### Los Angeles Department of City Planning RECOMMENDATION REPORT

**CULTURAL HERITAGE COMMISSION** CASE NO.: CHC-2015-2491-HCM

ENV-2015-2492-CE

Location: 118 – 126 1/2 N. Flores Street **HEARING DATE:** July 16, 2015

TIME: 10:00 AM Council District: 5

PLACE: City Hall, Room 1010 Community Plan Area: Wilshire

200 N. Spring Street Area Planning Commission: Central Los Angeles, CA Neighborhood Council: Mid City West

90012 Legal Description: TR 10389, Lots 79 and 80

PROJECT: Historic-Cultural Monument Application for the

MENDEL AND MABEL MEYER COURTYARD APARTMENTS

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

OWNER(S): BLDG Flores, LLC c/o Matthew Jacobs

755 N laurel Ave

Los Angeles, CA 90046

Abraham Schkalim P.O. Box 35334

Los Angeles, CA 90035

APPLICANT(S): Steven Luftman John A. Henning, Jr.

> 125 N. Sweetzer Ave. #202 124 N. Flores St. Los Angeles, CA 90048 Los Angeles, CA 90048

#### RECOMMENDATION **That the Cultural Heritage Commission:**

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

MICHAEL J. LOGRANDE Director of Planning

[SIGNED ORIGINAL IN FILE] [SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager Lambert M. Giessinger, Preservation Architect

Office of Historic Resources Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, City Planning Associate Office of Historic Resources

Attachments: Historic-Cultural Monument Application

### **SUMMARY**

The Mendel and Mabel Meyer Courtyard Apartments were built at 124-126½ and 118-122½ N. Flores Street by Meyer and Holler, one of the City's most well-known design and construction firms, in 1936 and 1939. The complementary subject properties are each two stories tall in the Minimal Traditional style with Monterey Colonial elements. Considering that they were constructed during the mid-to-late 1930s, during the latter years of the Great Depression, the buildings exhibit highly detailed construction and high quality workmanship. The properties are part of Beverly Square, a multi-family residential subdivision from 1928 on land that formerly served as a driving range. Developed almost entirely during the 1930s, Beverly Square (the area from Croft Ave. to Harper Ave. with Beverly Blvd. to the north and Third Street to the south), features an intact collection of architectural styles that are representative of the period.

The Mendel and Mabel Meyer Courtyard Apartments utilize an H-shaped site plan that creates a courtyard effect in between the two buildings. The units are accessed from Flores Street via pedestrian pathways into the communal open gardens, and each unit has a private balcony or patio. The wooden structures are primarily composed of stucco cladding on the first floor with decorative wrought iron grilles covering windows. On the second floor, the walls are covered with wide width wood planking and feature cantilevered balconies supported by decorative overhanging corbels. Original windows include Art Moderne horizontal wood casement windows. The shingled hipped roofs have wide overhangs on the front facades and even on the side façades where details were usually minimal. Each building features a large chimney and many units have fireplaces. Intact interior elements include hardwood floors, decorative built-cabinetry, wood trim and plaster moldings, tile work, and some original light fixtures. Simple flat roofed and stucco clad garages are located at the rear of the property accessible from the alley.

The two buildings are similar, but they are not identical. By the time 118 N. Flores was designed in 1939, prevailing tastes had changed somewhat, and although numerous materials and details remained the same, many of the strong Monterey Revival elements found on the 124 N. Flores apartments (1936) were not repeated. Instead, 118 N. Flores incorporates greatly simplified Colonial details with modern accents, such as sweeping curvilinear stair railings and horizontally paned windows. It also has an additional unit that was built in 1948.

The firm of Meyer and Holler developed the properties and partner, Mendel Meyer and his wife Mabel, resided for some years in both buildings. 1938 City directories list the Meyers as residing at 126 N. Flores and by 1942 they are listed as residing at 120 N. Flores. Using the "design-build" model that is common today, Meyer and Holler designed and built numerous apartment buildings, homes, hotels, banks, churches, and theaters throughout the greater Los Angeles area. By the mid-1920s, Meyer and Holler was established as the exclusive builders of Hollywood's elite. Their work includes:

- Grauman's Chinese Theatre, HCM #43
- Egyptian Theatre, HCM #584
- Petroleum Building, HCM #596
- Mount Washington Hotel, HCM #845
- Pierce Brothers Mortuary, HCM #574
- Charles Chaplin Studios, HCM #58
- Herivel House, HCM #370
- Getty House, the official residence of the Mayor of Los Angeles
- Culver Studios in Culver City
- Henry Weaver House in Santa Monica

CHC-2015-2491-HCM 118 – 126 ½ N. Flores St. Page 3 of 3

The citywide historic resources survey, SurveyLA, found the Beverly Square district, which includes the subject properties as contributing elements, as eligible for listing in the National Register of Historic Places, the California Register, and as eligible for designation as a local Historic Preservation Overlay Zone. The survey identified the area as an excellent example of a 1930s multi-family residential district.

### **CRITERIA**

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

### **FINDINGS**

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



# City of Los Angeles Department of City Planning

### 6/16/2015 PARCEL PROFILE REPORT

M B 152-17/18

**PROPERTY ADDRESSES** 

122 N FLORES ST 118 N FLORES ST 122 1/2 N FLORES ST 118 1/2 N FLORES ST

ZIP CODES

90048

RECENT ACTIVITY

VTT-73441-SL ENV-2015-1134-EAF

**CASE NUMBERS** 

CPC-25066

CPC-1986-823-GPC CPC-1974-25066 ORD-76753 ORD-183497

ORD-165331-SA670 ORD-146336 ORD-146330

YD-907-YV

ED-74-2146-487-21-SPZ

ED-74-529-SPZ AFF-2159 Address/Legal Information

 PIN Number
 138B173 559

 Lot/Parcel Area (Calculated)
 7,545.2 (sq ft)

Thomas Brothers Grid PAGE 633 - GRID A1

 Assessor Parcel No. (APN)
 5511009008

 Tract
 TR 10389

Block None Lot 80

Arb (Lot Cut Reference)

Map Sheet

138B173

Jurisdictional Information

Map Reference

Community Plan Area Wilshire
Area Planning Commission Central
Neighborhood Council Mid City West
Council District CD 5 - Paul Koretz

Census Tract # 2148.00

LADBS District Office Los Angeles Metro

**Planning and Zoning Information** 

Special Notes None
Zoning [Q]R3-1-0

Zoning Information (ZI) ZI-2443 Neighborhood Conservation ICO - Lower Council Dist. 5

General Plan Land Use Medium Residential

General Plan Footnote(s) Hillside Area (Zoning Code) No Baseline Hillside Ordinance No Baseline Mansionization Ordinance No Specific Plan Area None Special Land Use / Zoning None Design Review Board No Historic Preservation Review No Historic Preservation Overlay Zone None Other Historic Designations None Other Historic Survey Information None Mills Act Contract None POD - Pedestrian Oriented Districts None CDO - Community Design Overlay None No No No

NSO - Neighborhood Stabilization Overlay
No
Streetscape
No
Sign District
No
Adaptive Reuse Incentive Area
None
CRA - Community Redevelopment Agency
Central City Parking
No
Downtown Parking
No
Building Line
Noise

500 Ft School Zone

500 Ft Park Zone

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

No

No

**Assessor Information** 

Assessor Parcel No. (APN) 5511009008

Ownership (Assessor)

Owner1 BLDG FLORES LLC
Address 755 N LAUREL AVE
LOS ANGELES CA 90046

Ownership (City Clerk)

Owner SCHKALIM, ABRAHAM (ET AL)

Address PO BOX 35334

LOS ANGELES CA 90035

APN Area (Co. Public Works)\* 0.173 (ac)

Use Code 0400 - 4 units (4 stories or less)

 Assessed Land Val.
 \$1,117,800

 Assessed Improvement Val.
 \$736,000

 Last Owner Change
 11/21/14

 Last Sale Amount
 \$3,790,037

 Tax Rate Area
 67

 Deed Ref No. (City Clerk)
 602718

 568261

553898 0-282-3

**Building 1** 

Year Built 1939
Building Class D6
Number of Units 4
Number of Bedrooms 7
Number of Bathrooms 9

Building Square Footage 4,907.0 (sq ft)

Building 2 No data for building 2
Building 3 No data for building 3
Building 4 No data for building 4
Building 5 No data for building 5

**Additional Information** 

Airport Hazard None
Coastal Zone None

Farmland Area Not Mapped

Very High Fire Hazard Severity Zone No
Fire District No. 1 No
Flood Zone None
Watercourse No
Hazardous Waste / Border Zone Properties No

Methane Hazard Site Methane Zone

High Wind Velocity Areas No Special Grading Area (BOE Basic Grid Map A-No

13372)

Oil Wells None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km) 2.36338526238491 Nearest Fault (Name) Hollywood Fault

Region Transverse Ranges and Los Angeles Basin

Fault Type B

Slip Rate (mm/year) 1.00000000

Slip Geometry Left Lateral - Reverse - Oblique

Slip Type Poorly Constrained
Down Dip Width (km) 14.00000000

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#### CASE SUMMARIES

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

Case Number: CPC-1986-823-GPC

Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

Project Descriptions(s): AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND

COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION

LAWSUIT

Case Number: CPC-1974-25066
Required Action(s): Data Not Available

Project Descriptions(s):

Case Number: YD-907-YV

Required Action(s): YV-HEIGHT AND DENSITY ADJUSTMENTS 20% OR MORE

Project Descriptions(s): Data Not Available

### DATA NOT AVAILABLE

CPC-25066 ORD-76753 ORD-183497

ORD-165331-SA670

ORD-146336 ORD-146330

ED-74-2146-487-21-SPZ

ED-74-529-SPZ

AFF-2159

 Rupture Top
 0.00000000

 Rupture Bottom
 13.0000000

 Dip Angle (degrees)
 70.0000000

 Maximum Magnitude
 6.4000000

 Alquist-Priolo Fault Zone
 No

Landslide No
Liquefaction Yes
Tsunami Inundation Zone No

**Economic Development Areas** 

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

**Public Safety** 

Police Information

Bureau West
Division / Station Wilshire
Reporting District 722

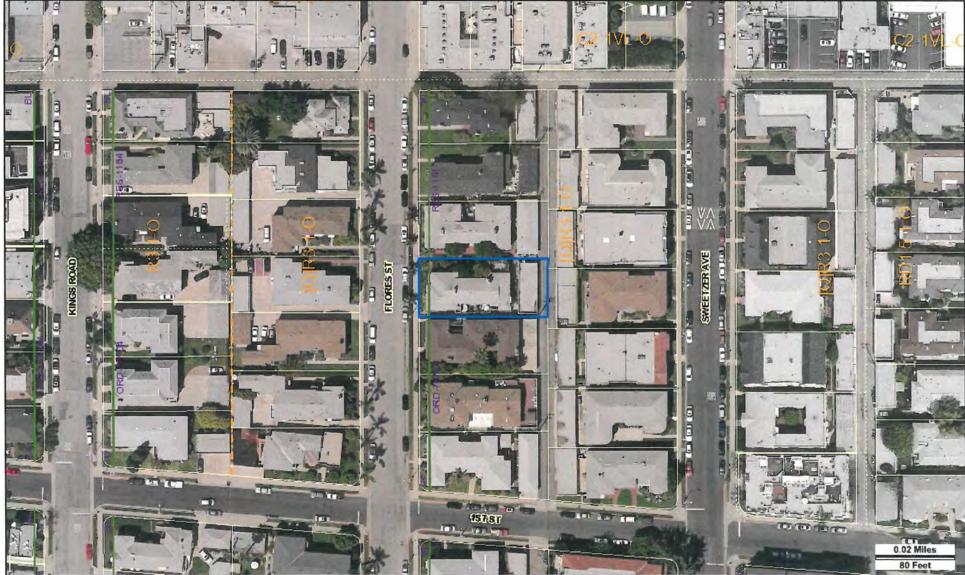
Fire Information

 Division
 1

 Batallion
 18

 District / Fire Station
 61

 Red Flag Restricted Parking
 No



Address: 118 N FLORES ST

APN: 5511009008 PIN #: 138B173 559 Tract: TR 10389 Block: None Lot: 80

Arb: None

Zoning: [Q]R3-1-0

General Plan: Medium Residential





## City of Los Angeles Department of City Planning

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PROPERTY ADDRESSES

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ZIP CODES

90048

RECENT ACTIVITY VTT-73441-SL

ENV-2015-1134-EAF

**CASE NUMBERS** 

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ORD-165331-SA670 ORD-146336 ORD-146330 YD-296-YV

