

CHARLOTTE CHASE APARTMENTS
1074-1076 South Genesee Avenue
CHC-2018-7216-HCM
ENV-2018-7217-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [City Council Motion 18-0998](#)
3. [Commission/ Staff Site Inspection Photos—December 13, 2018](#)
4. [Categorical Exemption](#)
5. [Historic-Cultural Monument Application](#)

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-2018-7216-HCM
ENV-2018-7217-CE**

HEARING DATE: January 10, 2019
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 1074-1076 South Genesee Avenue
Council District: 10 – Wesson
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: P.I.C.O.
Legal Description: Tract TR 9721, Lot 112

EXPIRATION DATE: January 27, 2019

PROJECT: Historic-Cultural Monument Application for the
CHARLOTTE CHASE APARTMENTS

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Realgen Properties LP
149 South Barrington Avenue, #293
Los Angeles, CA 90049
Saja Enterprises LLC
2317 Kelton Avenue
Los Angeles, CA 90064

APPLICANT: City Los Angeles
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012

PREPARER: Steven Luftman
1212 South Orlando Avenue
Los Angeles, CA 90035

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare the subject property** an 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 18-0998
Historic-Cultural Monument Application
Commission/Staff Site Inspection Photos—December 13, 2018

FINDINGS

- The Charlotte Chase Apartments “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and highly intact example of Spanish Colonial Revival architecture applied to a multi-family residence, and represents an exemplary two-story stacked, or a one-over-one grand stair, duplex.

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 if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

SUMMARY

The subject property is a two-story, multi-family residence with a detached garage located at 1074-1076 South Genesee Avenue between San Vicente Boulevard and Whitworth Drive in the Mid-Wilshire area of Los Angeles. The property was designed as a duplex in the Spanish Colonial Revival architectural style with Art Deco details in 1933 by architect R.S. Loring for Charlotte Chase and her family. In 1949, the property was converted to a five-unit apartment building by then-owner Manuel Bloom. Currently, the building consists of four individual units.

Irregular in plan, the subject property is of wood-frame construction with stucco cladding. The building has a combination hipped and gable clay tile roof with a parapeted, flat, rolled asphalt roof behind the principal facade. Set back from the balcony roof on the upper level is a raised square tower with a hipped tile roof. The primary, west-facing elevation consists of three separate volumes—a center volume with recessed northern and southern volumes. The center volume features an arched picture window on the first floor and a tripartite window on the second floor with a central picture window and flanking casement windows. There is a chimney located on the south side of the center volume. The southern volume has a scalloped-arch porte-cochère with a second story that features multi-lite French doors leading on to a balconette with decorative ironwork. The primary entrance to the lower unit is accessed on the northern side of the center volume through a recessed passageway. An exterior stair with a stucco scalloped balustrade leads to the second-story wrap-around balcony and recessed entryways to the three upper units. Fenestration consists of wood multi-lite casement windows, double-hung windows, divided-lite single-hung windows, picture windows, and non-original vinyl slider windows. Interior features include original wainscoting, wood floors, decorative ceiling beams, crown molding, and bathroom tiles and fixtures. There is a detached garage at the rear of the property accessed via an alley.

Over the years, the subject property has experienced limited alterations that include the modification of the building from a duplex to a five-unit building in 1949; the subsequent restoration of the two first-story units to a single unit in 2005; the replacement of six windows and two doors and a kitchen and bathroom remodel in 2009; and the installation of double-hung and sliding vinyl windows, the addition of security bars on some of the windows, and the addition of steel security doors, all at unknown dates.

The citywide historic resources survey, SurveyLA, identified the subject property as eligible for listing under the national, state, and local designation programs as a Contributor to the potential Orange Grove Avenue-Ogden Drive-Genesee Avenue Multi-Family Residential Historic District.

DISCUSSION

The subject property meets one of the Historic-Cultural Monument criteria: it “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and highly intact example of Spanish Colonial Revival architecture applied to a multi-family residence, and represents an exemplary two-story stacked, or a one-over-one grand stair, duplex.

The Spanish Colonial Revival architectural style was popular in Los Angeles for multi-family housing typologies, including duplexes, triplexes, and fourplexes, as well as auto-oriented bungalow courts and traditional urban apartment houses. Attempting to fit the image of the single-family home, duplexes were the most common, and were either one-story side-by-side or two-story stacked. Duplexes, such as the subject property, typically were sited on a lot that was the same size as that for a single-family structure, and its use of a side driveway provided the same rhythm to the streetscape. The Charlotte Chase Apartments is an excellent example of the stacked duplex typology in that its characteristic massing, tile roof, and arched openings are limited to the primary façade while the remainder of the building is a simple rectangular volume topped with a parapeted flat roof and features window arrangements that reflect its stacked-flat nature.

In addition, the subject property’s low-pitched tile roof, tower, covered balconies, stucco walls, and asymmetrical composition are all reflective of the Spanish Colonial Revival architectural style. Other distinguishing features include recessed windows, arched window openings and entryways, and decorative iron work.

Despite minor interior alterations, some window replacements, and the conversion of the upper unit to three individual units, the subject property retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

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

State of California CEQA Guidelines Article 19, Section 15331, Class 31 “*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary*

of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings."

The designation of the Charlotte Chase Apartments 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-2018-7217-CE was prepared on December 14, 2018.

BACKGROUND

On November 13, 2018, the Los Angeles City Council, acting upon a motion introduced by Councilmember Herb Wesson, initiated consideration of the subject property as a potential Historic-Cultural Monument. On December 13, 2018, a subcommittee of the Commission consisting of Commissioners Kanner and Barron visited the property, accompanied by staff from the Office of Historic Resources.

M O T I O N

PLANNING & LAND USE MANAGEMENT

Section 22.171.10 of the Administrative Code provides that the City Council, the Cultural Heritage Commission, or the Director of Planning, may initiate consideration of a proposed site, building, or structure as a Historic-Cultural Monument. The Cultural Heritage Commission, after reviewing and investigating any such Council-initiated designation, shall approve or disapprove in whole or in part the proposed inclusion and submit a report upon such action to the Council. In addition, Section 22.171.12 of the Administrative Code provides that there shall be a temporary stay of demolition, substantial alteration or removal or any such proposed location or structure pending designation.



The property located at 1074-1076 S. Genesee Avenue, Los Angeles, CA 90019, is a multi-family building located in the Mid-Wilshire area of Central Los Angeles. The dominant period of development in the area is 1927 to 1950, and many of the multi-family residences are primarily Spanish Colonial Revival or Minimal Traditional in architectural style featuring French Revival and American Colonial Revival design elements. In addition, the property is an architectural resource, as identified in SurveyLA, the City's Historic Resources Survey.

It is imperative that the City's historic-cultural treasures be celebrated, and foremost, that its historical sites be preserved for future generations. As such, the historic-cultural merits of this property need to be assessed.

I THEREFORE MOVE that the Council initiate consideration of the property located at 1074-1076 S. Genesee Avenue, Los Angeles, CA 90019, 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 be requested to submit its report and recommendation to the Council regarding the inclusion of the above property, in the City's list of Historic-Cultural Monuments.

PRESENTED BY: Herb J. Wesson, Jr.
HERB J. WESSON, Jr.
Councilmember, 10th District

SECONDED BY: De J

OCT 23 2010
[Signature]

mm

ORIGINAL

HOLLY L. WOLCOTT
CITY CLERK

SHANNON D. HOPPES
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division

200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213) 978-1040

PATRICE Y. LATTIMORE
DIVISION MANAGER

CLERK.LACITY.ORG

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

November 14, 2018

Council File No.: 18-0998

Council Meeting Date: November 13, 2018

Agenda Item No.: 14

Agenda Description: PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to initiating consideration to include the property located at 1074-1076 South Genesee Avenue in the list of Historic-Cultural Monuments.

Council Action: PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT - ADOPTED

Council Vote:

YES	BOB BLUMENFIELD
YES	MIKE BONIN
YES	JOE BUSCAINO
YES	GILBERT A. CEDILLO
ABSENT	MITCHELL ENGLANDER
YES	MARQUEECE HARRIS-DAWSON
ABSENT	JOSE HUIZAR
YES	PAUL KORETZ
YES	PAUL KREKORIAN
ABSENT	NURY MARTINEZ
YES	MITCH O'FARRELL
YES	CURREN D. PRICE
YES	MONICA RODRIGUEZ
YES	DAVID RYU
YES	HERB WESSON

HOLLY L. WOLCOTT

Adopted Report(s)

Title

Report from Planning and Land Use Management Committee

Date

11/13/2018

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to initiating consideration to include the property located at 1074-1076 South Genesee Avenue in the list of Historic-Cultural Monuments.

Recommendations for Council action, pursuant to Motion (Wesson - Ryu):

1. INITIATE consideration of the property located at 1074-1076 South Genesee Avenue as a Historic-Cultural Monument (HCM) under the procedures of Section 22.171.10 of the Los Angeles Administrative Code.
2. INSTRUCT the Department of City Planning to prepare the HCM application for review and consideration by the Cultural Heritage Commission (CHC).
3. REQUEST the CHC, after reviewing the application, to submit its report and recommendation to the Council regarding the inclusion of the property located at 1074-1076 South Genesee Avenue in the City's list of Historic-Cultural Monuments.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on October 30, 2018, the PLUM Committee considered a Motion (Wesson, Jr. - Ryu) relative to initiating consideration to include the property located at 1074-1076 South Genesee Avenue in the list of Historic-Cultural Monuments. After providing an opportunity for public comment, the Committee recommended on consent that Council approve the Motion. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

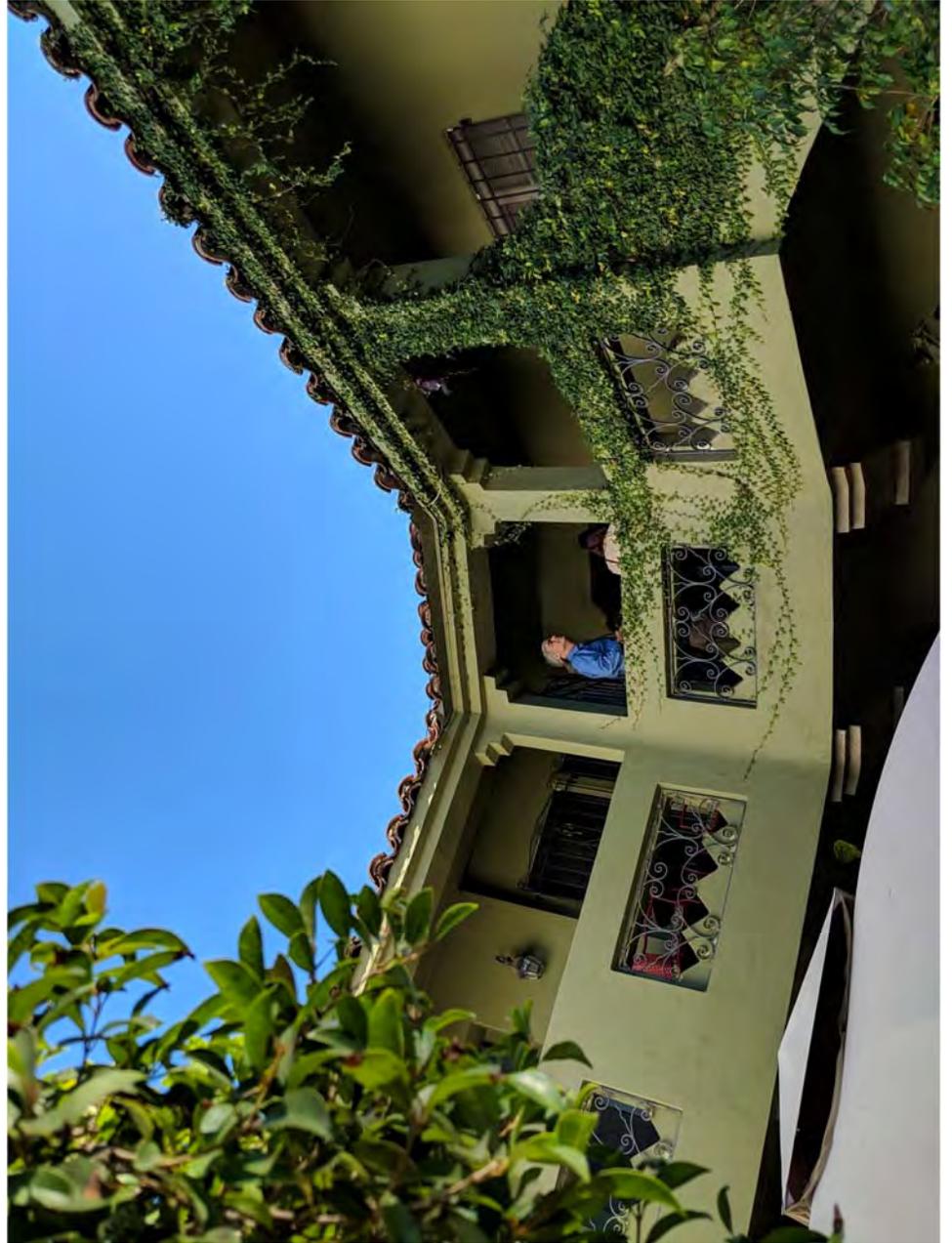
<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

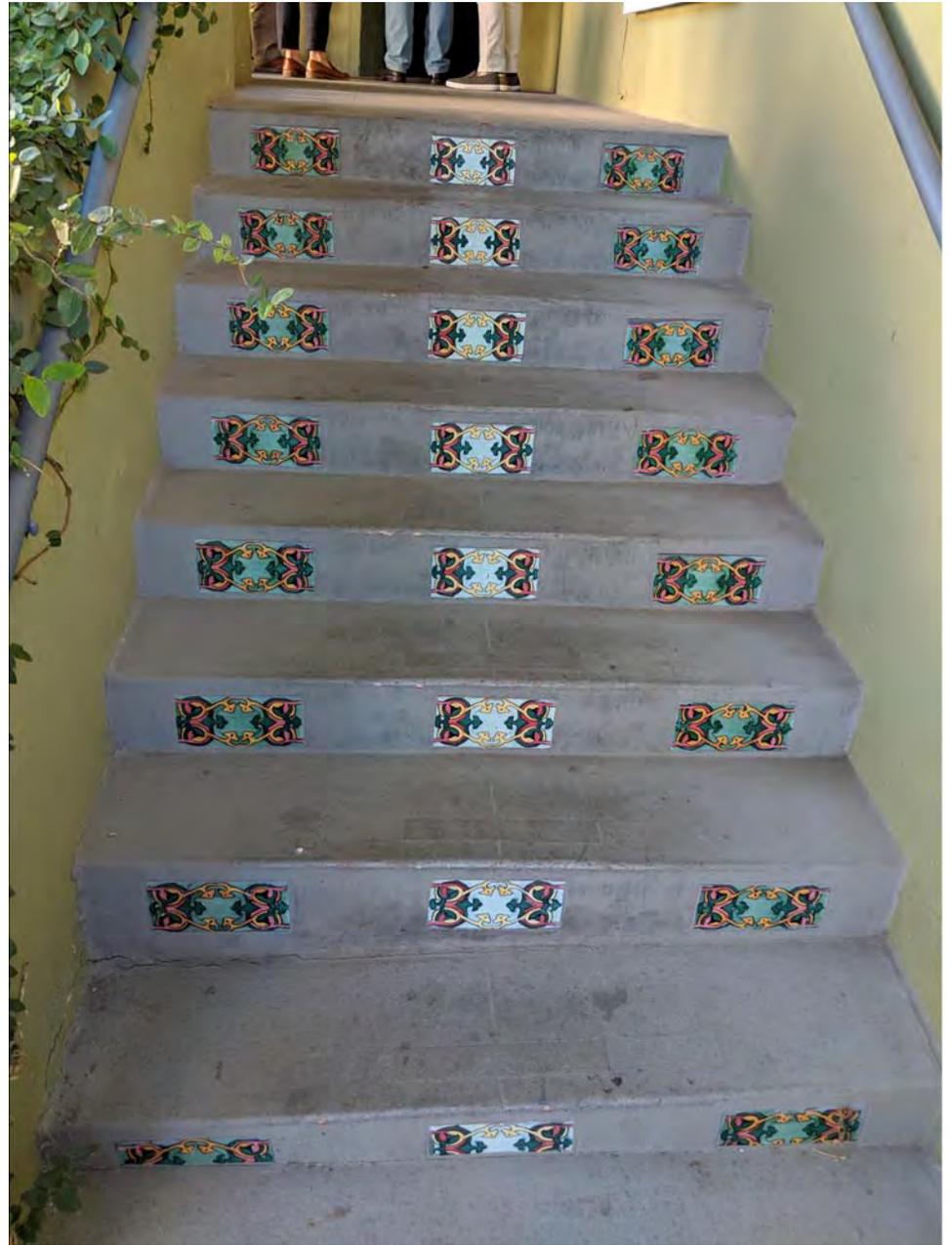
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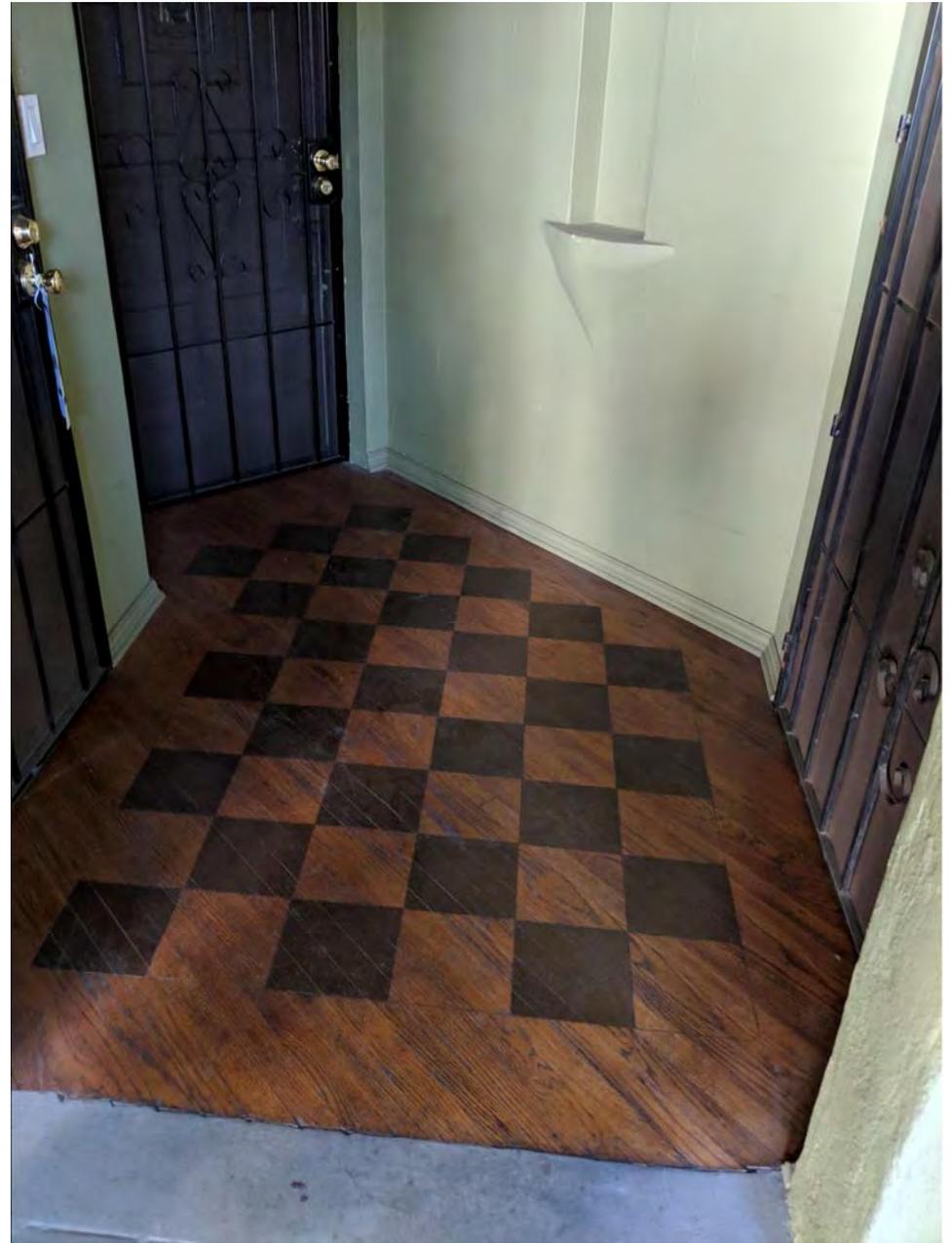
-NOT OFFICIAL UNTIL COUNCIL ACTS-





