' 9-car garage at 416 N. Norton Avenue on Lots 153 and 154 of Tract No. 2635, Sheet No. 3.  
Owner: B. Joseph  
Architect: Leonard L. Jones  
Contractor: Greenfield and Umbarger  
Cost: \$900.00

- March 3, 1955: Building Permit No. LA09754 for wet sandblasting for one of 3 apartment buildings at 412-420½ N. Norton Avenue.  
Owner: Mr. W. Tomkin  
Architect: None  
Engineer: None  
Contractor: Aacco Sandblasting Co.  
Cost: \$133.00
- March 3, 1955: Building Permit No. LA09755 for wet sandblasting for one of 3 apartment buildings at 412-420½ N. Norton Avenue.  
Owner: Mr. W. Tomkin  
Architect: None  
Engineer: None  
Contractor: Aacco Sandblasting Co.  
Cost: \$133.00
- March 3, 1955: Building Permit No. LA09757 for wet sandblasting for one of 3 apartment buildings at 412-420½ N. Norton Avenue.  
Owner: Mr. W. Tomkin  
Architect: None  
Engineer: None  
Contractor: Aacco Sandblasting Co.  
Cost: \$133.00

# All Applications Must be Filled Out by Applicant

Std. Form 2

PLANS AND SPECIFICATIONS  
and other data must also be filed

BUILDING DIVISION

# 2

## DEPARTMENT OF BUILDING AND SAFETY

### Application for the Erection of Frame Buildings CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:  
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:  
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.  
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.  
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st Floor

CITY CLERK PLEASE VERIFY

TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY

Sheet # 3

Lot No. 153 Block Tract 2635  
(Description of Property)

District No. 418-184 M. B. Page 420 F. B. Page 258  
No. 21678 Street Norton Ave  
(Location of Job)  
St. Clinton St & Flanwood Ave

O. K. City Clerk  
BY [Signature]  
O. K. City Engineer  
BY [Signature]

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building 4 Family Flat No. of Rooms 16 No. of Families 4
2. Owner's name B. Joseph Phone \_\_\_\_\_
3. Owner's address 1252 1/2 South Plymouth
4. Architect's name Howard L. Jones Phone \_\_\_\_\_
5. Contractor's name Greenfield & Umbarger Phone Du 2235
6. Contractor's address 2874 West North St.
7. VALUATION OF PROPOSED WORK [Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.] \$ 10,000.00
8. Is there any existing building or permit for a building on lot? No How used? no
9. Size of proposed building 27' x 68' Height to highest point 25' feet
10. Number of Stories in height 2 Character of ground Good
11. Material of foundation Concrete Size of footings 20" Size of wall 12" Depth below ground 8"
12. Material of chimneys No Number of inlets to flue No Interior size of flues None
13. Material of exterior walls Wood Studs Stucco on metal lath
14. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 2 x 10  
EXTERIOR studs 2 x 6 INTERIOR BEARING studs 2 x 6 Interior Non-Bearing studs 2 x 4  
Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 10  
Second floor joists 2 x 10 Specify material of roof Comp. & Tile
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.

OVER 1020 (Sign here) Greenfield & Umbarger  
(Owner or Authorized Agent) [Signature]

FOR DEPARTMENT USE ONLY

|                            |   |  |                |
|----------------------------|---|--|----------------|
| PERMIT NO.<br><b>16649</b> | Plans and Specifications checked and found to conform to Ordinances, State Law, etc.<br><u>[Signature]</u><br>Plan Examiner | Application checked and found O. K.<br><u>4/3/26</u> <u>ZB</u><br><u>No. 10</u><br>Clerk | JUN 3 1926<br> |
|----------------------------|---|--|----------------|

PLANS

20

**FOR DEPARTMENT USE ONLY**

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

**REMARKS**

*[Handwritten notes and signatures in the remarks section, including a signature and the text "Please change application"]*

# All Applications Must be Filled Out by Applicant

Std. Form 2

BUILDING DIVISION

PLANS AND SPECIFICATIONS  
and other data must also be filed

# 2

## DEPARTMENT OF BUILDING AND SAFETY

### Application for the Erection of Frame Buildings

#### CLASS "D"

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

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

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

TAKE TO  
ROOM No. 6  
REAR OF  
NORTH  
ANNEX  
1st Floor

Lots No. 153-154 Block 2635  
(Description of Property)

CITY CLERK  
PLEASE  
VERIFY

414 1/2 - 416 1/2 - 418 1/2 - 420 1/2 N. Norton Ave  
District No. 297 M. B. Page 5 F. B. Page 258

TAKE TO  
FIRST FLOOR  
242 SO.  
BROADWAY  
ENGINEER  
PLEASE  
VERIFY

No. 416 1/2 - 420 1/2 N. Norton Ave Street  
(Location of Job)  
Bet. Clinton & Elmwood