ED-74-2146-487-21-SPZ

ED-74-529-SPZ AFF-2159

Address/Legal Information

PIN Number 138B173 542 Lot/Parcel Area (Calculated) 7,545.3 (sq ft) Thomas Brothers Grid PAGE 633 - GRID A1

5511009007 Assessor Parcel No. (APN) Tract TR 10389

Map Reference M B 152-17/18

79 Lot Arb (Lot Cut Reference) None Map Sheet 138B173

Jurisdictional Information

Block

Community Plan Area Wilshire Area Planning Commission Central Neighborhood Council Mid City West Council District CD 5 - Paul Koretz

Census Tract # 2148.00

LADBS District Office Los Angeles Metro

Planning and Zoning Information

Special Notes None Zoning [Q]R3-1-O

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Adaptive Reuse Incentive Area None CRA - Community Redevelopment Agency None Central City Parking No Downtown Parking No **Building Line** 10 500 Ft School Zone No 500 Ft Park Zone No

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Ownership (City Clerk)

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 LOS ANGELES CA 90046

Owner SCHKALIM, ABRAHAM (ET AL)

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553897 0-282-3

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Building 4 No data for building 4
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Active Fault Near-Source Zone

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Slip Geometry Left Lateral - Reverse - Oblique

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 Rupture Top
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 Rupture Bottom
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 Dip Angle (degrees)
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 Maximum Magnitude
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Alquist-Priolo Fault Zone No
Landslide No
Liquefaction Yes
Tsunami Inundation Zone No

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Promise Zone No
Renewal Community No
Revitalization Zone None
State Enterprise Zone None
Targeted Neighborhood Initiative None

**Public Safety** 

Police Information

Bureau West
Division / Station Wilshire
Reporting District 722

Fire Information

 Division
 1

 Batallion
 18

 District / Fire Station
 61

 Red Flag Restricted Parking
 No

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LAWSUIT

Case Number: CPC-1974-25066
Required Action(s): Data Not Available

Project Descriptions(s):

Case Number: YD-296-YV

Required Action(s): YV-HEIGHT AND DENSITY ADJUSTMENTS 20% OR MORE

Project Descriptions(s): Data Not Available

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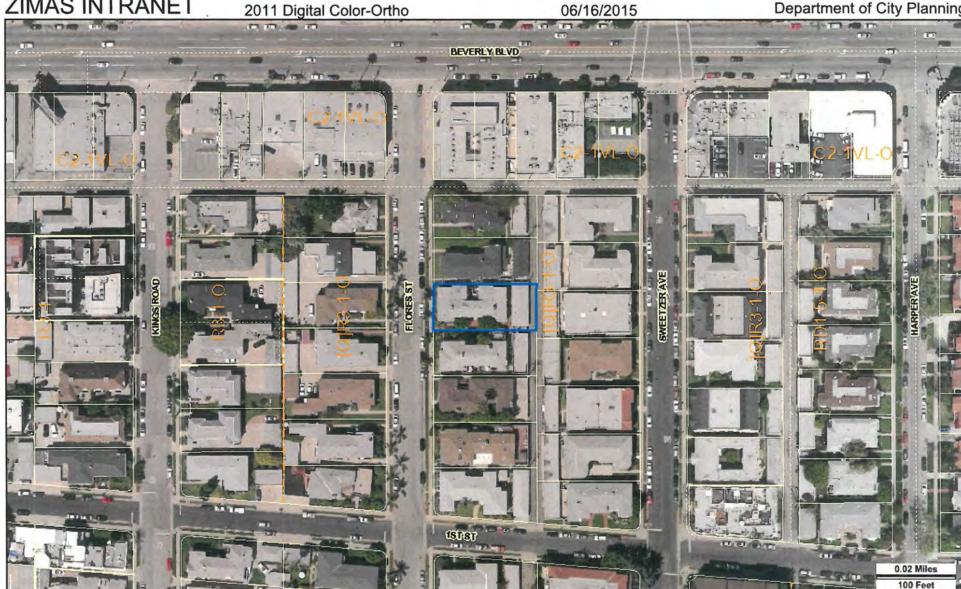
ORD-165331-SA670

ORD-146336 ORD-146330

ED-74-2146-487-21-SPZ

ED-74-529-SPZ

AFF-2159



Address: 124 N FLORES ST

APN: 5511009007 PIN #: 138B173 542 Tract: TR 10389

Block: None

Lot: 79

Arb: None

Zoning: [Q]R3-1-0

General Plan: Medium Residential





### Name: Beverly Square Multi-Family Residential Historic District



#### Description:

The Beverly Square Multi-Family Residential Historic District is located in the Beverly-Fairfax neighborhood of central Los Angeles. Parcels along both sides of Flores Street, south of the alley behind Beverly Boulevard and just north of 3rd Street, and along both sides of Sweetzer Avenue, south of the alley behind Beverly Boulevard to 1st Street, are included in the district. The topography is generally flat and the area features a regular, rectilinear street grid pattern. Lot sizes are modest and properties have uniform setbacks (deeper on Flores than Sweetzer) with front lawns, concrete walkways and detached garages. Most of the properties' detached garages are accessed via rear alleys. Historically developed as a single tract, the district has original sidewalks and curbs. Of the 38 properties within the district, 36 are contributors and two are non-contributors.

The dominant period of development for the district is 1929 to 1948. It comprises two-story duplexes, triplexes, fourplexes and courtyard apartments predominantly in the Minimal Traditional style with Streamline Moderne and American Colonial Revival style elements. Common architectural features, depending on the style, include smooth stucco cladding, often in combination with wood clapboard or another material, rounded corners and corner windows. Other styles include Tudor Revival, American Colonial Revival, French Revival and Spanish Colonial Revival.

#### Significance:

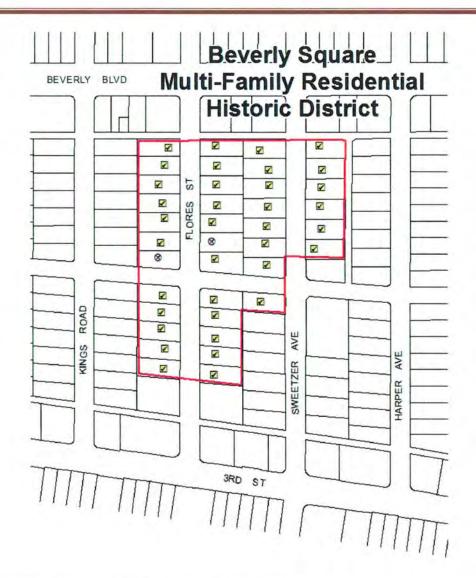
The Beverly Square Multi-Family Residential Historic District is an excellent example of a 1920s to 1940s multi-family residential neighborhood in the Wilshire area, and an excellent concentration of Period Revival and Minimal Traditional residential architecture. The district retains original tract and automobile-related features, including concrete sidewalks, curbs and detached garages. It is located near major automobile corridors including Beverly Boulevard and 3rd Street. Residences within the district retain their original plans, massing, scale and character-defining features predominantly of the Minimal Traditional style (with American Colonial Revival or Streamline Moderne features). Of the Beverly Square Multi-Family Residential Historic District's 38 properties, 95% contribute to its significance.

The district was originally owned and subdivided by the Merchants National Trust and Savings Bank as a single tract in 1928. Development of the tract, known as Beverly Square, began soon after. Developers of Beverly Square included the Capital Company, the George L. Rueber Company and the Rand Construction Company. The district was marketed as an "ultramodern" residential development. The period of significance for the historic district is 1929 to 1948, which captures its major period of development and the time during which all 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 1930s multi-family residential district containing a mix of multi-family property types, from duplexes to apartment houses. The Beverly Square development showcased "modern" apartment house designs, many by noted local architect Milton J. Black.







#### 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 multi-family residential neighborhood in the area. Predominant styles include Minimal Traditional with American Colonial Revival and Streamline Moderne features.