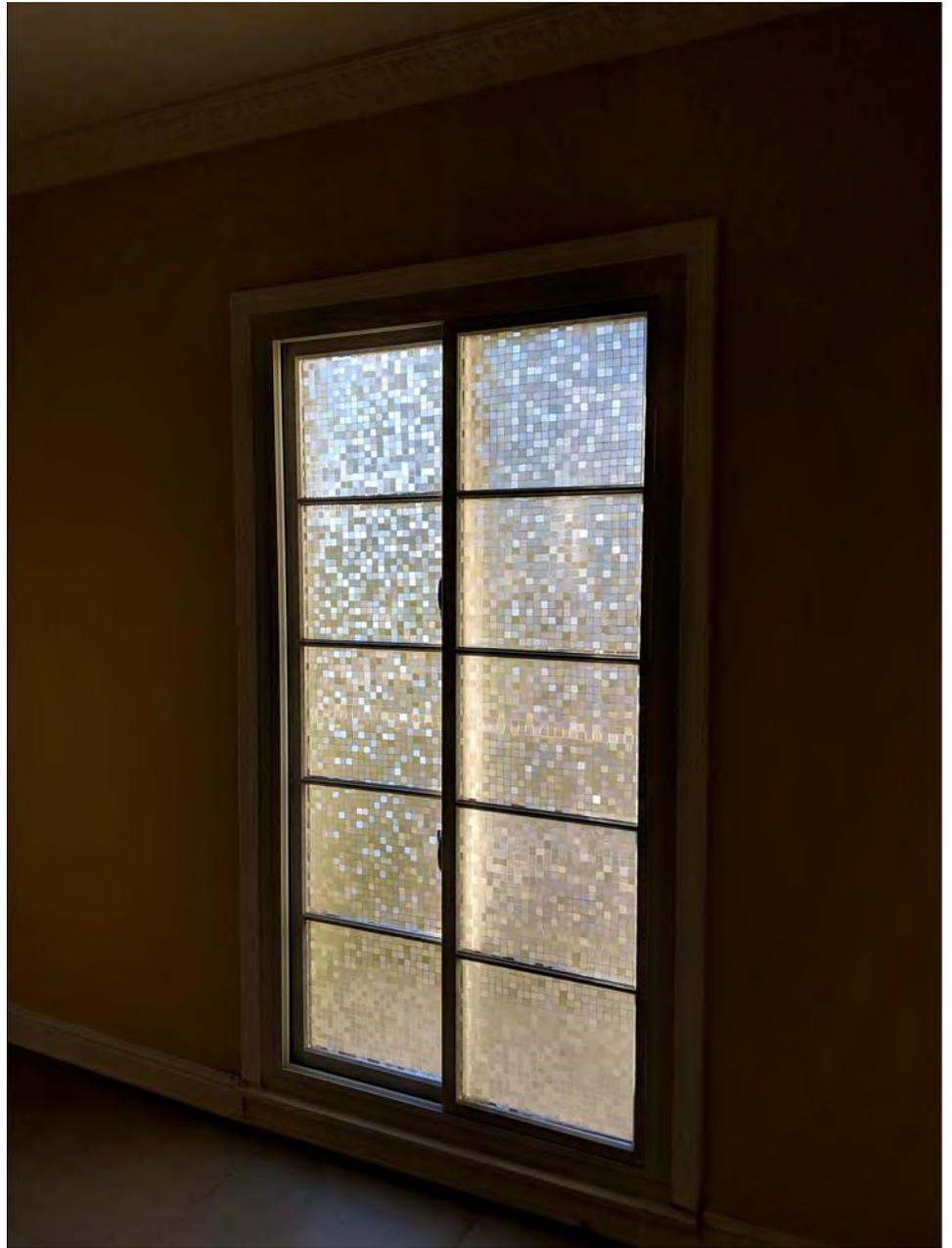


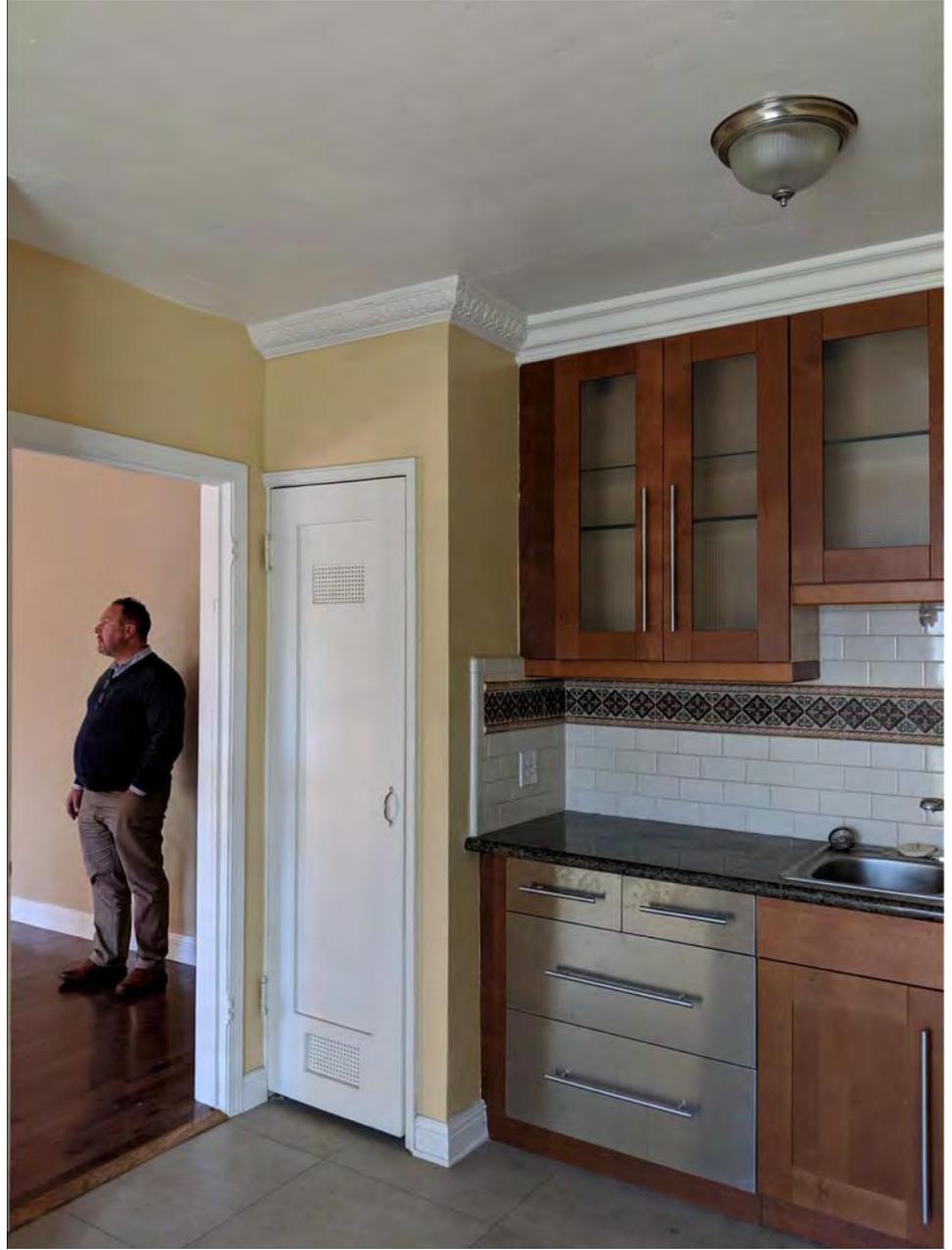


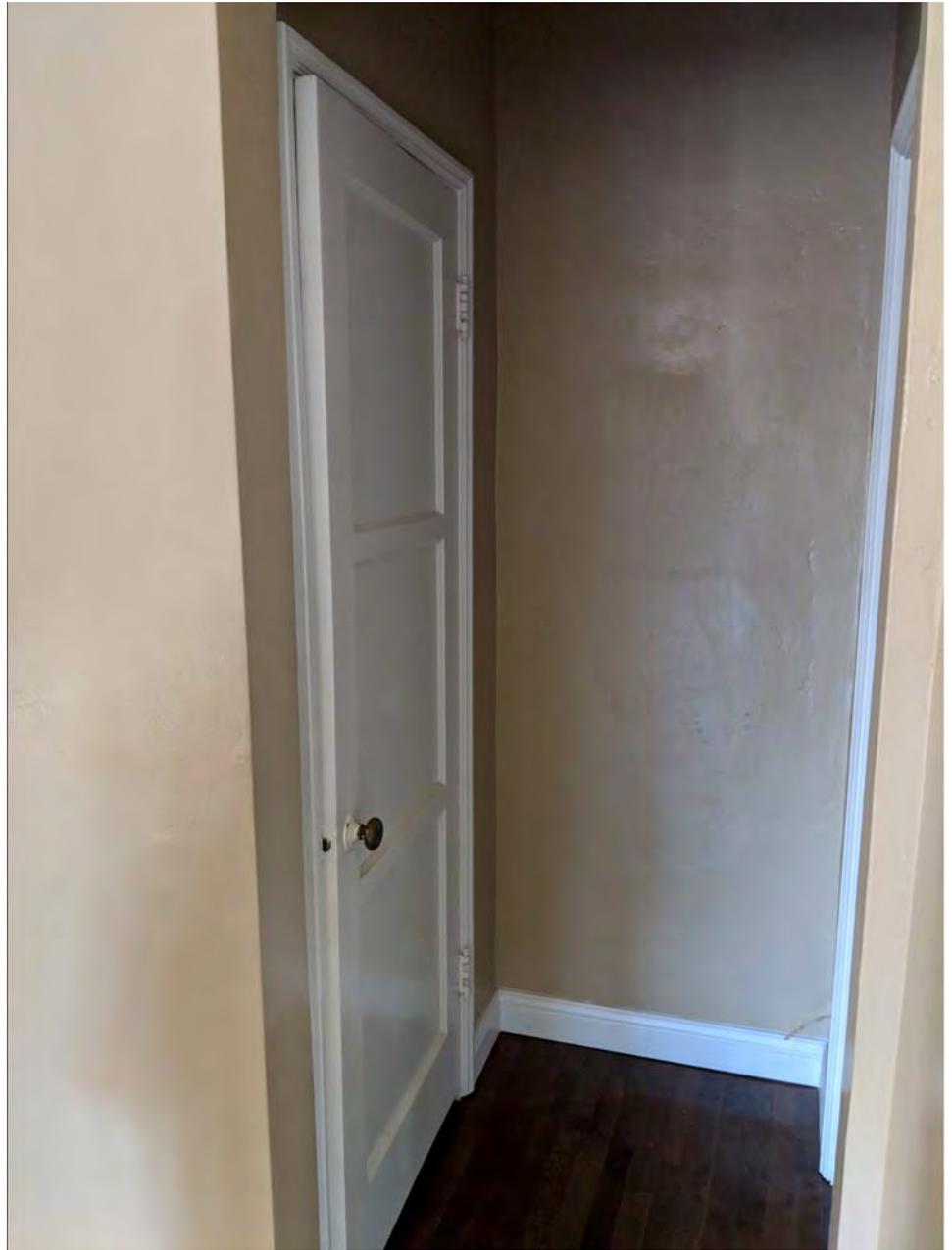


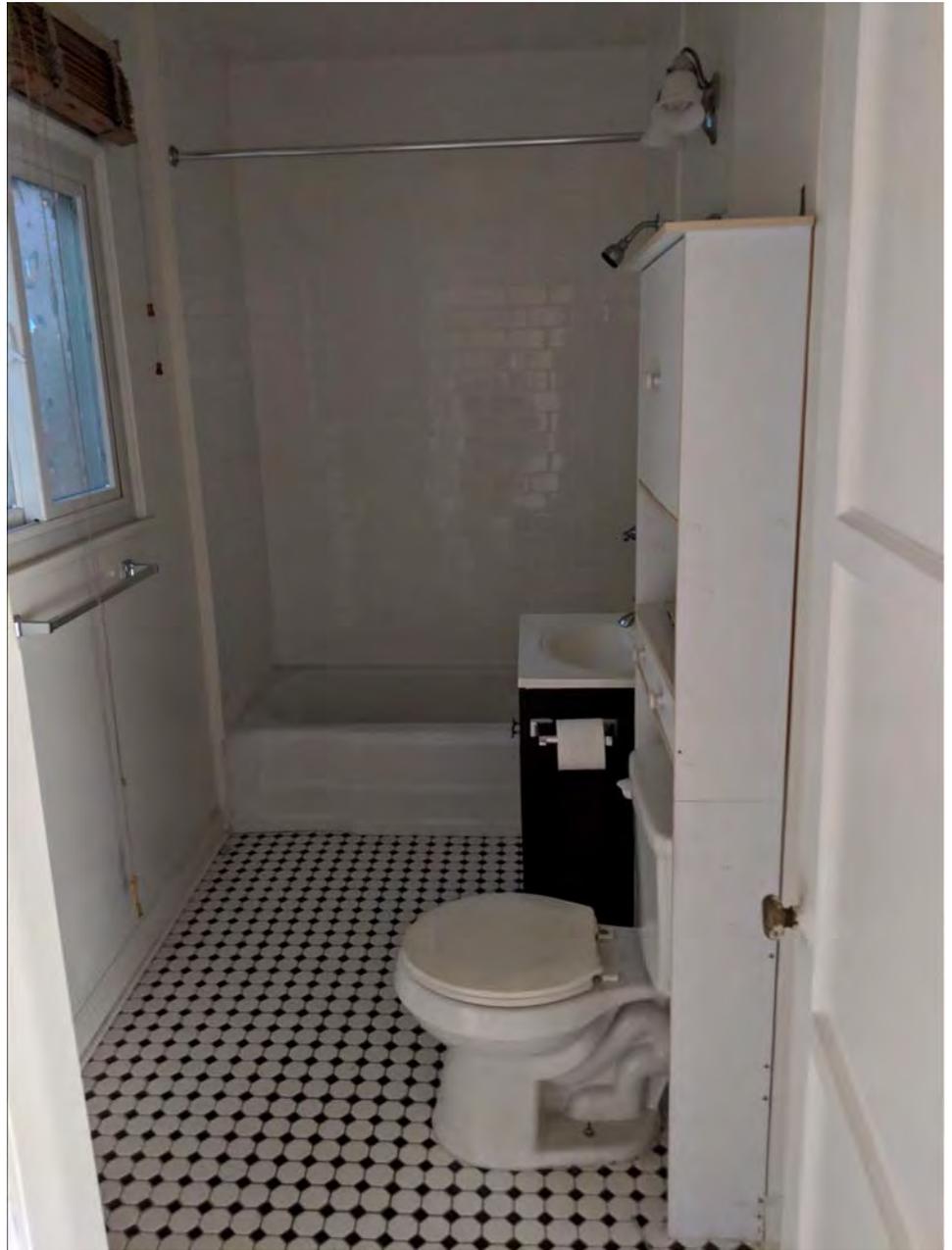


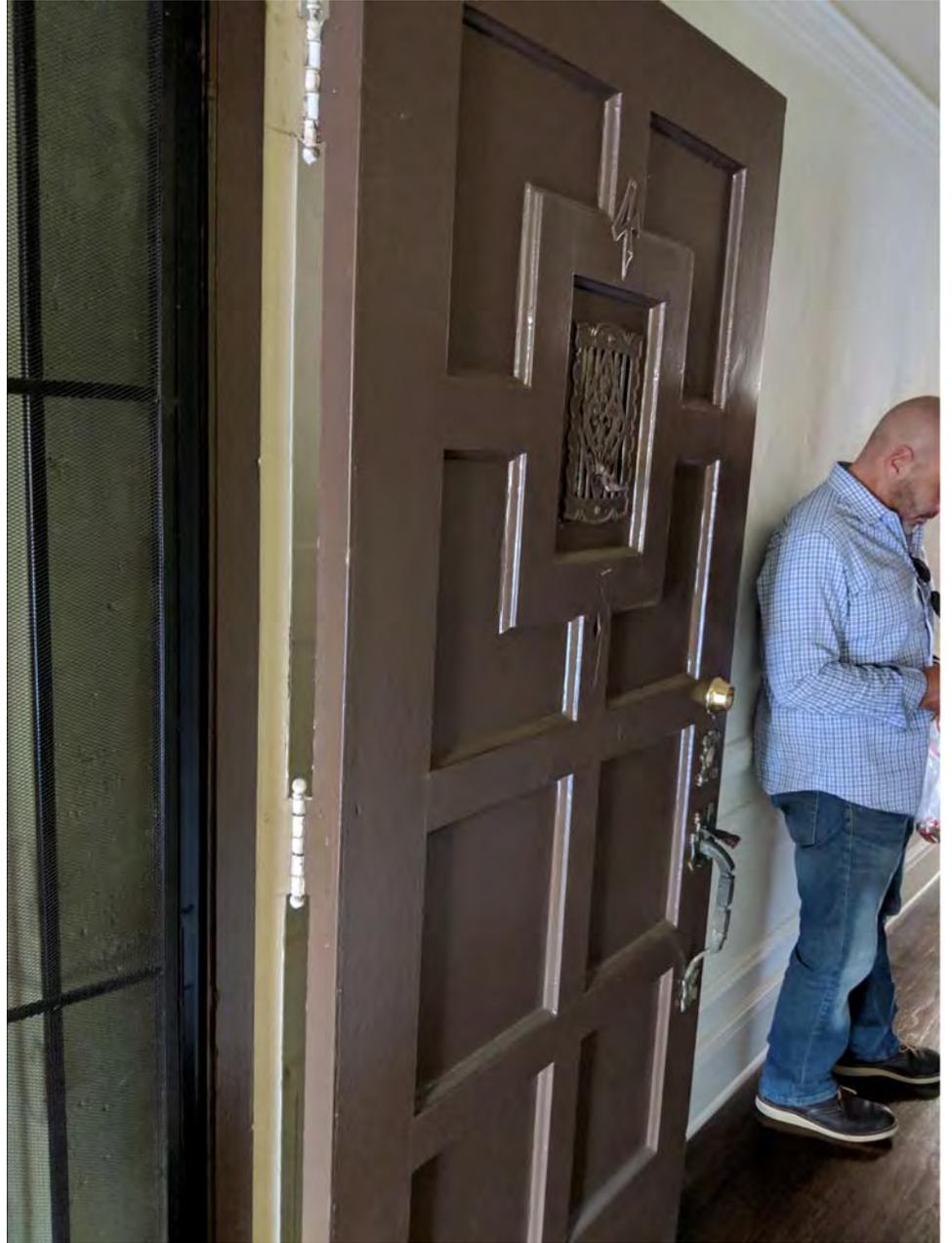


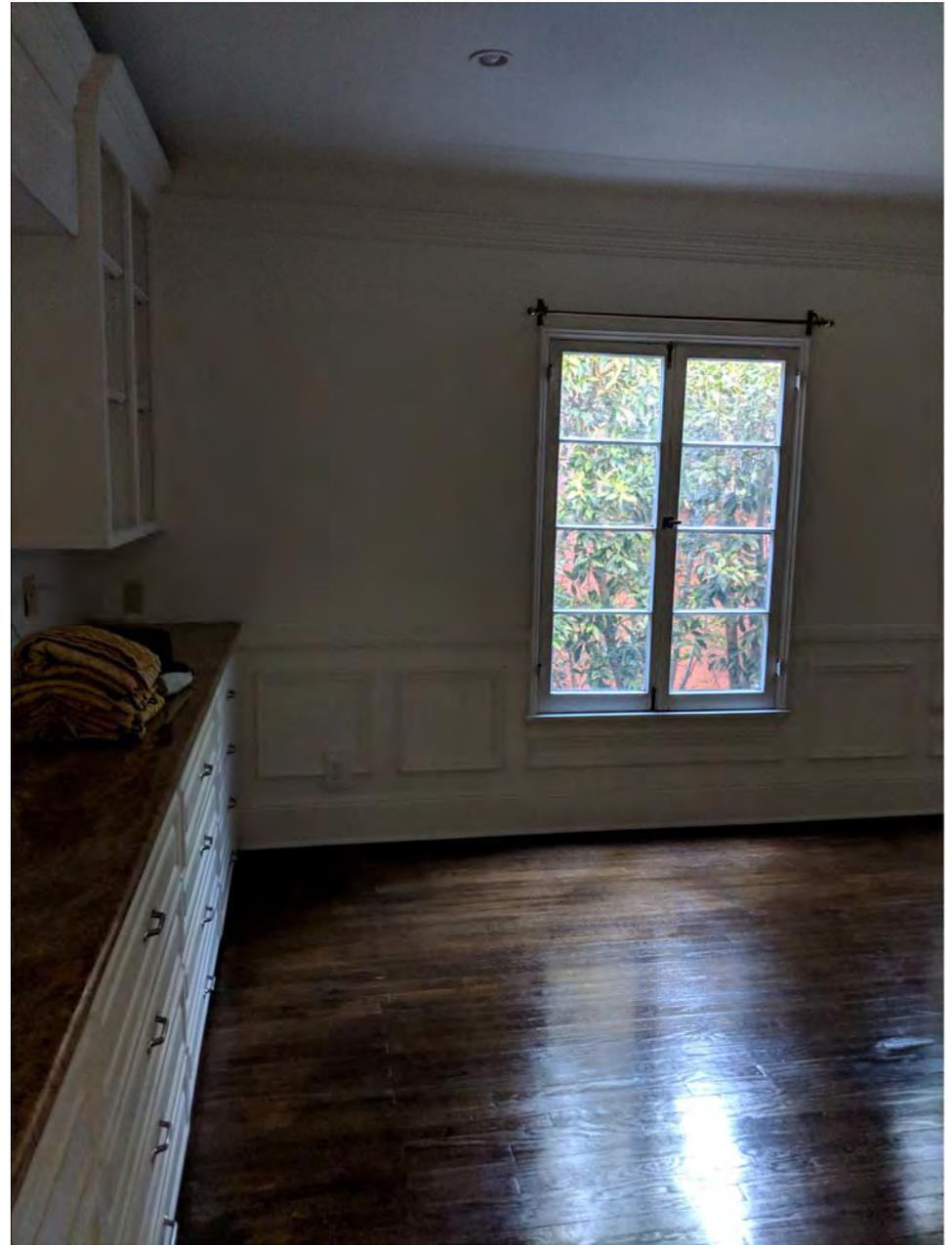


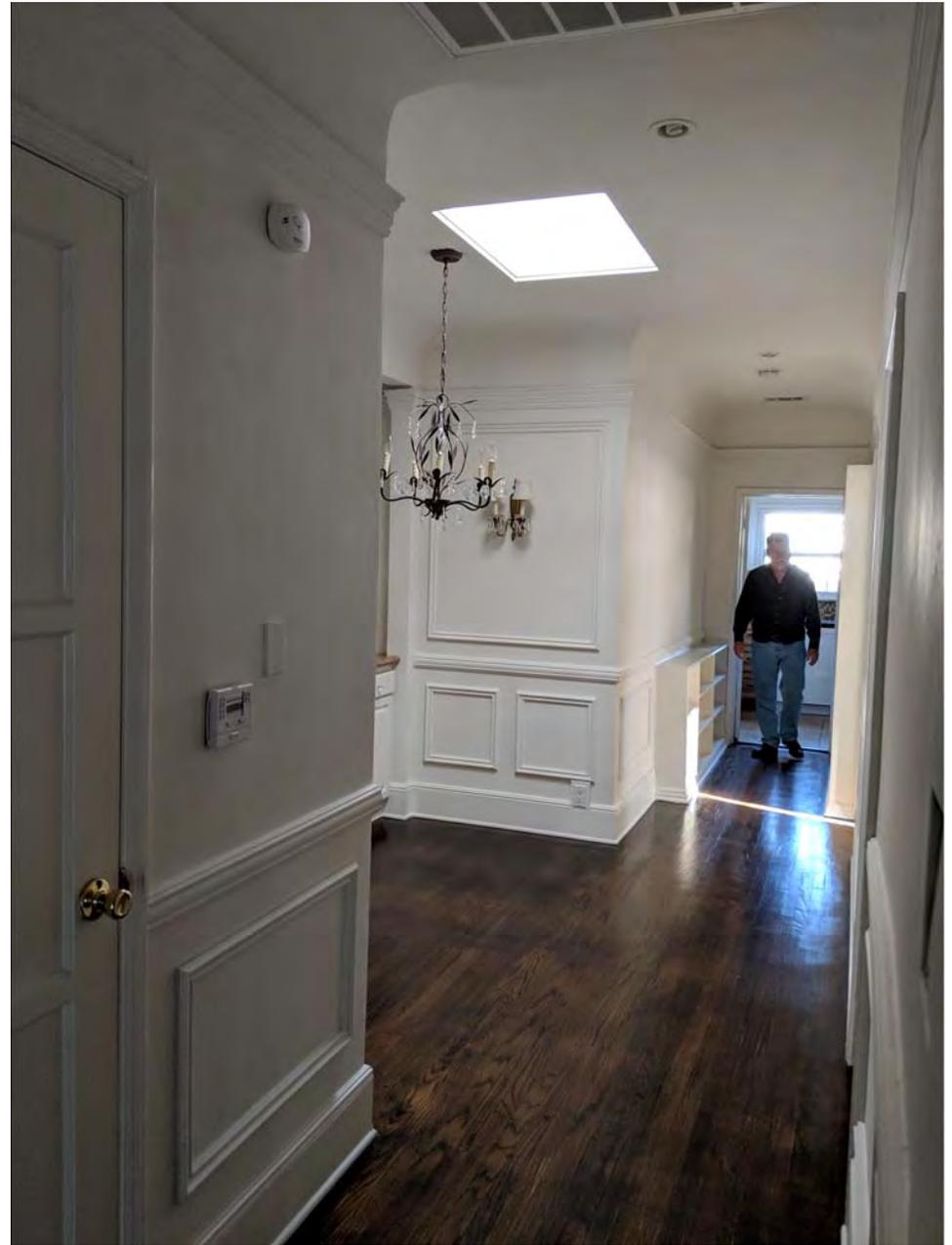


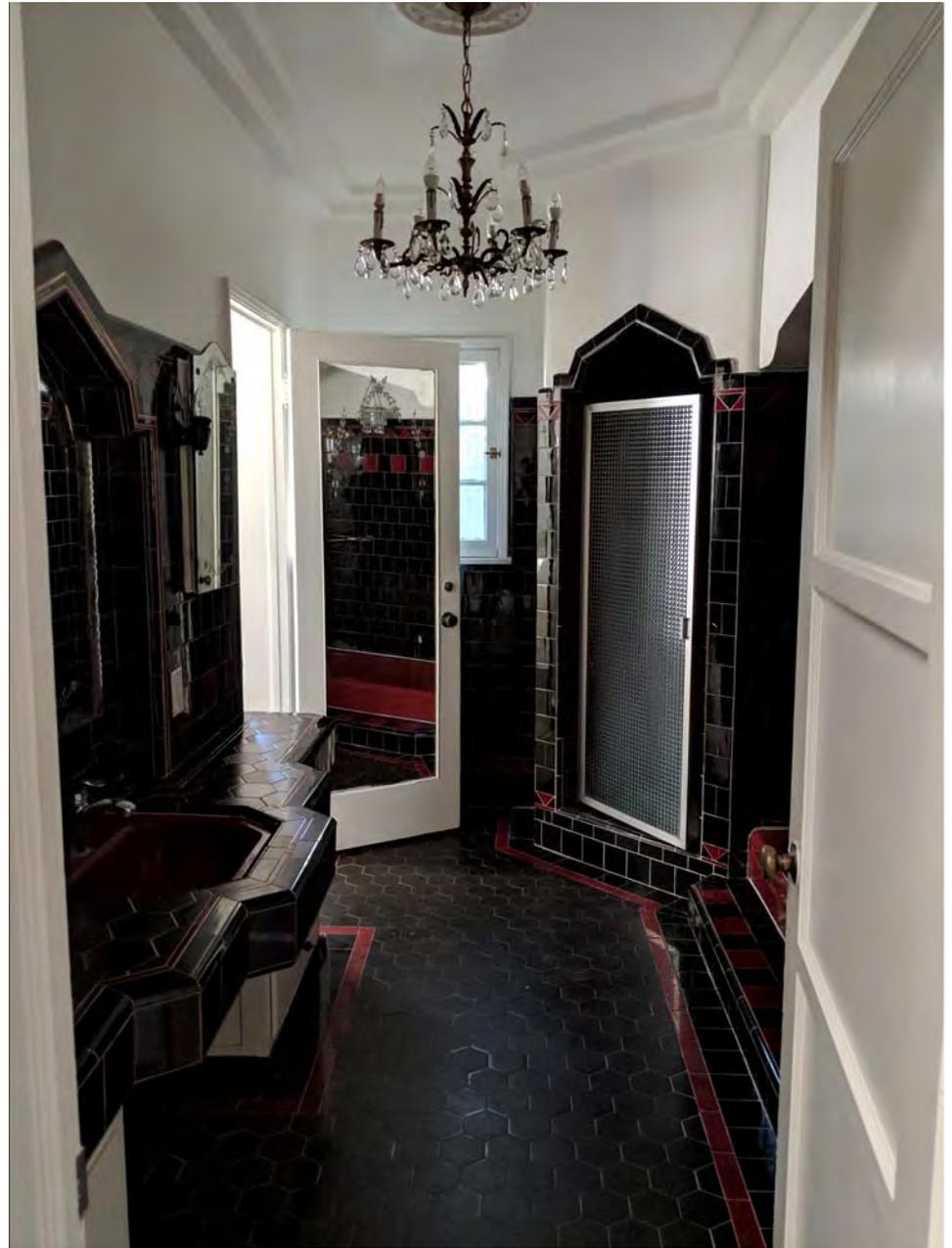


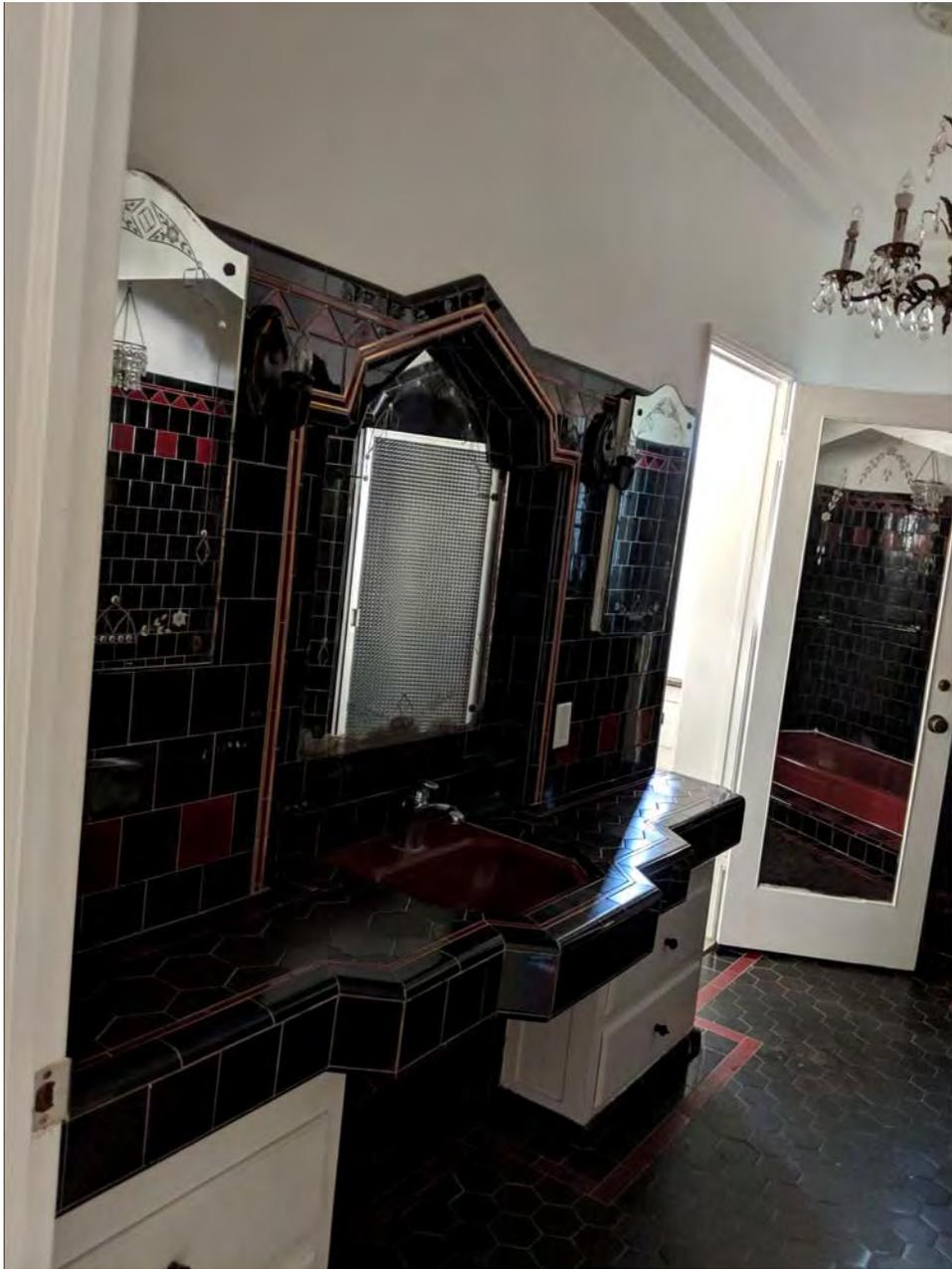


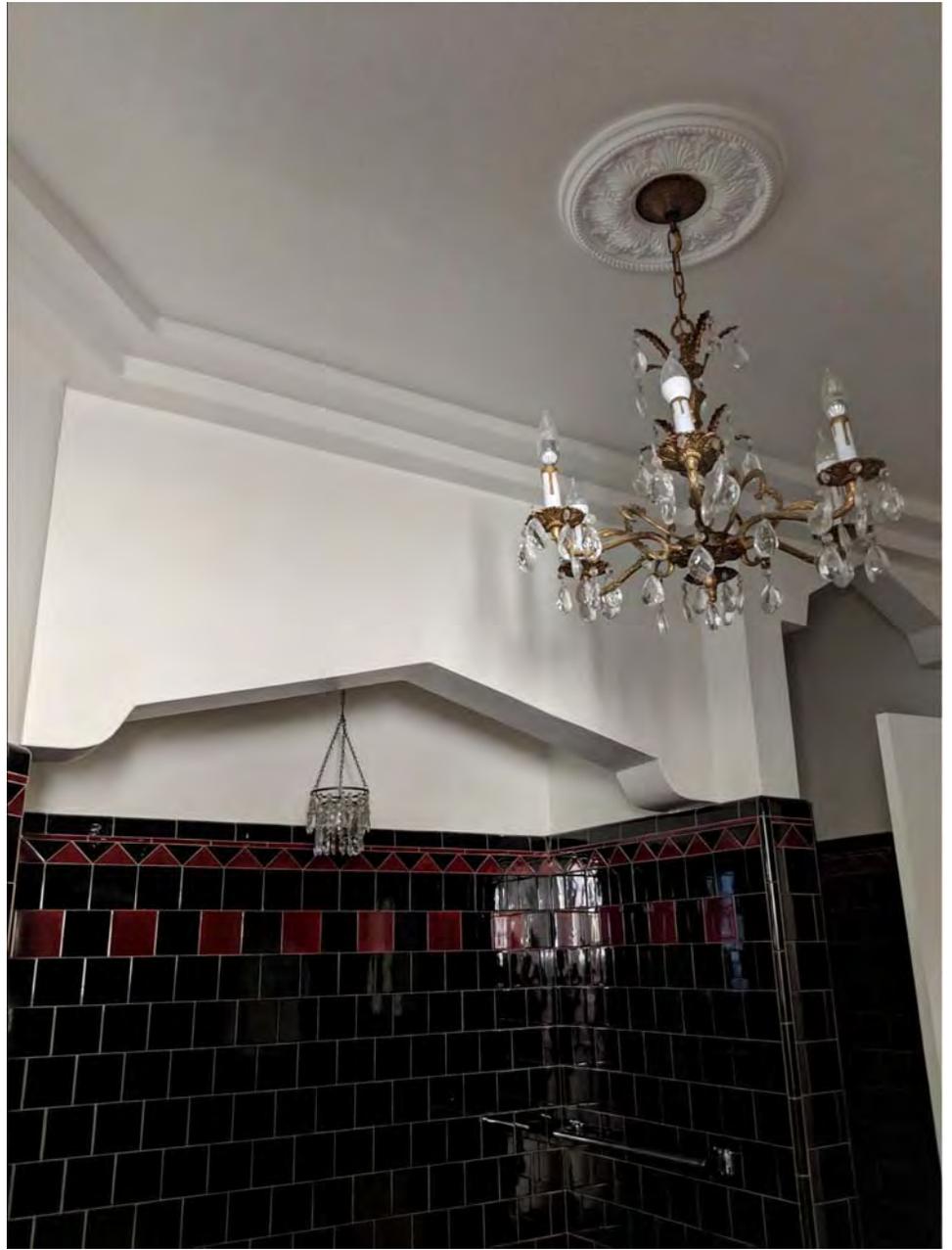








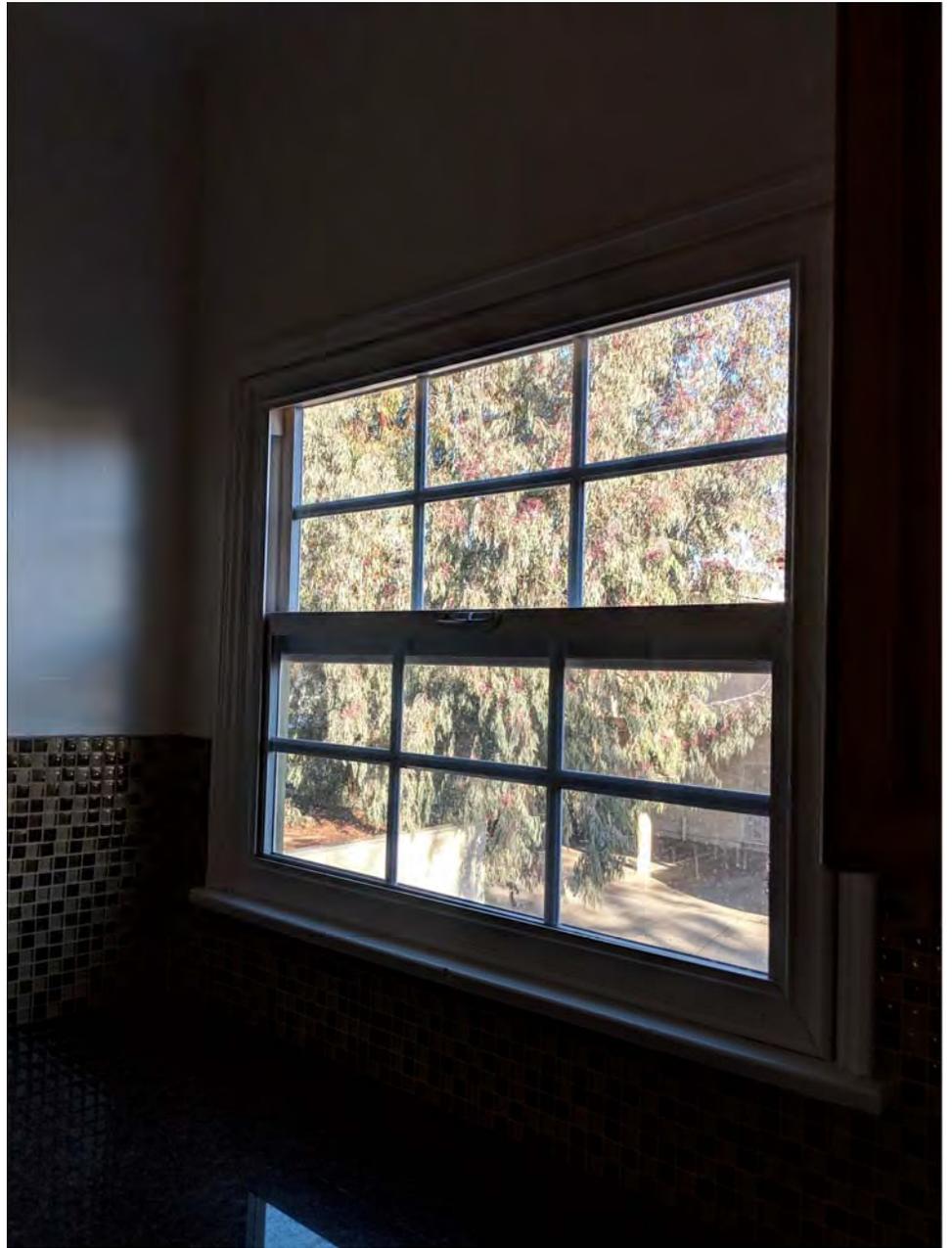


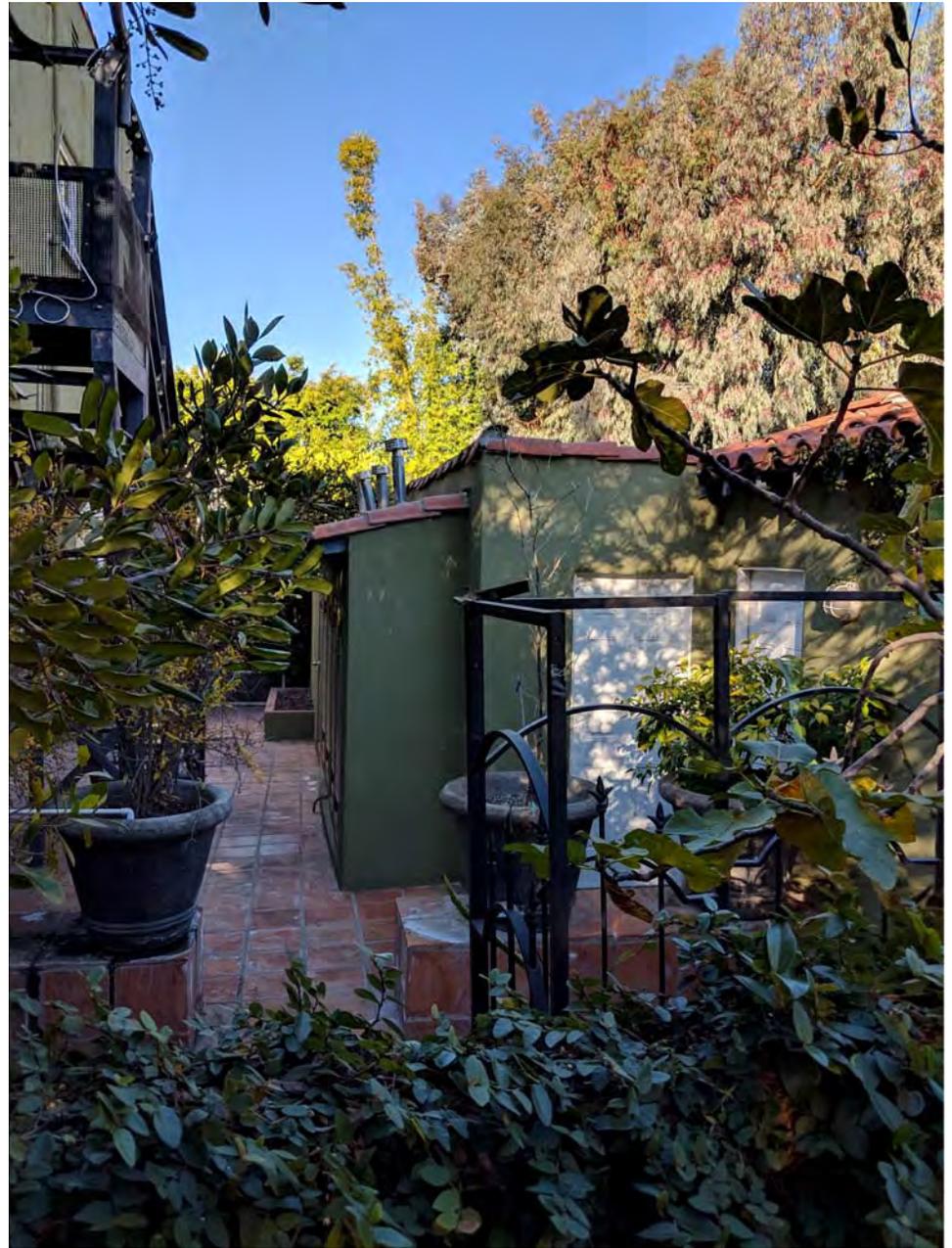


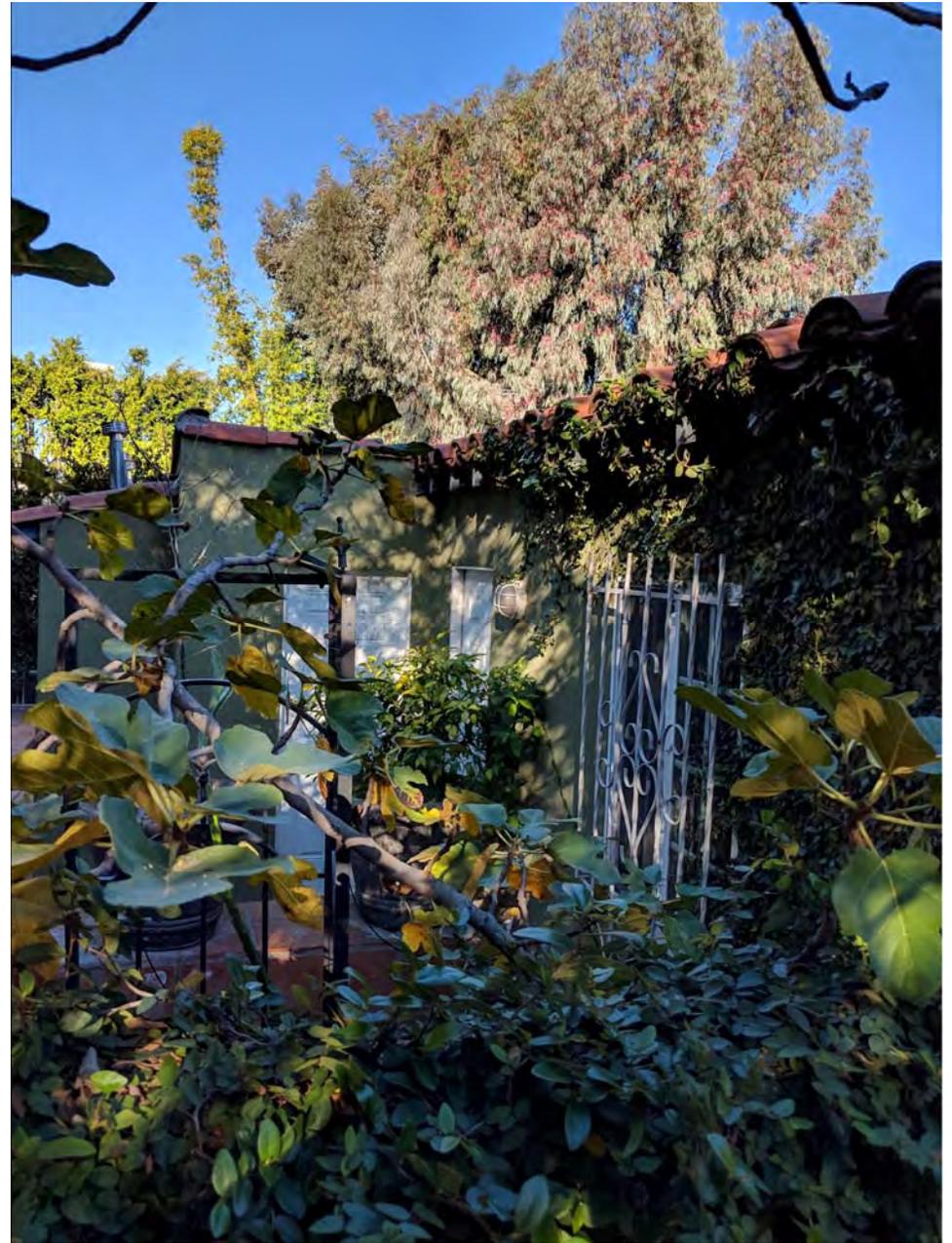














COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

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

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 10
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PROJECT TITLE Charlotte Chase Apartments	LOG REFERENCE ENV-2018-7217-CE CHC-2018-7216-HCM
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PROJECT LOCATION
1074-1076 South Genesee Avenue, Los Angeles, CA 90019

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
Designation of the Charlotte Chase Apartments as an Historic-Cultural Monument.

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

CONTACT PERSON Melissa Jones	AREA CODE 213	TELEPHONE NUMBER 847-3679	EXT.
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EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<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 **Charlotte Chase Apartments** 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 [SIGNED COPY IN FILE]	TITLE Planning Assistant	DATE December 14, 2018
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 _____



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

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

2. CONSTRUCTION HISTORY & CURRENT STATUS

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

3. STYLE & MATERIALS

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
2. Is associated with the lives of historic personages important to national, state, city, or local history.
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

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

Property Owner

Is the owner in support of the nomination?

Yes

No

Unknown

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

Nomination Preparer/Applicant's Representative

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
<input type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Steven Luftman 12/10/2018

Name:

Date:

Signature:

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

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-.. 7
Website: preservation.lacity.org

Charlotte Chase Apartments/1074-1076 S. Genesee Ave

Historic-Cultural Monument Nomination Continuation Sheet

A. Property Description

Site

The property at 1074 South Genesee Avenue (subject building) contains a multi-family residence comprising the following addresses: 1074 and 1076 South Genesee Ave. The property occupies a rectangular parcel of 7,238.8 square feet that is located at the east side of Genesee Ave. between San Vicente Boulevard and Whitworth Drive in the Mid-Wilshire area of Los Angeles. The property is largely surrounded by low-scale multi-family residences constructed between 1933 to 1940. With the exception of San Vicente Blvd, the neighborhood adheres to a rectilinear street grid that is oriented towards the cardinal directions. San Vicente Blvd runs on a diagonal from northwest to southeast. The topography of the area is flat.

The district's residences are primarily Spanish Colonial Revival or Minimal Traditional in style. Common elements, depending on the style, include clay tile roofs, exterior staircases, stucco cladding and arched window and door openings.

The multi-family building at 1074 S. Genesee Avenue shares the 16-foot setback with the other buildings on the south 1000 block of Genesee Ave. Two separate terracotta tile paths lead from the sidewalk to the primary entryways and a brick driveway leads to the porte-cochère. Landscaping is lush, with a short hedge framing the area between the two pathways, a lawn, shrubs, a mature palm, and a variety of young palm and ivy growing up the stairs on the front patio side.

Exterior

The subject building is two stories in height with three apartments on the upper floor and one on the lower floor.

Designed in the Spanish Colonial Revival style, with strong Art Deco details, the building features an irregular T-shaped plan with a concrete foundation, and wood-frame construction clad with smooth stucco. The building has a combined hip and gable clay tile roof with a hidden flat roof behind the principal façade. Over the primary upper level entrance, set back from the balcony roof, is a raised square tower with a hipped tile roof, a common Spanish Colonial elaboration.¹

The principal façade faces west, asymmetrically configured into three bays. On the north bay is a partial-width front patio, enclosed by a low stucco wall. The second-floor of the north bay features a wrap-around recessed balcony with deco rectangular/zigzag cutouts and decorative ironwork inserts. An exterior stair with a stucco scalloped balustrade leads to the second floor balcony and entryways. The starting newel features a ziggurat cap. The roof over the balcony is supported by square stucco columns with inverted Art Deco-style ziggurat tops. The wrap around second floor balcony above the patio is supported by Art Deco designed ziggurat corbels.

The primary entrance to the lower unit is accessed through an inverted ziggurat recessed passage, and then the patio. The door on the lower unit is painted wood with eight recessed panels, and a view panel. The upper units share a common recessed entry for the three apartments. The doors are behind non-original metal security doors. Apartment number 4 retains the painted wood door with eight recessed panels. The other units appear to have painted plank doors.

¹ V. McAlester et al., *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (Knopf Doubleday Publishing Group, 2013).

The central bay's mass is forward to the common setback on Genesee and features angular Art Deco raised pilasters at the corners, an arched picture window on the first floor and triplex picture windows with ventable casement side panels on the second floor. A chimney is located along the south side of the center bay and features an elaborated brick termination.

The south bay has a scalloped arched porte-cochère with developed second story above and angular Art Deco raised pilasters at corners. A balconette on the second story has a rectangular cutout with a decorative ironwork insert.

The Art Deco detailing continues in the rear of the building, which is off an alley that runs parallel to Genesee Ave. A recessed balcony is accessed from two sets of doors with accentuated parallel mullions. The balcony is recessed below zig-zig openings and is supported by elaborate corbels. The second story door is accessed by a set of stairs with a stucco balustrade through a recessed angular entry. Two two-car garages are accessed via the alley. The rear roof, garage roof, and garden wall are accentuated by a line of tile trim.

Fenestration on the street-facing sides of the building consists of multi-paned wood casement windows with the exception of the previously mentioned picture windows. On the alley sides of the building most of the fenestration has been replaced with double-hung vinyl false divided-light windows. Non-original security bars are present on many of the first-story windows, plus a few of the second-story windows at the rear.

Interior

There has been no access to the interior. From photographs, the subject building retains much of its character-defining Spanish Colonial and Art Deco elements. Starting with the front hall there appears to be original wainscoting. The dining room has wainscoting and coved ceilings. The living room's hearth with Art Deco ziggurat mantel features a unique Art Deco arched cut-out above the mantel, matching the arched picture window. The built-in bookcase with arched top also mirrors the adjacent picture window, and the living room's beamed ceiling with corbels reflects the Spanish Colonial influences.

There is an elaborate Art Deco designed bathroom, with Black and Tang red trim Art Deco tile, a built-in vanity with arched topped mirror, and an arched top shower entrance. The bathroom ceiling also features ziggurat plaster molding. The tile, colors, and fixtures appear to of the period but were unusually bold choices—perhaps Charlette Chase, the first owner, as a stage actress appreciated the dramatic effect.

Alterations

The building's current appearance and alteration permits from the Los Angeles Department of Building and Safety (LADBS) indicate that it has experienced only minor exterior changes over time. The permits from LADBS also indicate that in 1949, while the city and country were in a post war housing shortage, the building was modified from a two-unit building to a five-unit apartment building by owner Manuel Bloom (City of Los Angeles, Building Permit No. 8092). There are LADBS permits for earthquake strengthening; foundation bolting and cripple wall bracing in 1995 by owner B. Rudberg (City of Los Angeles, Building Permit No. 51700400321). In 2005 the bottom unit was converted by owner Yair and Nava Ben Moshe back to a single unit from two units as it was originally built (City of Los Angeles, Building Permit No. 1010421200516885). Although not permitted, at the rear of the building most of the fenestration has been replaced with double-hung vinyl false divided-light windows. Non-original security bars are present on many of the first-story windows, and a few of the second-story windows at the rear. Non-original steel security doors were added to the upper floor.

From photographs it appears that some kitchens have been remodeled and built-in shelves have been added to other rooms.

Character-Defining Features

Site

- Shares 16-foot setbacks with other duplexes on the 1000 S block of Genesee Avenue

Exterior

- Irregular T-shaped plan
- Exterior stair with stucco scalloped balustrade leading to second-floor balcony with ziggurat top on starting newel
- Partial-width front patio, enclosed by low stucco wall
- Angular Art Deco raised pilasters at corners of the building
- Combined hip and gable clay tile roof
- Second-floor wrap-around recessed balcony with Art Deco rectangular/zigzag cutouts and decorative ironwork inserts
- Roof over the balcony supported by square stucco columns with inverted Art Deco style ziggurat tops
- Art Deco designed ziggurat corbels
- Inverted ziggurat recessed passage to the lower unit
- Painted wood front doors with eight recessed panels, and view panel
- Arched picture window on the first-floor
- Triplex picture windows with ventable casement side panels on the second floor
- Multi-paned wood casement windows
- Chimney with elaborated brick termination
- Scalloped arched porte-cochère with developed second story above
- Doors accessing balconies with accentuated parallel mullions
- Balconette on the second story featuring a rectangular cutout with a decorative ironwork insert
- Recessed balcony on the east-facing alley side with zig-zig openings and elaborate corbels

Interior

- Entry hall wainscoting
- Dining room wainscoting and coved ceilings
- Living room hearth with Art Deco ziggurat mantel and arched cut-out above
- Built-in bookcase with arched top
- Living room beamed ceiling with corbels
- Black and red Art Deco tile in bathroom
- Built-in vanity that with arched top
- Arched shower entrance
- Bathroom ceiling ziggurat plaster molding

B. Statement of Significance

Summary

The Charlotte Chase Apartments meets the following criteria for designation as a Los Angeles Historic-Cultural Monument (HCM):

Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.

It embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

Built in 1933, the multi-family property at 1074 S. Genesee Ave. embodies the distinctive characteristics of the One-Over-One Grand Stair duplex in the Spanish Colonial style with Art Deco detailing, making it inherently valuable for a study of 1930s architecture in Los Angeles.

It is also likely that the subject property was design by prominent local architect R. S. Loring and engineer William G. Chandler.

In 2015, the SurveyLA citywide historic resources inventory identified the subject property as a contributor to the Orange Grove Avenue-Ogden Drive-Genesee Avenue Multi-Family Residential Historic District. The historic district is eligible for listing in the National Register of Historic Places, California Register of Historical Resources and as a Los Angeles Historic Preservation Overlay Zone.²

Mid-Wilshire Multi-Family Residential Development

Residential development began spreading west from downtown Los Angeles along Wilshire Boulevard at the turn of the 20th century, spurred by early developers Henry Gaylord Wilshire and his brother William Wilshire.