O. K. City Clerk  
BY [Signature]  
O. K. City Engineer  
BY [Signature]

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building 4 Family Flat No. of Rooms 16 No. of Families 4
2. Owner's name B. Joseph Phone
3. Owner's address 112 52 1/2 South Plymouth Blvd.
4. Architect's name Leonard L. Jones Phone
5. Contractor's name Greenfield & Umbarger Phone La. 2235
6. Contractor's address 2874 West 9th St.
7. VALUATION OF PROPOSED WORK [Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.] \$ 10,000.00
8. Is there any existing building or permit for a building on lot? No. How used? No.
9. Size of proposed building 27' x 68' Height to highest point 25' feet
10. Number of Stories in height 2 Character of ground Good
11. Material of foundation Concrete Size of footings 20x24 Size of wall 12" Depth below ground 8"
12. Material of chimneys No. Number of inlets to flue No. Interior size of flues No.
13. Material of exterior walls Wood studs stucco over milled lath
14. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 2 x 10  
EXTERIOR studs 2 x 6 INTERIOR BEARING studs 2 x 6 Interior Non-Bearing studs 2 x 4  
Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 10  
Second floor joists 2 x 10 Specify material of roof Comp. Ref. & Slate Ref.
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.

**OVER**

(Sign here) Greenfield & Umbarger  
(Owner or Authorized Agent)

|                                |   |  |                              |
|--------------------------------|---|--|------------------------------|
| PERMIT NO.<br><br><b>16650</b> | Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.<br><br><u>6/15/26</u><br>[Signature]<br>Plan Examiner | Application checked and found O. K.<br><br><u>6/15/26</u> <b>2B</b><br><u>11083</u><br>Clerk | [Stamp: RECEIVED JUN 9 1926] |
|--------------------------------|---|--|------------------------------|

5-10-26

2050



# All Applications Must be Filled Out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS  
and other data must also be filed

BUILDING DIVISION

# 2

## DEPARTMENT OF BUILDING AND SAFETY

### Application for the Erection of Frame Buildings

#### CLASS "D"

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

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

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st Floor

TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY

CITY CLERK PLEASE VERIFY

Lot No. 153-154 Block Tract 2635  
(Description of Property)

District No. 412-12 1/2 - 12 1/2 W. Norton Ave M. B. Page 5 F. B. Page 258

No. 2912 Street W. Norton Ave  
(Location of Job)

Act Clinton & Elmwood Ave

O. K. City Clerk  
BY [Signature]  
O. K. City Engineer  
BY [Signature]

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building 4 Family Flod No. of Rooms 16 No. of Families 4
2. Owner's name B Joseph Phone \_\_\_\_\_
3. Owner's address 1257 1/2 So. Plymouth Blvd
4. Architect's name Levord L. Jones Phone \_\_\_\_\_
5. Contractor's name Greenfield & Umbarger Phone LU 2235
6. Contractor's address 2844 West 92nd
7. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) \$ 10,000.00
8. Is there any existing building or permit for a building on lot? No - How used? No
9. Size of proposed building 27' x 68' Height to highest point 25' feet
10. Number of Stories in height 2 Character of ground Good
11. Material of foundation Concrete Size of footings 24x12 Size of wall 12 Depth below ground 8"
12. Material of chimneys None Number of inlets to flue No Interior size of flues No
13. Material of exterior walls Wood studs, s. Plaster over metal lath
14. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 2 x 10  
EXTERIOR studs 2 x 6 INTERIOR BEARING studs 2 x 6 Interior Non-Bearing studs 2 x 4  
Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 10  
Second floor joists 2 x 10 Specify material of roof Comp Roof like Roof
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.

**APPROVER** (Sign here) Greenfield & Umbarger  
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

|                            |  |   |   |
|----------------------------|--|---|---|
| PERMIT NO.<br><b>16651</b> | Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.<br><u>[Signature]</u><br>Plan Examiner | Application checked and found O. K.<br><u>4/3/26</u> <u>ZB</u><br><u>1/05B</u><br>Clerk | Stamp here when permit is received<br><div style="border: 1px solid black; padding: 5px; text-align: center;">                     RECEIVED<br/>                     JUN 3 1926<br/>                     BUILDING DIVISION                 </div> |
|----------------------------|--|---|---|

5. H. D. [Signature]

20

PLANS



# All Applications Must be Filled Out by Applicant

Std. Form 2

BUILDING DIVISION

PLANS AND SPECIFICATIONS  
and other data must also be filed

# 2

## DEPARTMENT OF BUILDING AND SAFETY

### Application for the Erection of Frame Buildings

#### CLASS "D"

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

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

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

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

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

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st Floor

Lot No. 1133-15 A Block Tract 2635  
(Description of Property)

CITY CLERK PLEASE VERIFY

District No. 2942 M. B. Page 5 F. B. Page 258

TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY

No. 416-38 N. Norton Ave Street  
(Location of Job)

O. K. City Clerk  
By [Signature] Deputy  
O. K. City Engineer  
By [Signature] Deputy

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Garage - 9 No. of Rooms None No. of Families None
- Owner's name B. Joseph Phone
- Owner's address 119 52 1/2 South Plymouth Blvd.
- Architect's name Edward J. Jones Phone
- Contractor's name Grumfeld & Umbarger Phone SI 2225
- Contractor's address 2874 W 9th St.
- VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Casework, Elevators, Painting, Finishing, all Labor, etc.) \$ 900.00
- Is there any existing building or permit for a building on lot? No How used? None
- Size of proposed building 18 x 85 Height to highest point 12 feet
- Number of Stories in height one Character of ground Good
- Material of foundation Concrete Size of footings 16 Size of wall 12 Depth below ground 8"
- Material of chimneys None Number of inlets to flue None Interior size of flues None
- Material of exterior walls Wood Studds, covered with shep. lap.
- Give sizes of following materials: REDWOOD MUDSILLS 2x6 Girders None  
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3  
Ceiling joists 2 x 8 Roof rafters None FIRST FLOOR JOISTS 2x8  
Second floor joists None Specify material of roof Compo.
- 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.