### Contributors/Non-Contributors:



Primary Address: 8305 W 1ST ST
Other Address: 803 W 1ST ST

805 W 1ST ST 807 W 1ST ST 809 W 1ST ST 811 W 1ST ST 8303 W 1ST ST 103 N SWEETZER AVE

Type: Contributor

Year built: 1938

Property type/sub type: Residential-Multi Family; Apartment House

Architectural style: Minimal Traditional



Primary Address: 8320 W 1ST ST

Type: Contributor

Year built: 1940

Property type/sub type: Residential-Multi Family; Apartment House

Architectural style: Minimal Traditional



Primary Address: 8335 W 1ST ST

Other Address: 8331 W 1ST ST

8333 W 1ST ST

Type: Non-Contributor

Year built: 1940

Property type/sub type: Residential-Multi Family; Triplex

Architectural style: Minimal Traditional









Primary Address: 8336 W 1ST ST

Other Address: 8330 W 1ST ST

8332 W 1ST ST 8334 W 1ST ST

Type: Contributor

Year built: 1937

Property type/sub type: Residential-Multi Family; Fourplex

Architectural style: Minimal Traditional



Primary Address: 100 N FLORES ST

Type: Contributor

Year built: 1937

Property type/sub type: Residential-Multi Family; Apartment House

Architectural style: Minimal Traditional



Primary Address: 109 N FLORES ST

Other Address: 107 N FLORES ST

107 1/2 N FLORES ST 109 1/2 N FLORES ST

Type: Contributor

Year built: 1936

Property type/sub type: Residential-Multi Family; Courtyard Apartment

Architectural style: Minimal Traditional



Primary Address: 110 N FLORES ST

Other Address: 106 N FLORES ST

108 N FLORES ST

Type: Non-Contributor

Year built: 1937

Property type/sub type: Residential-Multi Family; Triplex

Architectural style: Minimal Traditional



Primary Address: 115 N FLORES ST

Other Address: 113 N FLORES ST

113 1/2 N FLORES ST 115 1/2 N FLORES ST

Type: Contributor

Year built: 1936

Property type/sub type: Residential-Multi Family; Courtyard Apartment

Architectural style: Minimal Traditional









Primary Address: 116 N FLORES ST

Other Address: 112 N FLORES ST

114 N FLORES ST

Type: Contributor

Year built: 1936

Property type/sub type: Residential-Multi Family; Triplex

Architectural style: Minimal Traditional; American Colonial Revival



Primary Address: 117 N FLORES ST

Other Address: 117 1/2 N FLORES ST

119 N FLORES ST 119 1/2 N FLORES ST

Type: Contributor

Year built: 1936

Property type/sub type: Residential-Multi Family; Apartment House

Architectural style: Minimal Traditional



Primary Address: 122 N FLORES ST

Other Address: 118 N FLORES ST

118 1/2 N FLORES ST 122 1/2 N FLORES ST

Type: Contributor

Year built: 1939

Property type/sub type: Residential-Multi Family; Courtyard Apartment

Architectural style: Minimal Traditional; Monterey Revival



Primary Address: 126 N FLORES ST

Other Address: 124 N FLORES ST

124 1/2 N FLORES ST 126 1/2 N FLORES ST

Type: Contributor

Year built: 1936

Property type/sub type: Residential-Multi Family; Courtyard Apartment

Architectural style: Minimal Traditional; Monterey Revival



Primary Address: 127 N FLORES ST

Other Address: 121 N FLORES ST

123 N FLORES ST 125 N FLORES ST

Type: Contributor

Year built: 1939







Property type/sub type: Residential-Multi Family; Apartment House

Architectural style: Minimal Traditional; American Colonial Revival



Primary Address: 128 N FLORES ST

Type: Contributor

Year built: 1937

Property type/sub type: Residential-Multi Family; Fourplex

Architectural style: Minimal Traditional



Primary Address: 133 N FLORES ST

Other Address: 129 N FLORES ST

131 N FLORES ST

Type: Contributor

Year built: 1940

Property type/sub type: Residential-Multi Family; Triplex

Architectural style: Minimal Traditional



Primary Address: 134 N FLORES ST

Type: Contributor

Year built: 1938

Property type/sub type: Residential-Multi Family; Fourplex

Architectural style: Minimal Traditional



Primary Address: 139 N FLORES ST

Other Address: 135 N FLORES ST

137 N FLORES ST

Type: Contributor

Year built: 1940

Property type/sub type: Residential-Multi Family; Triplex

Architectural style: Minimal Traditional; French Revival (Norman)



Primary Address: 106 S FLORES ST

Other Address: 106 1/2 S FLORES ST

108 S FLORES ST 110 S FLORES ST

Type: Contributor

Year built: 1936

Property type/sub type: Residential-Multi Family; Fourplex

Architectural style: Minimal Traditional





### Historic Districts, Planning Districts and Multi-Property Resources – 01/26/15





Primary Address: 107 S FLORES ST

107 1/2 S FLORES ST Other Address:

109 S FLORES ST 109 1/2 S FLORES ST

Type: Contributor

1936 Year built:

Residential-Multi Family; Courtyard Apartment Property type/sub type:

Architectural style: Minimal Traditional; Moderne, Streamline



Primary Address: 111 S FLORES ST

Other Address: 111 1/2 S FLORES ST

115 S FLORES ST

115 1/2 S FLORES ST

Type: Contributor

1936 Year built:

Property type/sub type: Residential-Multi Family; Courtyard Apartment

Architectural style: Minimal Traditional; Moderne, Streamline



Primary Address: 112 S FLORES ST

112 1/2 S FLORES ST Other Address:

114 S FLORES ST 114 1/2 S FLORES ST

Type: Contributor

1937 Year built:

Property type/sub type: Residential-Multi Family; Fourplex

Architectural style: Chateauesque, Late



Primary Address: 117 S FLORES ST

Other Address: 117 1/2 S FLORES ST

119 S FLORES ST

119 1/2 S FLORES ST

Type: Contributor

Year built: 1936

Property type/sub type: Residential-Multi Family; Fourplex

Architectural style: Minimal Traditional; American Colonial Revival



Primary Address: 118 S FLORES ST

Other Address: 116 S FLORES ST

118 1/2 S FLORES ST

Contributor Type:

1940 Year built:







Property type/sub type: Residential-Multi Family; Courtyard Apartment

Moderne, Streamline; Minimal Traditional Architectural style:



Primary Address: 121 S FLORES ST

Other Address: 121 1/2 S FLORES ST

> 123 S FLORES ST 123 1/2 S FLORES ST

Type: Contributor

Year built: 1936

Property type/sub type: Residential-Multi Family; Fourplex

Minimal Traditional; Moderne, Streamline Architectural style:



Primary Address: 122 S FLORES ST

Type: Contributor

1940 Year built:

Property type/sub type: Residential-Multi Family; Courtyard Apartment

Architectural style: Moderne, Streamline; Minimal Traditional



Primary Address: 109 N SWEETZER AVE

Other Address: **107 N SWEETZER AVE** 

> 109 1/4 N SWEETZER AVE 109 1/2 N SWEETZER AVE

Contributor Type:

1938 Year built:

Property type/sub type: Residential-Multi Family; Apartment House Minimal Traditional; Moderne, Streamline

Architectural style:



Primary Address: 110 N SWEETZER AVE

Other Address: 106 N SWEETZER AVE

> 106 1/2 N SWEETZER AVE **108 N SWEETZER AVE** 108 1/2 N SWEETZER AVE 110 1/2 N SWEETZER AVE

Type: Contributor

1937 Year built:

Property type/sub type: Residential-Multi Family; Courtyard Apartment

Architectural style: Neoclassical









Primary Address: 114 N SWEETZER AVE

Type: Contributor

Year built: 1931

Property type/sub type: Residential-Multi Family; Apartment House

Architectural style: Tudor Revival



Primary Address: 115 N SWEETZER AVE

Type: Contributor

Year built: 1931

Property type/sub type: Residential-Multi Family; Apartment House

Architectural style: Spanish Colonial Revival



Primary Address: 116 N SWEETZER AVE

Type: Contributor

Year built: 1948

Property type/sub type: Residential-Multi Family; Apartment House

Architectural style: Minimal Traditional



Primary Address: 119 N SWEETZER AVE

Type: Contributor

Year built: 1948

Property type/sub type: Residential-Multi Family; Apartment House

Architectural style: Minimal Traditional; Moderne, Streamline



Primary Address: 120 N SWEETZER AVE

Type: Contributor

Year built: 1931

Property type/sub type: Residential-Multi Family; Apartment House

Architectural style: Tudor Revival



Primary Address: 125 N SWEETZER AVE

Type: Contributor

Year built: 1932

Property type/sub type: Residential-Multi Family; Apartment House

Architectural style: French Revival (Norman)









Primary Address: 127 N SWEETZER AVE

Type: Contributor

Year built: 1940

Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Minimal Traditional; Moderne, Streamline



Primary Address: 134 N SWEETZER AVE

Other Address: 130 N SWEETZER AVE

132 N SWEETZER AVE 134 1/4 N SWEETZER AVE 134 1/2 N SWEETZER AVE 134 3/4 N SWEETZER AVE

Type: Contributor

Year built: 1938

Property type/sub type: Residential-Multi Family; Courtyard Apartment

Architectural style: American Colonial Revival



Primary Address: 138 N SWEETZER AVE

Other Address: 136 N SWEETZER AVE

136 1/4 N SWEETZER AVE 136 1/2 N SWEETZER AVE 136 3/4 N SWEETZER AVE 138 1/2 N SWEETZER AVE

Type: Contributor

Year built: 1937

Property type/sub type: Residential-Multi Family; Courtyard Apartment

Architectural style: American Colonial Revival



Primary Address: 139 N SWEETZER AVE

Type: Contributor

Year built: 1937

Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Minimal Traditional; Moderne, Streamline



Primary Address: 101 S SWEETZER AVE

Type: Contributor

Year built: 1929

Property type/sub type: Residential-Multi Family; Apartment House

Architectural style: Spanish Colonial Revival; Moorish









### 1. PROPERTY IDENTIFICATION

Proposed Monument Name: Mendel & Mabel Meyer Courtyard Apartments Notable architect/builder						
Other Associated Names: Beverly Square Multi-family Apartment Building						
Street Address: 118 and 124 N Flores Stre	Street Address: 118 and 124 N Flores Street Zip: 90048 Council District: 5					
Range of Addresses on Property: 118-122 ½ & 124-126 ½ N. Flores St. Community Name: Beverly Square						
Assessor Parcel Number: 5511009008 etc Tract: TR 10389				Block: none Lot: 80, 79		Lot: 80, 79
Identification cont'd: APNs 5511009007 and 5511009008						
Ruilding Structure Object Site/Open Space					Natural Feature	
Describe any additional resources located on the property to be included in the nomination, here:						
Two apartment buildings enclosing a courtyard garden						

### 2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1936/1939 Factual Estimated	Threatened? Private Development		
Architect/Designer: Mendel S Meyer / George J. Fosdyke	Contractor: Meyer & Holler		
Original Use: multi-family homes	Present Use: multi-family homes		
Is the Proposed Monument on its Original Site? Yes	No (explain in section 7) Unknown (explain in section 7)		

### 3. STYLE & MATERIALS

Architectural Style: Minimal Traditional			Stories: 2	Plan Shape: H-shaped	
FEATURE	FEATURE PRIMARY		SECONDARY		
CONSTRUCTION Type: Wood Type: Concrete poured/precast		oured/precast			
CLADDING	ADDING Material: Stucco, smooth Material: Wood clapboards		oboards		
	Type: Hipped, cross	Type: Gable			
ROOF	Material: Composition shingle	Material: Composition shingle			
WINDOWS	Type: Double-hung	Type: Casement			
WINDOWS	Material: Wood	Material: Wood			
ENTRY	Style: Recessed	Style	: Hidden		
DOOR	Type: Paneled, unglazed	Туре	: French		



# 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.				
	1948	Permit No. 15601 addition of 1 guest room and bath			
	circa 1960	Some windows changed/ replaced			
circa 1990 Rail changed on balconies					
	Jan 1998 98016-200000-00157 New roof installed on both buildings and garages.				
	Aug 1998	98016-30000-16172 Repair stucco cracks, railings; replace doors/windows (same size/loc)			
	Jan 1999	99016-30000-00192 Earthquake retrofit: Install anchor bolts/straps/hardware/plywood			
	Mar 2010	10042-30000-04058 Install air conditioning			
		•			

### 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			
<b>✓</b>	Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): SurveyLA Historic Resources Survey Wilshire Community Plan Area: Appendix C			
Other hi	Other historical or cultural resource designations: Contributor to district with Status Codes 3D, 3CD and 5D3 (Survey IA)				

### 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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



### 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 attech 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: Steven Luftman		Company:				
Street Address: 124 N. Flores St.		City: Los Angeles State: CA				
Zip: 90048	Phone Number: 323-852-1275	Email: sluftman@yahoo.com				
Property Owner Is the owner in support of the nomination? Yes No Unknown						
Name: Matthew Jacobs		Company: BLDG FLORES LLC				
Street Address: 755 N. Laurel Ave.		City: Los Angeles St		State: CA		
Zip: 90046 Phone Number:		Email:				
Nomination Preparer/Applicant's Representative						
Name: Same as applicant		Company:				
Street Address:		City:	City: State:			
Zip: Phone Number:			Email:			