The property at 1074 S. Genesee Blvd. is located within the Mid-Wilshire neighborhood of the larger Wilshire area. Residential development in the western portion of the Wilshire area, including the Mid-Wilshire neighborhood, began its boom in the 1920s and 1930s. The boom was partly a result of the explosive commercial development of Wilshire's Miracle Mile, but was also a response to the massive population influx Los Angeles experienced at that time.

Wide new streets – Wilshire Boulevard, Olympic Boulevard, Pico Boulevard, and San Vicente Boulevard – opened up farther-flung areas to suburban development. Just as the success of Wilshire Boulevard as a commercial corridor depended largely on the automobile, so did the success of the area's adjacent residential neighborhoods.

Although built in close proximity to streetcar lines, the subject property's neighborhood largely catered to the automobile; detached rear garages and driveways with curb cuts were characteristic of these automobile suburbs. The Pacific Electric Railway's Westgate line provided streetcar service along San Vicente Boulevard,

² "Wilshire Historic Districts, Planning Districts and Multi-Property Resources," ed. Los Angeles Department of City Planning, SurveyLA (Los Angeles2015).

a block north of the subject property. This streetcar route was originally established by the Los Angeles Pacific Railway in 1906, and San Vicente was a dirt access road until after 1929.³⁴

The subject building's tract was subdivided in 1930. It was preceded by the development of Wilshire Vista (1922), Mansfield Knoll (1922), and Wilshire Highlands (1922) to the north and east, Carthay Center (now Carthay Circle 1922), Carthay South, and Carthay Square (1923) to the west, and Olympic Beverly Plaza (now South Carthay) was subdivided in 1933.⁵

The area of the subject property was incorporated as part of the city of Los Angeles Carthay Addition in 1923. In 1904 the subject area was part of lot 6 of the Rodeo Subdivision owned by E.P. Clark. In 1922 it was subdivided as part of Tract 4181 by the Sherman Company. The tract was owned and subdivided by the Title Guarantee and Trust Company in 1930 as Tract 9721. Development of Tract 9721, comprising the area bounded by Fairfax Avenue, Olympic Boulevard, San Vicente Boulevard, Spaulding Avenue, and the one to four lots south of Whitworth Drive (north of the nonextant Edgewood Place), began in 1931.⁶

No evidence was found regarding marketing of the subdivision, but the area just to the west was heavily promoted. Beginning in 1922 Carthay Center, now known as Carthay Circle, was advertised as "a matchless section of the beautiful Wilshire district—an ideal residential subdivision which is to remain for all time a monument to the faith, skill and integrity of its creator and a noteworthy addition to the civic structure of Los Angeles."⁷ In 1927 Carthay Square was developed with three streets of duplexes. These duplexes included at least four by S. Charles Lee—but these were in a more traditional style, not the "one-over-one grand stair" form that is represented by 1074 S. Genesee Avenue. The first "one-over-one grand stair" duplex found in the area is at 1173 S. Hi Point Street, six blocks from the subject building.⁸

SurveyLA Orange Grove Avenue-Ogden Drive-Genesee Avenue Multi-Family Residential Historic District

The subject building is a contributor to the SurveyLA Orange Grove Ave.-Ogden Dr.-Genesee Ave- Multi-Family Residential Historic District.

The district includes two-story fourplexes, triplexes, duplexes and courtyard apartments along South Orange Grove Avenue, just south of San Vicente Boulevard to Packard Street, and along South Ogden Drive and South Genesee Avenue between San Vicente Boulevard and Whitworth Drive. A regular, rectilinear grid comprises the street pattern within the district. Its topography is generally flat; some of the front lawns of the properties are sloped. Lot sizes are modest, with uniform setbacks, walkways and detached garages. Most properties have curb cuts and driveways; those without have access to detached garages via alleys. Concrete sidewalks and some extant mature street trees, including sycamores and magnolias, remain. There is a total of 117 properties, 112 of which are contributing and 5 of which are non-contributing to the district.

The dominant period of development for the district is 1927 to 1950, and residences are primarily Spanish Colonial Revival or Minimal Traditional in style. Common elements, depending on the style, include clay tile roofs, exterior staircases, stucco cladding, and arched window and door openings. Most of the Minimal Traditional style residences feature French Revival or American Colonial Revival design elements.⁹

³ "Boulevard to Speed Traffic – San Vicente Widening," *Los Angeles Times*, March 17 1929.

⁴ "Miracle Mile Historic Resources Survey Report," (Architectural Resources Group, Inc., 2015).

⁵ Ibid.

⁶ "Carthay Center Is Now Part of City: Wilshire Community Well Provided With Public Improvements," *Los Angeles Times*, May 20 1923

⁷ "Progress at Carthay Center," *Los Angeles Times*, August 20 1922.

⁸ LADBS Permit 1927LA14531 1173 S. Hi Point St

⁹ "Wilshire Historic Districts, Planning Districts and Multi-Property Resources."

Early Owner and Tenant History

The multi-family residence at 1074-76 S. Genesee Ave. was constructed for owner Charlotte Chase in the fall of 1933. Mrs. Chase and her daughter Bernice lived in the upper unit, 1076 S. Genesee, until she sold the building to the Manuel Bloom in 1936. In the 1940 U.S. Census, Charlotte Chase listed her occupation as a stage actress with 24 weeks of work and additional income from other sources. Bernice Case worked as a cashier at a restaurant.¹⁰

No tenants for 1074 S. Genesee could be found for the duration of Charlotte Chase's ownership.

Manuel Bloom 1893-1965

Manuel Bloom bought the duplex at 1074-76 S. Genesee in February of 1936.

Manuel Bloom, known as Max, emigrated from Russia to the United States in 1909. He first lived in Michigan and then, circa 1918, Los Angeles. Up to 1922 he worked as a fruit and vegetable peddler. In 1923 he became co-owner of the Sanitary Mattress manufacturing company. Before moving to 1076 S. Genesee, he lived in East Los Angeles, and then the largely Jewish community of Boyle Heights.¹¹¹²

The 1940 census indicates he lived on Genesee with his wife Eva Bloom, their son Milton, and a housekeeper, Jessie Harper.

In 1948 he and his wife moved again, this time to Cheviot Hills. In 1957 he moved once more, to the former home of Charlie Chaplin, a two-story modern Italian residence in Beverly Hills.

In 1948, when he moved from Genesee Avenue, Los Angeles was in a post-war housing crisis. The rent control laws that would last until December 21st of 1950 dictated a maximum rent of \$80 an apartment. It was under these conditions that Mr. Bloom transformed his two-unit building into a five-unit building.

His family sold the building in 1967 to Betty Rudberg, two years after Max died.

1935-1936 List of Tenants Compiled from Los Angeles Street Directories

1076 S Genesee

- Charlette Chase (widow), stage actress
- Bernice Chase (Charlette's daughter), saleswomen, and cashier

1936-1948 List of Tenants

1076 S Genesee

- Max Bloom—Owner, Sanitary Mattress Co
- Eva Bloom—Wife of Max

¹⁰ "United States Census, 1940," database with images, FamilySearch (<https://familysearch.org/ark:/61903/1:1:K9HH-CGM> : 15 March 2018), Bernice Chase in household of Charlotte Chase, Councilmanic District 2, Los Angeles, Los Angeles Township, Los Angeles, California, United States; citing enumeration district (ED) 60-99, sheet 21A, line 3, family 195, Sixteenth Census of the United States, 1940, NARA digital publication T627. Records of the Bureau of the Census, 1790 - 2007, RG 29. Washington, D.C.: National Archives and Records Administration, 2012, roll 394.

¹¹ "California, County Birth and Death Records, 1800-1994," database with images, FamilySearch (<https://familysearch.org/ark:/61903/1:1:QGL7-GS1C> : 18 January 2018), Rose Bloom, 05 Jun 1919; citing Birth, Los Angeles, Los Angeles, California, United States, California State Archives, Sacramento.

¹² United States Census, 1920," database with images, FamilySearch (<https://familysearch.org/ark:/61903/1:1:MHQ7-6HF> : accessed 8 December 2018), Manuel Bloom, Belvidere, Los Angeles, California, United States; citing ED 10, sheet 5B, line 52, family 137, NARA microfilm publication T625 (Washington D.C.: National Archives and Records Administration, 1992), roll 102; FHL microfilm 1,820,102.

- Milton Bloom—Son. Factory worker and assistant manager, Sanitary Mattress Co

1935-1942 List of Tenants

1074 S Genesee

- Solomon S. Harris, president of S. Harris & Company, a wholesale carpet company
- Esther Harris, Sol's wife
- Mervin Harris, Sol and Esther's son
- Louise Barger, housekeeper

1956 List of Tenants Los Angeles Street Directory list the tenants (there are no digitized Los Angeles Directories from 1943-1955):

1074 S Genesee

- Apt 1 William Young
- Apt 2 Mark Scavo

1076 S Genesee

- Apt 3 Rhoma G. Rich
- Apt 4 Jack L. Kleinrock, shoe salesman
- Apt 5 Mrs. E. Y. Friedman

Ownership

1931	Title Guarantee and Trust Co. Lot 1 Trust No 4181
10-07-1932	Beazley, G. Wallace
09-30-1933	Chase, Charlotte B.
02-20-1936	Bloom, Manuel
05-10-1967	Rudberg, Betty
08-08-1996	Rudberg, Betty I Trustee Betty Rudberg Family Trust
10-21-2004	Ben Moshe, Yair and Neva T.
09-30-2005	One Zero74 S. Genesee Ave, LLC
01-31-2007	Crawford, M. Elizabeth Jarrett
09-14-2007	Crawford, M. Elizabeth Jarrett and Lo, Yi
10-01-2015	Avery, Steve B. Trustee The Seven B. Avery Revocable Trust
04-25-2016	Saja Enterprises LLC

Property type/sub type: One-Over-One duplex

The one-over-one duplex is also referred to as a double-decker duplex or a “two-flat”, a two-story building with a unit on each floor.

Todd Gish describe the architectural sub type of the subject property in his dissertation, "Building Los Angeles: Urban Housing in the Suburban Metropolis, 1900-1936":

An architecturally elaborate form of the one-over-one duplex that is identified by its prominent exterior stair ascending to the second-floor unit’s entrance from a small patio outside the lower unit’s entry. This type of duplex characterized by stylized accents such as wrought iron grilles, Spanish tile roofs, and ceramic tile panels. This version of duplex was popular in the late 1920s through the late 1930s.

In the Mid-Wilshire and Carthay areas, builders developed entire streets of these elegant stairway-double-deckers duplex. This is evident on the south 1000 block of Genesee, along with streets in the adjacent Carthay Square and South Carthay areas 1930s.¹³

Prior to the development of the one-over-one duplex, two-family dwellings took the form of a “double bungalow” or a “double house”.¹⁴

The “double house” was a two-story version of the “double bungalow”, essentially a pair of adjoining row houses, with living rooms and kitchens below and bedrooms above.

The one-over-one grand stair duplex seems to be unique to Southern California.

Most of these buildings were built by owners and independent builders. In the Los Angeles Times, builders advertised the ability to build and finance a duplex to your specifications and stock plans were available. The economics of the duplex brought homeownership to many, and the design of the double-decker duplex fit easily within the single-family-dwelling neighborhoods, avoiding the stigma of multi-family subdivisions. These virtues of duplexes were promoted by the writers of the Los Angeles Times.¹⁵¹⁶¹⁷

Spanish Colonial Revival style 1915-1950

Spanish Colonial Revival style prevailed in Southern California following the 1915 Panama-California Exposition in San Diego. Its popularity coincided with the population boom Los Angeles experienced in the 1920s, and the versatility of the style, which enabled builders and architects to construct buildings as simple or lavish as money would allow, helped to spread further its popularity throughout the city. The district’s Spanish Colonial Revival buildings generally feature clay tile, gable, hipped, and/or flat roofs, sometimes with towers; asymmetrical façades and complex, irregular massing; stucco exterior walls; the incorporation of patios, courtyards, loggias or covered porches, and/or balconies; arched door and window openings; wood, wrought iron, and tile decorative elements; and details like exterior staircases, wing walls, pierced stucco screens, jetties, clay attic vents, and ornate light fixtures.^{18 19}

¹³ Todd Douglas Gish, "Building Los Angeles: Urban Housing in the Suburban Metropolis, 1900-1936" (UNIVERSITY OF SOUTHERN CALIFORNIA, 2007).

¹⁴ Ibid.

¹⁵ "Tract Activity Turns toward Income Units," *Los Angeles Times*, April 22 1928.