**OVER**

(Sign here) Grumfeld & Umbarger  
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

|                            |   |  |                                   |
|----------------------------|---|--|-----------------------------------|
| PERMIT NO.<br><b>16652</b> | Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.<br><u>6/3/26</u><br><u>[Signature]</u><br>Plan Examiner | Application checked and found O. K.<br><u>6/3/26</u><br><u>2B</u><br><u>[Signature]</u><br>Clerk | RECEIVED<br>JUN 3 1926<br>TWOULDI |
|                            | <p><u>5- [Signature]</u></p> <p>PLANS</p>   |  |                                   |



3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

|                            |   |                      |   |
|----------------------------|---|----------------------|---|
| DIST. MAP<br><b>4692</b>   | 1. LEGAL LOT<br><b>No</b>   | BLK.<br><b>LEGAL</b> | TRACT   |
| ZONE<br><b>R-4</b>         | 2. BLDG. ADDRESS<br><b>412 to 420 1/2 No Norton</b>   |                      | APPROVED  |
| FIRE DIST.                 | 3. BETWEEN CROSS STS.<br><b>Beverly Blvd AND Oakwood</b>  |                      |   |
| INSIDE KEY                 | 4. PRESENT USE OF BLDG.<br><b>3 Aptx Bldgs</b>  |                      | NEW USE OF BLDG.  |
| COR. LOT                   | 5. OWNER<br><b>Mr. W. Tonkin</b>  |                      |   |
| REV. COR LOT SIZE          | 6. OWNER'S ADDRESS<br><b>412 1/2 No Norton</b>  |                      |   |
| REAR ALLEY                 | 7. CERT. ARCH.<br><b>none</b>   |                      | STATE LICENSE NUMBER  |
| SIDE ALLEY                 | 8. LIC. ENG.<br><b>none</b>   |                      | STATE LICENSE NUMBER  |
| AFFIDAVITS                 | 9. CONTRACTOR<br><b>Aacco Sandblasting Co</b>   |                      | STATE LICENSE NUMBER<br><b>120814</b>   |
| BLDG. AREA                 | 10. SIZE OF EX. BLDG.<br><b>3 bldgs 66 x 26 STORIES 2 HEIGHT 26</b>   |                      |   |
| SPRINKLERS REQ'D SPECIFIED | 11. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE |                      | ROOF CONST: <input type="checkbox"/> WOOD <input type="checkbox"/> CONC. <input type="checkbox"/> |

3

412-420 1/2 No Norton

|                 |                           |           |                    |                |
|-----------------|---------------------------|-----------|--------------------|----------------|
| VALIDATION      | <b>LA 9754</b>            |           |                    |                |
| TYPE            | GROUP                     | MAX. OCC. | <b>MAR. 3 1955</b> | <b>LA 9754</b> |
| DIST. OFFICE    |                           |           |                    |                |
| C. OF O. ISSUED | <b>No P.C. # B.P. 200</b> |           |                    |                |

|                |  |   |
|----------------|--|---|
| DWELL. UNITS   | 12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG.<br><b>\$ 133</b>  | VALUATION APPROVED<br><i>[Signature]</i>  |
| PARKING SPACES | 13. SIZE OF ADDITION <b>Wet Sandblasting</b><br>X STORIES HEIGHT   | APPLICATION CHECKED                       |
| GUEST ROOMS    | 14. NEW WORK:<br>MATERIAL EXT. WALLS MATERIAL ROOF   | PLANS CHECKED                             |
| FILE WITH      | <p>I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.</p> <p><i>Aacco Sandblasting Co</i><br/>SIGNED</p> <p>This form when properly validated is a permit to do the work described.</p> | CORRECTIONS VERIFIED                      |
| CONT. INSP.    |  | PLANS APPROVED                            |
|                |  | APPLICATION APPROVED<br><b>MAR 2 1955</b> |

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plat Plan Required on Back of Original.