### 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
- 2. Vritten Statements A and B
- 3. J Bibliography
- 4. Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digitial copy of the main photo to: planning.ohr@lacity.org)
- 5. Copies of Primary/Secondary Documentation
- 6. Copies of Building Permits for Major Alterations (include first construction permits)
- 7. 🗸 Additional, Contemporary Photos
- 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.				
$\times$	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.				
X	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.				
X	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	June 22, 2015	The The fer
Name:	Date:	Signature:

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

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

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



### 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 attech 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: John A. Henning, Jr.		Company:				
Street Address: 125 N. Sweetzer Ave. #202		City: Los Angeles		State: CA		
Zip: 90048 Phone Number: 323 655 6171		Email: john@johnhenning.com				
Property Owner Is the owner in support of the nomination? Yes No Unknown						
Name: Matthew Jacobs		Company: BLDG FLORES LLC				
Street Address: 755 N. Laurel Ave.		City: Los Angeles		State: CA		
Zip: 90046 Phone Number:		Email:				
Nomination Preparer/Applicant's Representative						
Name: Same as applicant		Company:				
Street Address:		City:	City: State:			
Zip: Phone Number:			Email:			



### **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.	$\checkmark$	Nomination Form	5.	$\checkmark$	Copies of Primary/Secondary Documentation			
2.	$\checkmark$	Written Statements A and B	6.	✓	Copies of Building Permits for Major Alterations (include first construction permits)			
3.	$\checkmark$	Bibliography	7.	<b>√</b>	Additional, Contemporary Photos			
4.	✓	Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digitial copy of the main photo to: planning.ohr@lacity.org)	8. 9.	<ul><li>✓</li></ul>	Historical Photos  Zimas Parcel Report for all Nominated Parcels			
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.								
X	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.							
X	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.							
X	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.							

Name:	Date:	Signature:		
John A. Henning, Jr.	June 15, 2015	John ANN		

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

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

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

### **Proposed Monument Description and Statement of Significance**

### Historic-Cultural Monument Nomination 118 and 124 North Flores Street

### "A NEW DESIGN FOR LIVING... DRIVE OUT TODAY!"

Advertisement showcasing Beverly Square from the Los Angeles Times 9/13/1936 <sup>1</sup>

### **Introduction:**

The Mendel and Mabel Meyer Courtyard Apartments were built at 124-126½ and 118-122½ North Flores Street in 1936 and 1939 respectively, <sup>2 3</sup> on the site of a former golf driving range <sup>4</sup> that was developed during the Great Depression to accommodate the City's emerging car culture and to suit the aspirations of newly mobile residents in the area now known as Beverly Grove. The buildings symbolize the rise and fall of Meyer and Holler, one of the City's most celebrated construction firms during the 1920s, and the reinvention of the firm's owner, Mendel Meyer, as a provider of housing affordable to Angelenos of modest means – ultimately including himself and his wife, Mabel.

### **Site Description:**

The two complementary buildings are each two stories tall and originally comprised four units 17each.<sup>56</sup> (A fifth unit was added to one of the buildings in 1948.<sup>7</sup>) Considering that they were constructed during the mid-to-late 1930s, during the latter years of the Great Depression, the buildings are remarkable for their detailed construction and for the high quality of life they provide to their occupants. The paired buildings are also essential components of Beverly

<sup>&</sup>lt;sup>1</sup> Advertisement, "A New Design for Living," Los Angeles Times, September 13, 1936, Part V, 5 (Exhibit 17).

<sup>&</sup>lt;sup>2</sup> In 1936, LADBS issued a building permit for the nominated 4-family building at 124 through 126½ N. Flores St., reflecting "Mr. and Mrs. Mendel Meyer" as "owner" and reflecting "none" as architect and contractor. City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 9708, April 24, 1936 (Exhibit 22).

<sup>&</sup>lt;sup>3</sup> In 1939, LADBS issued a building permit for the nominated 4-family building at 118 through 122 N. Flores St., reflecting "Mr. and Mrs. Mendel Meyer" as "owner" and reflecting "none" as architect and Meyer & Holler as contractor. City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 5147, February 9, 1939 (Exhibit 25).

<sup>&</sup>lt;sup>4</sup> "Evolution..." Hammers Are Ringing," Los Angeles Times, December 8, 1935, Part V, 7 (Exhibit 11).

<sup>&</sup>lt;sup>5</sup> City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 9708, April 24, 1936 (Exhibit 22).

<sup>&</sup>lt;sup>6</sup> City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 5147, February 9, 1939 (Exhibit 25).

<sup>&</sup>lt;sup>7</sup> City of Los Angeles, *Department of Building and Safety, Application to Alter, Repair or Demolish and for a Certificate of Occupancy*, Permit No. 15601, May 3, 1948 (Exhibit 26).

Square, a multi-family residential district built almost entirely during the 1930s that features a remarkable variety of architectural styles that are hallmarks of the period.<sup>8</sup>

Between the late 1920s and the late 30s, Hollywood churned out endless epics depicting exotic locales, from the France of Marie Antoinette<sup>9</sup> to Zorro's Spanish-occupied Los Angeles.<sup>10</sup> The sets of these films affected domestic architecture in Los Angeles, transforming residential streets into a varied backlot of architectural styles.<sup>11</sup> There is perhaps no better example of this than Beverly Square, in which 90% of the original architecture remains, much of which are fine examples of period revival structures from between 1929 and 1940. Here, French Norman multifamily buildings sit cheek to jowl with Cheshire half-timbered homes and Spanish hacienda (Spanish Colonial Revival) apartment blocks.<sup>12</sup>

The nominated structures are primarily designed in the rather uncommon Monterey Revival style, which is one of the few architectural styles that is native to California.<sup>13</sup> Buildings of this type blend aspects of Spanish Colonial design with New England's colonial style,<sup>14</sup> and were first introduced in Monterey, California in the late 1830's.<sup>15</sup>

Often, the streamlined colonial attributes of Monterey Revival structures are labeled as Minimal Traditional. In an attempt to lure prospective buyers to buildings of this type, a 1935 advertisement for Beverly Square quoted L.J. Burrud, who was best known for his innovative advertising work on the Hollywoodland development. Mr. Burrud summed up the style by saying, "The studio apartment idea has been efficiently developed in the new architecture of Beverly Square and both the modern and the Monterey type of design have been very successfully used to combine artistic effect with large, roomy, practical suite arrangements." 18

Both of the nominated buildings are wooden structures primarily composed of stucco cladding on the first floor with decorative wrought iron grilles covering windows. On the second floor, the walls are covered with wide width wood planking and feature cantilever balconies supported

<sup>&</sup>lt;sup>8</sup> Survey LA, Wilshire Historic Districts, Planning Districts and Multi-Property Resources – 01/26/15, January 26, 2015, 126.

<sup>&</sup>lt;sup>9</sup> Madame Du Barry (1934), IMDb http://www.imdb.com/title/tt0025443/ (June 11, 2015).

<sup>&</sup>lt;sup>10</sup> The Mark of Zorro (1920), IMDb http://www.imdb.com/title/ tt0011439/ (June 11, 2015).

<sup>&</sup>lt;sup>11</sup> Merry Ovnick, "The Mark of Zorro: Silent Film's Impact on 1920s Architecture in Los Angeles," *California History Vol. 86, No. 1* (2008), University of California Press in association with the California Historical Society (http://www.jstor.org/stable/40495188), 28.

<sup>&</sup>lt;sup>12</sup> Survey LA, *Wilshire Historic Districts, Planning Districts and Multi-Property Resources* – 01/26/15, 122-130 (discussion of Beverly Square Multi-Family Residential Historic District).

<sup>&</sup>lt;sup>13</sup> Architectural Styles in Fullerton, Monterey Revival, Fullerton Heritage, <a href="http://www.fullertonheritage.org/Resources/archstyles/monterey.htm">http://www.fullertonheritage.org/Resources/archstyles/monterey.htm</a> (June 11, 2015).

<sup>&</sup>lt;sup>14</sup> http://www.fullertonheritage.org/Resources/archstyles/monterey.htm

<sup>&</sup>lt;sup>15</sup> Kirker, Harold. "The Larkin House Revisited." California History vol. 65, no. 1 (1986): 26-33.

<sup>&</sup>lt;sup>16</sup> *Minimal Traditional Architecture*, Antique Home, <a href="http://www.antiquehome.org/Architectural-Style/minimal-traditional.htm">http://www.antiquehome.org/Architectural-Style/minimal-traditional.htm</a> (June 15, 2015).

<sup>&</sup>lt;sup>17</sup> Mary Mallory, *Hollywood Heights: L.J. Burrud: Hollywoodland Publicity Man and Western Adventurer* (May 4, 2015), The Daily Mirror, <a href="http://ladailymirror.com/2015/05/04/mary-mallory-hollywood-heights-l-j-burrud-hollywoodland-publicity-man-and-western-adventurer">hollywoodland-publicity-man-and-western-adventurer</a> (June 11, 2015).

<sup>&</sup>lt;sup>18</sup> "Contracts for New Structures Total \$175,000," Los Angeles Times, December 15, 1935, Part V (Exhibit 12).

by decorative overhanging corbels. Original windows include Art Moderne horizontal wood casement windows. The roofs are primarily simplified hipped shapes with wide overhangs in front and even on the sides of the building where details are usually very restrained. Above the roof, each building has a large chimney, one with decorative chimney pots. Interiors feature original hardwood floors, decorative built-cabinetry, original woodwork trim and plaster moldings, and some apartments retain the original period revival light fixtures. In addition, kitchens and baths exhibit elaborate deco tilework.

The two structures are complimentary and similar, but they are not identical. By the time the 1939 structure was designed, prevailing tastes had changed somewhat, <sup>19</sup> and although numerous materials and details remained the same, many of the strong Monterey Revival elements in the 1936 structure were not repeated but were instead supplanted by greatly simplified colonial details as well as modernistic accents, such as sweeping curvilinear stair railings and horizontally paned windows.

### **Distinguishing Characteristics:**

In addition to being compelling examples of rare multi-family Monterey Revival style buildings, both of the nominated structures combine to form a courtyard complex, which adds to their aesthetic appeal and liveability. Upon entering the communal garden space, one passes through the large street-fronting Kentiopsis palms and is surrounded by lush shade-loving vegetation such as Australian tree ferns, bird-of- paradise and Elephant ears. The buildings exemplify the architectural plan of Beverly Square as spelled out in a January 19, 1936 article in the Los Angeles Times, which noted that "Each multiple unit is so placed on the site that open courtyards face each other to assure ample sunlight and air space." 20

On the two properties, pathways lead though the garden area to unit doors which are tucked away into light columned side porticos, many of which retain their oversized and fanciful original lantern fixtures. Each unit entry door is discreetly located, which lends to the illusion that each building is actually a large single-family home and part of a neighborhood of gracious homes with large courtyard gardens. This effect helped 1930s-era apartment dwellers in Beverly Square to escape the perceived stigma of communal living<sup>21</sup> and allowed them to assimilate smoothly into the neighboring low density single family districts just steps away north of Beverly Boulevard and south of Third Street.<sup>22</sup> <sup>23</sup>

In addition to the large communal garden space from which all units enter, each apartment is complete with a small private patio or balcony, which is made possible due to the unusual H-shaped plan of each building.<sup>24</sup> <sup>25</sup> The public courtyard space is located in the cavity where the

<sup>&</sup>lt;sup>19</sup> http://www.antiquehome.<u>org/Architectural-Style/minimal-traditional.htm</u>

<sup>&</sup>lt;sup>20</sup> "Building Activity in Residential Area Seen," Los Angeles Times, January 19, 1936, Part V (Exhibit 14).