¹⁶ "Fact and Comment — Duplex Houses," *Los Angeles Times*, December 6 1931. "Tract Activity Turns toward Income Units."

¹⁷ "Financed 100%—on Low Monthly Payments," *Los Angeles Times*, June 5 1932.

¹⁸ "Architecture and Designed Landscapes, Revival Architecture Derived from Mediterranean and Indigenous Themes," ed. Office of Historic Resources (Los Angeles: City of Los Angeles, 2010).

¹⁹ McAlester et al., *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*.

Art Deco architectural style

Moderne/Art Deco (ca. 1925–1940)

The Art Deco style gained popularity in the early 1920s. Unlike its earlier Period Revival counterparts, it is considered the first architectural style of the era to consciously reject historical precedents, instead embracing a new aesthetic that took inspiration from the city's booming oil, real estate, and film industries, and the technological advancements of the Machine Age. The style is largely characterized by its vertical emphasis, enhanced by elements that served to draw the eye upwards like fluted pilasters, stepped towers, piers, and spires. Despite Modern tendencies occurring about the same time, the Art Deco style embraced ornamentation that was uninhibited and extravagant. This was often manifested in the use of motifs found in ancient mythology and indigenous cultures, as well as local flora, fauna, and natural features, and experimentation with a variety of materials including terra cotta and metal. The resulting vibrant, exhilarating images reflected a society that was very much living in the moment. The style was applied largely to public and commercial buildings like theaters, department stores, large hotels, and multi-family residential buildings, with rarer use in single-family residential architecture.²⁰²¹

William G. Chandler Engineer

R. S. Loring Architect

The building initial building permits are signed by William G. Chandler for Charlette Chase. Mr. Chandler was an engineer and draftsman who usually worked with Ralph S. Loring, prominent local architect. It likely that Chandler and Loring designed this building together. On the building permits, the owner's current address is listed as 7411 Beverly Blvd., Chandler and Loring's office. 1074 S. Ogden Dr., a block away from the subject property, is also signed off by Mr. Chandler.²²

They were noted in the Los Angeles Times for designing many single-family homes, duplexes, apartment buildings, and hotels in the 1930s, 40s, and 1950s. In the Beverly Fairfax Historic District, they designed twenty-five properties. In 1949 they designed Mark Taper's \$550,000 Pine Knolls duplex development in Torrance.²³²⁴

A series of advertisements in the Los Angeles times in late 1931 advertised the "DUREX SYSTEM" to design, build, and finance your "Residences—Duplexes—Apartments etc." with all Architectural work by R. S. Loring, Architect. Perhaps Mrs. Chase, the original owner of the subject property, discovered one of these classified ads.²⁵

While Loring was perhaps better known for his Period Revival buildings, particularly in the Los Angeles neighborhoods of Hollywood (e.g., 1614 N. Hudson Avenue), and Los Feliz (e.g., 4609 W. Gainsborough Avenue), his later work conveyed a more restrained aesthetic that generally blended elements of other styles with Minimal Traditional.²⁶

²⁰ "Beverly Fairfax Historic District : National Park Service / National Register of Historic Places Registration Form," ed. United States Department of the Interior (2018).

²¹ E. J. U. <https://books.google.com/books?id=Ocrdaqaiaaaj> McMillian, *Deco & Streamline Architecture in L.A.: A Moderne City Survey* (Schiffer Pub., 2004).

²² "Beverly Fairfax Historic District : National Park Service / National Register of Historic Places Registration Form."

²³ Ibid.

²⁴ "\$550,000 Pine Knolls Project Having Its Preview Opening," *Los Angeles Times*, February 20 1949.

²⁵ "Durex Built," *Los Angeles Times*, November 1 1931.

²⁶ "Beverly Fairfax Historic District : National Park Service / National Register of Historic Places Registration Form."

Period of Significance

The period of significance for 1074 S. Genesee Ave. is defined as 1933 for its significance as an excellent example of a One-Over-One duplex, reflecting the year of the building's construction.

Integrity

In addition to meeting multiple eligibility criteria, 1074 S. Genesee Ave. is largely unaltered and retains a high degree of integrity. Historic integrity is the ability of a property to convey its significance and is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period."³² The aspects of integrity, as defined by the National Park Service, are location, design, setting, materials, workmanship, feeling and association.

- **Location:** The subject property is in its original location and therefore retains this aspect of integrity.
- **Design:** The subject property retains most of its character-defining features from its period of construction, and therefore is able to convey its historic significance as a Spanish Colonial Revival /Art Deco multi-family residence. The exterior of remains largely unchanged from its original construction, and the interior remains as altered during the post-war housing crisis.
- **Setting:** The property is located in the Mid-Wilshire neighborhood of Los Angeles and the entire block of 1000 S. Genesee Avenue remains 100% intact as originally built in the 1930s. The SurveyLA Historic District of 117 properties, of which it is a contributor, is 96% intact.
- **Materials:** The subject property has experienced some minor alterations on the rear of the building with replacement windows. Terracotta tile paths to the sidewalk have been added. All other materials dating to the building's period of significance remain intact including the stucco cladding and front facing windows. Because the property retains the majority of its materials from the time of its construction, this element of integrity remains largely intact.
- **Workmanship:** The subject property's original workmanship is still evident through its overall construction method and materials. The property was likely designed by the prominent local architect R. S. Loring and engineer William G. Chandler. As such, the property retains its integrity of workmanship.
- **Feeling:** The property retains its essential character-defining features and appearance from its historical period. Further, the surrounding neighborhood of multi-family residences remains fully intact. As such, the building retains integrity of feeling.
- **Association:** The subject property has been in continuous use as a multi-family residence since its construction in 1933. As it largely retains its original appearance, it is clearly recognizable as a 1930s Spanish Colonial Revival /Art Deco multi-family residential building, and is directly linked with this period of development in the city. Therefore, it retains integrity of association.

²⁷ Alisa Belinkoff Katz, "People Are Simply Unable to Pay the Rent," *UCLA Luskin Center for History And Policy* (2018).

²⁸ Alexander von Hoffman, "History Lessons for Today's Housing Policy the Political Processes of Making Low-Income Housing Policy," *Joint Center for Housing Studies Harvard University*, no. W12-5 (2012).

²⁹ Harry S. Truman, "Special Message to the Congress Upon Signing the Housing and Rent Act " (Harry S. Truman Library & Museum, 1947).

³⁰ L.B. Wheildon, "National Housing Emergency, 1946-1947," (<http://library.cqpress.com/1947>).

³¹ Warren B. Francis, "Rent Control Ended in L.A.," *Los Angeles Times*, December 21 1950.

³² U.S. Department of the Interior, National Register Bulletin 16A: How to Complete the National Register Registration Form (Washington D.C.: National Park Service, 1997), 4.

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Items Attached

Exhibit 1. Parcel Profile Report

Exhibit 2. Maps

Exhibit 3. Satellite Photograph

Exhibit 4. Building Permits

Exhibit 5. Photographs

Exhibit 6. Tract 9721 Duplexes

Exhibit 7. Historic references

Exhibit 8. SurveyLA

Exhibit 1. Parcel Profile Report



City of Los Angeles Department of City Planning

12/7/2018 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1074 S GENESEE AVE
1076 S GENESEE AVE

ZIP CODES

90019

RECENT ACTIVITY

CHC-2018-7216-HCM
ENV-2018-7217-CE
CPC-2018-3731-ZC-GPA-HD-CDO

CASE NUMBERS

CPC-2018-3731-GPA-ZC-HD-CDO
CPC-17976
ORD-184381
ORD-130117
ENV-2018-3732-EIR
ENV-2016-1787-ND

Address/Legal Information

PIN Number	132B177 1086
Lot/Parcel Area (Calculated)	7,238.8 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID B3
Assessor Parcel No. (APN)	5086026004
Tract	TR 9721
Map Reference	M B 170-42/43
Block	None
Lot	112
Arb (Lot Cut Reference)	None
Map Sheet	132B177

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	P.I.C.O.
Council District	CD 10 - Herb J. Wesson, Jr.
Census Tract #	2169.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	R3-1-O
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	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
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Transit Oriented Communities (TOC)	Tier 3
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5086026004
Ownership (Assessor)	
Owner1	SAJA ENTERPRISES LLC
Address	2317 KELTON AVE LOS ANGELES CA 90064
Ownership (Bureau of Engineering, Land Records)	
Owner	REALGEN PROPERTIES LP
Address	149 S BARRINGTON AVE # 293 LOS ANGELES CA 90049
APN Area (Co. Public Works)*	0.174 (ac)
Use Code	0400 - Residential - Four Units (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$1,459,161
Assessed Improvement Val.	\$530,604
Last Owner Change	04/25/2016
Last Sale Amount	\$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	8-634 8-632 725345 461865 380753 2711053 2711052 2369263 2126915 2025918 202481 1278464 1221650 1212250 1130101 1130100 0675095
Building 1	
Year Built	1933
Building Class	06
Number of Units	4
Number of Bedrooms	4
Number of Bathrooms	5
Building Square Footage	5,054.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None

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

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

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.41139472
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
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
Opportunity Zone	No
Promise Zone	None
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	Yes
Ellis Act Property	No

Public Safety

Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	753
Fire Information	
Bureau	South
Batallion	18
District / Fire Station	68
Red Flag Restricted Parking	No

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

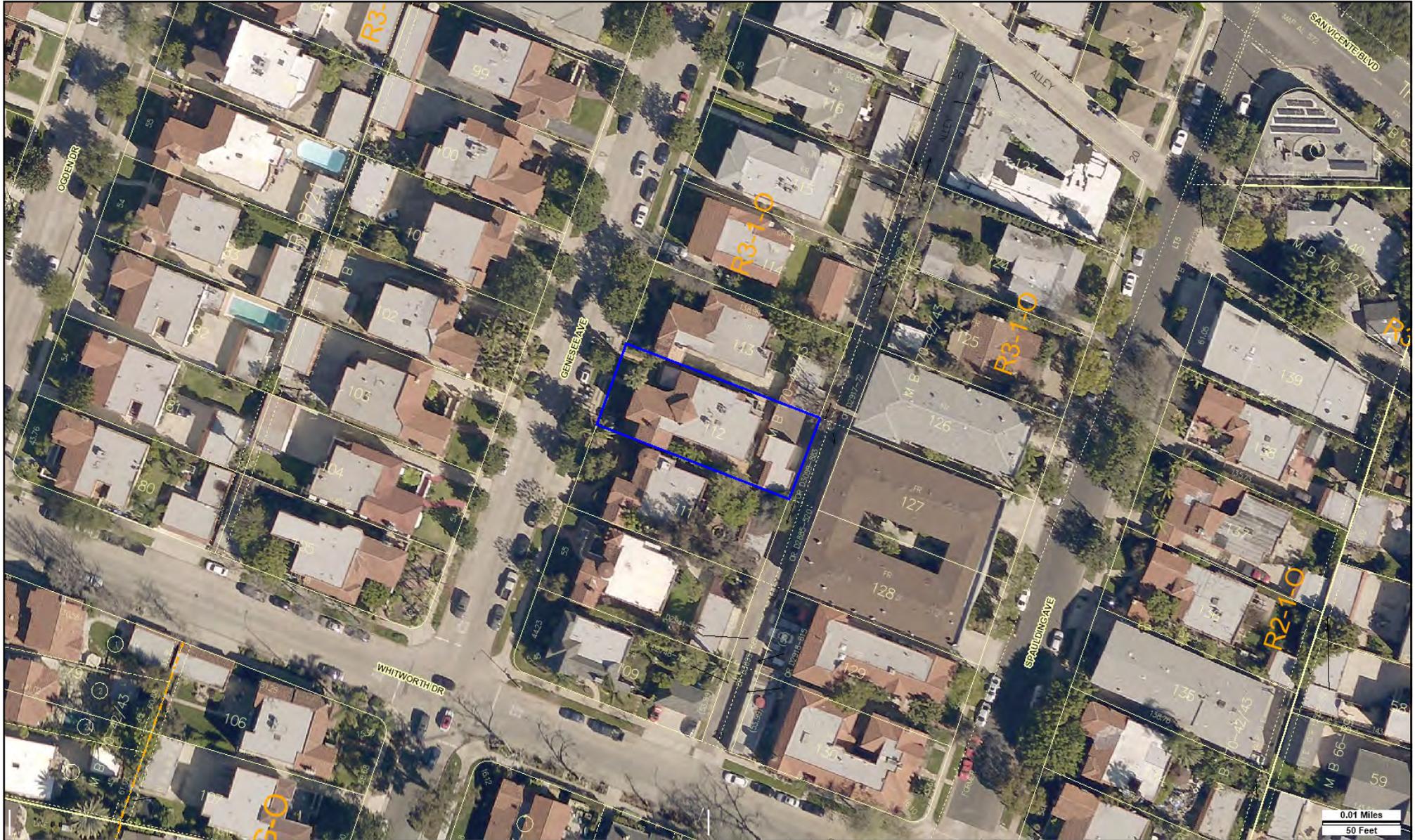
CASE SUMMARIES

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

Case Number:	CPC-2018-3731-GPA-ZC-HD-CDO
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT GPA-GENERAL PLAN AMENDMENT HD-HEIGHT DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	ENV-2018-3732-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	ENV-2016-1787-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ENVIRONMENTAL NEGATIVE DECLARATION

DATA NOT AVAILABLE

CPC-17976
ORD-184381
ORD-130117



Address: 1074 S GENESEE AVE
 APN: 5086026004
 PIN #: 132B177 1086

Tract: TR 9721
 Block: None
 Lot: 112
 Arb: None

Zoning: R3-1-O
 General Plan: Medium Residential



Exhibit 2. **Maps**

Exhibit 2a. Tract No. 9721 April 9, 1930

Exhibit 2b. Tract No. 4181 January 30, 1923

Exhibit 2c. Rodeo Subdivision April 1904

Exhibit 2d. Parcel map

TRACT No 9721

17044

IN THE CITY OF LOS ANGELES

Consisting of two Sheets

Being a Subdivision of a portion of Lot 1 and Lot 2 of Tract No 4181 as per map recorded in Book 63, Page 7 of Maps, Records of Los Angeles County, California

March 1930

Teqart & Webb, Engineers

APR 9 1930
27 9 PM
170
42
RECORDS

J. Mitchell
500

H.M. Teqart

two
March 1930

H. M. Teqart

L.A.Co. Flood Control Dist \$13,521,250.00 7-2-1964
D.D.No. 11 \$1,303,973.00 4-12-1942

April 2-1930

J.M. ...

Avenue, Drive, Street, Boulevard,
Alley and as hereby grant and dedicate to the City of Los Angeles for sanitary sewer and storm
drainage purposes the strips of land as shown on said map within said subdivision.

TITLE GUARANTEE AND TRUST COMPANY, A CORPORATION

By _____ Vice President

Attest _____ Asst. Secretary

April 9, 1930
Harold A. Harris

So 31
13000

4-2-1930

H. W. Bender

13,000.00

Tract No. 9721

J. J. Jessup

APPROVED:
April 2, 1930 J.J. Jessup, City Engineer
Deputy

I hereby certify that there has been filed in the office of the City Engineer of the City of Los Angeles, County of Los Angeles, State of California, a certificate made by the Title Guarantee and Trust Company of said City, Order No. 2552162, dated March 29, 1930, certifying that it appears from the records of said City and County that _____ Title Guarantee and Trust Company _____ is the only person whose consent is necessary to offer for dedication the streets, alleys and easements as shown on this subdivision map within the colored border line.

J.J. Jessup

City Engineer

Date April 2 1930 By _____ Deputy

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS OF WHICH I AM IN CHARGE, TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

DIRECTOR, BUREAU OF ASSESSMENTS

BY *A. W. J. ...* DEPUTY

DATE *March 31, 1930*

I hereby certify that this map was by resolution duly adopted and approved by the City Council of the City of Los Angeles on the _____ day of _____ 19____ and that the City Clerk of said City was by said resolution authorized and directed to endorse thereon, the approval of the same, and that all of the streets, roads, alleys, highways and easements shown and delineated on this map and thereby offered for dedication as public streets, roads, alleys, highways and easements, excepting such as have heretofore been dedicated and accepted on behalf of the public, are hereby accepted as public streets, roads, alleys, highways and easements on behalf of the public by the City Council of the City of Los Angeles; provided that nothing herein contained shall be construed as an assumption of any improvement made in or upon any street, road, alley, highway or easement shown or delineated upon this map.

By _____ City Clerk

Approved by the City Council of the City of Los Angeles on _____ day of _____ 19____

City Clerk

APR 9 1930
27 3 PM
170
43

TRACT No 9721

IN THE CITY OF LOS ANGELES

March 1930

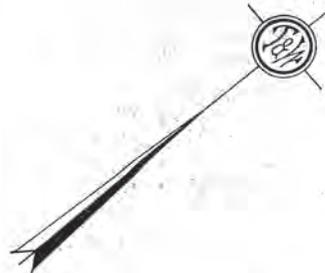
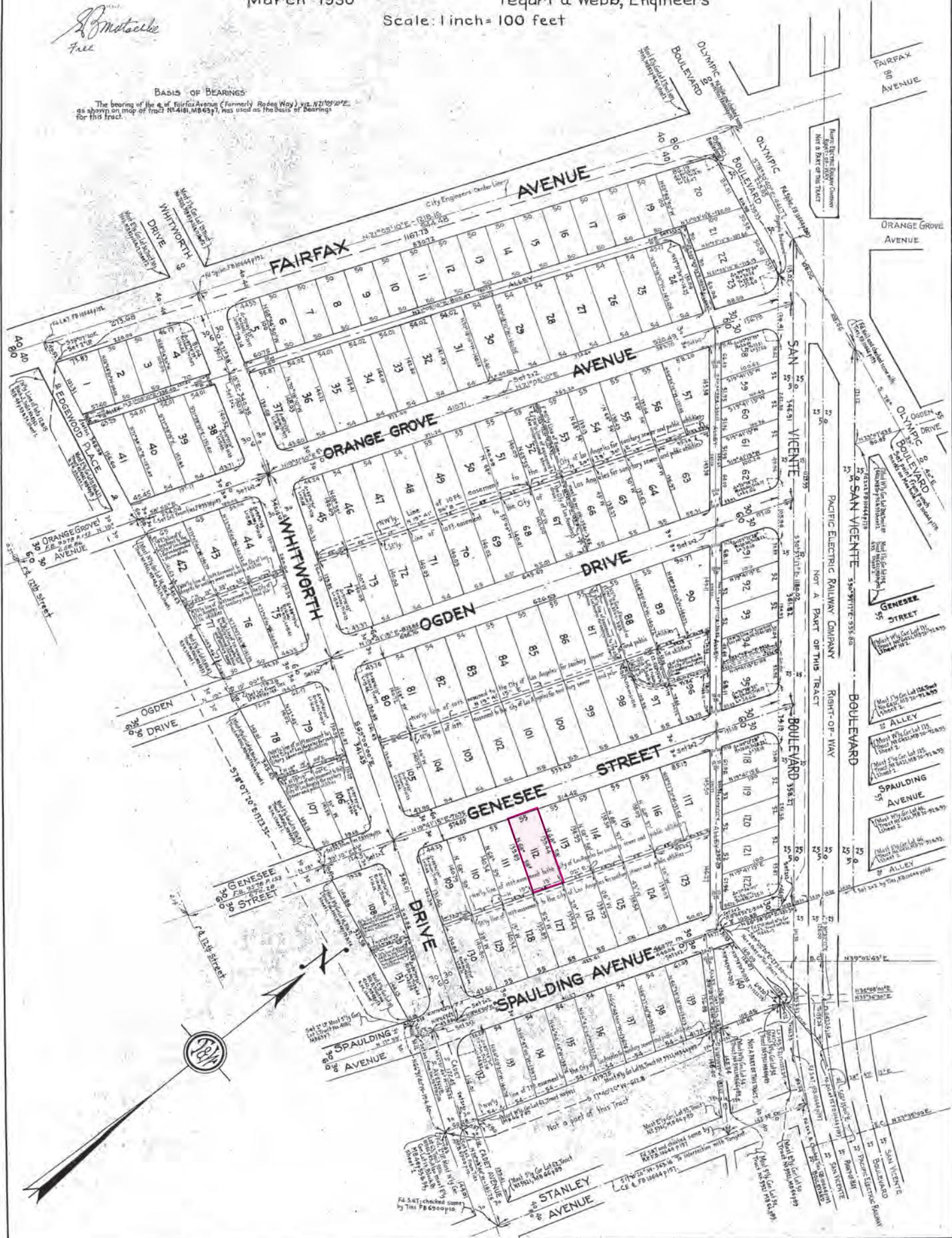
Teqart & Webb, Engineers

Scale: 1 inch = 100 feet

B. Motacke
free

BASIS OF BEARINGS

The bearing of the E. of Fairfax Avenue (formerly Redes Way) N. 21° 05' 00" E. as shown on map of tract No. 4181, M. 637, was used as the Basis of Bearings for this tract.



F4 547, checked same by Tim P8690010

STANLEY AVENUE

NOT A PART OF THIS TRACT

GENESEE STREET

SPAULDING AVENUE

ALLEY

ALLEY

ALLEY

SAN VICENTE BOULEVARD

TRACT NO. 4181

PARTLY IN THE CITY OF LOS ANGELES

BEING A SUBDIVISION OF LOT 6 AND A PORTION OF LOT 5 OF RODEO AS PER MAP RECORDED IN MAP BOOK 5 PAGES 127 & 128 AND A PORTION OF RANCHO RODEO DE LAS AGUAS RECORDED IN BOOK 1 PAGES 169 AND 170, AND A PORTION OF RANCHO LAS CIENEGAS RECORDED IN BOOK 2 PAGE 411 OF PATENTS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA

SCALE 1" = 200'

NOTE: FOR BASIS OF BEARINGS USED CENTER-LINE OF WILSHIRE BLVD AS PER CO. SURV. MAP NO. 7251

I, PORTER H. ALBRIGHT, hereby certify that I am a Civil Engineer, and that this map, consisting of one sheet, correctly represents a survey made under my supervision, July 1922, and that all of the measurements, shown hereon, actually exist and their positions are correctly shown.

Porter H. Albright

WE HEREBY CERTIFY THAT WE ARE THE OWNER OF, OR INTERESTED IN THE LAND INCLUDED WITHIN THE SUBDIVISION ON THE ANNEXED MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE COLORED BORDER LINE.

THE SHERMAN COMPANY

R. B. Sherman PRESIDENT
J. M. Siemer SECRETARY
Samuel K. Rindge
Agnes H. Rindge

STATE OF CALIFORNIA }
 COUNTY OF LOS ANGELES }
 ON THIS 28th DAY OF DEC., 1922, BEFORE ME
 GEO. H. CLARK, A NOTARY PUBLIC IN AND FOR
 SAID COUNTY RESIDING THEREIN DULY COMMISSIONED
 AND SWORN, PERSONALLY APPEARED
 PORTER H. ALBRIGHT, KNOWN TO ME TO
 BE THE PERSON WHOSE NAME IS SUBSCRIBED
 TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED
 TO ME THAT HE EXECUTED THE SAME.
 WITNESS MY HAND AND OFFICIAL SEAL.

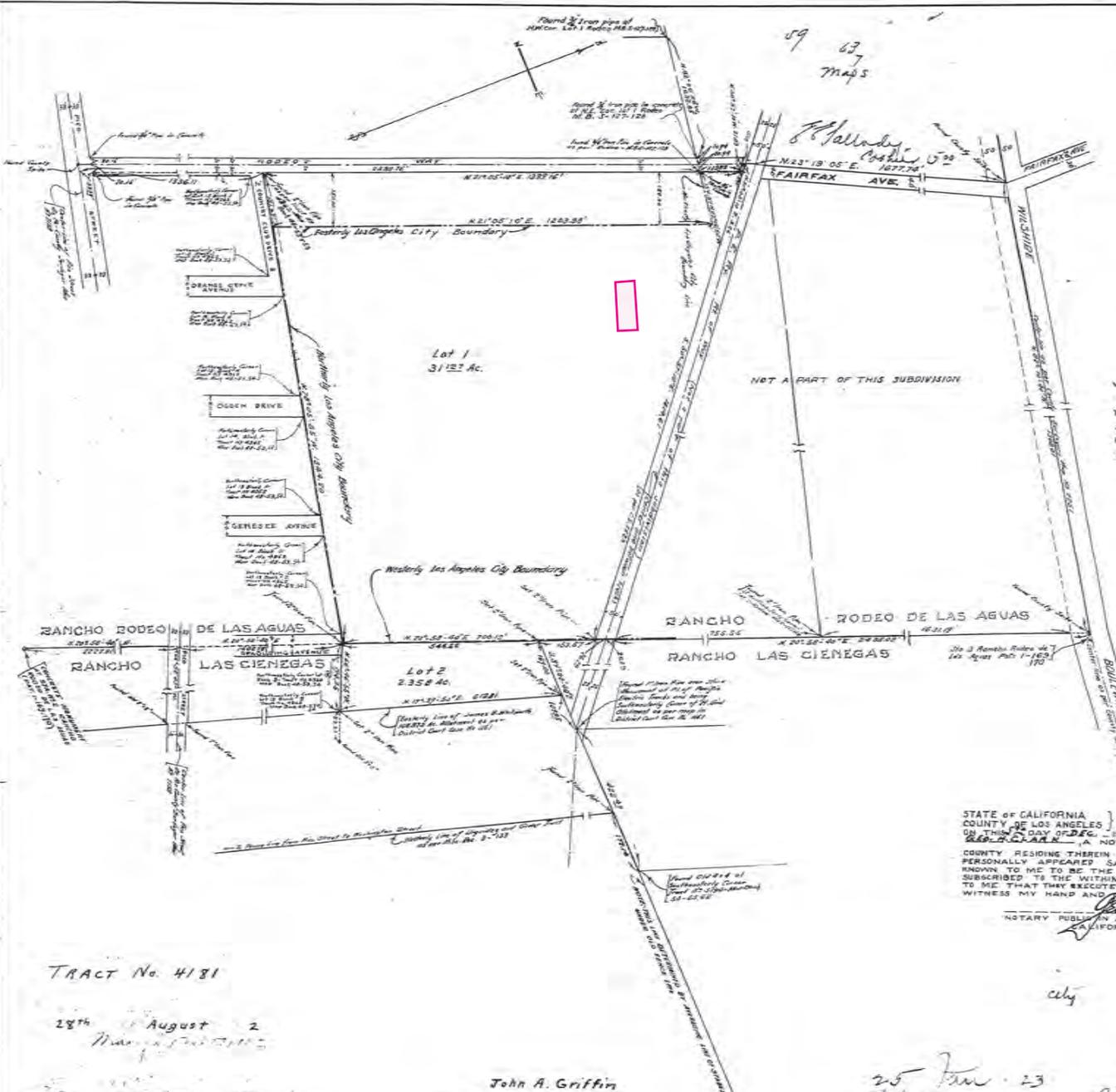
Geo. H. Clark
 NOTARY PUBLIC IN AND FOR LOS ANGELES COUNTY,
 CALIFORNIA.

STATE OF CALIFORNIA }
 COUNTY OF LOS ANGELES }
 ON THIS 28th DAY OF DEC., 1922, BEFORE ME
 GEO. H. CLARK, A NOTARY PUBLIC IN AND FOR SAID
 COUNTY RESIDING THEREIN DULY COMMISSIONED AND SWORN,
 PERSONALLY APPEARED SAMUEL K. RINDGE AND AGNES H. RINDGE,
 KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE
 SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED
 TO ME THAT THEY EXECUTED THE SAME.
 WITNESS MY HAND AND OFFICIAL SEAL.

Geo. H. Clark
 NOTARY PUBLIC IN AND FOR LOS ANGELES COUNTY,
 CALIFORNIA.

STATE OF CALIFORNIA }
 COUNTY OF LOS ANGELES }
 ON THIS 28th DAY OF DEC., 1922, BEFORE ME
 GEO. H. CLARK, A NOTARY PUBLIC,
 IN AND FOR SAID COUNTY, RESIDING THEREIN, DULY
 COMMISSIONED AND SWORN, PERSONALLY APPEARED
 R. B. SHERMAN, KNOWN TO ME TO BE
 THE PRESIDENT, AND F. M. SIEMER,
 KNOWN TO ME TO BE THE SECRETARY
 OF THE SHERMAN CO.
 THE CORPORATION THAT EXECUTED THE WITHIN
 INSTRUMENT KNOWN TO ME TO BE THE PERSONS WHO
 EXECUTED THE WITHIN INSTRUMENT ON BEHALF
 OF THE CORPORATION THEREIN NAMED AND
 ACKNOWLEDGED TO ME THAT SUCH CORPORATION
 EXECUTED THE SAME.
 WITNESS MY HAND AND OFFICIAL SEAL.

Geo. H. Clark
 NOTARY PUBLIC IN AND FOR LOS ANGELES COUNTY, CALIFORNIA.