FEB 28 AM 8:46

**APPLICATION TO ALTER - REPAIR - DEMOLISH  
AND FOR CERTIFICATE OF OCCUPANCY**

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

|                                |  |                      |   |
|--------------------------------|--|----------------------|---|
| DIST. MAP<br><b>4692</b>       | 1. LEGAL LOT<br><b>NO LEGAL</b>  | BLK.                 | TRACT   |
| ZONE<br><b>R-F</b>             | 2. BLDG. ADDRESS<br><b>412 to 420 1/2 N. Norton</b>  |                      | APPROVED  |
| FIRE DIST.                     | 3. BETWEEN CROSS STS.<br><b>Beverly Bl. AND Oakwood</b>  |                      |   |
| INSIDE KEY                     | 4. PRESENT USE OF BLDG.<br><b>3 apt. bldgs.</b>  | NEW USE OF BLDG.     |   |
| COR. LOT                       | 5. OWNER<br><b>Mr. W. Tomkin</b>   |                      |   |
| REV. COR. LOT SIZE<br><b>X</b> | 6. OWNER'S ADDRESS<br><b>412 1/2 N. Norton</b>   |                      |   |
| REAR ALLEY                     | 7. CERT. ARCH.<br><b>none</b>  | STATE LICENSE NUMBER |   |
| SIDE ALLEY                     | 8. LIC. ENG.<br><b>none</b>  | STATE LICENSE NUMBER |   |
| D.D.G. LINE                    | 9. CONTRACTOR<br><b>Aacco Sanblasting Co.</b>  |                      | STATE LICENSE NUMBER<br><b>102814</b>   |
| AFFIDAVITS                     | 10. SIZE OF EX. BLDG.<br><b>3 bldgs. 66 x 26 STORIES 2 HEIGHT 26</b>   |                      |   |
| BLDG. AREA                     | 11. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input checked="" type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE |                      | ROOF CONST: <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CON <input checked="" type="checkbox"/> OTHER |

**3** 412 tp 420 1/2 N. Norton

|                              |                         |
|------------------------------|-------------------------|
| VALIDATION<br><b>LA 9755</b> |                         |
| TYPE                         | GROUP<br><b>LA 9755</b> |
| MAX. OCC.                    |                         |

DIST. OFFICE **MAR 3 1955**

C. OF O. ISSUED **No P.C. & B.P. 2<sup>nd</sup> copy**

|                |  |   |
|----------------|--|---|
| DWELL. UNITS   | 12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG.<br><b>\$ 133,400.00</b>   | VALUATION APPROVED<br><i>[Signature]</i>                      |
| PARKING SPACES | 13. SIZE OF ADDITION<br><b>X</b> STORIES HEIGHT  | APPLICATION CHECKED<br><b>Van O'Linda</b>                     |
| GUEST ROOMS    | 14. NEW WORK: <b>wet sandblast</b><br>MATERIAL EXT. WALLS MATERIAL ROOF  | PLANS CHECKED<br><del>X</del>                                 |
| FILE WITH      | <p>I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation and insurance.</p> <p><i>[Signature]</i><br/>SIGNED</p> <p>This form when properly validated is a permit to do the work described.</p> | CORRECTIONS VERIFIED<br><del>X</del>                          |
| CONT. INSP.    |  | PLANS APPROVED<br><i>[Signature]</i>                          |
|                |  | APPLICATION APPROVED<br><b>MAR 1955</b><br><i>[Signature]</i> |
|                |  |   |

**INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.**



FEB 14 AM 8:46

FEB 28 AM 8:46

**APPLICATION TO ALTER - REPAIR - DEMOLISH  
AND FOR CERTIFICATE OF OCCUPANCY**

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

|                             |  |                                       |  |
|-----------------------------|--|---------------------------------------|--|
| DIST. MAP<br><i>2292</i>    | 1. LEGAL LOT<br><i>No LEGAL</i>  | BLK.                                  | TRACT  |
| ZONE<br><i>R-4</i>          | 2. BLDG. ADDRESS<br><i>412-420 1/2 No Norton</i>   | APPROVED                              |  |
| FIRE DIST.                  | 3. BETWEEN CROSS STS.<br><i>Beverly Blvd</i>   | AND <i>Oakwood</i>                    |  |
| INSIDE KEY                  | 4. PRESENT USE OF BLDG.<br><i>3 Apt Bldgs</i>  | NEW USE OF BLDG.<br><i>same</i>       |  |
| COR. LOT                    | 5. OWNER<br><i>Nr W Tomkin</i>   |                                       |  |
| REV. COR. LOT SIZE          | 6. OWNER'S ADDRESS<br><i>412 No Norton</i>   |                                       |  |
| REAR ALLEY                  | 7. CERT. ANCH.<br><i>none</i>  | STATE LICENSE NUMBER                  |  |
| SIDE ALLEY BLDG. LINE       | 8. LIC. ENG.<br><i>none</i>  | STATE LICENSE NUMBER                  |  |
| AFFIDAVITS                  | 9. CONTRACTOR<br><i>Aacco Sandblasting Co</i>  | STATE LICENSE NUMBER<br><i>102814</i> |  |
| BLDG. AREA                  | 10. SIZE OF EX. BLDG.<br><i>3 bldgs 66 x 26</i> STORIES <i>2</i> HEIGHT <i>26</i>  |                                       |  |
| SPRINKLERS REQ'D. SPECIFIED | 11. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input checked="" type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE |                                       | ROOF CONST: <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER |

|                        |                              |           |                   |
|------------------------|------------------------------|-----------|-------------------|
| VALIDATION<br><i>3</i> | <i>412-420 1/2 No Norton</i> |           |                   |
| TYPE                   | GROUP                        | MAX. OCC. | <i>MAR 3 1955</i> |
| DIST. OFFICE           | <i>LA 9757</i>               |           |                   |
| C. OF O. ISSUED        | <i>No P.C. # B.P 280</i>     |           |                   |

|                |   |  |
|----------------|---|--|
| DWELL UNITS    | 12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG.<br><i>\$ 133</i>   | VALUATION APPROVED<br><i>[Signature]</i>   |
| PARKING SPACES | 13. SIZE OF ADDITION<br><i>Wet Sandblast</i><br>X STORIES HEIGHT  | APPLICATION CHECKED<br><i>[Signature]</i>  |
| GUEST ROOMS    | 14. NEW WORK:<br>MATERIAL EXT. WALLS MATERIAL ROOF  | PLANS CHECKED<br><i>[Signature]</i>        |
| FILE WITH      | <p>I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.</p> <p><i>Aacco Sandblasting Co</i></p> <p><i>[Signature]</i></p> <p>SIGNED</p> <p>This form when properly validated is a permit to do the work described.</p> | CORRECTIONS VERIFIED                       |
| CONT. INSP.    |   | PLANS APPROVED<br><i>[Signature]</i>       |
|                |   | APPLICATION APPROVED<br><i>[Signature]</i> |
|                |   | <i>MAR 2 1955</i>                          |

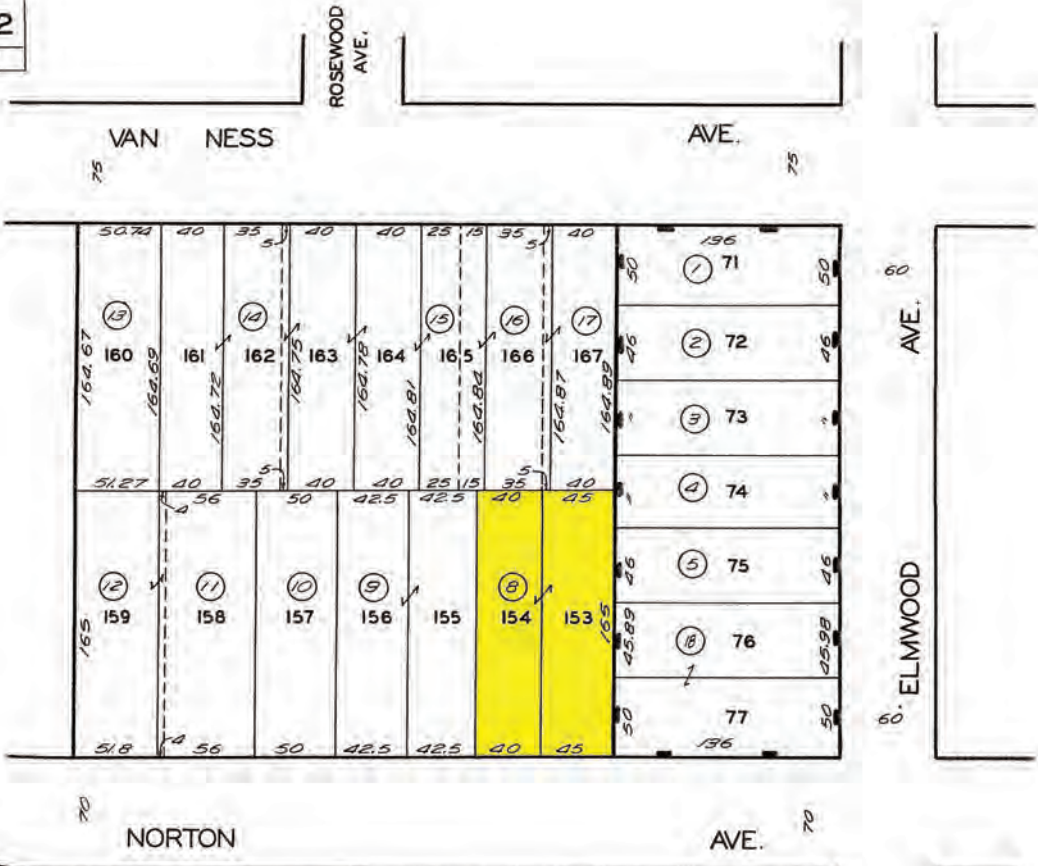
**INSTRUCTIONS:** 1. Applicant to Complete Numbered Items Only.  
2. Plot Plan Required on Back of Original.

APR 28 1946

5522 22  
SCALE 1" = 60'

14-5601  
2-17-58  
680312

CODE  
67



TRACT NO. 2635

TRACT NO. 2635

FOR PREV. ASSMT. SEE: 1672-22

M.B. 64-28

M.B. 27-37

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.