<sup>&</sup>lt;sup>21</sup> Todd Douglas Gish, *Building Los Angeles: Urban Housing in the Suburban Metropolis*, 1900--1936 (University Of Southern California, 2007) 146-148, 91, 93.

<sup>&</sup>lt;sup>22</sup> Sanborn map, Los Angeles, Volume 20, Sheet 2082 (1926)

<sup>&</sup>lt;sup>23</sup> Sanborn map, Los Angeles, Volume 22, Sheet 2221 (1926)

<sup>&</sup>lt;sup>24</sup> Sanborn map, Los Angeles, Volume 22, Sheet 2209 (1936)

<sup>&</sup>lt;sup>25</sup> Bird's eve aerial view of 124 N. Flores St. from Bing Maps <a href="https://www.bing.com/maps/">https://www.bing.com/maps/</a> (Exhibit 3).

H-shaped plans meet to form an open block, and the private patios are located on the opposite sides of the buildings to the north and south. <sup>26</sup> Each unit still retains the original French doors that open onto their private patio space.

There are no driveways leading into the property from North Flores Street. Instead, at the rear of the lots is housed a detached row of enclosed garages. These garages face a communal alley that is shared with all of the other properties on the same block of North Flores Street, as well as those on North Sweetzer Avenue, the next block to the east. This design reflects important changes that were brought on by the rise of the automobile in the early 1930s. Developments like Beverly Square were among the first to reflect the standardization of the garage unit as an element of the American home. This phenomenon disrupted the 19<sup>th</sup>-century idea of the isolated carriage house and replaced it with the modern ideal of suburbs centered around the automobile, which by the late 1920s was attainable by even people of modest means and by most Angelenos.

The promoters of Beverly Square aspired to preserve what was good about residential architecture before the automobile, while at the same time discreetly accommodating the new 4-wheeled "residents" of multi-family neighborhoods.<sup>33</sup> While the line of buildings along North Flores Street retained a uniform street setback,<sup>34</sup> which encouraged communality in a manner similar to older subdivisions, the addition of garages in the communal alley created a secondary center of activity at the back of the lots, where cars entered carrying groceries or parcels from a recent shopping trip.

Beverly Square adopted the now-familiar model of clustering multi-family buildings around long commercial corridors, in this case Beverly Boulevard and Third Street.<sup>35 36</sup> This model allowed households of different means to co-exist side by side, some of whom had automobiles and some

<sup>&</sup>lt;sup>26</sup> Bird's eye aerial view of 124 N. Flores St. from Bing Maps <a href="https://www.bing.com/maps/">https://www.bing.com/maps/</a> (Exhibit 3).

<sup>&</sup>lt;sup>27</sup> Robert Fishman, Bourgeois Utopias: The Rise And Fall Of Suburbia (Basic Books, 1987) 165, 171, 174.

<sup>&</sup>lt;sup>28</sup> Survey LA, Wilshire Historic Districts, Planning Districts and Multi-Property Resources – 01/26/15, 122.

<sup>&</sup>lt;sup>29</sup> Survey LA, *Historic Resources Survey Report, Wilshire Community Plan Area*, January 23, 2015, 15, 17, 18, 30.

<sup>&</sup>lt;sup>30</sup> Martin V. Melosi, *The Automobile Shapes the City*, Automobile in American Life and Society, University of Michigan (2005) <a href="http://www.autolife.umd.umich.edu/Environment/E\_Casestudy/E\_casestudy12.htm">http://www.autolife.umd.umich.edu/Environment/E\_Casestudy/E\_casestudy12.htm</a> (June 19, 2015).

<sup>&</sup>lt;sup>31</sup> Before World War I a car cost the average American worker the equivalent of 24 months wages. By the late 1920s a car could be purchased for about 3 months' wages. Ben Wattenberg, *The First Measured Century: Middletown: A Study in Modern American Culture*, <a href="http://www.pbs.org/fmc/segments/progseg4.htm">http://www.pbs.org/fmc/segments/progseg4.htm</a> (June 19, 2015).

<sup>&</sup>lt;sup>32</sup> By the 1920s, most Angelenos navigated the city by automobile. Survey LA, *Historic Resources Survey Report, Wilshire Community Plan Area*, 30.

<sup>&</sup>lt;sup>33</sup> Advertisement, "Open House in Beverly Square," Los Angeles Times, May 10, 1936, Part V, 2 (Exhibit 16).

<sup>&</sup>lt;sup>34</sup> City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 9708, April 24, 1936 (Exhibit 21), 2 (noting "Variance granted by board of City Planning Comm. to permit 10' building line now before City Council").

<sup>&</sup>lt;sup>35</sup> Survey LA, *Historic Resources Survey Report*, *Wilshire Community Plan Area*, 24.

<sup>&</sup>lt;sup>36</sup> Survey LA, Wilshire Historic Districts, Planning Districts and Multi-Property Resources – 01/26/15, 122.

of whom did not.<sup>37 38</sup> For those lucky enough to own a car, the proximity of the major boulevards allowed easy and convenient transportation between home and more distant shopping districts, or a quick trip to the increasingly popular Farmers Market at 3<sup>rd</sup> Street and Fairfax Avenue.<sup>39</sup> At the same time, those of more limited means were able to live in a hospitable and comfortable environment in which they could easily walk to busy commercial thoroughfares where they could work in shops or small offices.<sup>40 41</sup>

The creators of these new multi-family residential districts tried to incorporate the best aspects of city and suburban living within a single community. They trumpeted this goal in their advertising: "Studio apartments now ready at reasonable RENTS. Beverly Square... close in, convenient, fast transportation. Schools, Shops, Churches, Theaters near by. Distinctly different... roomy quiet gardens... Sunny ... Airy, Clean, Thoroughly modern with Large Living Rooms ... Balconies, Patios, Venetian Blinds... Some with Fireplaces... Garages... Beautifully decorated.... Complete Homes at Apartment prices."

The nominated buildings and the vast majority of the nearby multi-family structures have stood the test of time, serving today's families in a manner much as they served the residents of the 1930s and the intervening decades. As part of a completely intact block of historic structures from the 1930s, the buildings help to create a pleasant, pedestrian scale that encourages casual interaction among neighbors, while still ensuring privacy and comfort for their residents. The buildings are also located in the center of the Beverly Square neighborhood, which Survey LA describes as an "Excellent example of a 1930s multi-family residential district containing a mix of multi-family property types, from duplexes to apartment houses." According to the Historic Resources Survey Report for the Wilshire Community Plan Area, these buildings are eligible for the California and National Register as contributors, and are also eligible for local listing or designation through the survey evaluation.

### Social, Economic and Political Significance:

<sup>37</sup> Each of the Flores buildings has six parking spaces for a total of twelve spaces for nine units. At the time the nominated buildings were constructed, the City of Los Angeles zoning code required just one parking space per unit, regardless of size or number of occupants. City of Los Angeles, *Zoning Code, Manual and Commentary, Parking History for residential buildings.* (Fourth Edition April 2015), 113.

<sup>&</sup>lt;sup>38</sup> The modern-day City of Los Angeles zoning code requires two parking spaces for each residential multifamily unit with more than 3 habitable rooms. *Los Angeles Department of Building and Safety*, Information Bulletin / Public – Building Code Document No. P/ZC 2002-011 (Revised 03-24-15).

<sup>&</sup>lt;sup>39</sup> A History of the Los Angeles Farmers Market, LA Insider Tours, 2013, <a href="http://lainsidertours.com/a-history-of-the-los-angeles-farmers-market">http://lainsidertours.com/a-history-of-the-los-angeles-farmers-market</a>/ (June 11, 2015).

<sup>&</sup>lt;sup>40</sup> Advertisement, "In Beverly Square a New Idea," *Los Angeles Times*, December 15, 1935, Part V, 3 (Exhibit 13).

<sup>&</sup>lt;sup>41</sup> "Office and Store Structure Rises on Beverly Blvd.," *Los Angeles Times*, January 22, 1939, Part V, 4 (Exhibit 19) (noting construction of building at southeast corner of Beverly Boulevard and Sweetzer Avenue, 1 block from nominated structures, containing nine stores and three offices "being reserved for doctors, dentists and X-ray offices.").

<sup>&</sup>lt;sup>42</sup> Advertisement, "Open House in Beverly Square," Los Angeles Times, May 10, 1936, Part V, 2 (Exhibit 16).

<sup>&</sup>lt;sup>43</sup> Survey LA, Wilshire Historic Districts, Planning Districts and Multi-Property Resources – 01/26/15, 122.

<sup>&</sup>lt;sup>44</sup> Survey LA, Wilshire Historic Districts, Planning Districts and Multi-Property Resources – 01/26/15, 123.

<sup>&</sup>lt;sup>45</sup> Survey LA. Field Survey Results Master Report, 12-13.

The Mendel and Mabel Meyer Courtyard Apartments, as well as the entire Beverly Square subdivision, tell the story of the nation's recovery from the depths of the Great Depression. The unbridled optimism reflected in the mid-1930s news articles and advertisements for the subdivision may be surprising given that the buildings were constructed during one of the worst economic disasters in American history. It may also seem counterintuitive that during a time of economic crisis and fear, such luxurious living quarters would be built for people of modest means. However, if the broader cultural mindset of the period is analyzed, these buildings are symbols of a brief period of optimism within the larger framework of a decade-long economic collapse.

The Beverly Square subdivision was initially subdivided in 1928<sup>46</sup> and from the beginning was slated for multi-family structures. A handful of buildings were constructed between 1929 and 1932, at the beginning of the Great Depression and likely before builders realized that the Depression was far more severe than they had expected. After those first few buildings were complete, the subdivision apparently went into foreclosure and building in the neighborhood effectively ground to a halt for several years.

In the mid-1930s, spurred by large social programs like the Works Progress Administration brought on by president Franklin Delano Roosevelt, the economy approved enormously from the depths of the Depression. In 1936, the national economy grew by a staggering 14.1 percent, <sup>54</sup> and residential foreclosures dropped to the lowest level since 1930. <sup>55</sup> The result: A burst of renewed optimism across the nation generally, and in Los Angeles in particular.

Suddenly, new residential projects were being proposed in Los Angeles, and Beverly Square, which had been at the periphery of the City's development when the Depression began, became a

<sup>&</sup>lt;sup>46</sup> City of Los Angeles, *Tract No. 10389 TR0152-017*, 1928.

<sup>&</sup>lt;sup>47</sup> Deed of Trust No. 784 N.S., 10721-259, Bank of America National Trust and Savings Association, March 25, 1931

<sup>&</sup>lt;sup>48</sup> Beverly Square Multi-Family Residential Historic District Map, 2015 (Exhibit 4).