TRACT No. 4181

28th August 2
John A. Griffin

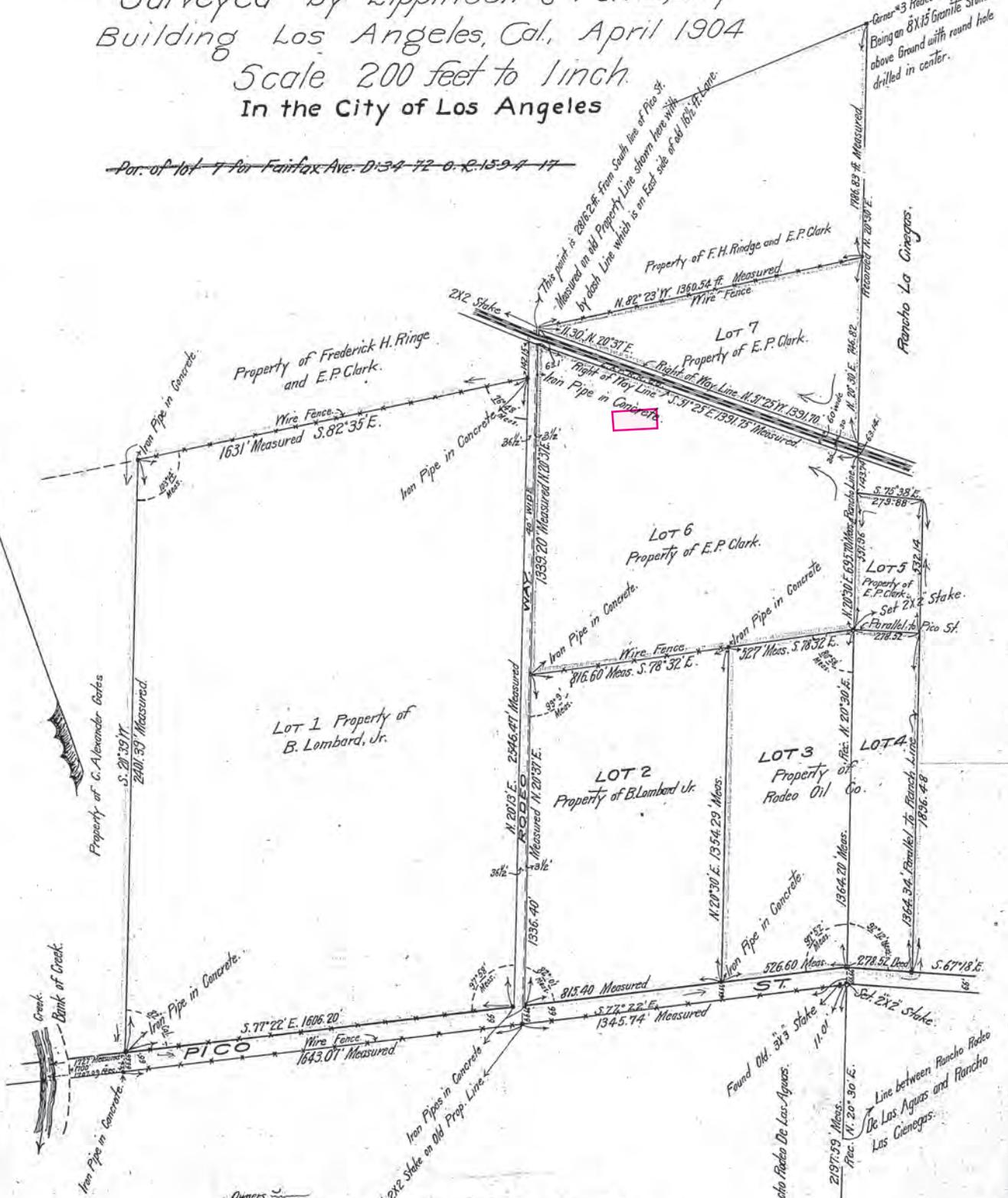
John A. Griffin

25 Jan 23
John A. Griffin

Jan. 30 1923
Blair F. Colburn

Rodeo De Las Aguas of part of the
 Westerly portion of Rancho Las Cienegas
 Los Angeles County, Cal.
 Surveyed by Lippincott & Parker, Braly
 Building Los Angeles, Cal., April 1904
 Scale 200 feet to 1 inch
 In the City of Los Angeles

~~Por. of lot 7 for Fairfax Ave. D:34 72 O. E. 1594 17~~



Owners:
 B. Lombard Jr. By H. D. Lombard, his Atty. in fact.
 Rodeo Oil Co. " L. D. Sale Sec. By A. W. Crouch, Vice Pres.
 Frederick W. Conzge
 E. P. Clark
 C. Alexander Gates

Recorded June 13, 1904.
 (Scale reduced to 400:1)

At 66 B Shit 10.

Cor. No. 2 Rodeo De Las Aguas being a 4x4" Post
 East Side of Fence.

22-C-4 Comp.
 Shit 22, 4 532 636

Corner #3 Rodeo De Las Aguas
 Being an 8x15 Granite Stone 6"
 above ground with round hole
 drilled in center.

Rancho La Cienegas.

Found Old 3x3 Stake
 Rancho Rodeo De Las Aguas.
 Line between Rancho Rodeo
 De Las Aguas and Rancho
 Las Cienegas.

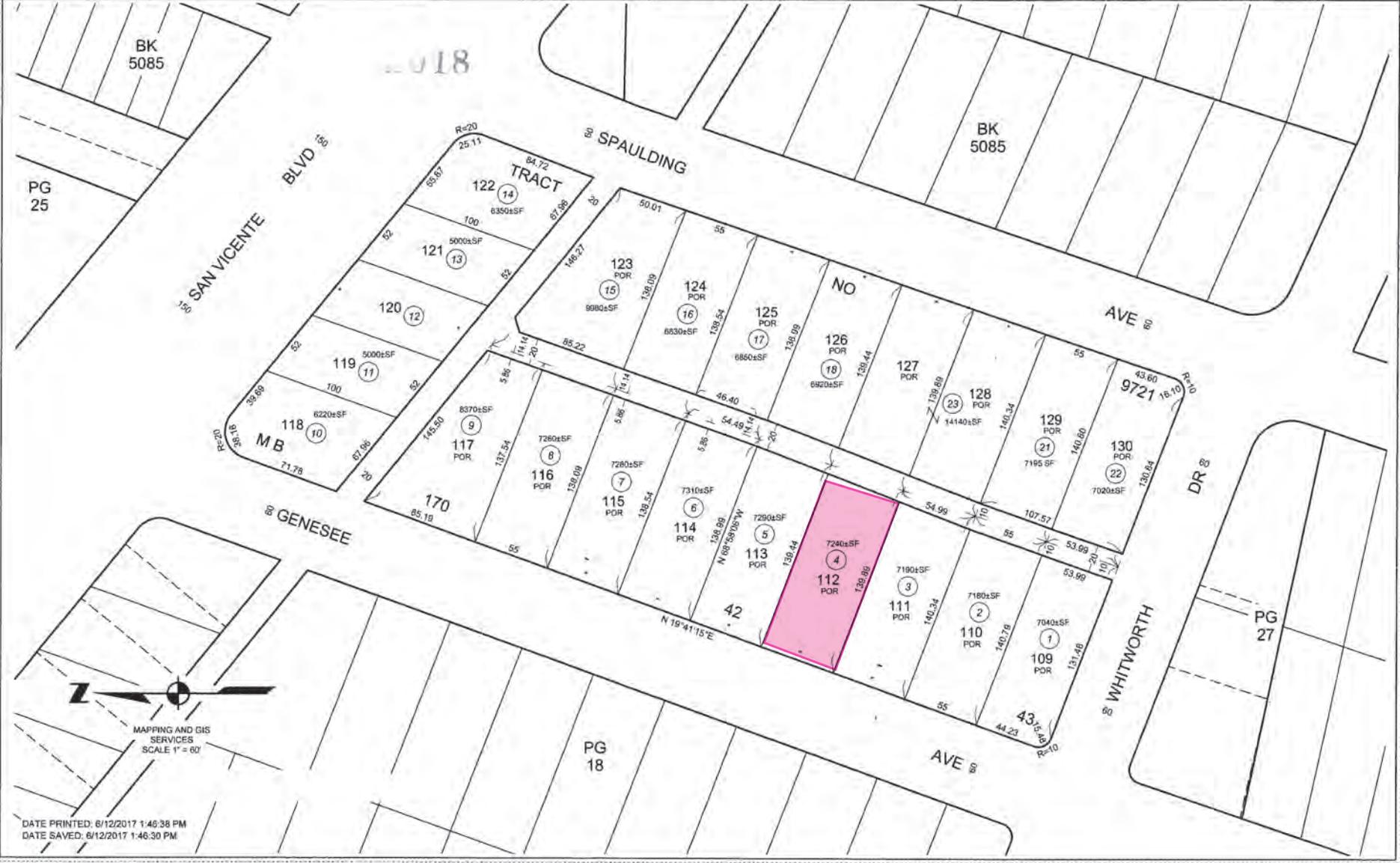
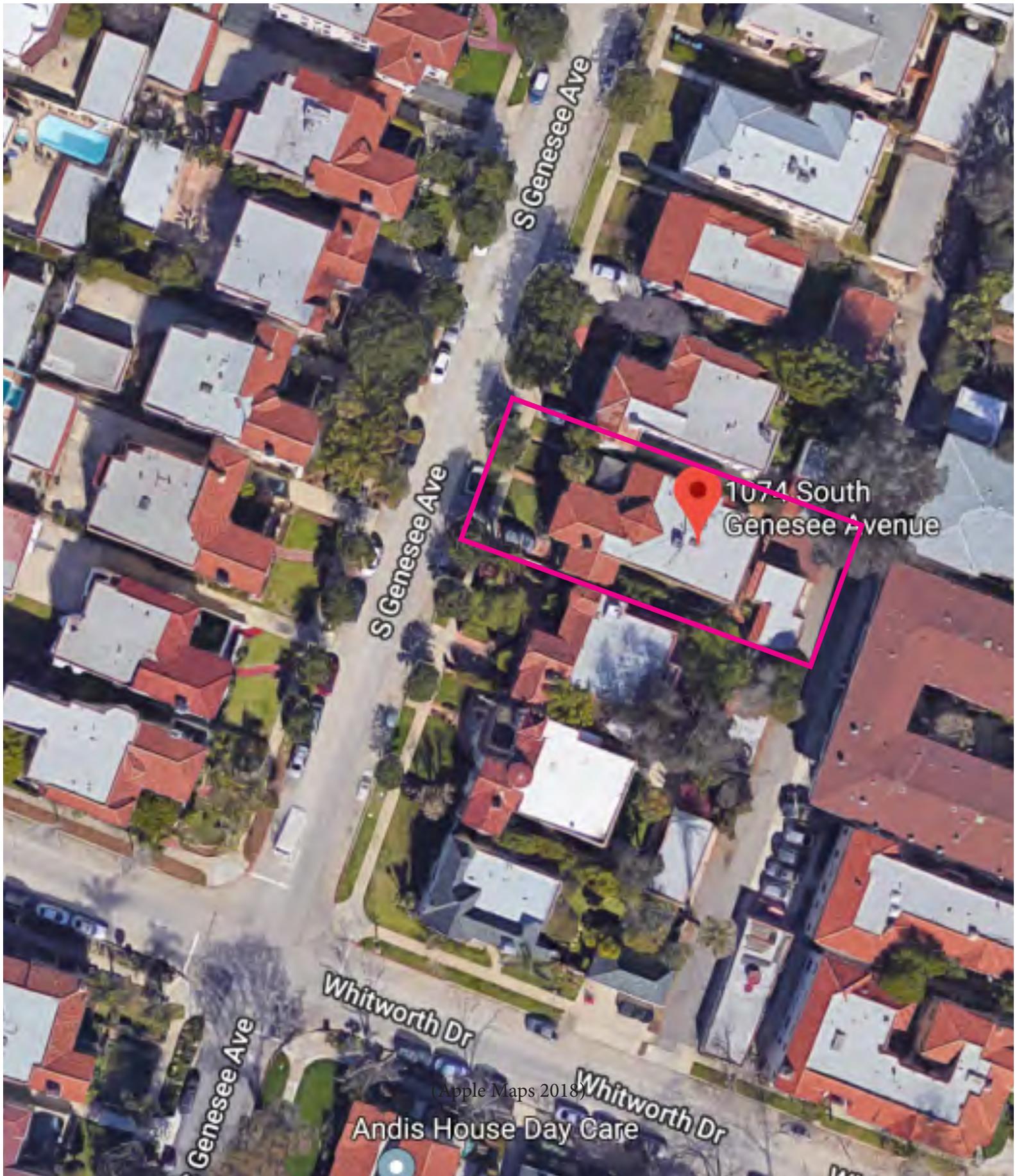


Exhibit 3. Satellite Photograph



(Apple Maps 2018)

Exhibit 4. Building Permits

Exhibit 4a. Original Building Permit

Exhibit 4b. Permits for five unit conversion

Exhibit 4c. Modern permits

Exhibit 4a. **Original Building Permits**

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

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

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

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

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

Lot No. 115
9721

Tract

Location of Building 1074-76 S. Genesee St.
Between what cross streets Olympic Blvd & Whittier St.
Approved by City Engineer
Deputy

USE INK OR INDELIBLE PENCIL

- 1. Purpose of building Two family residence Families 2 Rooms 15
2. Owner (Print Name) CHARLOTTE CHASE Phone EX 7464
3. Owner's address 9411 Beverly Blvd
4. Certificated Architect State License No. Phone
5. Licensed Engineer State License No. Phone
6. Contractor State License No. Phone
7. Contractor's address
8. VALUATION OF PROPOSED WORK \$ 8000.00
9. State how many buildings NOW on lot and give use of each. None
10. Size of new building 31' x 75' No. Stories 2 Height to highest point 27' Size lot 55' x 139'44"
11. Type of soil Adobe Foundation (Material) Concrete Depth in ground 12"
12. Width of footing 16" Width of foundation Wall 8" Size of Redwood Sill 2" x 6"
13. Material Exterior Wall Stone & Stucco Size of studs: (Exterior) 2" x 4" (Interior Bearing) 2" x 4"
14. Joists: First Floor 2" x 10" Second floor 2" x 10" Rafters 2" x 6" Material of Roof Tile & Composition
15. Chimney (Material) Brick Size Flue 2" x 16" No. Inlets each flue 1 Depth footing in ground 12"

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

Sign here Charlotte Chase (Owner or Authorized Agent)
By W. J. Chandler

Plans Specifications and other data must be filed if required.

PERMIT NO. 14786
FOR DEPARTMENT USE ONLY 5368
Plans and Specifications checked
Fire District No. 110
Stamp here when Permit is issued
OCT 13 1933
Inspector

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

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

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

Lot No. Lot 112

Tract Tract 9721

Location of Building 1074 - 76th St. Genesee St. (House Number, and Street)

Approved by City Engineer [Signature] Deputy

Between what cross streets

USE INK OR INDELIBLE PENCIL

- 1. Purpose of building Private Garage Families 4 Rooms
2. Owner (Print Name) CHARLOTTE CHASE Phone EX 7464
3. Owner's address 7411 Beverly Blvd
4. Certificated Architect
5. Licensed Engineer
6. Contractor Same
7. Contractor's address Same
8. VALUATION OF PROPOSED WORK \$ 500.00
9. State how many buildings NOW on lot and give use of each
10. Size of new building 18 x 35 No. Stories 1 Height to highest point 12 Size lot 55 x 139.94
11. Type of soil Adobe Foundation (Material) R.M. Depth in ground
12. Width of footing Width of foundation Wall Size of Redwood Sill 3 x 4
13. Material Exterior Veneer Size of studs: (Exterior) 2 x 4 (Interior Bearing) 2 x 4
14. Joists: First Floor Conc. Slab Second floor Rafters 2 x 6 Material of Roof Tile
15. Chimney (Material) Size Flue No. Inlets each flue Depth footing in ground

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

Sign here Charlotte Chase (Owner or Authorized Agent)
By Roy Chandler

Plans Specifications and other data must be filed if required.

FOR DEPARTMENT USE ONLY
PERMIT NO. 14787
Plans and Specifications checked
Zone R4
Fire District No.
Set Back
Street Widening
Application checked and approved
OCT 13 1933
Inspector [Signature]

3

10/20/33

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

REMOVED FROM

REMOVED TO

Lot Tract

Present location of building 1074 South Genesee (House Number and Street) New location of building (House Number and Street) Between what cross streets

Approved by City Engineer Deputy

- 1. Purpose of PRESENT building residence Families Rooms Store, Residence, Apartment House, or any other purpose.
2. Use of building AFTER alteration or moving Families Rooms
3. OWNER (Print Name) Mrs. Chase Phone
4. Owner's address
5. Certificated Architect State License No. Phone
6. Licensed Engineer State License No. Phone
7. Contractor L. A. ROSE TILE COMPANY State License No. 1374 Phone Pa 0297
8. Contractor's address 1274 SOUTH WESTERN AVENUE
9. VALUATION OF PROPOSED WORK {including all Material, Labor, Finishing, Equipment} and Appliances in Completed Building \$ FEE \$1.00
10. State how many buildings NOW? on lot and give use of each. Residence, Hotel, Apartment House, or any other purpose.
11. Size of existing building x Number of stories high Height to highest point
12. Class of building Material of existing walls Exterior framework Wood or Steel

TILE SETTING ORDINANCE FEE \$1.00

Describe briefly and fully all proposed construction and work: interior tile work.

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY PERMIT NO. 16802 PLANS Fee Stamp here when Permit is issued NOV 23 1933 Inspector

Exhibit 4b. Permits for five unit conversion

3

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

Form B-1-25-1-40 CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Lot No. 112 - Plot #9721

Tract

Location of Building 1074-66 So. GENESIE AVE (House Number and Street)

Approved by City Engineer

Between what cross streets SAN VICENTE + Whittier

Deputy

USE INK OR INDELIBLE PENCIL.

1. Present use of building APT. Families 5 Rooms 12 (Store, Dwelling, Apartment House, Hotel or other purpose)

2. State how long building has been used for present occupancy

3. Use of building AFTER alteration or moving APT Families 5 Rooms 12

4. Owner MARCEL BLOOM Phone

5. Owner's Address 10167 North PL. P.O.

6. Certificated Architect State License No. Phone

7. Licensed Engineer State License No. Phone

8. Contractor State License No. Phone

9. Contractor's Address

10. VALUATION OF PROPOSED WORK including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon. \$100.00

11. State how many buildings NOW on lot and give use of each. 1 Apt. House

12. Size of existing building 40 x 70 Number of stories high 2 Height to highest point 32'

13. Material Exterior Walls Stucco Exterior framework wood (Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:

PLAN # ISSUED # 8092, TO BE CHANGED PER NEW PLAN. INTERIOR CONSTRUCTION TO BE UNCHANGED. FRONT OPENING TO BE CHANGED TO SIDE OPENING.

NO NEW CONSTRUCTION

15. Size of Addition x Size of Lot x Number of Stories when complete

16. Footing: Width Depth in Ground Width of Wall Size of Floor Joists x

17. Size of Studs x Material of Floor Size of Rafters x Type of Roofing

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

Sign here M. Bloom (Owner or Authorized Agent)

DISTRICT OFFICE By

FOR DEPARTMENT USE ONLY

Table with columns for PLAN CHECKING (Date, Receipt No., Valuation, Fee Paid) and CHANGE OF OCCUPANCY (Area of Bldg., Date, Receipt No., Fee Paid). Includes a FEES section with Bldg. Per, Cert. of Occupancy, and Total.

Table with columns for TYPE, GROUP, Maximum No. Occupants, Inside Lot, Key Lot, Lot Size, Corner Lot Keyed, Zone, Fire District, District Map No., and other permit details. Includes permit number LA24680 and date OCT 17 1948.

No. 54111

3

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

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Lot No. 112

Tract 9721

Location of Building 1074 GENESEE St.

Approved by City Engineer [Signature] Deputy

Between what cross streets Duane Street & White Street

USE INK OR INDELIBLE PENCIL

1. Present use of building [Blank] Families 2 Rooms 14

2. State how long building has been used for present occupancy 12 years

3. Use of building AFTER alteration or moving 5 Apt Families 5 Rooms 14

4. Owner Manuel Bloom MANUEL BLOOM Phone No. 81544

5. Owner's Address 10167 MOTOR PLACE L.A. P.O.

6. Certificated Architect [Blank] State License No. [Blank] Phone [Blank]

7. Licensed Engineer [Blank] State License No. [Blank] Phone [Blank]

8. Contractor [Blank] State License No. [Blank] Phone [Blank]

9. Contractor's Address ABOVE

10. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment thereto or thereon) \$6500.00

11. State how many buildings NOW on lot and give use of each One (Store, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building 4 x 76 Number of stories high 2 Height to highest point 3'

13. Material Exterior Walls Stucco Exterior framework Wood

14. Describe briefly all proposed construction and work:

To remodel 2-7 Room apartments to 5 apts. Add 9 apts on second floor & 1 on first floor

NEW CONSTRUCTION

15. Size of Addition NONE Site of Lot [Blank] Number of Stories when complete 2

16. Footing: Width [Blank] Depth of Ground [Blank] Width of Wall [Blank] Size of Floor Joists x

17. Size of Studs x Material of Floor [Blank] Size of Rafters x Type of Roofing [Blank]

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

Sign here: Harry Pastor (Owner or Authorized Agent)

DISTRICT OFFICE

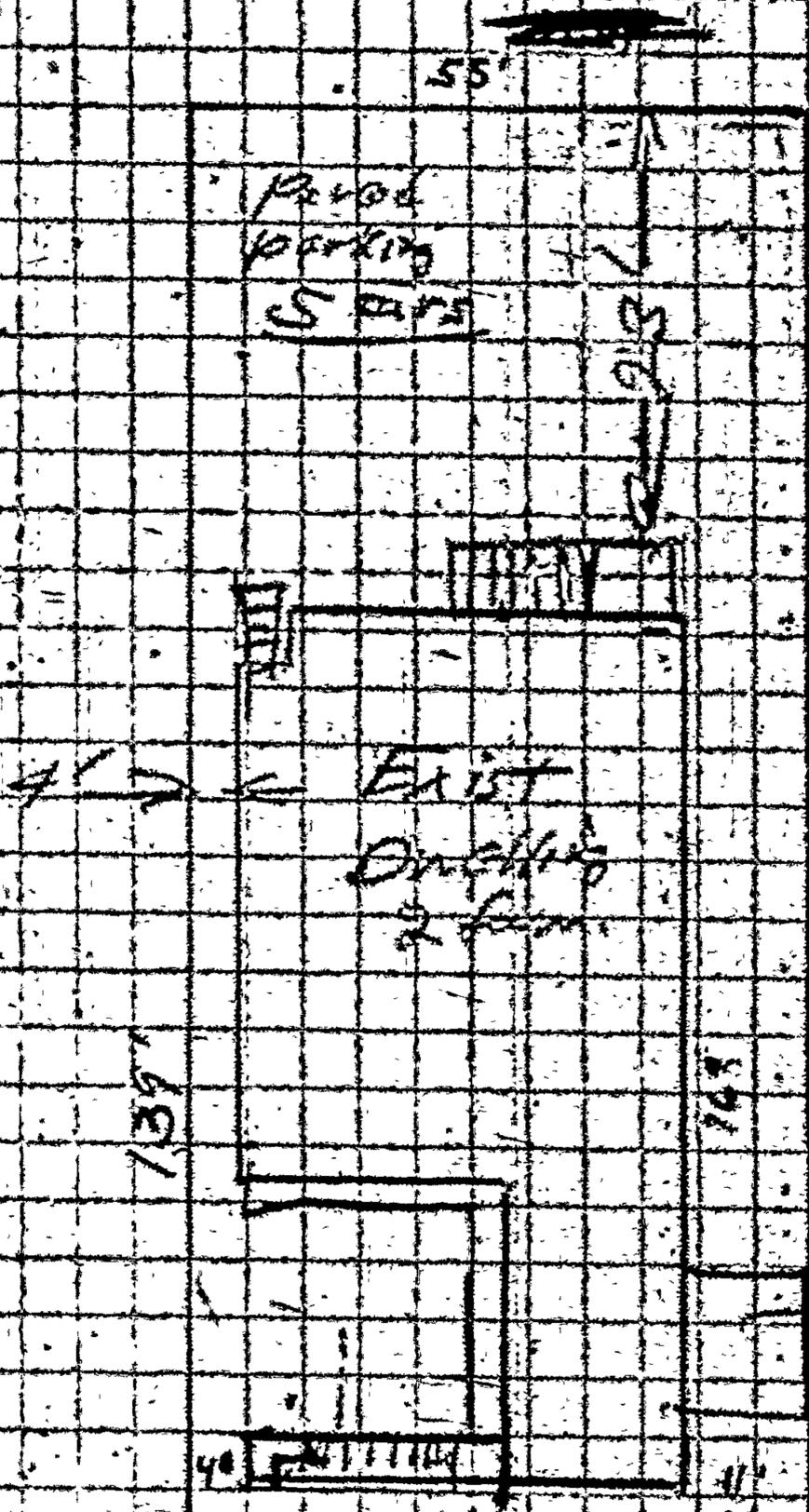
By [Blank]

FOR DEPARTMENT USE ONLY

Form with sections: PLAN CHECKING, REINFORCED CONCRETE, FEES, PERMIT No. LA 8092, JUL 1 1949, and various checkboxes for inspections and approvals.

5' Sanitary Sewer line on lot

Complete SETS OF PLANS
RE DRAWING



5/19/77

Plot Plan

7/19/53

NOT FOR CONSTRUCTION

ISSUED FOR
REVISION

CHECKED BY:
HEATING AND
REFRIGERATION
DIVISION

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

Address of Building **1074-76 G. CONVERSE AVE.**
Permit No. and Year **LA 8092-A 24680-1949**
Certificate Issued **June 27,** 19... **50**

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

Convert 2 story, Type V, 40' x 76', Two-Family Dwelling to an Apartment House, H-2 Occupancy, 5 Apartments.

EXCEPT FOR DEVIATIONS APPROVED BY BOARD OF BLDG. & SAFETY COMMISSIONERS

Owner

M. Bloom

Owner's Address

**10167 Motor Place
Los Angeles 64, Calif.**

Form B-95a—20M—5-50 **G. E. MORRIS, Superintendent of Building** By.....

Exhibit 4c. **Modern permits**

1. THIS PERMIT IS FOR: (Mark one)
 NEW BUILDING/STRUCTURE
 2. RELOCATION
 3. ADD, ALTER, REPAIR, DEMOLISH

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY

APPLICATION FOR BUILDING PERMIT AND

CERTIFICATE OF OCCUPANCY

** PLEASE TYPE OR PRINT IN INK CLEARLY **



A JOB ADDRESS 1074 GENESEE AV S		SUITE/UNIT NO.	CROSS STREETS SAN VICENTE BL/WHITWORTH DR		
TRACT 9721	BLOCK	LOT(S) 112	ARB	UNIT	ASSESSOR'S ID
LOT TYPE INT	ZONE R3-1-0	ALLEY VAR(R)	BUILDING LINE	SEISMIC STUDY ZONE	COUNTY REF.
LOT SIZE 50X 139.44 139.89	FIRE DISTRICT	GRADING	HIGHWAY DED.	FLOOD ZONE	DIST. MAP 182B177
AFFIDAVITS, EASEMENTS AND RESTRICTIONS			DIST. OFFICE <input checked="" type="checkbox"/> METRO <input type="checkbox"/> WILSHIRE <input type="checkbox"/> VAN NUYS <input type="checkbox"/> SAN PEDRO <input type="checkbox"/> W.L.A. <input type="checkbox"/> W. VALLEY		CENSUS TRACT 2169.00 COUNCIL DIST. 10

B BLDG. OWNER B RUDBERG (PHONE)		APPLICANT DARIO BERNASCONI (PHONE) (818) 885-5857	
ADDRESS SAME		ADDRESS 6433 TOPANGA CYN BL #282	
CITY/STATE/ZIP LA 90046		CITY/STATE/ZIP CANOGA PARK, CA 91303	
ARCHITECT NAME	ADDRESS	ACTIVE STATE LIC. NO.	CITY BUS. LIC. NO. PHONE NO.
ENGINEER			
GEN CONTR. HIGHCASTLE INC 22930 CRESPI ST., WH 91364 017044-45 531343 818 224-2966			
DESCRIPTION OF WORK <input type="checkbox"/> INTERIOR REMODEL <input type="checkbox"/> PATCH DRYWALL/PLASTER <input type="checkbox"/> DAMAGE REPAIR <10% <input type="checkbox"/> DOOR/WINDOW CHANGEOUT <input type="checkbox"/> RE-STUCCO/SIDING <input type="checkbox"/> RE-ROOF <input type="checkbox"/> OTHER: (Describe) INSTALL EXPANSION BOLTS THRU SILL PLATE INTO FOUNDATION & PLYWOOD INSTALLATION @ CRIPPLE WALLS			

C COMPLETE THIS SECTION ONLY FOR ONE AND TWO FAMILY DWELLINGS INVOLVING MECHANICAL WORK IN CONJUNCTION WITH THE WORK DESCRIBED IN SEC. "B" ABOVE. A SEPARATE PERMIT SHALL BE OBTAINED FROM MECHANICAL BUREAU FOR ANY WORK WHICH DOES NOT MEET ANY OF THE FOLLOWING CONDITIONS

ELECTRICAL WORK FOR PANEL SIZE <400 AMPS AND TOTAL FLOOR AREA <18,000 S.F. PLUMBING (NOT INCLUDING FIRE SPRINKLERS) HVAC WORK FOR HEAT/VENT SIZE <350,000 BTU AND A.C. SIZE <25 TONS

DESCRIPTION OF MECHANICAL WORK (Check applicable boxes above)

ELECT. CONTR. NAME	ADDRESS	ACTIVE STATE LIC. NO.	CITY BUS. LIC. NO.	PHONE NO.
PLUMB. CONTR.				
HVAC CONTR.				

D PROPOSED USE OF BUILDING (01) SAME			EXISTING USE OF BUILDING (Leave blank for new buildings) (01) SFD			<input checked="" type="checkbox"/> NO CHANGE OF USE		
NO. OF EXISTING BLDGS. ON LOT AND USE			HEIGHT (ZONING)			FLOOR AREA (ZONING)		
LENGTH	WIDTH	HEIGHT	FLOOR AREA	REQD PARKING	PARKING PROVIDED			
STORIES	GROUP OCCUPANCY R3	OCCUPANTS PER GROUP	MAX OCCUPANCY	DWELLING UNITS	GUEST ROOMS			
LATERAL/FDN. SYSTEMS	SHEARWALL	EBF/CF	SMRSF/OMRSF	OTHER	CONSTR. TYPE V-N			
	CONTINUOUS/SPREAD	PILE/CAISSON	MAT/BASE ISOLATION	OTHER	FIRE SPRINKLERS			
SPECIAL INSPECTIONS	CONC > 2000 PSI	FIELD WELDING	GUNITE/SHOTCRETE	GRADE BEAMS/CAISSONS	LIC. FABRICATOR REQD FOR:			
	MASONRY	REBAR WELDS	GRADING	OTHER	TYPE OF INSPECTION (CS) EQ FS MS GEN			

E P.C. NO. CC	VALUATION (including all fixed operating equipment) \$ 1840	\$ 8 / L.F.T.
HILLSIDE POSTING	ELEC. PRMT. (26%)	SUPPLEMENT TO PERMIT NO.
PRE-INSPECTION	PLUMB. PRMT. (26%)	EVENT CODE
PLAN CHECK 35.70	HVAC PRMT. (13%)	PLAN CHECKED BY C. JOHNSON
SUPP. PLAN CHECK	ADD'L INSPECTION 4	ZONING VERIFIED BY ZMAP/NT 3/8
EQ. INSTR. .50	RELOCATION FEE	DATE 03/14/95
PLAN MAINT.	SURCHARGES 7	APPLICATION APPROVED BY CORA JOHNSON
BUILDING PERMIT 84.00	SUPP. SURCHARGES 5.00	PRINT 72739
FIRE HYDRANT	ARTS DEV. FEE	SIGN C. Johnson
SCHOOL DIST. FEE		DATE 3/14/95
SCH. DIST. FL AREA	<input type="checkbox"/> ENERGY <input type="checkbox"/> D.A. SURCH. <input type="checkbox"/> SEWER CAP	FOR DEPT. USE ONLY

FOR CASHIER'S USE ONLY

03/14/95 09:51:40AM VNO3 T-3663 C 26
 BLDG PLAN CHEC 35.70
 BLDG PERMITS R 84.00
 INVOICE # 0072739 BR
 ET RESIDENTIAL 0.50
 SYS DEV 7.21
 ONE STOP 2.40
 CITY PLAN SURC 3.59
 MISCELLANEOUS 5.00
 CARRY 1,245.50
 TO TRAN 3664

95VN 75246

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced; or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0603 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for building permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).