# City of Los Angeles Department of City Planning

## 1/12/2017 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

414 3/4 N NORTON AVE  
416 N NORTON AVE  
414 N NORTON AVE  
412 N NORTON AVE  
414 1/2 N NORTON AVE

### ZIP CODES

90004

### RECENT ACTIVITY

CHC-2017-136-HCM  
ENV-2017-137-CE

### CASE NUMBERS

CPC-1986-823-GPC  
ORD-165331-SA5670

### Address/Legal Information

|                              |                    |
|------------------------------|--------------------|
| PIN Number                   | 141B189 1146       |
| Lot/Parcel Area (Calculated) | 7,425.0 (sq ft)    |
| Thomas Brothers Grid         | PAGE 593 - GRID G7 |
| Assessor Parcel No. (APN)    | 5522022008         |
| Tract                        | TR 2635            |
| Map Reference                | M B 64-28 (SHT 3)  |
| Block                        | None               |
| Lot                          | 153                |
| Arb (Lot Cut Reference)      | None               |
| Map Sheet                    | 141B189            |

### Jurisdictional Information

|                          |                   |
|--------------------------|-------------------|
| Community Plan Area      | Wilshire          |
| Area Planning Commission | Central           |
| Neighborhood Council     | Greater Wilshire  |
| Council District         | CD 4 - David Ryu  |
| Census Tract #           | 1924.10           |
| LADBS District Office    | Los Angeles Metro |

### Planning and Zoning Information

|  |  |
|--|--|
| Special Notes                            | HISTORIC MONUMENT UNDER CONSIDERATION                    |
| Zoning                                   | R3-1   |
| Zoning Information (ZI)                  | ZI-2452 Transit Priority Area in the City of Los Angeles |
| General Plan Land Use                    | Medium Residential                                       |
| General Plan Footnote(s)                 | Yes  |
| Hillside Area (Zoning Code)              | No   |
| Baseline Hillside Ordinance              | No   |
| Baseline Mansionization Ordinance        | No   |
| Specific Plan Area                       | None   |
| Special Land Use / Zoning                | None   |
| Design Review Board                      | No   |
| Historic Preservation Review             | No   |
| Historic Preservation Overlay Zone       | None   |
| Other Historic Designations              | None   |
| Other Historic Survey Information        | None   |
| Mills Act Contract                       | None   |
| POD - Pedestrian Oriented Districts      | None   |
| CDO - Community Design Overlay           | None   |
| NSO - Neighborhood Stabilization Overlay | No   |
| Sign District                            | No   |
| Streetscape                              | No   |
| Adaptive Reuse Incentive Area            | None   |
| Ellis Act Property                       | No   |
| Rent Stabilization Ordinance (RSO)       | Yes  |
| CRA - Community Redevelopment Agency     | None   |
| Central City Parking                     | No   |
| Downtown Parking                         | No   |
| Building Line                            | None   |

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](http://zimas.lacity.org)  
(\* ) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

|                    |                                    |
|--------------------|------------------------------------|
| 500 Ft School Zone | Active: Van Ness Elementary School |
| 500 Ft Park Zone   | No                                 |

**Assessor Information**

|   |   |
|---|---|
| Assessor Parcel No. (APN)                       | 5522022008                                      |
| Ownership (Assessor)                            |   |
| Owner1  | COHANZAD,ISAAC W CO TR COHANZAD FAMILY TRUST    |
| Address   | 11601 SANTA MONICA BLVD<br>LOS ANGELES CA 90025 |
| Ownership (Bureau of Engineering, Land Records) |   |
| Owner   | COHANZAD, ISAAC WISE COHANZAD, ROSA             |
| Address   | 11601 SANTA MONICA BLVD<br>LOS ANGELES CA 90025 |
| APN Area (Co. Public Works)*                    | 0.322 (ac)                                      |
| Use Code  | 0500 - 5 or more units (4 stories or less)      |
| Assessed Land Val.                              | \$1,632,000                                     |
| Assessed Improvement Val.                       | \$1,020,000                                     |
| Last Owner Change                               | 11/10/15  |
| Last Sale Amount                                | \$5,000,050                                     |
| Tax Rate Area                                   | 67  |
| Deed Ref No. (City Clerk)                       | 568   |
|   | 462178  |
|   | 328524  |
|   | 2564  |
|   | 1577328-29                                      |
|   | 1372604   |
|   | 1237  |
|   | 1171199   |

**Building 1**

|                         |                 |
|-------------------------|-----------------|
| Year Built              | 1926            |
| Building Class          | D6              |
| Number of Units         | 4               |
| Number of Bedrooms      | 8               |
| Number of Bathrooms     | 4               |
| Building Square Footage | 3,672.0 (sq ft) |

**Building 2**

|                         |                 |
|-------------------------|-----------------|
| Year Built              | 1926            |
| Building Class          | D6              |
| Number of Units         | 4               |
| Number of Bedrooms      | 8               |
| Number of Bathrooms     | 4               |
| Building Square Footage | 3,672.0 (sq ft) |

**Building 3**

|                         |                 |
|-------------------------|-----------------|
| Year Built              | 1926            |
| Building Class          | D6              |
| Number of Units         | 4               |
| Number of Bedrooms      | 8               |
| Number of Bathrooms     | 4               |
| Building Square Footage | 3,672.0 (sq ft) |