<sup>&</sup>lt;sup>49</sup> ZIMAS query June 21, 2015 http://zimas.lacity.org

<sup>&</sup>lt;sup>50</sup> Housing construction in the United States fell 90 percent between 1925, the record high, and 1933. Peter G. Rowe, *Modernity and Housing* (Boston: The MIT Press, 1993) 103.

<sup>&</sup>lt;sup>51</sup> Advertisement, "Beverly Square "The Hot Spot" of Residential Income Property," *Los Angeles Times*, November 24, 1935, Part V, 4 (Exhibit 9).

<sup>&</sup>lt;sup>52</sup> By 1935, the subdivision was owned by Capital Company, an entity which was set up for Bank of America to dispose of its bad assets. United States Of America, Before The Board Of Governors Of The Federal Reserve System, *In The Matter Of Transamerica Corporation* (Washington, DC: June 13, 1951) <a href="https://fraser.stlouisfed.org/scribd/?item\_id=464775&filepath=/docs/historical/eccles/022\_03\_0001.pdf">https://fraser.stlouisfed.org/scribd/?item\_id=464775&filepath=/docs/historical/eccles/022\_03\_0001.pdf</a> (June 18, 2015), 90 (noting that "one of [Capital Company's] principal functions over the years has been to manage, operate and sell real estate which it acquired after foreclosure by Bank of America").

<sup>&</sup>lt;sup>53</sup> Beverly Square Multi-Family Residential Historic District Map (Exhibit 4).

<sup>&</sup>lt;sup>54</sup> In 1936, the national economy grew by a staggering 14.1 percent. Robert Reich, *The Truth About The Economy: We're Heading Back Toward A Double Dip*, Business Inside, March 31, 2011 <a href="http://www.businessinsider.com/the-truth-about-the-economy-were-heading-back-toward-a-double-dip-2011-3">http://www.businessinsider.com/the-truth-about-the-economy-were-heading-back-toward-a-double-dip-2011-3</a> (June 19, 2015).

<sup>&</sup>lt;sup>55</sup> David C. Wheelock, The Federal Response to Home Mortgage Distress: Lessons from the Great Depression," *Federal Reserve Bank of St. Louis Review*, May/June 2008, 139.

focus of the new enthusiasm. From 1935 to 1937, the Los Angeles Times featured an almost-weekly article referring to the construction of multi-family homes in the Beverly Square area as a sure sign that Los Angeles was in recovery from the depths of the Depression. One example from December 13, 1936, on the front page of the building section, was a full-page wide photo of construction in progress on Flores and 1st Streets with the headline "POWERFUL PROOF THAT LOS ANGELES SPEEDS ITS GROWTH AS A GREAT RESIDENTIAL CENTER." The copy reads: "Here's a partial present-day view of Beverly Square, residential-income area that only a year ago was a golf-driving range... apartment buildings totaling \$650,000 have been constructed in the past year."

The mid-1930s optimism was short-lived. By 1937, the economy had dipped again and the dreams of a quick resolution the Great Depression had vanished. The number of projects in Beverly Square quickly decreased. Developers who were apparently already in the pipeline finished their projects despite the bad economic news, and completed most of the remaining structures in Beverly Square by about 1940. After that, only a few vacant lots remained in the subdivision, and these were developed in the late 1940s, after the close of World War II.

This confluence of circumstances makes Beverly Square an impressive and rare example of a primarily mid- to late-1930s multi-family subdivision, reflective of a brief period of economic optimism during the latter years of the Great Depression and symbolizing the first wave of suburbanization designed specifically to meet the needs of a newly mobile populace using the automobile.

### A Notable Work – and Home – of a Master Builder:

The nominated buildings are not merely representative of a particular style and period in the development of Los Angeles. They also track the rise, fall and reincarnation of one of the City's most notable construction firms, Meyer & Holler, Inc., and in particular the redemption of company owner Mendel Meyer after a disastrous bankruptcy during the Great Depression.

Meyer and Holler, Inc. is recognized as one of the most prolific designers and builders of homes, apartment buildings, motion picture theaters, office buildings, retail stores, and club houses on

<sup>&</sup>lt;sup>56</sup> "Income Area's Activity Told," *Los Angeles Times*, November 3, 1935, Part V, 4 (Exhibit 7).

<sup>&</sup>lt;sup>57</sup> "Modernistic-Design Apartment Building," Los Angeles Times, November 10, 1935, Part V, 4 (Exhibit 8).

<sup>&</sup>lt;sup>58</sup> "Beverly Square Building Started," Los Angeles Times, November 17, 1935, Part V, 4 (Exhibit 9).

<sup>&</sup>lt;sup>59</sup> "Evolution...Hammers Are Ringing," Los Angeles Times, December 8, 1935, Part II, 7 (Exhibit 11).

<sup>&</sup>lt;sup>60</sup> "Contracts for New Structures Total \$175,000," *Los Angeles Times*, December 15, 1935, Part V, 3 (Exhibit 12).

<sup>&</sup>lt;sup>61</sup> "POWERFUL PROOF THAT LOS ANGELES SPEEDS ITS GROWTH AS A GREAT RESIDENTIAL CENTER," *Los Angeles Times*, December 13, 1936, Part V (Exhibit 18).

<sup>&</sup>lt;sup>62</sup> Christina Romer, "Economics focus: The lessons of 1937," *The Economist*, Jun 18th 2009 http://www.economist.com/node/13856176 (June 19, 2015).

<sup>&</sup>lt;sup>63</sup> Beverly Square Multi-Family Residential Historic District Map (Exhibit 4).

<sup>&</sup>lt;sup>64</sup> Beverly Square Multi-Family Residential Historic District Map (Exhibit 4).

<sup>&</sup>lt;sup>65</sup> Beverly Square Multi-Family Residential Historic District Map (Exhibit 4).

the West Coast.<sup>66</sup> Their office was located in Downtown Los Angeles, in unit 315 of the Wright & Callendar Building at 405 South Hill Street.<sup>67</sup> Along with Benjamin Marcus Priteca and S. Charles Lee, Meyer and Holler dominated theater construction and design in Southern California during the 1920s and early 1930s.<sup>68</sup>

Mendel S. Meyer and Julius C. Schneider founded the firm, incorporating on October 24, 1906.<sup>69</sup> <sup>70 71</sup> Born in 1874, Meyer was the son of Samuel Meyer, a respected Jewish pioneer in Southern California.<sup>72</sup> Schneider had recently moved to Los Angeles from Milwaukee.<sup>73</sup> Phillip W. Holler, a real estate agent, joined the firm in 1908.<sup>74</sup> Holler's son, Wesley C. Holler, a World War I veteran, joined the firm in 1929.<sup>75</sup> Soon afterward, the elder Holler retired, and Wesley Holler became Meyer's partner, even though he was almost 20 years his junior.<sup>76</sup>

The firm's original name was the Milwaukee Building Company,<sup>77 78</sup> which was probably intended to inspire confidence among newcomers to Los Angeles from the Midwest.<sup>79</sup> The firm specialized in building modest bungalows which were likely from stock plans widely available.<sup>80</sup> Thanks largely to an alliance with the successful land developer Robert Marsh, the Milwaukee Building Company was able in 1912 to change its focus to large speculative and eventually custom homes in Mount Washington, Windsor Square, Santa Monica, Brentwood, Pasadena and other fashionable suburbs.<sup>81</sup> After World War I, the firm increasingly used the name "Meyer and Holler" as it moved out of the homebuilding business and into large-scale commercial

Proceedings of the First International Congress on Construction History, Madrid, (20th-24th January 2003), 2194.

<sup>66 &</sup>quot;Mendel Meyer, Veteran L.A. Builder, Dies," Los Angeles Times, April 2, 1955, Part II, 2 (Exhibit 20).

<sup>&</sup>lt;sup>67</sup> Advertisement, "We Make A 60 Per Cent Building Loan and are practical builders," *Los Angeles Herald*, October 23, 1906, 6 (Exhibit 5).

 $<sup>^{68}</sup>$  Fullerton Heritage , A Brief History of the Fox Fullerton Theatre, 2009  $\underline{\text{http://www.fullertonheritage.org/Advocacy\_Issues/foxhistory.htm}} \text{ (June 14, 2015)}.$ 

<sup>&</sup>lt;sup>69</sup> "Incorporations," Los Angeles Herald, October 23, 1906, 5.

<sup>&</sup>lt;sup>70</sup> Articles of Incorporation (No. 07815), October 22, 1906. On file in the California State Archives, Sacramento.

<sup>&</sup>lt;sup>71</sup> Alfred Willis, "Design-build and building efficiency in the early twentieth century United States,"

<sup>&</sup>lt;sup>72</sup> "Mendel Meyer, Veteran L.A. Builder, Dies," Los Angeles Times, April 2, 1955, Part II, 2 (Exhibit 20).

<sup>&</sup>lt;sup>73</sup> United States Department of the Interior, National Park Service, National Register of Historic Places Registration Form for Fox Fullerton Theatre Complex, 2006, Sec 8, 6.

<sup>&</sup>lt;sup>74</sup> National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 6.

<sup>&</sup>lt;sup>75</sup> National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 6.

<sup>&</sup>lt;sup>76</sup> Find A Grave, *Wesley C. Holler* (1893-1981), <a href="http://www.findagrave.com/cgibin/fg.cgi?page=dfl&GRid=18914398">http://www.findagrave.com/cgibin/fg.cgi?page=dfl&GRid=18914398</a> (June 14, 2015).

<sup>&</sup>lt;sup>77</sup> National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec. 8, 6.

<sup>&</sup>lt;sup>78</sup> "Incorporations," Los Angeles Herald, June 18, 1906, 5.

<sup>&</sup>quot;Reflecting Los Angeles as a whole, Fremont Place was where many a Midwesterner came to reinvent or retire. . . . The prolific local architects Mendel Meyer and Philip Holler (also known by the name of their firm's construction arm, the Milwaukee Building Company) were favorite designers among buyers of lots in the Place..." Historic Los Angeles, *Fremont Place*, *A Historical Inventory*, <a href="http://fremontplace.blogspot.com/2015\_01\_01\_archive.html">http://fremontplace.blogspot.com/2015\_01\_01\_archive.html</a> (June 14, 2015)

<sup>&</sup>lt;sup>80</sup> National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 6.

<sup>&</sup>lt;sup>81</sup> National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec. 8, 6.

<sup>&</sup>lt;sup>82</sup> In 1923, the firm legally changed its name from the Milwaukee Building Company to Meyer & Holler. *In the Matter of the Application of Milwaukee Building Company, a Corporation, for Change of Name*, Los Angeles Superior Court, December 5, 1923. On file with the California State Archives, Sacramento.

construction,  $^{83\ 84}$  by the mid 1920s they developed into one of the largest building firms in in Southern California.  $^{85\ 86}$ 

Using the "design-build" model that is common today, Meyer and Holler designed and built numerous apartment buildings, homes, hotels, banks, churches, and theaters throughout the greater Los Angeles area. By the mid-1920s, Meyer & Holler was established as the exclusive builders of Hollywood's elite, seponsible for Grauman's Chinese Theatre (HCM 43), the Egyptian Theatre (HCM 584), the Petroleum Building (HCM 596), the Mount Washington Hotel (HCM 845), Pierce Brothers Mortuary (HCM-574), the Charles Chaplin Studios (HCM 58), Herivel House in Highland Park (HCM-370), the Mary P. Field House & Arroyo Stone Wall in South Los Angeles (HCM 372), and the Getty House at 605 South Irving Avenue, shouth is the official residence of the mayor of Los Angeles. Elsewhere in Southern California, Meyer and Holler constructed the iconic Culver Studios in Culver City, the Long Beach Museum of Art, and Santa Monica's Henry Weaver House, which is a National Historic Landmark. The firm's buildings are featured in *An Architectural Guidebook to Los Angeles*, the definitive guidebook for Los Angeles architecture by David Gebhard and Robert Winter.