B & S 08-B Rev. 1/95

ENGINEERING		SEWERS <input type="checkbox"/> AVAILABLE <input type="checkbox"/> NOT AVAILABLE	PLANNING WORKSHEET NO
ADDRESS		SEWER RESERVATION NO.	APPROVED UNDER CASE NO.
DRIVEWAY		SEWER CERTIFICATE NO.	LANDSCAPE/EXTERISCAPE
FLOOD		SEWER FACILITIES CHARGE <input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> DUE <input type="checkbox"/> PAID	SITE PLAN REVIEW
CURB RAMP		GRADING DIVISION <input type="checkbox"/> HILLSIDE NOTICE MAILED <input type="checkbox"/> HILLSIDE NOTICE POSTED <input type="checkbox"/> PRIVATE SEWAGE SYSTEM OK	FIRE DEPT. <input type="checkbox"/> APPROVED TITLE 19 (L.A.M.C. Sec 700) <input type="checkbox"/> HYDRANT UNIT <input type="checkbox"/> OTHER
HIGHWAY OED. <input type="checkbox"/> REQUIRED <input type="checkbox"/> COMPLETED		CRA APPROVED RE-DEV PROJECT	DEPT OF TRANSPORTATION <input type="checkbox"/> DRIVEWAY LOCATION <input type="checkbox"/> ORD. NO. _____
EXCAVATION ADJACENT TO PUBLIC WAY		CULTURAL AFFAIRS	CAL OSHA
CONSTR TAX RECEIPT NO			AQMD AB3205
DWELLING UNITS			DEPT WATER & POWER
HOUSING AUTHORITY			
CALCULATIONS, NOTES ETC			
COMPLETE FOR RELOCATION PERMITS ONLY OLD ADDRESS		<input type="checkbox"/> FROM OUTSIDE CITY OF LA.	CASH/SURETY BOND NO
			MILES MOVED

1700400322

1 LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

GENERAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the following permits:

Building Electrical Plumbing HVAC

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

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Sec 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier STATE FUND Policy No 1399154-94

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

Sign [Signature] Date 03/14/95

PLUMBING CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the plumbing contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the plumbing permit.

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

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Sec 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy No. _____

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

Sign _____ Date _____

ELECTRICAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the electrical permit.

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

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Sec 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy No. _____

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

Sign _____ Date _____

HVAC CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the HVAC contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the HVAC permit.

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

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Sec 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy No. _____

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

Sign _____ Date _____

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

2 CONSTRUCTION LENDING AGENCY

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

Lender's name _____ Lender's Address _____

3 ASBESTOS REMOVAL

I declare that notification of Asbestos Removal is not applicable I declare that a notification letter has been sent to the AQMD or EPA

Sign [Signature] Date 03/14/95

4 OWNER-BUILDER DECLARATION

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec 7031.5, Business & Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 9 commencing with Sec. 7000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars (\$500)

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec 7044, Business & Professions Code). The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not intend to improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business & Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.

I am exempt under Sec. _____ Bus. & Prof. Code for the following reason: _____

Print _____ Sign _____ Date _____

OWNER
 AUTHORIZED AGENT

5 FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department, officer or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed.

Print DARIO BERNASCONI Sign [Signature] Date 03/14/95

OWNER
 AUTHORIZED AGENT
 CONTRACTOR



Bldg-Alter/Repair
Apartment
Appointment Plan Check
Plan Check Submittal
City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY
Last Status: Ready to Issue
Status Date: 04/01/2005

Table with 6 columns: 1. TRACT, BLOCK, LOT(s), ARB, COUNTY MAP REF #, PARCEL ID # (PIN #), 2. ASSESSOR PARCEL #. Row 1: TR 9721, 112, MB 170-42/43, 132B177 1086, 5086 - 026 - 004

3. PARCEL INFORMATION
Area Planning Commission - Central
LADBS Branch Office - LA
Council District - 10
Certified Neighborhood Council - P.I.C.O.
Community Plan Area - Wilshire
Census Tract - 2169.00
District Map - 132B177
Energy Zone - 9
Methane Hazard Site - Methane Zone
Near Source Zone Distance - 2.6
Thomas Brothers Map Grid - 633-B3

ZONE(S): R3-1-O /

4. DOCUMENTS
CPC - CPC-17976
CDBG - LARZ-Central City

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): Ben Moshe, Yair And Nava Trs Ben Moshe T 7250 Beverly Blvd #101 LOS ANGELES CA 90036
Tenant: Yair Ben Moshe - (323) 228-4477
Applicant: (Relationship: Agent for Owner)

7. EXISTING USE: (05) Apartment
PROPOSED USE:

8. DESCRIPTION OF WORK
CHANGE FROM A 5-UNIT APARTMENT TO A 4-UNIT APARTMENT (CONVERT 2 UNITS ON THE FIRST FLOOR INTO 1 UNIT). ADD 2 MORE PARKING SPACES AND MAKE THE TOTAL PROVIDED PARKING SPACES TO BE 7 FEET.

9. # Bldgs on Site & Use: 5-UNIT APARTMENT

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: Quan Nghiem
OK for Cashier: Quan Nghiem
Signature: [Handwritten Signature]
DAS PC By:
Coord. OK:
Date: 04/1/05

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

For Cashier's Use Only
W/O #: 51604204
LA Department of Building and Safety
WL 11 09 074462 04/01/05 03:21PM

11. PROJECT VALUATION & FEE INFORMATION
Permit Valuation: \$30,000
PC Valuation:
FINAL TOTAL Bldg-Alter/Repair 456.41
Permit Fee Subtotal Bldg-Alter/Repz 393.75
Handicapped Access
Plan Check Subtotal Bldg-Alter/Rep 0.00
Plan Maintenance 10.00
Fire Hydrant Refuse-To-Pay
E.O. Instrumentation 3.00
O.S. Surcharge 8.14
Sys. Surcharge 24.41
Planning Surcharge 12.11
Planning Surcharge Misc Fee 5.00
Permit Issuing Fee 0.00
Sewer Cap ID:
Total Bond(s) Due:

Table of fees: BUILDING PERMIT COMM \$393.75, PLAN MAINTENANCE \$10.00, EI RESIDENTIAL \$3.00, ONE STOP SURCH \$8.14, SYSTEMS DEVT FEE \$24.41, CITY PLANNING SURCH \$12.11, MISCELLANEOUS \$5.00

Total Due: \$456.41
Check: \$456.41

05WL 00198

12. ATTACHMENTS
Plot Plan [Handwritten Signature]



10421200510885

- (P) Floor Area (ZC): 0 Sqft / Sqft
- (P) Height (ZC): 0 Feet / Feet
- (P) Length: 0 Feet / Feet
- (P) Stories: 0 Stories / 2 Stories
- (P) Width: 0 Feet / Feet
- (P) Dwelling Unit: +5 Units / 4 Units
- (P) Wood (Plywood, OSB, etc.) Shearwall
- (P) R1 Occ. Group: 0 Sqft / Sqft
- (P) Parking Req'd for Bldg: +2 Stalls / 7 Stalls
- (P) Type V-N Construction

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. ** Certificate of Occupancy (dated 6/27/1950) for the existing 5 units apartment did not indicate the required parkings. Based on the parking history for residential building Effective 09-19-1967 from the "Planning and zoning code's user manual and commentary", the required parkings shall be 5. With the number of unit being reduced from 5 to 4, the required parkings shall be 4. Quan Nghiem 3/25/2005

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE #
(A) Noteware, Brian Arthur	845 20th Street, #106,	Santa Monica, CA 90403		C21514	
(C) International Services Co	5047 W Jefferson Blvd,	Los Angeles, CA 90016	B	764831	323-954-8888

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

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

License Class: B Lic. No.: 764831 Contractor: International

18. WORKERS' COMPENSATION DECLARATION

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

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: State Fund Policy Number: 168 5776

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and Section 105256 and may be subject to a \$1000 fine or criminal prosecution. For more information call LA County's Department of Health Services at (800)524-5323. In order to locate a Lead Certified Professional and obtain additional information, call California DHS at (800)597-5323 or go to the DHS Website at <http://www.dhs.ca.gov/childlead/html/GENclist.html>.

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's name (if any): _____ Lender's address: _____

21. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: MATI VAKNIN Sign: [Signature] Date: 4/1/05 Contractor Authorized Agent

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: APC

Apartment

Initiating Office: WEST LA

Plan Check Submittal

PLOT PLAN ATTACHMENT

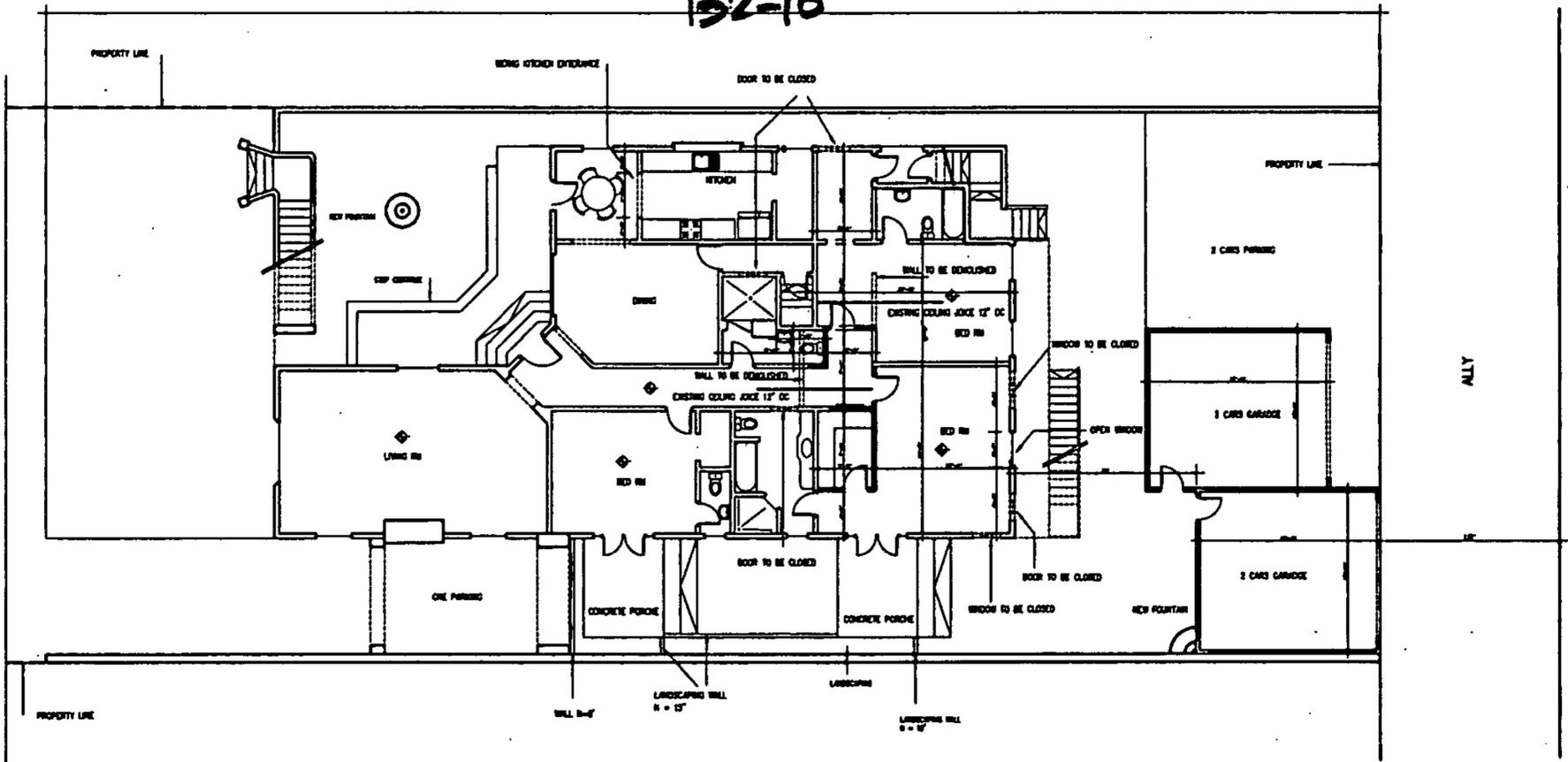
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1010421200516885

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

55'-0"

132'-10"



- LEGEND**
- NEW WALLS
 - - - - - WALL TO BE DEMOLISHED
 - XXXXX DOOR/WINDOW TO BE CLOSED
 - ◆ SMOKE DETECTOR
 - TOTAL PARKING - 7

CITY OF LOS ANGELES CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

CERTIFICATE OF OCCUPANCY

OWNER

**BEN MOSHE, YAIR AND NAVA TRS
BEN MOSHE TRUST AND
COHEN, NUREET
7250 BEVERLY BLVD #101
LOS ANGELES CA 90036**

No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof. Section 91.109.1 LAMC

CERTIFICATE:	Issued-Valid	DATE
BY:	RICKEY JACKSON	10/14/2010

SITE IDENTIFICATION
ADDRESS: **1074 S GENESEE AVE 90019**

<u>TRACT</u>	<u>BLOCK</u>	<u>LOT(s)</u>	<u>ARB CO. MAP REF #</u>	<u>PARCEL PIN</u>	<u>APN</u>
TR 9721		112	M B 170-42/43	132B177 1086	5086-026-004

This certifies that, so far as ascertained or made known to the undersigned, the building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and with applicable requirements of the State Housing Law for the following occupancies and is subject to any affidavits or building and zoning code modifications whether listed or not.

COMMENT CHANGE FROM A 5-UNIT APARTMENT TO A 4-UNIT APARTMENT.

<u>USE PRIMARY</u>	<u>OTHER</u>
Apartment	(-) None

PERMITS
05016-10000-04204 | 05016-30000-05873 |

<u>STRUCTURAL INVENTORY</u>	<u>CHANGED</u>	<u>TOTAL</u>
ITEM DESCRIPTION		
Stories	0 Stories	2 Stories
Length	0 Feet	
Width	0 Feet	
Height (ZC)	0 Feet	
Floor Area (ZC)	0 Sqft	
Type V-N Construction		
Dwelling Unit	5 Units	4 Units
Wood (Plywood, OSB, etc.) Shearwall		
R1 Occ. Group	0 Sqft	
Parking Req'd for Bldg	-1 Stalls	4 Stalls
Total Provided Parking for Site	2 Stalls	7 Stalls



APPROVAL

CERTIFICATE NUMBER 8102
 BRANCH OFFICE LA
 COUNCIL DISTRICT 10
 INSPECTION DISTRICT BIGIM5
 BUREAU: INSPECTN
 DIVISION: BLDGINSP
 STATUS: CofO Issued
 STATUS BY: RICKEY JACKSON
 STATUS DATE: 10/14/2010

Rickey Jackson

APPROVED BY: **RICKEY JACKSON**
 EXPIRATION DATE:

PERMIT DETAIL

PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
05016-10000-04204	1074 S Genesee Ave	CHANGE FROM A 5-UNIT APARTMENT TO A 4-UNIT APARTMENT (CONVERT 2 UNITS ON THE FIRST FLOOR INTO 1 UNIT). ADD 2 MORE PARKING SPACES AND MAKE THE TOTAL PROVIDED PARKING SPACES TO BE 7 FEET.	CofO Issued - 10/14/2010 RICKEY JACKSON
05016-30000-05873	1074 S Genesee Ave	CHANGE OUT 6 WINDOWS AND 2 DOORS (SAME SIZE AND LOCATION). RESIDENTIAL KITCHEN AND BATHROOM REMODEL-REPAIR/REPLACE ONLY. NO CHANGES IN WALLS OR OPENINGS. DRYWALL/PLASTER PATCH AND PAINT.	Permit Finaled - 04/14/2009 JOHN ZOLNIKOV

PARCEL INFORMATION

Area Planning Commission: Central	LADBS Branch Office: LA	Council District: 10
Certified Neighborhood Council: P.I.C.O.	Community Plan Area: Wilshire	Census Tract: 2169.00
District Map: 132B177	Energy Zone: 9	Methane Hazard Site: Methane Zone
Near Source Zone Distance: 2.6	Thomas Brothers Map Grid: 633-B3	Zone: R3-1-O

PARCEL DOCUMENT

City Planning Cases (CPC) CPC-17976	Community Development Block Grant (CDBG) LARZ-Central City
-------------------------------------	--

CHECKLIST ITEMS

Attachment - Plot Plan

PROPERTY OWNER, TENANT, APPLICANT INFORMATIONOWNER(S)

Ben Moshe, Yair And Nava Trs Ben Moshe Trust An	7250 Beverly Blvd #101	LOS ANGELES CA 90036	(323) 954-8688
Ben Moshe, Yair And Nava Trs Ben Moshe Trust An	7250 Beverly Blvd #101	LOS ANGELES CA 90036	

TENANTAPPLICANT

Relationship: Agent for Owner			
Yair Ben Moshe-			(323) 228-4477

BUILDING RELOCATED FROM:**(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION**

NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(A) Noteware, Brian Arthur	845 20th Street, #106,	Santa Monica, CA 90403	NA	C21514	
(C) International Services Co	5047 W Jefferson Blvd,	Los Angeles, CA 90016	B	764831	(323) 954-8888

SITE IDENTIFICATION-ALL

ADDRESS: 1074 S GENESEE AVE 90019

LEGAL DESCRIPTION - ALL

TRACT	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN
TR 9721		112	M B 170-42/43	132B177 1086	5086-026-004

CITY OF LOS ANGELES CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

CERTIFICATE OF OCCUPANCY

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CERTIFICATE:	Issued-Valid	DATE
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Apartment	(-) None

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05016-10000-04204 | 05016-30000-05873 |

STRUCTURAL INVENTORY ITEM DESCRIPTION	CHANGED	TOTAL
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Length	0 Feet	
Width	0 Feet	
Height (ZC)	0 Feet	
Floor Area (ZC)	0 Sqft	
Type V-N Construction		
Dwelling Unit	5 Units	4 Units
Wood (Plywood, OSB, etc.) Shearwall		
R1 Occ. Group	0 Sqft	
Parking Req'd for Bldg	-1 Stalls	4 Stalls
Total Provided Parking for Site	2 Stalls	7 Stalls



APPROVAL

CERTIFICATE NUMBER 8102
 BRANCH OFFICE LA
 COUNCIL DISTRICT 10
 INSPECTION DISTRICT BIGIM5
 BUREAU: INSPECTN
 DIVISION: BLDGINSP
 STATUS: CofO Issued
 STATUS BY: RICKEY JACKSON
 STATUS DATE: 10/14/2010

Rickey Jackson

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Exhibit 5. Photographs

Exhibit 5a. Exteriors, Front

Exhibit 5b. Exteriors, Rear

Exhibit 5c. Interiors

Exhibit 5d. Historic photos

Exhibit 5a. **Exteriors, Front**



Primary (west) elevation of 1074 S. Genesee Ave (Luftman)



Primary (west) elevation, looking southeast. Grand Stair to upper unit, 1076 S. Genesee Ave (MLS)



Exterior stair with stucco scalloped balustrade leading to second-floor balcony with ziggurat top to starting newel (Luftman)

Recessed tile detail (Luftman)





Primary (west) elevation of 1074 S. Genesee Ave path to lower unit. Inverted ziggurat recessed passage. View east. (Luftman 2018)



Corner detail, Inverted ziggurat recessed passage to the lower unit (Luftman 2018)



Lower unit patio and entry. Art Deco designed ziggurat corbels hold up the upper units balcony (Luftman 2018)



Lower unit's painted wood front doors with eight recessed panels, and view panel.
One of the upper units also features this style of door. (Luftman 2018)



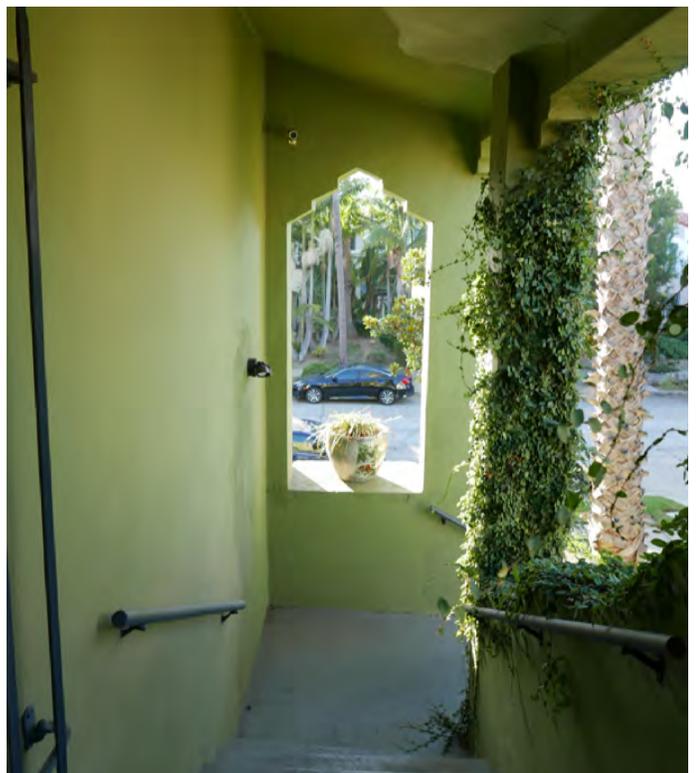
Roof over the balcony supported by square stucco columns with inverted Art Deco style ziggurat tops.



Stucco scalloped balustrade on right, leading to second-floor balcony. (Luftman 2018)



Art Deco arched fenestration at the mid-landing of stairs leading to second-floor balcony. (Luftman 2018)





Second-floor wrap-around recessed balcony with Art Deco rectangular/zigzag cutouts and decorative ironwork inserts. (Luftman 2018)





Angular Art Deco raised pilasters at corners of the building. Triplex picture window with ventable casement side panels on the second floor. Arched picture window on the first-floor. Chimney with elaborated brick termination. View northeast (Luftman 2018)



Scalloped arched porte-cochère with developed second story above. Doors accessing balcony above the porte-cochère with accentuated parallel mullions. The balcony has a rectangular cutout with a decorative ironwork insert.
View east (Luftman 2018)

Exhibit 5b. **Exteriors, Rear**



When built in 1933, it was a block from the streetcar line on San Vicente, but it was developed as a modern automobile suburb with garages on an alley behind. View west (Luftman 2018)



Recessed balcony on the east-facing alley side with zig-zig Art Deco openings and elaborate corbels. View west (Luftman 2018)

Exhibit 5c. **Interiors**



Entry hall wainscoting. (MLS)



Lower unit's living room hearth with Art Deco ziggurat mantel and arched cut-out above. Built-in bookcase with arched top, echoing picture window. Spanish Colonial beamed ceiling with corbels. (MLS)



Upper unit's living room, coved ceiling and wainscoting. (MLS)



Black and T'ang red trim Art Deco tile, a built-in vanity with arched topped mirror, and an arched top shower entrance as well. The bathroom ceiling also features ziggurat plaster molding.. (MLS)



T'ang red bath with black tile, with the original "Standard" brand bathroom fixtures. (MLS)

Exhibit 5d. **Historic photographs**



1929 Aerial view of Los Angeles showing Carthay Center San Vicente and La Cienega Boulevards and Country Club Drive. (Olympic Blvd.)
The Magenta Arrow is the approximate location of the subject property.

Exhibit 6. Tract 9721 Duplexes

Tract 9721 (1932-1937) Duplexes W G Chandler highlighted

Date	Permit No	Address	Building Type	Owner	Architect	Engineer	Contractor	Valuation	Notes
May 9, 1932	8005	1150-52 S Spaulding Ave	duplex 14 rooms	John Fredrickson	N/A		Thomas C. Bowles #15032	\$6750.00	
Sep 28, 1932	15816	1079-81 S Genesee St	duplex 15 rooms	Oscar Kalish	Oscar Kalish		Oscar Kalish #1157	\$6000.00	
Sep 29, 1932	15920	1080-82 S Genesee St	duplex 13 rooms	Thomas K. McClelland	N/A		N/A	\$4500.00	Subject property
Oct 17, 1932	16805	1084-86 S Ogden Dr	duplex 14 rooms	James Stokes			Thomas C. Bowles #15032	\$6000.00	
Oct 17, 1932	16807	1146-48 S Spaulding Ave	duplex 14 rooms	John Fredrickson	N/A		Thomas C. Bowles #15032	\$6000.00	
Oct 21, 1932	17229	1087-89 S Genesee St	duplex 14 rooms	S. M Soll	N/A		Same	\$6000.00	big S writing- 237 Woodruff -stamped "Plans Destroyed"
Oct 27, 1932	17575	1073-75 S Genesee St	duplex	Linwood E. Gray	N/A		N/A	\$5500.00	
Nov 28, 1932	19079	1072-74 S Genesee St	duplex 12 rooms	S. Kuhns	N/A		Same	\$5750.00	big S writing-stamped "Plans Destroyed"
Jan 3, 1933	5	1086-88 S Genesee	duplex 12 rooms	Thomas K. McClelland	N/A		N/A	\$4200.00	
Feb 14, 1933	1632	1074-76 S Ogden Dr	duplex 15 rooms	Mrs. E. Fikes	N/A	Wm G Chandler - signed	N/A	\$6500.00	
Feb 16, 1933	1908	1095-97 S Genesee	duplex 14 rooms	S. M Soll	N/A		Same	\$5200.00	big S writing-now at 1087 S Genesee
Feb 17, 1933	1971	1092-94 S Ogden Dr	duplex 14 rooms	Bill Cannon	N/A		Thomas C. Bowles #15032	\$5400.00	
Mar 22, 1933	3686	1083-85 S Genesee	duplex 15 rooms	Oscar Kalish - Mutual Construction Co	N/A		Mutual Construction Co by Oscar Kalish #1157	\$5000.00	
Jun 13, 1933	8575	1073-75 S Genesee St	duplex 13 rooms	Thomas K. McClelland	N/A		N/A	\$4000.00	same address as #17575
June 22, 1933	9105	1069-71 S Genesee	duplex 14 rooms	B. I. Coleman 1097 S Genesee	N/A		Same	\$6300.00	big S writing-1097 S Genesee
Jun 28, 1933	9361	1103-05 S Genesee	duplex 14 rooms	Owen S. Adams	N/A		Owner	\$6500.00	
Jul 20, 1933	10565	1064-66 S Genesee	duplex 14 rooms	Dora L. Marte	Arlos R. Sedgley #1239		Owner	\$6500.00	Monterey revival - NOT grand staircase
Aug 11, 1933	11740	1063-65 S Genesee	duplex 15 rooms	A. G. Rea	N/A		Owner	\$6500.00	
Oct 13, 1933	14786	1074-76 S Genesee St	duplex 15 rooms	Charlotte Chase	N/A	Wm G Chandler - signed	Same	\$8000.00	-Subject property part same address as #19079

Date	Permit No	Address	Building Type	Owner	Architect	Engineer	Contractor	Valuation	Notes
Nov 17, 1933	16540	1083-85 S Ogden Dr	duplex 13 rooms	A. McClelland (wife of TK McClelland)	N/A		Thomas K. McClelland #23716	\$5000.00	
Mar 15, 1934	3676	1070-72 S Ogden Dr	duplex 15 rooms	Mutual Construction Co			Oscar Kalish #1157	\$9000.00	
Mar 22, 1934	3985	1067-69 S Ogden Dr	duplex 13 rooms	A. McClelland (wife of TK McClelland)	N/A		Thomas K. McClelland #23716	\$7500.00	
Oct 29, 1934	14525	1079-1081 S. Ogden Dr	duplex 15 rooms	A. McClelland (wife of TK McClelland)	N/A		Owner	\$7500.00	Thomas K. McClelland crossed off of contractor
Nov 5, 1934	15019	1201-03 S Crescent Heights	duplex 14 rooms	J. Conner	R.S. Loring	W.G. Chandler	Same	\$7500.00	
Nov 27, 1934	16290	1061-63 S Ogden Dr	duplex 15 rooms	Mutual Construction Co	N/A		Oscar Kalish #1157	\$8500.00	
Dec 19, 1934	17456	1143-45 S Crescent Heights	duplex 14 rooms	Security Finance & Building Co	R.S. Loring	W.G. Chandler	Same	\$7500.00	
Jan 16, 1935	803	1109-11 S Genesee St	duplex 14 rooms	Robert B. Hedberg	N/A		Robert B. Hedberg #35030	\$7500.00	RB Hedberg latter did 4 unit courtyards w JJ Rees -1937
Feb 27, 1935	3179	1054 S Ogden Dr	duplex 15 rooms	Mutual Construction Co	C.W. Cook	C.W. Cook	Oscar Kalish #1157	\$8000.00	Engineer C.W. Cook - different hand writing than other Oscar duplexes
April 2, 1935	5329	1140-42 S Hayworth	duplex 14 rooms	Mary Moore 1600 Garth	None		Walter Bollenbacker #12137	\$7500.00	
Apr 22, 1935	6617	1110-12 S Orange Grove Ave	duplex 14 rooms	Sophia Mae Soll	Same		None	\$7200.00	big S writing-now at 1106 S Orange Grove Ave
May 3, 1935	7411	1048-50 S Ogden Dr	duplex	Mutual Construction Co	None		Oscar Kalish #1157	\$9000.00	
May 10, 1935	7870	1064-66 S Ogden Dr	duplex 14 rooms	David Lane	None	G S Jantzer -signed	Beverly Construction Corp #14885	\$8600.00	
May 20, 1935	8467	1156-58 S Spaulding	duplex 10 rooms	Charles Helersm	None	Phillip Ley -signed	Ley Bros #6341	\$7000.00	Signed "Ley Bros by Phillip Ley"
May 28, 1935	9008	1116-18 S. Orange Grove Ave	duplex 14 rooms	Mutual Construction Co	None	Engineer C.W. Cook #1088	Oscar Kalish #1157	\$8700.00	
May 8, 1936	10967	1162-64 S. Hayworth	duplex 14 rooms	Mary Moore 1419 Cardiff Ave	N/A		Walter Bollenbacker #12137	\$7500.00	
Mar 19, 1937	8472	1042-44 S Ogden	duplex 14 rooms	Mary Moore	C.S. Smale #B1513		Walter Bollenbacker	\$10000.00	
Apr 19, 1937	12374	1054-56 S Ogden Dr	duplex 14 rooms	Mary Moore	C. Smale #B1513		Walter Bollenbacker #12137	\$10000.00	same address as #3179 1935

Exhibit 7. Historic References

Exhibit 7a. Mid-Wilshire development

Exhibit 7b. Duplexes

Exhibit 7c. William G. Chandler R. S.