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              |

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](http://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

|   |      |
|---|------|
| Fire District No. 1                               | No   |
| Flood Zone  | None |
| Watercourse                                       | No   |
| Hazardous Waste / Border Zone Properties          | No   |
| Methane Hazard Site                               | None |
| High Wind Velocity Areas                          | No   |
| Special Grading Area (BOE Basic Grid Map A-13372) | No   |
| Oil Wells   | None |

### Seismic Hazards

#### Active Fault Near-Source Zone

|                                      |                                 |
|--------------------------------------|---------------------------------|
| Nearest Fault (Distance in km)       | 2.77188168                      |
| 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                              |
| Liquefaction                         | No                              |
| Preliminary Fault Rupture Study Area | No                              |
| Tsunami Inundation Zone              | No                              |

### Economic Development Areas

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

### Public Safety

#### Police Information

|                    |         |
|--------------------|---------|
| Bureau             | West    |
| Division / Station | Olympic |
| Reporting District | 2001    |

#### Fire Information

|                             |      |
|-----------------------------|------|
| Bureau                      | West |
| Batallion                   | 5    |
| District / Fire Station     | 52   |
| Red Flag Restricted Parking | No   |

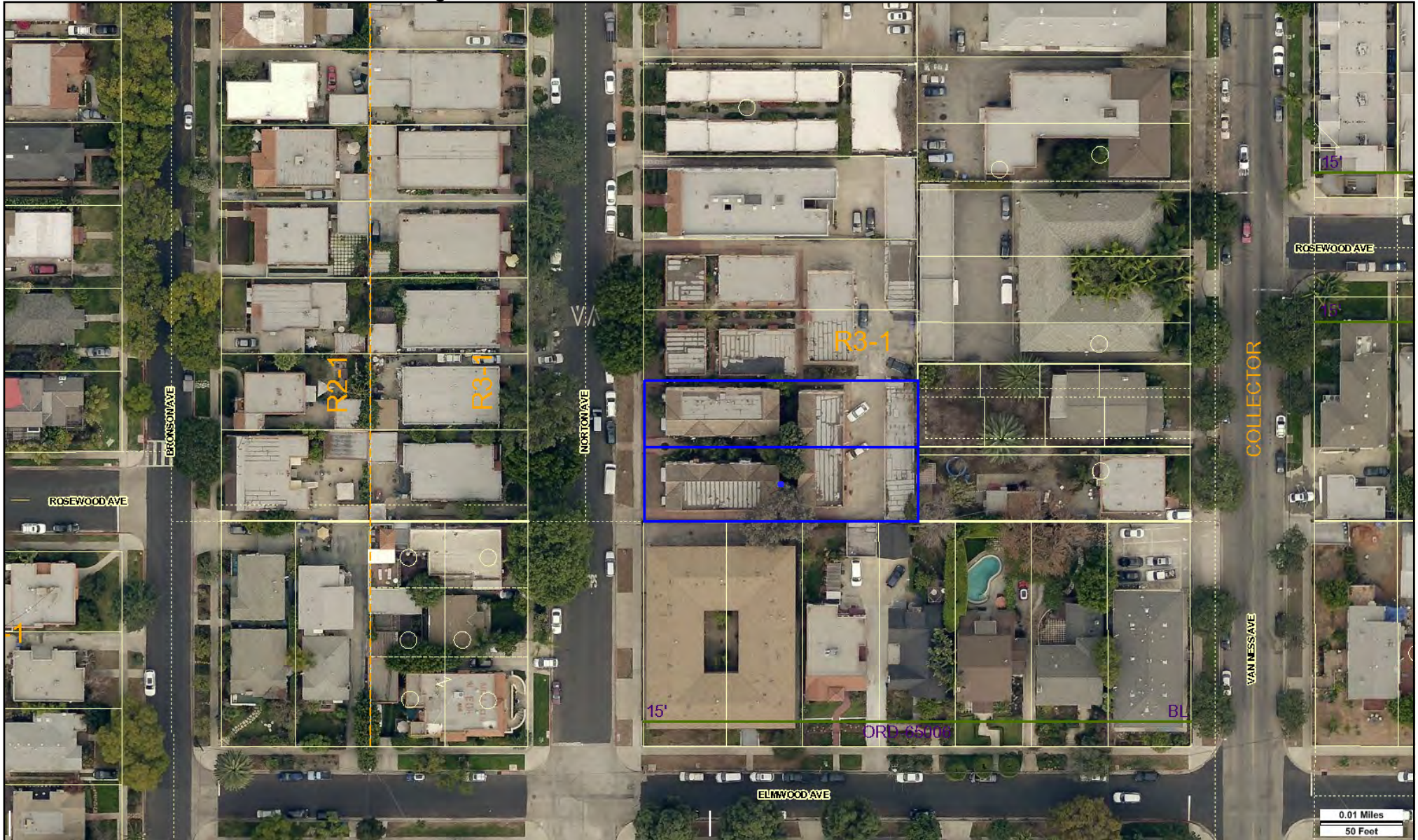
## CASE SUMMARIES

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

|                          |   |
|--------------------------|---|
| Case Number:             | CPC-1986-823-GPC  |
| Required Action(s):      | GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)   |
| Project Descriptions(s): | AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT |

## DATA NOT AVAILABLE

ORD-165331-SA5670



Address: 414 3/4 N NORTON AVE  
 APN: 5522022008  
 PIN #: 141B189 1146

Tract: TR 2635  
 Block: None  
 Lot: 153  
 Arb: None

Zoning: R3-1  
 General Plan: Medium Residential



**NORTON FLATS**

412-420½ North Norton Avenue

CHC-2017-136-HCM

ENV-2017-137-CE

**LETTERS FROM MEMBERS OF THE PUBLIC**



Melissa Jones <melissa.jones@lacity.org>

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## Fwd: Save the Norton Ave Bungalows

---

Ariel Barringer <relb17@gmail.com>  
To: melissa.jones@lacity.org

Mon, Mar 6, 2017 at 3:41 PM

Dear Ms. Jones,

Please grant historic preservation status to the Norton Ave Bungalows. These buildings are increasingly rare and excellent examples of intact 1920s bungalow courtyard architecture in the Wilshire community. Please don't let them disappear.

Thank You,

Ariel Barringer  
375 N Norton Ave  
LA, CA 90004



Melissa Jones <melissa.jones@lacity.org>

---

## Save the Norton Bungalows

---

Bria Little <briamaeda@gmail.com>

Sun, Feb 26, 2017 at 2:36 PM

Bcc: melissa.jones@lacity.org

To Whom It May Concern:

I'm writing to you as a resident of Los Angeles for the past three years at 439 North Norton Avenue, Los Angeles, CA 90004.

I oppose demolishing the Norton Bungalows at 412 - 420 & 424-430 North Norton Avenue. They are a source of historic value for our neighborhood and should be protected as such.

Thank you for your time,

**Bria Little**

briamaeda@gmail.com

805.451.1446



Melissa Jones <melissa.jones@lacity.org>

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## Norton Bungalows

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david razowsky <drazowsky@me.com>

Wed, Feb 22, 2017 at 9:48 PM

To: chc@lacity.org, ken.bernstein@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org, david.nyu@lacity.org, julia.duncan@lacity.org

Hello,

I live at 467 N. Norton, right down the street from the Norton Bungalows, 412-420 and 424-430 N. Norton. These beautiful buildings created a community on our block, and one of the reasons is the design of these buildings. One doesn't have to look far (right across the street!) to see how this neighborhood is losing its charm, its identity, its "neighborhood-ness" with each building torn down, and each multi-unit, non-affordable housing unit erected.

Granted this property wasn't taken care of like its historical heart would demand. Now is the time to start answering the question "How do we preserve the flavor and feel of our historic neighborhoods?". I hope the answer can come from preserving properties like the Norton Bungalows.

Thank you,

David Razowsky



Melissa Jones <melissa.jones@lacity.org>

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## Fwd: Norton Bungalows 412-420 & 424-430 N. Norton

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Planning CHC <chc@lacity.org>

Thu, Feb 16, 2017 at 2:05 PM

To: Melissa Jones <melissa.jones@lacity.org>, Cecilia Lamas <cecilia.lamas@lacity.org>

----- Forwarded message -----

From: **Maria Robinson** <rae062098@yahoo.com>

Date: Thu, Feb 16, 2017 at 11:05 AM

Subject: Norton Bungalows 412-420 & 424-430 N. Norton

To: chc@lacity.org

Please do not demolish the Norton Bungalows! Besides the fact that these structure provide affordable housing for existing tenants that have lived in these neighborhood all their lives, whom are all being victimized by the spread of gentrification that are happening all over, these are beautiful historic buildings that are becoming more and more of a rarity in these days where modern uncharacteristic box-type building are being built all over the place.

By getting rid of these Bungalows and others of its liking, you are robbing the future generations of being able to enjoy the history these structures provide and ridding the city & our citizens the cultural art/beauty they offer.

Please do not destroy these historical buildings! They should instead be preserved as they are gems and are symbolic to the rich historic culture Los Angeles is known for!

Sincerely,

Maria Robinson

Sent from my iPhone



Melissa Jones <melissa.jones@lacity.org>

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**412-420 &424-430 N. Norton Avenue**

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Walter Maciel <walter@waltermaciellgallery.com>

Tue, Feb 14, 2017 at 3:45 PM

To: melissa.jones@lacity.org

Dear Ms. Jones,

I am writing to express my concerns over the possible demolition of rare 1920s bungalows and the adjacent apartment buildings located at 412-420 and 424-430 N. Norton Avenue in the Larchmont neighborhood in Los Angeles. The buildings are on four lots with six bungalows surrounding a charming courtyard and three multi-unit buildings to the East and South of the bungalows. All of the buildings hold great historic value in our community with the original exquisite tile around some of the windows and doorways. The quintessential 1920s architectural details can easily be restored to a new condition maintaining the charm of our beloved community. As a resident at 432 N. Norton Avenue and a contemporary art gallery owner, I know how important these historic buildings are in preserving the beauty and cultural aspects of our neighborhood. Councilman Ryu has been extraordinary in his recognition of this rare property and the emergency nomination for its historic preservation. Please save these properties.

Sincerely yours,  
Walter Maciel