By providing design-build services to thousands of clients throughout Los Angeles and nearby counties, Meyer and Holler exerted a major impact on the built environment of Southern California between 1910 and 1930, 97 a time during which the City of Los Angeles almost

<sup>&</sup>lt;sup>83</sup> National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 6.

<sup>&</sup>lt;sup>84</sup> Impact Sciences, Inc. (906-01), Los Angeles Department of City Planning, *Wilshire and La Brea Project Draft EIR*, August 2008, IV.C-13.

<sup>&</sup>lt;sup>85</sup> Impact Sciences, Inc. (906-01), Los Angeles Department of City Planning, *Wilshire and La Brea Project Draft EIR*, August 2008, IV.C-13.

<sup>&</sup>lt;sup>86</sup> Alfred Willis, "Design-build and building efficiency in the early twentieth century United States", *Proceedings of the First International Congress on Construction History, Madrid,* (20th-24th January 2003), 2122.

<sup>&</sup>lt;sup>87</sup> Alfred Willis, "Design-build and building efficiency in the early twentieth century United States", *Proceedings of the First International Congress on Construction History, Madrid,* (20th-24th January 2003), 2121-2124

<sup>&</sup>lt;sup>88</sup> Impact Sciences, Inc. (906-01), Los Angeles Department of City Planning, *Wilshire and La Brea Project Draft EIR*, August 2008, IV.C-13.

<sup>&</sup>lt;sup>89</sup> City of Los Angeles Department of City Planning, *Historic - Cultural Monuments (HCM) Listing City Declared Monuments*, August 27, 2009, 2-29.

<sup>&</sup>lt;sup>90</sup> Impact Sciences, Inc. (906-01), Los Angeles Department of City Planning, *Wilshire and La Brea Project Draft EIR*, August 2008, IV.C-13.

<sup>&</sup>lt;sup>91</sup> Impact Sciences, Inc. (906-01), Los Angeles Department of City Planning, *Wilshire and La Brea Project Draft EIR*, August 2008, IV.C-13.

<sup>&</sup>lt;sup>92</sup> Julie Lugo Cerra, Culver City Chronicles (Mount Pleasant, SC: The History Press, 2013), 107-108.

<sup>&</sup>lt;sup>93</sup> National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec. 8, 7.

<sup>&</sup>lt;sup>94</sup> Seaver Center for Western History Research, *GC 1323 Historic Sites Surveys*, Natural History Museum of Los Angeles County, 2012.

<sup>&</sup>lt;sup>95</sup> United States Department of the Interior, National Park Service, National Register of Historic Places Registration Form, *Weaver, Henry, House*, November 13, 1989.

<sup>&</sup>lt;sup>96</sup> David Gebhard, Robert Winter, *An Architectural Guidebook to Los Angeles* (Layton, Utah: Gibbs Smith 2003), 56, 178, 179, 180, 181, 301.

<sup>&</sup>lt;sup>97</sup> National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 6.

quadrupled in population from 319,198 to 1,238,048.<sup>98</sup> Their impact was magnified by the financial power of their clientele, which included major players in the fields of real estate, entertainment, finance, and government. The firm designed and built homes for Harry Chandler, Frank P. Flint, Herman Janss, Edward L. Doheny, Isaac Milbank, and King Gillette; movie studios for Samuel Meyer, Hal Roach, Jesse Hampton, Samuel Goldwyn, Charles Chaplin, King Vidor, and Thomas Ince; and commercial buildings for Idelfonso Sepulveda, E. Clem Wilson, and Henry Culver.<sup>99</sup>

Meyer and Holler's work on theaters was of particular note, and quickly caught the attention of regional and national architectural journals at the time. *American Architect* and *Architect and Engineer* published reviews of the Egyptian Theatre in 1923, 100 101 and even more extensive profiles of the Chinese Theatre appeared in issues of the *American Architect*, 102 *Architectural Digest*, 103 and the *Architectural Record*. Both theaters and their floor plans were featured in Randolph W. Sexton's *American Theatres of Today* (1927), 105 one of the first monographs published on the rapidly evolving movie picture theaters of the 1910s and 1920s. 106

Within their theater projects, Meyer and Holler developed a special building sub-type: the courtyard theater, <sup>107</sup> which is directly relevant to the design of the nominated buildings here. The firm's courtyard theaters were unlike anything Los Angeles had seen before, and, in fact, did not look like theaters at all from their entrance forecourts. <sup>108</sup> In these theaters, an atmospherically decorated forecourt took the place of an interior lobby. The approach to the theater was through a dramatic courtyard, ideal for movie premieres, opening onto a busy boulevard. <sup>109</sup> Ideally suited to the Southern California climate, the open courtyard took advantage of outdoor space and its visibility to the street, creating a sense of excitement as passers-by saw large crowds gathering for a show or premiere. <sup>110</sup> Notable examples of this style included the Egyptian Theater and Grauman's Chinese, where courtyards are still enjoyed by thousands today as an

<sup>&</sup>lt;sup>98</sup> Donald J. Bogue, Douglas L. Anderton, Richard E. Barret, *The Population of the United States: 3rd Edition* (Simon and Schuster, 2010), 45.

<sup>&</sup>lt;sup>99</sup> Impact Sciences, Inc. (906-01), Los Angeles Department of City Planning, *Wilshire and La Brea Project Draft EIR*, August 2008, IV.C-13- IV.C-14.

<sup>&</sup>lt;sup>100</sup> Kelley, H. Roy. "Grauman Theatre, Hollywood, Calif," *American Architect*, January 31,1923, 125-127.

<sup>&</sup>lt;sup>101</sup> Jennings, Frederick A. "Theater Designed in the Egyptian Style," *Architect and Engineer*, March 1923, 77-84.

<sup>&</sup>lt;sup>102</sup> Chinese Theatre, at Hollywood, California." *American Architect*, August 20, 1927, 251-268.

<sup>&</sup>lt;sup>103</sup> "Grauman's Chinese Theatre, Hollywood." *Architectural Digest*, vol. 6, no. 4, 1928, 82-85.

<sup>&</sup>lt;sup>104</sup> "Grauman's Chinese Theatre, Hollywood, California, Portfolio Current Architecture." *Architectural Record*, July 1927, 113-121.

<sup>&</sup>lt;sup>105</sup> Randolph Williams Sexton, B.F. Betts, *American Theatres of Today*, Volume 1, (New York,: Architectural Book Publishing Company, 1927)

<sup>&</sup>lt;sup>106</sup> National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 7.

<sup>&</sup>lt;sup>107</sup> National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec. 8, 8.

<sup>&</sup>lt;sup>108</sup> Gleye, Paul. *The Architecture of Los Angeles*. (Los Angeles: Rosebud Books, 1981), 106.

<sup>&</sup>lt;sup>109</sup> Aaron Betsky, "ARCHITECTURE: Mann's Chinese Theater: Illusion at Its Best," *Los Angeles Times*, November 07, 1991, <a href="http://articles.latimes.com/1991-11-07/news/we-1473\_1\_mann-s-chinese-theater">http://articles.latimes.com/1991-11-07/news/we-1473\_1\_mann-s-chinese-theater</a> (June 18, 2015).

<sup>&</sup>lt;sup>110</sup> National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 8.

integral part of the moviegoing experience. 111 112

Despite its stellar achievements during the 1920s, Meyer and Holler began a dramatic decline after the stock market crash of 1929, when the elder Holler retired and the firm's lavishly ornamental architectural style began to fall out of fashion. <sup>113</sup> By late 1932, in the midst of the Great Depression, a lawsuit brought against the firm by one of its clients, the famed director King Vidor, was sufficient to force Meyer and Holler into bankruptcy. <sup>114</sup> <sup>115</sup>

In 1934, Meyer and the younger Holler reorganized the firm and started a new Meyer and Holler. There is evidence that this time they formed a much leaner organization that focused on smaller, less prestigious projects including multiple-unit apartment buildings like the nominated structures, while still retaining the same emphasis on quality that was their hallmark. In contrast to the dozens of employees they employed during the 1920s, <sup>117</sup> during the mid-1930s the slimmer Meyer and Holler employed some of the best architects and engineers in Los Angeles, but apparently on a primarily freelance basis. One example was Raymond Kennedy, the architect who had designed Grauman's Chinese, who worked for the reorganized Meyer and Holler as a sidelight to his full time job as a professor at USC. Another was George Fosdyke, an engineer who had a long and accomplished career stretching from the late 1920s to the early 1960s. <sup>120</sup>

Meanwhile, Mendel Meyer's own personal fortune appears to have tracked the fortunes of his firm. City directories track Meyer's ascent from life in a modest apartment at 842 S. Berendo Street in 1915, 121 122 to a magnificent new home at 570 N. Normandie Avenue in 1923, 123 124 125

<sup>&</sup>lt;sup>111</sup> Cinema Treasures, *TCL Chinese Theatre*, <a href="http://cinematreasures.org/theaters/1">http://cinematreasures.org/theaters/1</a> (June 14, 2015).

<sup>&</sup>lt;sup>112</sup> Cinema Treasures, Egyptian Theatre, http://cinematreasures.org/theaters/35 (June 14, 2015).

<sup>&</sup>lt;sup>113</sup> National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 6.

National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 9, 7.

<sup>&</sup>lt;sup>115</sup> Bankruptcy No. 19391-C in the District Court of the United States for the Southern District of California, Central Division, October 10, 1932. On file in the National Archives and Records Administration, Pacific Region, Laguna Niguel, California.

<sup>&</sup>lt;sup>116</sup> Articles of Incorporation of Meyer & Holler, October 8, 1934. On file with the California State Archives, Sacramento.

<sup>&</sup>lt;sup>117</sup> A lawsuit filed by Meyer Holler against one of its clients for services rendered in 1924 indicated that at that time the company had at least 22 employees working in its architectural department alone. *Meyer Holler v. Bowman*, 121 Cal.App.112 (Cal. App. 1932)

<sup>&</sup>lt;sup>118</sup> Alfred E. Willis (personal email communication, April 30, 2015)

<sup>&</sup>lt;sup>119</sup> Alfred E. Willis (personal email communication, April 30, 2015)

<sup>&</sup>lt;sup>120</sup> Alfred E. Willis (personal email communication, May 1, 2015)

<sup>&</sup>lt;sup>121</sup> Mendel Meyer was listed in the 1915 Los Angeles City Directory as maintaining his home at 842 S. Berendo St. Los Angeles City Directory (1915), 1435 (Exhibit 27).