Loring Exhibit 7d. Manual (Max) Bloom

Exhibit 7a. Mid-Wilshire development

CARTHAY ADDITION WOULD ENTER CITY

CITY CLERK CERTIFIES FOUR- NAME PETITION AS BEING SUFFICIENT

With annexation elections soon to be held in Laurel Canyon and the Ambassador additions, City Clerk Dominguez yesterday certified as sufficient a petition filed by residents of Carthay Addition, adjoining the western city limits and near Beverly Hills, asking for an election on the question of annexation to Los Angeles.

There are sixteen electors in Carthay Addition. Four of these signed the petition, and this number was sufficient, the City Clerk reported.

sion of the copyright owner.

LATimes 1922-12-24 Carthay addition to city.

CARTHAY CENTER IS NOW PART OF CITY: WILSHIRE COMMUNITY WELL PROVIDED WITH

Los Angeles Times (1923-1995); May 20, 1923; ProQuest Historical Newspapers: Los Angeles Times
pg. V16

CARTHAY CENTER IS NOW PART OF CITY

WILSHIRE COMMUNITY WELL PROVIDED WITH PUBLIC IMPROVEMENTS

With the expiration yesterday of the thirty-day waiting period following the annexation election, Carthay Center and some adjacent territory on Wilshire Boulevard becomes an integral part of the city of Los Angeles.

Unlike many young communities which vote themselves into the city, Carthay Center comes fully equipped to function in every particular. With annexation in view, its promoters provided for a complete sewer system, city water and lighting. Its main boulevards are surfaced with concrete and its streets are macadamized.

This addition to the city's western area extends to the Wilshire

Boulevard boundary to the Beverly Hills line and puts both sides of that thoroughfare under the control of the city as far as the Pacific Electric crossing.

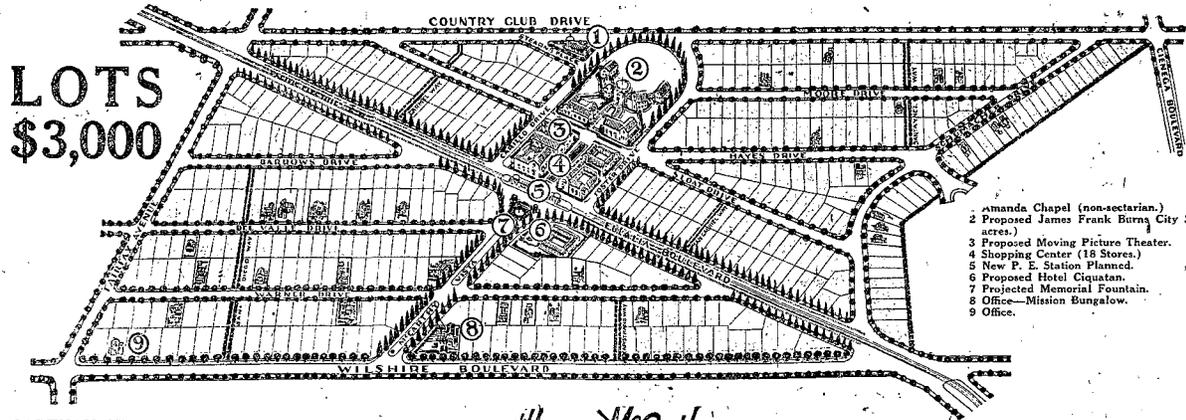
As a result of annexation the Community Development Association's plans for the widening of Wilshire Boulevard could be carried out, if thought wise, as far as Beverly Hills. In the hope and expectation that either the published plans or an adaptation of them will eventually be decided upon and carried into effect, it is explained that a strip fifty feet wide on its Wilshire Boulevard frontage has been set aside at Carthay Center.

In keeping with the wonderful residential growth of the city as a whole, this western section has witnessed an especially remarkable progress during the past year. Twelve months ago there were very few dwellings on the wide sweep of land which begins just beyond the four-mile circle about where Rossmore Avenue comes into the boulevard, and extends to Carthay Cen-

ter. Now there are many of the best subdivisions to be found anywhere in Southern California with a nucleus of newly designed and well-built residences. It is estimated by one city official that the homes built in the past year are worth "many millions." As an indication of the building program in progress along this western section of Wilshire Boulevard, it is authoritatively stated that homes valued at more than \$300,000 have been built in Carthay Center during the past six months.

CARTHAY CENTER A Wilshire Home Community Of Established Values ∴ ∴

Wilshire Boulevard Acreage Prices Have Increased 100% and Over, Since Carthay Center Was Opened---This Enhanced Value Is Yours at Our Present Low Prices



**LOTS
\$3,000**

CARTHAY CENTER is building up rapidly, as the map shows. Families are in residences now. \$600,000 being spent on improvements—\$300,000 to date. City sewers and water mains provided. All wires in underground conduits. Minimum building restrictions from \$6000 to \$12,000, running 60 years.



Two offices on Wilshire Boulevard: At the Mission Bungalow, corner McCarthy Vista, Phone 769-780, and corner Fairfax Avenue, Phone 763-056
INVESTIGATE CARTHAY CENTER TODAY!
Take P. E. Car, Hill Street Depot, Santa Monica-Sawtelle Line, to Tract Station.

Main boulevards concreted, others macadam, rock base. Ornamental lighting system. Carthay Center prices are based on a purchase price of \$3375 an acre; it could not be bought for \$7000 an acre, unimproved, now. Big opportunity for contractors and builders.

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LATimes 1923-05-20 Carthay Center Ad and subdivisions CARTHAY_CENTER_IS_NOW_PART

OF 3
Display Ad 247 - No Title
Los Angeles Times (1886-1922); Aug 20, 1922; ProQuest Historical Newspapers: Los Angeles Times
pg. V5

PROGRESS at Carthay Center

WE are developing at Wilshire Boulevard and Fairfax Avenue—in a matchless section of the beautiful Wilshire district—an ideal residential subdivision which is to remain for all time a monument to the faith, skill and integrity of its creators and a noteworthy addition to the civic structure of Los Angeles. A magnificent 136-acre tract, fronting for 3100 feet on Wilshire Boulevard, is being transformed into a model setting for beautiful homes!

Neither money nor effort are being spared to create CARTHAY CENTER into a residential environment worthy of unstinted praise. Its natural beauty is there—unchanged through the ages—enhanced by those physical and cultural advantages which undeniably belong to the Wilshire district's superb outlook.

Two of the country's noted landscape architects have for months been working out the CARTHAY CENTER development—a scientifically planned home area with broad, sightly avenues and boulevards, spacious parkways, ornamental street lighting, underground conduits to relieve the offense of overhead wires, a profusion of beautiful, selected shade trees, a complete shopping center, including eighteen quaint Mission style buildings conveniently set apart from Wilshire Boulevard and beautified by an ornamental fountain and picturesque lagoon.

CARTHAY CENTER offers the home-builder all these features essential to comfort, satisfaction and convenience—proximity to the city and the beaches—direct transportation by Pacific Electric—nearness to golf and country clubs, and

to the centers of amusement attraction. It offers, too, that unmistakable charm which comes from home life amid semi-detached, exclusive surroundings.

CARTHAY CENTER already has begun to take permanent form. Vast, complete and lavish improvements are under way. Construction crews are daily at work. Boulevards, avenues and parkways are being laid out. A superb community ideal in a setting of wonderful natural beauty will soon rise where for years has been an untenanted field.

The dream of far-visions men, with faith in the destiny of their great city and an exact appreciation of the superb Wilshire environment in which their plans are laid, is fast becoming a splendid reality—one intended to remain a distinctive part of the community's enlightened residential scheme.

See CARTHAY CENTER—the model Wilshire subdivision—before you choose your future home site. Remember, all this within the reach of the man of moderate means! Formal opening early in September—a brief time to wait.



J. Harvey McCarthy Company

Established in 1900
Pioneers in Realty and Subdivision
Herman W. Hellman Building—Main Lobby
Phone 12363

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LATimes 1922-08-20 Carthay ad.

es. MAY 20, 1923.—[PART V.]

**The LOWEST PRICED LOTS
ON
CONCRETE
STREETS**

**EVER
OFFERED
ANYWHERE**

**SECOND UNIT
OPENS TODAY!**

Farseeing investors bought out the first unit in BEVERLY VISTA in record time. Now the second unit today! Come early! Today is CREAM DAY!

MCCARTY-VAUGHAN-EVANS CORP.
6930 Wilshire and S. W. Car. Wilshire and Preuss Rd.
768-870 768-111 768-128

**This Wonderful
\$10,000
House and Lot
FREE**

**\$10,000
House and
Chandler
Car
Free!**

Apply now, in my
office, Come Early.

FREE

Beverly Vista

LATimes 1923-05-20 Beverly Vista Ad

NEW WILSHIRE PAVING PUSHED

North Side of Boulevard to
be Ready March 1

Four Months to See Entire
Project Completed

Asphaltic Concrete Order
Approaches Record

Despite delays traceable to the recent heavy rains, work on the paving of Wilshire Boulevard from Park View to Fairfax avenues is progressing satisfactorily, it was announced yesterday by officials of the North Pacific Construction Company, members of the Associated General Contractors. That concern has the general contract for the laying of 4.7 miles of asphaltic concrete pavement, with two-inch surface and eight-inch sub-base.

Within three weeks, the sub-base on the north side of the thoroughfare will have been completed and probably will be ready for traffic. Work will be started then on the south portion of the seventy-foot roadway. Completion of the improvement, contract for which involves approximately \$800,000, is scheduled for within four months.

ASK STATE AID

Braun, Bryant & Austin have the subcontract for the laying of 2,250,000 square feet of asphaltic concrete for the wearing surface of the Wilshire pavement. This is said to be one of the largest jobs of its kind in recent years and is indicative of the growing preference for the asphaltic-concrete type of pavement.

That Wilshire Boulevard be made a part of the State highway from Oxnard to San Juan Capistrano and that State funds be used for this purpose is provided for in a bill introduced in the present Legislature by Assemblyman Davis. The bill calls for opening of the thoroughfare through the central part of Los Angeles from Alvarado street east to the Los Angeles River. Should the bill be passed, the effect would be to link the northern and southern ends of the State highway and provide a wide artery through this city.

100 FEET WIDE

The proposed new State highway will extend from the San Juan Capistrano-Oxnard highway, at the northern limits of Santa Monica, along San Vicente Boulevard to Wilshire Boulevard, thence along Wilshire across Westlake Park and thence by way of a bridge over Los Angeles River to Whittier Boulevard to the east city limits of Los Angeles.

The bill provides for placing of the project under management and control of the State Department of Public Works, which will be directed to acquire or construct rights of way and improvements as may be necessary. Another provision of the measure is that it shall not take effect until Los Angeles has constructed bridges across the lake at Westlake Park and across the Los Angeles River. The latter already has been provided for under a bond issue adopted by this city.

Another provision definitely states that the portion between Alvarado street and Figueroa street be not less than 100 feet wide and the section between Figueroa and Maple avenue be not less than ninety feet wide.

Boulevard to Be Ready for Public Today

Four and one-half miles of 7-inch compressed concrete paving seventy-six feet wide will be opened to the public today when the last of the Olympic Boulevard job will be sufficiently cured to allow traffic flow, according to the contractors. Most of this street is now in use from Los Angeles High School to Hauser Boulevard and from San Vicente to Robertson Boulevard. At the latter point it joins paving of equal width in Beverly Hills and continues from there to the Country Club in Fox Hills, an additional distance of about three miles.

This piece of street work is known as the Olympic and Stanley project and includes these streets and several side streets, with several hundred feet of compressed concrete paving on Fairfax avenue. George H. Oswald handled the contract for \$458,137.71. It is now in every way complete, except an asphaltic grade crossing over the Pacific Electric tracks on San Vicente near Carthay Circle.

LATimes 1931-04-12
Olympic Blvd opens.

Los Angeles Times

BOULEVARD TO SPEED TRAFFIC

San Vicente Widening Will
Provide Short Cut

Additional Route to Beverly
Hills Contemplated

Engineer Preparing Plans
for Improvement

Plans are being prepared by the City Engineer's office for the opening and widening of San Vicente Boulevard from Pico Boulevard to Fairfax avenue, following the approval by the City Council of the maps of the project.

While San Vicente Boulevard is now passable on the southwest side of the Pacific Electric right of way, the lack of pavement, together with the narrow roadway, makes it of little value to motorists, officials declare.

San Vicente Boulevard improved will be one of the most important arteries in the western section of the city, as it offers a valuable short cut from the district south of Pico street and east of La Brea avenue to Beverly Hills. It will cross La Brea, Redondo Boulevard, Country Club Drive and other important traffic arteries.

According to David R. Faries, executive vice-chairman of the major highways committee of the Traffic Commission, the rapid development of the Beverly Hills and Westwood sections will increase the importance of San Vicente Boulevard as a traffic artery.

"San Vicente Boulevard connects with Burton Way, which, in turn, connects with Canyon Drive in Beverly Hills, thus affording a con-

LATimes 1929-03-17 San
Vicente widened -BOULE-
VARD TO SPEED TRAF-
FIC.



WILSHIRE BOULEVARD

The above sketch shows how Wilshire Boulevard from the Palisades of Santa Monica to the beachfront at Santa Monica and covered about 2 1/2 miles.



A Greater Thrifty Drug Store

WILSHIRE BOULEVARD

WINE AND LIQUEURS

Carlson's FLORAL SHOP
512 Wilshire Blvd.
Phone 6219

Sweet Wine
Full Gallon... **\$1.49**

Old Verdugo
5th Gallon... **\$1.99**

COGNAC
5th Gallon... **\$1.99**

SHERRY
5th Gallon... **\$1.99**

WHISKY
5th Gallon... **\$1.99**

DEBATES CHARACTERIZE HISTORY OF BOULEVARD

The story of the development of Wilshire Boulevard has been just as full of controversy as it has been full of achievement. The history of the boulevard is a story of the struggle between the forces of progress and the forces of conservatism.

Boulevard Spans Sites of Many Old Ranchos

Barley Fields, Sheep Ranches, Truck Gardens Once Marked Route of Traffic Artery

Before the subdivision and development period, the strip of land which is now Wilshire Boulevard was a series of ranches and truck gardens.

HEADQUARTERS FOR Gifts FOR MEN

SUITS
A wide variety of suits for men, including business suits, sport suits, and overcoats.

SHIRTS
A wide variety of shirts for men, including dress shirts, sport shirts, and undershirts.

SPORT JACKETS
A wide variety of sport jackets for men, including windbreakers, jackets, and sweaters.

TIES
A wide variety of ties for men, including dress ties, sport ties, and neckties.

AMBASSADOR HOTEL AND SHOPS

AMBASSADOR SWEET SHOP
Quality Confections, MAIN LOBBY, California Fruit Packs, SHERATY'S and MAILLARD'S FINE CANDIES at standard prices.

DRUG STORE
Features the largest stock of imported and domestic drugs, and the largest stock of surgical and dental supplies.

G. T. MARSH & CO.
Oriental Art Ambassador Hotel

HISTORICAL GROWTH OF THOROUGHFARE TRACED

Natural Evolution From Little-Used Country Road to "Boulevard of the West" Disclosed

Any back in the years immediately following Civil War a road which was little used in Los Angeles County, California, known today as the "Dread Road," has come to be the main artery of the city.

"MIRACLE MILE" NOTED FOR STRUCTURAL ART

RIGID SUPERSTRAINING
"Miracle Mile" is now known for its structural art. The building of the boulevard is a story of the struggle between the forces of progress and the forces of conservatism.

FUTURE TO DAY
The future of the boulevard is bright. The building of the boulevard is a story of the struggle between the forces of progress and the forces of conservatism.

I. MAGNIN & CO.

Ambassador Shop

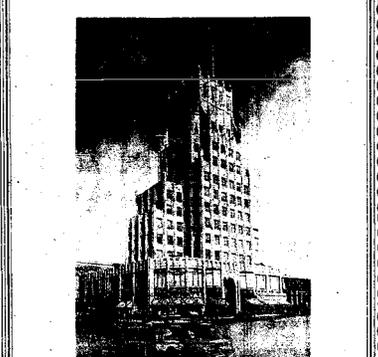
Located in the Hotel Ambassador, the shop of I. Magnin & Co. is truly magnificent offering every fashion and gift service in the unique Magnin manner.

O'COATS
A wide variety of overcoats for men, including suits, jackets, and sweaters.

SHIRTS
A wide variety of shirts for men, including dress shirts, sport shirts, and undershirts.

SPORT JACKETS
A wide variety of sport jackets for men, including windbreakers, jackets, and sweaters.

TIES
A wide variety of ties for men, including dress ties, sport ties, and neckties.



The AMBASSADOR ... Foundation of WILSHIRE Development

Every great development in City Planning depends upon inspired leadership. In the Wilshire District leadership was supplied by the Ambassador Hotel, which built and opened its gates and maintained the standard of beauty and dignity which were set up by the men who determined that Wilshire Boulevard should rank among the great arteries of the world.

BEN L. FRANK
Vice-President and General Manager
The Los Angeles AMBASSADOR

E. Clem Wilson Building Wilshire at La Brea

OFFERS a limit-height building, which is one of the most beautiful and practical structures in Los Angeles. A City in itself, but peaceful and harmonious in its design.

Office of Building—Room 401—Telephone ORegon 5100

Wetherby-Kayser

5416 Wilshire Ambassador Hotel

Welcome Wilshire

MIGHTY ARTERY OF THE WEST'S MIGHTIEST CITY

Everything good in apparel for Men and Boys

SUITS
A wide variety of suits for men, including business suits, sport suits, and overcoats.

SHIRTS
A wide variety of shirts for men, including dress shirts, sport shirts, and undershirts.

SPORT JACKETS
A wide variety of sport jackets for men, including windbreakers, jackets, and sweaters.

TIES
A wide variety of ties for men, including dress ties, sport ties, and neckties.

SHOES
A wide variety of shoes for men, including dress shoes, sport shoes, and overcoats.

SILVERWOODS
5522 WILSHIRE BOULEVARD

HISTORICAL GROWTH OF THOROUGHFARE TRACED

Natural Evolution From Little-Used Country Road to "Boulevard of the West" Disclosed

Away back in the years immediately following the Civil War, a meandering, little-used wagon road trailed westward in Los Angeles from a large, rather stagnant mudhole, known locally as the "Dead Sea." That "Dead Sea" has come to life with the passing of years and now is known as Westlake Park. The straggling little country road also has developed into a great artery. It is accounted the most traveled boulevard in the West, in the country, in the world—Wilshire Boulevard.

ORIGIN OF NAME

It was during the "gay nineties" that the name "Wilshire" first became associated with a portion of the road. At that time Gaylord Wilshire, an energetic young man, together with his brother, acquired the property between Sixth and Seventh streets extending from the "Dead Sea" to another, smaller

mudhole which was located in a little tract known as Sunset Park. Sunset Park is now Lafayette Park—and the mudhole is no more.

This tract of land was subdivided, fine improvements were put in and rigid restrictions for a high-class residential district were established. Through the center of the tract they cut a "boulevard" which was unusually wide for those days and named it "Wilshire Boulevard."

SUBDIVISION PROSPERS

The creation of a high-class subdivision away out at what many deemed the "jumping-off place" caused many sober citizens to doubt the value of the project. But time has proved that it was a shrewd move. The subdivision prospered. The "elite" bought lots, built fine homes, moved in. About 1905 Myra Hershey erected the Hershey Arms, the first apartment-house on the boulevard. This was followed very shortly by Hugh Bryson's de luxe "The Bryson," which became the showplace of the Southwest. Wilshire Boulevard was very definitely established.

REALTORS CO-OPERATE

In 1906 Frank Ayres subdivided the tract from Catalina to Norton streets. The district had a fine approach, good improvements includ-

ing water, which was an essential item, but was not well known. The green car line ran out only as far as Hoover street and, as most people had no automobiles, the district was comparatively inaccessible. Mr. Ayres invited a group of the realtors interested in the district to a dinner at the old Levy's restaurant, then at Third and Main streets, and worked out a plan whereby they advertised co-operatively in The Times. They also stationed their autos at the corner of Commonwealth avenue and Wilshire, where the car line crossed, to take prospective buyers out to the tract. The carline then was persuaded to extend its tracks along Sixth street as far as Grammercy Place, and, as a finishing touch, Wilshire was widened and paved as far as Norton avenue.

"MIRACLE MILE"

In 1913 the Pellissier tract was subdivided, and by 1920 the boulevard was extended as far as La Brea avenue. Then it was that A. W. Ross stepped into the picture with the "Miracle Mile," as the boulevard from La Brea to Fairfax avenue is popularly known. His efforts to further the upbuilding of this stretch of the boulevard have resulted in one of the most significant developments of the thoroughfare.

By 1926 the boulevard had been widened and paved as far as the Soldiers' Home at Sawtelle, leaving only a short stretch of unpaved road between San Vicente and Santa Monica city limits, which was completed in 1928.

NOW COMPLETE

Back at the other end it was extended from Figueroa street to Grand avenue in 1930. This year has seen the finishing touches to make the boulevard an uninterrupted highway from downtown Los Angeles to the sea. The old Orange-street stretch between Figueroa and Alvarado streets was widened and graded and the two sections of the boulevard today join hands across Westlake Park.

Exhibit 7b. **Duplexes**

Tract Activity Turns Toward Income Units

A check of the new homes under construction in Westwood Hills last week revealed an increase of 30 per cent over the previous sixty-day period, according to the Janss Investment Company. At the same time the concern reports an increase of more than 30 per cent in sales during the first half of April this year over the same period of 1927.

The report on new construction revealed sixty-three buildings now under way against the earlier check of forty-nine sixty days ago. In discussing the trend of building in the area, Edwin Janss disclosed the fact that the activity is turning toward income structures, particularly duplex houses, being built by lot owners who expect to occupy one-half of their building while the other half is rented.

LATimes 1928-04-22 Janss Duplex Houses

Duplex Houses

It has often been argued that it is unprofitable to build single-family homes to rent, the return not being commensurate with the cost, but the present-day low price of building materials and the increased production of labor has placed a new aspect on home building. This is evident in the number of duplex residences which are now being constructed throughout the city.

There is as much money in the country today as in times of business activity and those who own it, having grown discouraged in the stock market, are turning to real-estate for investment. Many are building or buying duplex homes.

In one section of the city thirty-two such structures are being erected and in another section one company is building thirty-eight double residences. Almost as soon as these are completed they are sold and in many cases they are sold before completion.

It is an indication of the opportunities offered today in real estate and in building.

LATimes 1931-12-06 duplex more economical
FACT AND COMMENT

Market Activity

27, 1932; ProQuest Historical Newspapers: Los Angeles Times

Duplex Residence Recently Built



WEST FIFTY-SEVENTH-STREET IMPROVEMENTS

Two duplex residences were completed last week by Foster-Huntley, Inc. An eight-room Spanish-type duplex, built for John D. Case at 1945 West Fifty-seventh street, is pictured at the top and a sixteen-room four-unit apartment was built at 1050 West Fifty-seventh street, for Nelson E. Loscamp. It is shown in the lower view. The former represents an investment of \$5750 and the latter one of \$9750. Due to the low building costs today, Foster-Huntley, Inc., report a marked increase in building operations of this character.

Feature Bargain Market Activity



FIFTY OF ONE, FORTY OF OTHER.

Fifty homes, like the one shown in the upper photograph, are to be built in a ten-acre tract at Seventy-ninth and Crenshaw Boulevard. One has been completed, and eleven others are under way. The lower photograph shows the first of forty scheduled homes planned in the Carthay Circle district by Joe Eudemiller. It was sold before its completion for cash.

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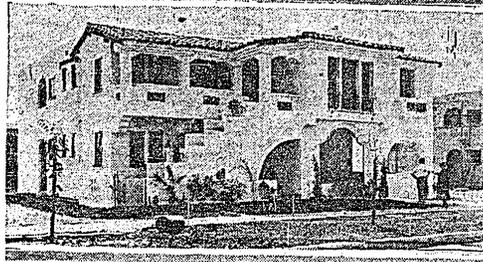
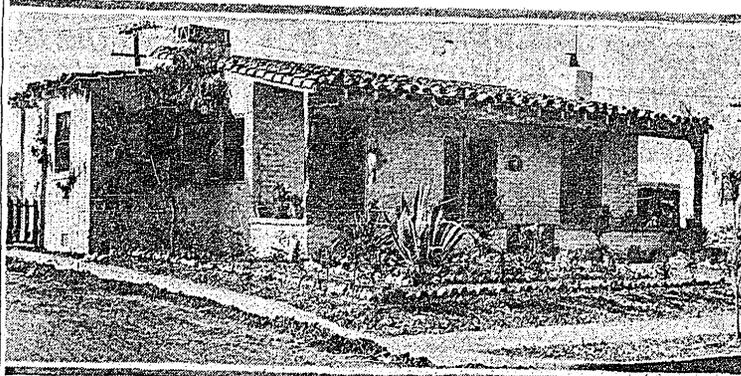
LATimes 1931-12-13 duplex article.

Subdividers Use Low Building Costs as Three Tracts Begin \$1,800,000 Home Projects

RESIDENCE CONSTRUCTION MOVES BRISKLY UPWARD

Developers Act Quietly but Public Response Quick as Huge House Program Launched

These Motifs Feature Bargain Market Activity



FIFTY OF ONE, FORTY OF OTHER.

Fifty homes, like the one shown in the upper photograph, are to be built in a ten-acre tract at Seventy-ninth and Crenshaw Boulevard. One has been completed, and eleven others are under way. The lower photograph shows the first of forty scheduled homes planned in the Carthay Circle district by Joe Eudemiller. It was sold before its completion for cash.

PUBLIC KNOWS BARGAINS

"The real estate business is coming back. The public knows land bargains and knows that they are secure."

From an isolated frog and duck pond into a \$1,000,000 investment—that is the transformation which is taking place in the Carthay Circle district where ten acres of barren prairie land is being changed into a charming home site for future Southern Californians.

With the completion of one fifteen-room Spanish duplex, seven others under way, and plans calling for thirty-nine more on Crescent Heights between Olympic and Pico boulevards, the entire project is expected to be opened within six months.

Before the first duplex was completed it was bought for cash.

Joe Eudemiller, Glendale, bought the tract last fall from R. A. Cowan, and initial stages of development began in November, 1931. His partner is R. R. Pollock and the entire development is backed by the Ralph G. Wolff Company.

POLLYWOGS AND DUCKS

Mr. Wolff will tell you how he came to the district many years ago and hunted for pollywogs and ducks. As a boy, Mr. Eudemiller remembers the tract when it held a pond and city dwellers believed it would always be there.

Acquiring the land, Mr. Eudemiller had Crescent Heights extended from Olympic Boulevard (formerly Country Club Drive) to Pico Boulevard. He put in curbs, walks, a street and a row of flaming eucalyptus trees along the parkway. The usual shrubbery will be planted in front of every duplex, each differently designed.

And believe it or not, Mr. Eudemiller did not get so modernistic that he forgot to place a back door in every duplex so the servant could handle the iceman! There is a separate entrance for families; unit heat downstairs, tile baths, light, cheerful rooms throughout.

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BUILD WELL

AT TODAY'S LOW COST



DUPLEX—\$5400

Home and Income are offered by this attractive duplex—a profitable improvement for any good lot. We will help finance.



MONTEREY HOME \$3300

A 7-room, two-story design, erected complete at a price that invites close comparison. Modern throughout with many distinguishing features.

Choose this responsible company to handle your building. Contract prices are guaranteed; specifications follow a high standard. Call at once—start your building while costs are low!

**TRI-GUARANTY
BUILDING CO.**

5800 W. Third St. WY. 2116

Financed 100%--on low monthly payments



\$5500 Builds and Finances this Twelve Room Duplex Structure. All Types of Income Structure are Designed and Financed by our Organization.

If your lot is clear and suitably located for the type building you desire, we can finance its entire cost, no cash required.

Typical specifications include:
Hardwood floors throughout, full screens, tile wainscots in baths, Sanitary cloth kitchen and baths; milk box, iron receptacle, mail box, all necessary cement work and two-car garage.



\$2500 Builds this Six Room Home with Two-Car Garage



\$3500 Erects this Pretentious Two-Story Home, Complete in every Detail including Two Baths.

Phone or write for our new Booklet of Home and Income Designs, showing all the New and Modern Type Structures.

OFFICE OPEN ALL DAY SUNDAY FOR YOUR CONVENIENCE!

FOSTER-HUNTLEY BLDG. CO.

BUILDING CONTRACTORS
2002 W. SLAUSON
LOS ANGELES, CALIF.

VERmont 2132-2124
Exchange Connecting All Depts.

Send to L. A. and Vicinity
Send booklet of home and income designs without obligation.
Name
Address
City

T-6-5

NEW TRACT OPEN WITH GOOD START

*First Structure Launched;
Plans Announced for Large
Building Program*

Named the Olympic Beverly Plaza, the eighty-acre residential tract owned by J. A. McNulty at Olympic Boulevard and Crescent Heights had its first structure under construction this week and plans for a new apartment building, two duplexes and seven single family houses were being prepared for immediate erection, it was announced yesterday by Walter E. and John McC. Brown, the selling agents.

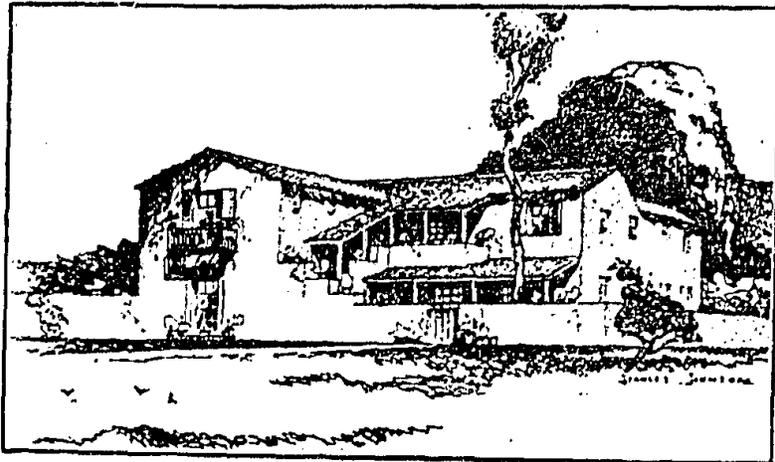
The first structure, a modern twelve-room duplex, is being built for Gerald A. McNulty at 1233 La Cienega Boulevard, according to Verner B. McClurg, architect, at a cost of \$8000.

The plans are on display by Architects' Exhibit, Inc., at Barker Brothers' store.

The duplex contains two units of six rooms each on a fifty-four-foot lot to an alley which gives access to the garages.

Located just south of the choice-ly developed Carthay Circle section and also adjoining Beverly Hills, the new tract is to be carefully improved and restricted, according to present plans of the owner.

First in New Subdivision



TRACT OPENS WITH \$8000 INVESTMENT

The above structure, a twelve-room duplex, is under way this week in the newly opened eighty-acre tract owned by J. A. McNulty and known as Olympic Beverly Plaza.

Exhibit 7c. **William G. Chandler** engineer / **R. S. Loring** architect

class. 10 for S3. Prizes. AD. 7226.

BUILDING TRADE SERVICES 60
 Contractors and Builders

"DUREX BUILT" means:
 Residences — Duplexes—Apartments,
 etc., constructed in quality, workman-
 ship and price as only an ORGANI-
 ZATION—seasoned through the years
 —can furnish.
 "DUREX SYSTEM"
 is a proven, economical service, in-
 cluding financing and construction,
 performed by one responsible organiza-
 tion. Architectural work by R. S.
 Loring, Architect.
 Full particulars free upon request.
 Open Evenings. Free Consultations.

DUREX SYSTEM LTD.
 153 South La Brea. Whitney 7207.

RECORDS IN THE OFFICE OF THE ARCHITECT

LA Times 1931-10-04 Loring Durex Built Duplexes
 Classified Ad.

BUILDING TRADE SERVICES 60
 Contractors and Builders

"DUREX BUILT" means:
 Residences — Duplexes—Apartments,
 etc., constructed in quality, workman-
 ship and price as only an ORGANI-
 ZATION—seasoned through the years
 —can furnish.
 "DUREX SYSTEM"
 is a proven, economical service, in-
 cluding financing and construction,
 performed by one responsible organiza-
 tion. Architectural work by R. S.
 Loring, Architect.
 Full particulars free upon request.
 Open evenings by appointment.
 Free Consultation.

DUREX SYSTEM, LTD.
 153 South La Brea. Whitney 7207.

RECORDS IN THE OFFICE OF THE ARCHITECT

WOODHEAD LUMBER COMPANY
 LA Times 1931-11-01 Loring Durex Built Du-
 plexes Classified Ad.

FRONT SHERMAN AVENUE DISTRICT

BUILDING TRADE SERVICES 60
 Contractors and Builders

"IT PAYS TO BUILD THE DUREX WAY"
 Convenient, safe and economical be-
 cause entire transaction, including
 financing and construction service,
 performed by one responsible organiza-
 tion. Architectural work by R. S.
 Loring, architect. All types of build-
 ings. Open evenings. Free consulta-
 tions. DUREX SYSTEM, LTD.
 153 S. La Brea. Whitney 7207.

BRING your building problems to us. We
 LATimes 1931-11-03 RS Loring Durex building
 service Classified Ad.

FRONT SHERMAN AVENUE DISTRICT

BUILDING TRADE SERVICES 60
 Contractors and Builders

"DUREX BUILT" means •
 Residences—Apartments constructed
 by a seasoned construction organiza-
 tion
 DUREX SYSTEM
 is a proven economical financing &
 construction service. Architectural
 work by R. S. Loring, architect. Open
 evenings by appointment.
 "DUREX SYSTEM" LTD.
 153 So. La Brea. Whitney 7207.

WOODHEAD LUMBER COMPANY
 LATimes 1931-11-15 RS Loring Durex Built
 Classified Ad.

BUILDING APPLICATION MADE

Application has been made to the building department for permission to erect a \$2000 one-story residence at 7474 Haskell avenue, Van Nuys, for the California Trust Company. R. S. Loring is the architect and Hugo E. White the general contractor.

LATimes 1933-11-05 RS Loring van nuys house.

Application has been made for permission to erect a \$7400 two-story, thirteen-room double residence and garage at 1211-15 South Crescent Heights Boulevard for Viola M. Flynn. R. S. Loring is the architect and W. G. Chandler is the structural engineer.

LATimes 1934-05-13 Loring Chandler 1211 Crescent hts duplex p2. :2

Los Angeles Times (1923-1995); May 27, 1934; ProQuest Historical Newspapers: Los Angeles Times pg. 15

BUILDING PERMIT APPLICATIONS MADE

Two-story, \$7650, thirteen-room double residence, 1150-61 South Hayworth avenue for Keplove & Lorber. R. S. Loring is the architect and W. G. Chandler is the engineer.

Twenty-eight-room, six-unit building at 201 South Fuller avenue, for the Larber-Heltzer Building Company, at cost of \$20,000; R. S. Loring, architect.

Reproduced with permission

LATimes 1936-09-27 RSLoring
apts Housing_Units_List_Grows_Six_

For a one-story, \$9000 store building at 1755-57 East One Hundred and Third street for John L. Jakowsky. R. S. Loring is the architect, W. G. Chandler, the engineer and Harley F. Pritchett is the general contractor.

LATimes 1934-02-18 Loring Chandler stores +3 Crescent hts duplexes.

Two-story, \$7900, fourteen-room, double residence 1223-25 South Crescent Heights Boulevard for Jack Russell. R. S. Loring is the architect and W. G. Chandler is the engineer.

LATimes 1934-05-20 Loring Chandler 1123 Crescent Hts duplex BUILDING PERMITS.

*Units
Quest Historical Newspapers: Los Angeles Times*

DUNSMUIR AVENUE STRUCTURE FORMING

Work is under way on a \$20,500 apartment building at 757 South Dunsmuir avenue for Lorber-Heltzer Building Company. R. S. Loring is the architect.

The new building will be two stories in height and is to contain thirty-five rooms divided into seven apartments.

LATimes 1936-04-19 RS Loring apt building.

Scheduled for construction is an \$11,850 apartment building to be built at 219 South Poinsettia Place for the Lorber-Heltzer Building Company. R. S. Loring is the architect. It will be two stories and its nineteen rooms will comprise three units.

LATimes 1936-12-13 RS
Loring 3 unit apts

Plans Ready for \$20,000 Dwelling

Plans have been completed for a \$20,000 residence to be built at 550 Chautauqua Boulevard, West Los Angeles, for F. E. Frazier. R. S. Loring is the architect. The dwelling will contain twelve rooms.

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LATimes 1937-01-31 RSLoring 20k pac pal residence.

Structures Building Plans

A \$20,000 building is to rise at 900 South Mansfield avenue for John Engman. R. S. Loring is the architect. The structure will be two stories containing twenty-eight rooms divided into six apartments.

LATimes 1937-05-05 RSLoring apt building Five_Apartment_Structures_Part.

New \$10,500 Dwelling

A \$10,500, two-story residence is to be erected at 2737 Monte Mar Terrace, Westwood, for Frank W. and Eleanor Martineau. R. S. Loring is the architect.

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LATimes 1937-05-23 RSLoring SFR.

Duplex Planned

At a cost of \$10,400, a duplex residence will be built at 406 Veteran avenue for George T. and Stella Snell. R. S. Loring is the architect.

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LATimes 1937-05-23 RSLoring duplex 406 Veteran Ave.

Wilshire Hotel Almost Ready

Los Angeles Times (1923-1995); Oct 10, 1948; ProQuest Historical Newspapers: Los Angeles Times pg. E1

Wilshire Hotel Almost Ready

Westwood Manor Hotel, four-story hotel-apartment structure of New Orleans Colonial design at 10527 Wilshire Blvd., is nearing completion. Site and building, with furnishings and decorations for the 120 rooms and two penthouses, represent total investment of \$750,000, according to J. Herman Jr. and Paul D. Sogg, owners of the property. The hotel is scheduled to be opened Nov. 1.

The property has frontage of 220 feet on Wilshire Blvd. and depth of 160 feet.

The structure, of brick and concrete construction, was designed by Ralph S. Loring, architect, and W. G. Chandler, engineer. Lawrence B. Freed was the mechanical engineer for it and construction is by the E. A. Kaiser Co.

The suites consist of living room, bedroom, bath, kitchenette and dinette. There also are single hotel rooms. Each of the two penthouses has eight rooms and two baths.

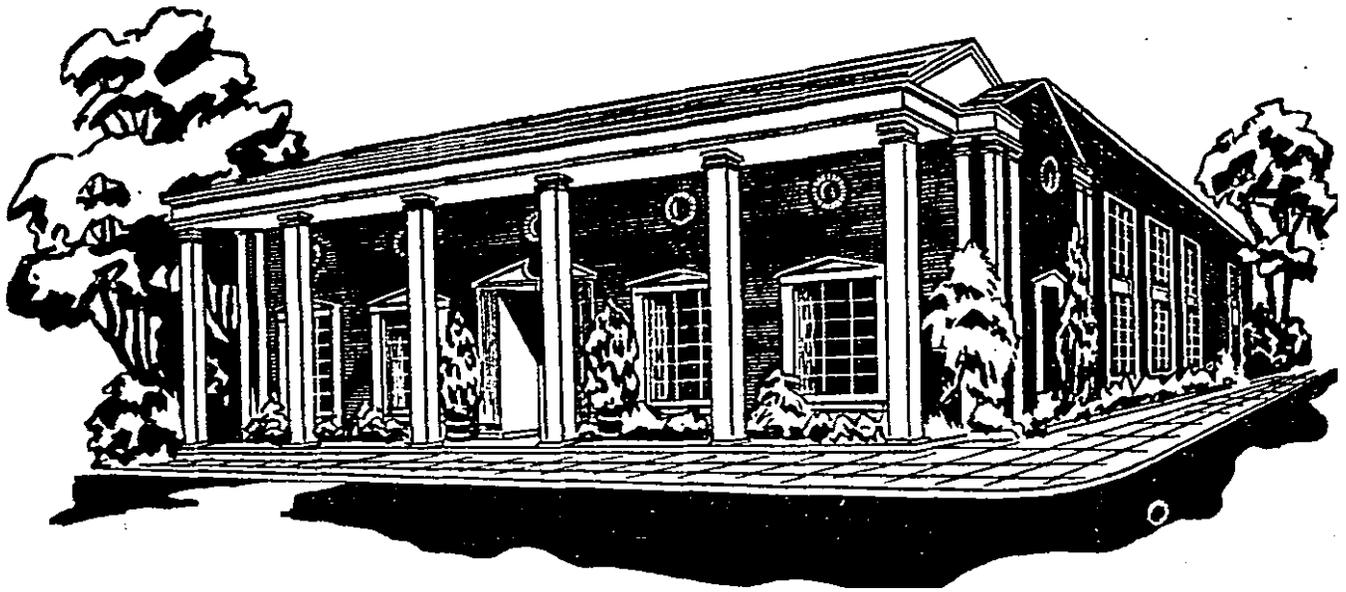
Among the features of the hotel's equipment is a large raised swimming pool of Grecian design with adjacent cabanas, terraces and sun deck.

The dining room, of Colonial design, overlooks the swimming pool.



NEAR COMPLETION—This drawing pictures the design of the Westwood Manor Hotel, four-story hotel-apartment structure being completed at 10527 Wilshire Blvd.

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NEW QUARTERS—Above is recently completed home office building now occupied by Radio Insurance Agencies at 8901 Olympic Blvd., corner of Swall Drive, Beverly Hills.

Agencies Now in New Home

Occupation of their recently completed new home office building at 8901 Olympic Blvd., corner of Swall Drive, Beverly Hills, is announced by Radio Insurance Agencies.

Representing an investment of \$150,000 in land and building, according to the announcement, the new quarters provide 4500 square feet of office space, including main floor and mezzanine.

The air-conditioned and sound-proofed building was designed by W. G. Chandler, civil engineer. The general contractor was Richard M. Ward.

LATimes 1952-01-13 Chandler New Insurance Home 8901 Olympic .



AT TORRANCE—One of the new 34 duplexes being pre-viewed at Pine Knolls, is shown in picture above. The

Pine Knolls development is located at Crenshaw Blvd. and Maricopa St., three blocks north of Torrance Blvd.

\$550,000 Pine Knolls Project Having Its Preview Opening

Preview opening of the \$550,000 Pine Knolls duplex development in Torrance is being held this week end, according to announcement by Mark Taper, president of Biltmore Homes, developers.

The event features 34 two-family buildings occupying a square block at the northeast corner of Crenshaw Blvd. and Maricopa St., three blocks north of Torrance Blvd.

The duplexes, ranging in valuation from \$15,300 to \$15,800, contain two two-bedroom units each with living room, dinette, kitchen, bath and garage.

The duplexes may be bought by veterans under combined FHA-

GI financing conditions and with low monthly payments, it was announced.

Architect R. S. Loring and W. G. Chandler, civil engineer, prepared the project plans.

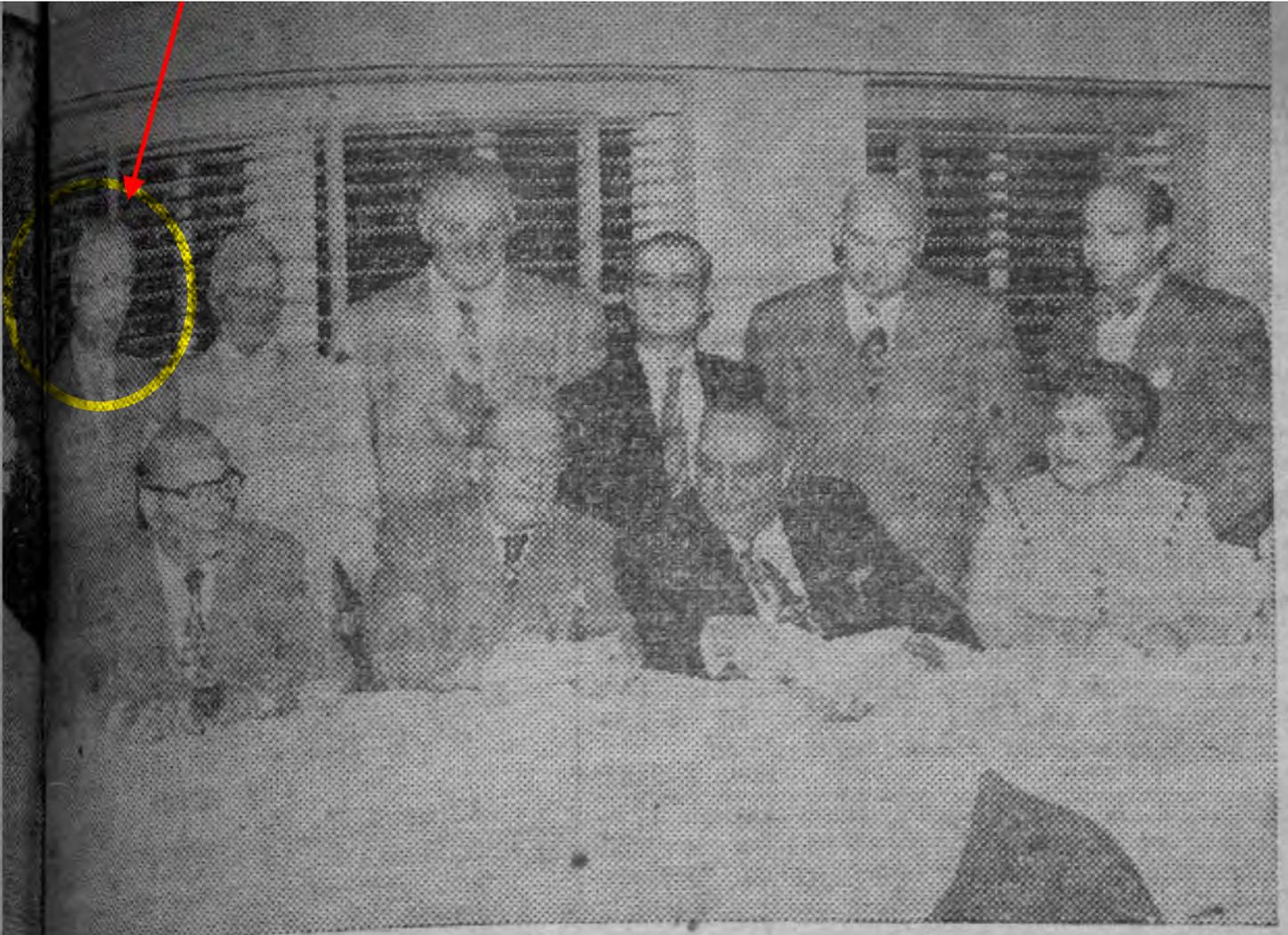
The improvements include sidewalks, concrete curbs, gutters and sewers. A park plot has been dedicated.

The Biltmore Homes firm has a record of more than \$40,000,000 in residential construction over the last 20 years. Its latest development, the \$2,000,000 Crenshaw Crest community in Torrance, has been completely sold and now is virtually 100% occupied, it was stated.

Building of 100 Homes Will Begin

Plans Approved

Exhibit 7d. **Manuel (Max) Bloom**



Edge Picnic Success

Among the leading manufacturers and merchants who gathered at dinner at the Ardmore House last night to pledge thousands of dollars of merchandise to the Mount Sinai picnic-bazaar, scheduled to take place on the hospital grounds, 831 N. Bonnie Beach, Sunday, August 27, are: (seated, left to right): Dave Matuszewski, furniture manufacturer, and event co-chairman; Henry Pasternak, women's sportswear manufacturer, and president of Associated Organizations, sponsoring auxiliary; Robert J. Gans, plastic hardware manufacturer, and institution president; and Mrs. Mary Borax, executive of the Dressmakers' Union. Standing, left to right: **Manuel Bloom, mattress manufacturer;** Ben Yancovitch, painting supplies, and event co-chairman; William Isenberg, paint glass works; Jack Kiok, dry goods; Jerome Posner, executive of the Amalgamated Clothing Workers; and Martin Bernstein, Mt. Sinai director.

Bnai Brith Messenger 1950.07.21 M Bloom photo.

Former Home of Comedian Sold

The former Charlie Chaplin home, a two-story modern Italian type residence at 1085 Summit Drive, Beverly Hills, has been sold by I. B. Adelman to Manuel Bloom for \$68,500, it was reported by Hy Barnett, vice-president, Lawrence Block Co., Inc., Beverly Hills realty firm.

LATimes 1957-09-29 Bloom buys
Chaplin home.

BLOOM, MANUEL (MAX), 72, passed away March 1. Services Wednesday, March 3, Groman Mortuary Chapel. Interment Beth Olam Mausoleum. Survived by his wife, Joy Bloom; a son, Milton Bloom; three daughters, Evelyn Friedman, Melody Bloom and Rose Singer; two sisters, Beckle Wakcher and Sadie Witkin; eight grandchildren and three great-grandchildren. Services under direction of Groman Mortuary.

Bnai Brith Messenger 1965.03.12 M Bloom obi.

BLOOM, Manuel (Max), beloved husband of Joy Bloom, loving father of Evelyn and Morris Friedman, Melody Bloom, Rose Singer, Lynn and Milton Bloom, brother of Beckle Wakcher and Sadie Witkin; also survived by 8 grandchildren and 3 great-grandchildren.
Services Wednesday, 12 noon, at Groman Mortuary, 830 W. Washington Blvd.

LATimes 1965-03-03 M Bloom Obituary.

Exhibit 8. **SurveyLA**

Name: Orange Grove Avenue-Ogden Drive-Genesee Avenue Multi-Family Residential Historic District

Description:

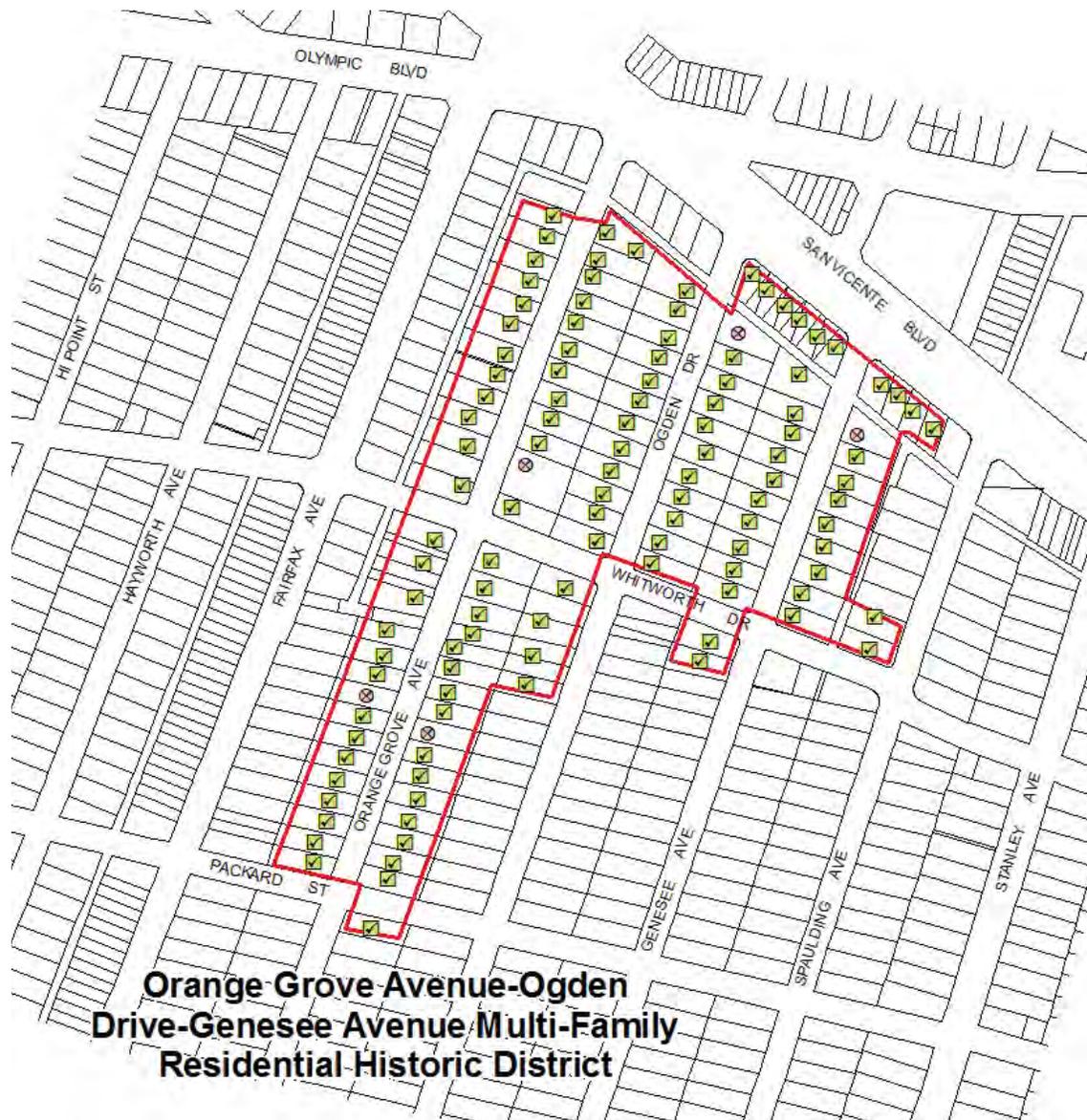
The Orange Grove Avenue-Ogden Drive-Genesee Avenue Multi-Family Residential Historic District is a multi-family residential historic district in the Mid-Wilshire area of central Los Angeles. The district includes two-story fourplexes, triplexes, duplexes and courtyard apartments along South Orange Grove Avenue, just south of San Vicente Boulevard to Packard Street, and along South Ogden Drive and South Genesee Avenue between San Vicente Boulevard and Whitworth Drive. A regular, rectilinear grid comprises the street pattern within the district. Its topography is generally flat; some of the front lawns of the properties are sloped. Lot sizes are modest, with uniform setbacks, walkways and detached garages. Most properties have curb cuts and driveways; those without have access to detached garages via alleys. Concrete sidewalks and some extant mature street trees, including sycamores and magnolias, remain. There are a total of 117 properties, 112 of which are contributing and 5 of which are non-contributing to the district.

The dominant period of development for the district is 1927 to 1950, and residences are primarily Spanish Colonial Revival or Minimal Traditional in style. Common elements, depending on the style, include clay tile roofs, exterior staircases, stucco cladding and arched window and door openings. Most of the Minimal Traditional style residences feature French Revival or American Colonial Revival design elements.

Significance:

The Orange Grove Avenue-Ogden Drive-Genesee Avenue Multi-Family Residential Historic District is significant as an excellent example of a 1920s to early 1950s multi-family residential neighborhood in the Wilshire CPA, and as an excellent concentration of Period Revival and Minimal Traditional style residences. The district is located near major automobile corridors including San Vicente Boulevard, Pico Boulevard and Fairfax Avenue. Residences within the district retain their original plans, massing, scale and character-defining features predominantly of the Spanish Colonial Revival or Minimal Traditional (with American Colonial Revival or French Revival features) style. Of the district's 117 residences, 96% contribute to its significance.

The district was originally part of two tracts. The northern tract was owned and subdivided by the Title Guarantee and Trust Company in 1930. The southern tract was part of the Rancho Rodeo de Las Aguas (the original owner's name is illegible on the tract map); it was subdivided in 1921. No evidence was found regarding marketing of the subdivision. The period of significance for the historic district is 1927 to 1950, which captures its major period of development and the time during which most of its buildings were constructed.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Multi-Family Residential District, 1910-1980
Property type:	Residential-Multi Family
Property sub type:	Multi-Family District
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a multi-family residential district in the Wilshire area. Contains a mix of multi-family property types, from duplexes to courtyard apartments, mostly dating to the 1930s and 1940s.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Period Revival Multi-Family Residential Neighborhoods, 1918-1942
Property type:	Residential-Multi Family
Property sub type:	Multi-Family District
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Period Revival style multi-family residential development predominantly dating from the 1930s and 1940s. Spanish Colonial Revival style residences are dominant and sometimes include Art Deco or Moorish features. Other prominent 1930s styles include Minimal Traditional and Late Chateausque.

Contributors/Non-Contributors:



Primary Address: 1038 S GENESEE AVE
 Other Address: 1040 S GENESEE AVE
 5926 W SAN VICENTE BLVD
 Type: Contributor
 Year built: 1938
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional



Primary Address: 1041 S GENESEE AVE
 Other Address: 1041 1/2 S GENESEE AVE
 1043 S GENESEE AVE
 1043 1/2 S GENESEE AVE
 1045 S GENESEE AVE
 1045 1/2 S GENESEE AVE
 1047 S GENESEE AVE
 1047 1/2 S GENESEE AVE
 Type: Contributor
 Year built: 1931
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Spanish Colonial Revival



Primary Address: 1042 S GENESEE AVE
 Other Address: 1044 S GENESEE AVE
 1046 S GENESEE AVE
 1046 1/2 S GENESEE AVE
 1048 S GENESEE AVE
 1048 1/2 S GENESEE AVE
 Type: Non-Contributor
 Year built: 1937

Type: Contributor
 Year built: 1933
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Monterey Revival; Minimal Traditional



Primary Address: 1065 S GENESEE AVE
 Other Address: 1063 S GENESEE AVE
 Type: Contributor
 Year built: 1933
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Spanish Colonial Revival



Primary Address: 1069 S GENESEE AVE
 Other Address: 1071 S GENESEE AVE
 Type: Contributor
 Year built: 1933
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Spanish Colonial Revival



Primary Address: 1070 S GENESEE AVE
 Other Address: 1072 S GENESEE AVE
 Type: Contributor
 Year built: 1933
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Spanish Colonial Revival; Art Deco



Primary Address: 1073 S GENESEE AVE
 Other Address: 1075 S GENESEE AVE
 Type: Contributor
 Year built: 1933
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Spanish Colonial Revival; Art Deco



Primary Address: 1074 S GENESEE AVE
 Other Address: 1076 S GENESEE AVE
 Type: Contributor
 Year built: 1933

Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Spanish Colonial Revival; Art Deco



Primary Address: 1079 S GENESEE AVE
 Other Address: 1081 S GENESEE AVE
 Type: Contributor
 Year built: 1932
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Spanish Colonial Revival



Primary Address: 1080 S GENESEE AVE
 Other Address: 1082 S GENESEE AVE
 Type: Contributor
 Year built: 1933
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Spanish Colonial Revival



Primary Address: 1083 S GENESEE AVE
 Type: Contributor
 Year built: 1933
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Spanish Colonial Revival; Art Deco



Primary Address: 1086 S GENESEE AVE
 Other Address: 1088 S GENESEE AVE
 Type: Contributor
 Year built: 1933
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Spanish Colonial Revival



Primary Address: 1087 S GENESEE AVE
 Other Address: 1089 S GENESEE AVE
 Type: Contributor
 Year built: 1933
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Spanish Colonial Revival