<sup>&</sup>lt;sup>122</sup> The 8-unit apartment building at 842 S. Berendo St. was constructed in 1911. (ZIMAS query June 21, 2015 <a href="http://zimas.lacity.org">http://zimas.lacity.org</a>)

Mendel Meyer was listed in the 1923 Los Angeles City Directory as maintaining his home at 570 N. Normandie Ave. Los Angeles City Directory (1923), 2158 (Exhibit 28)

<sup>&</sup>lt;sup>124</sup> The structure at 570 N. Normandie Ave. was constructed in 1923. (ZIMAS query June 21, 2015 http://zimas.lacity.org)

the year after the Egyptian Theatre was completed. In 1929, the directory listed Meyer's residence as being in Manhattan Beach, <sup>126</sup> indicating that he spent at least some of his time at what at the time was a growing oceanside retreat worlds away from the metropolis. Yet Meyer and his wife, Mabel, apparently also maintained the Normandie Avenue home until at least 1932, <sup>127</sup> the year Meyer and Holler went bankrupt.

After 1932, if Meyer's choice of residence is any guide, he and his wife fell on hard times financially. A 1936 directory shows the Meyers living not at the Normandie Avenue home, but in an apartment at the Rampart Arms in the one-posh Westlake district, which was undergoing a steady decline. At around this time, with the excitement over Beverly Square reaching a fever pitch, Meyer purchased at least one, and probably both, of the two vacant lots on Flores Street that were ultimately developed with the nominated buildings. Remarkably, at about the same time Meyer's partner, Wesley Holler and his wife also purchased the two multifamily lots immediately to the south of the nominated buildings, at 106-110 and 112-116 North Flores Street. North

<sup>&</sup>lt;sup>125</sup> In 1921, LADBS issued a building permit for a single family 2-story, 8-room house at 570 N. Normandie Ave. reflecting Mendel Meyer as "owner" and Milwaukee Building Company as architect and contractor. The cost of construction was \$17,500.00, an unusually large sum in the early 1920s. *Department of Buildings, Application for the Erection of Frame Buildings*, Permit No. 22679, Sept. 3, 1921 (Exhibit 21).

<sup>&</sup>lt;sup>126</sup> Mendel Meyer was listed in the 1929 Los Angeles City Directory as maintaining his residence in Manhattan Beach, with no specific address listed. Los Angeles City Directory (1929), 1527 (Exhibit 29).

<sup>&</sup>lt;sup>127</sup> Mendel and Mabel Meyer were listed in the 1932 Los Angeles City Directory as maintaining their home at 570 N. Normandie Ave. Los Angeles City Directory (1932), 1457 (Exhibit 30).

<sup>&</sup>lt;sup>128</sup> Mendel and Mabel Meyer were listed in the 1936 Los Angeles City Directory as maintaining their home at 601 S. Rampart Blvd. Los Angeles City Directory (1936), 1256 (Exhibit 32).

<sup>&</sup>lt;sup>129</sup> The 54-unit apartment building at 603 S. Rampart Blvd. at the intersection with W. 6<sup>th</sup> St. and 1 block north of Wilshire was constructed in 1911 and includes the adjoining parcel at 2702-2706 W. 6<sup>th</sup> St. (also known as 601 S. Rampart Blvd.) (ZIMAS query June 21, 2015 <a href="http://zimas.lacity.org">http://zimas.lacity.org</a>)

<sup>&</sup>lt;sup>130</sup> The Rampart Apartments was an elegant and luxurious apartment building when it was constructed in 1911 and is still standing today. (LSA Associates Inc., *Intensive Survey, Westlake Recovery Community Redevelopment Area, City of Los Angeles* (2009), 13.

<sup>&</sup>lt;sup>131</sup> The Home Owners Loan Corporation (HOLC), a New Deal-era agency designed to prevent foreclosure by refinancing home loans, sent appraisers to Los Angeles in 1939. Nearly all of Westlake south of Seventh Street was "redlined," meaning it carried the highest perceived risk and therefore the lowest rating for loans. The area north of 6<sup>th</sup> Street was given the next-lowest rating. The reasons for redlining cited on the appraisal sheets included poorly-maintained aging housing stock and substandard living conditions. (LSA Associates Inc., *Intensive Survey*, *Westlake Recovery Community Redevelopment Area*, City of Los Angeles (2009), 19.

<sup>&</sup>lt;sup>132</sup> City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 9708, April 24, 1936 (Exhibit 22).

<sup>&</sup>lt;sup>133</sup> City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 5147, February 9, 1939 (Exhibit 25).

<sup>&</sup>lt;sup>134</sup> In 1936, LADBS issued a building permit for the 3-family building at 112 through 116 N. Flores St., reflecting "Mr. and Mrs. W. C. Holler" as "owner" and Meyer & Holler as contractor. City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building,* Permit No. 20338, August 7, 1936 (Exhibit 23).

<sup>&</sup>lt;sup>135</sup> In 1937, LADBS issued a building permit for the 3-family building at 106 through 110 N. Flores St., reflecting "Mrs. W. C. Holler" as "owner" and reflecting and Meyer & Holler as contractor. City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 22581, July 8, 1937 (Exhibit 24).

Mendel Meyer constructed the first nominated structure at 124-126½ North Flores Street in 1936 at an approximate cost of \$15,000.00. Three years later, in 1939, his firm, Meyer & Holler, constructed the second nominated structure at 118-122½ North Flores Street at an approximate cost of \$16,000.00. (Meyer & Holler also built structures on W.C. Holler's two lots in 1936 and 1937, respectively. These buildings are also still intact. (140)

City directories establish that Mendel Meyer and his wife Mabel resided in both of their buildings, one after the other. They lived first at 126 North Flores, moving there no later than 1938 according to the city directory of that year. <sup>141</sup> In fact, since the Meyers owned the property, built the structure and then took occupancy so soon after its construction in 1936, it is likely that they constructed the building with the intention of making it their family home. Indeed, the interior finishes and other details of the apartment at 126 North Flores are substantially much more extravagant than the other units in the building, indicating that this unit was intended for the building's owner. Yet while quite luxurious and approximating the size of a small home, the multi-family residence at Beverly Square was surely a very different experience for the Meyers than the mansion on Normandie Avenue and the retreat in Manhattan Beach they had enjoyed during the boom times of the 1920s.

The Meyers apparently moved again in or soon after 1939, the year the second nominated building was completed. The city directory for that year indicates that the Meyers were no longer living at 126 North Flores, and were instead renting their former owner's unit to another family. By 1942, the Meyers had moved across the courtyard to 120 North Flores, a unit located in the second building, and they were renting their former unit at 126 North Flores to three women. Like their prior residence, the Meyers' unit at 120 North Flores was more luxurious and detailed than the other units in the 1939 building, indicating that it was constructed

<sup>&</sup>lt;sup>136</sup> City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 9708, April 24, 1936 (Exhibit 22).

<sup>&</sup>lt;sup>137</sup> City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 5147, February 9, 1939 (Exhibit 25).

<sup>&</sup>lt;sup>138</sup> City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 20338, August 7, 1936 (Exhibit 23).

<sup>&</sup>lt;sup>139</sup> City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 22581, July 8, 1937 (Exhibit 24).

<sup>&</sup>lt;sup>140</sup> ZIMAS query June 21, 2015 (http://zimas.lacity.org)

<sup>&</sup>lt;sup>141</sup> Mendel and Mabel Meyer were listed in the 1938 Los Angeles City Directory as maintaining their home at 126 N. Flores St. Los Angeles City Directory (1938), 1415 (Exhibit 33).

<sup>&</sup>lt;sup>142</sup> The 1939 Los Angeles City Directory lists Nelson Gary, an insurance adjuster, and his wife Helen and a widowed relative, Bertha Gary living at 126 N. Flores St. Los Angeles City Directory (1939), 783 (Exhibit 34).

<sup>&</sup>lt;sup>143</sup> The 1939 Los Angeles City Directory lists Mendell [sic] Meyer, but does not provide a home address. Los Angeles City Directory (1939), 1434 (Exhibit 35).

<sup>&</sup>lt;sup>144</sup> Mendel and Mabel Meyer were listed in the 1942 Los Angeles City Directory as maintaining their home at 120 N. Flores St. Los Angeles City Directory (1942), 1649 (Exhibit 40).

<sup>&</sup>lt;sup>145</sup> The 1942 Los Angeles City Directory lists Mrs. Warren Knight living at 126 N. Flores St. Los Angeles City Directory (1942), 1342 (Exhibit 38).

<sup>&</sup>lt;sup>146</sup> The 1942 Los Angeles City Directory lists Mrs. Alice Rich and Gwendolyn Rich, a stenographer at W.R. Rains, living at 126 N. Flores St. Los Angeles City Directory (1942), 2007 (Exhibit 41).

with the intention of being the owner's unit. Nonetheless, the new apartment reflected a significant downsizing from the Meyers' previous quarters in the complex, indicating that despite the continuation of Mendel Meyer's contracting business the Meyers still faced financial challenges during the late 1930s.

In accordance with the intended design of Beverly Square to accommodate multi-family "income property," the Meyers would have rented out the other 7 units in their complex (and later, an 8th unit built just after World War II<sup>148</sup>) to others of modest means who were drawn to the comfortable lifestyle of the Beverly Square neighborhood, thereby providing affordable housing for their tenants while earning income for themselves. Some of these people would have owned cars and worked in downtown, Hollywood or beyond, while others would have taken the city's extensive bus and streetcar system or walked to jobs in shops and offices on the bustling corridors along Beverly Boulevard one block to the north and Third Street two blocks to the south.

Meyer and Holler continued in business through the late 1930s and until 1941, <sup>149</sup> when the onset of World War II caused development activity to again cease, this time in order to preserve resources for the war effort. Upon the dissolution of their partnership, Meyer, who at the time was in his late 60s, retired. <sup>150</sup> Holler, then only in his late 40s, accepted a more stable position at the Signal Oil and Gas Company. <sup>151</sup> Thus ended a more than 3-decades long association that paralleled the most significant growth period in Los Angeles history and the boom-and-bust nature of the Los Angeles real estate market.

Mendel Meyer moved to Santa Barbara in November 1954, and spent the final months of his life at the California Hotel, which was owned by his stepson. Meyer died in May 1955. His wife, Mabel, died a few months later. His

Meanwhile, sometime between 1942 and 1956, Holler also moved into the Beverly Square neighborhood, <sup>155</sup> apparently from a single family residence at 420 N. Las Palmas Ave. where he had lived during the late 1930s and early 1940s. <sup>156</sup> Holler's new home was at 110 N. Flores

<sup>&</sup>lt;sup>147</sup> Advertisement, "BUY NOW FOR INCOME AND PROFIT," *Los Angeles Times*, March 8, 1936, V3 (Exhibit 15).

<sup>&</sup>lt;sup>148</sup> City of Los Angeles, *Department of Building and Safety, Application to Alter, Repair or Demolish and for a Certificate of Occupancy*, Permit No. 15601, May 3, 1948 (Exhibit 26).

<sup>&</sup>lt;sup>149</sup> Certificate of Dissolution of Meyer & Holler, a California Corporation, April 15, 1941. On file with the California State Archives, Sacramento.

<sup>&</sup>lt;sup>150</sup> National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 6.

<sup>&</sup>lt;sup>151</sup> National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 6.

<sup>152 &</sup>quot;Mendel Meyer, Veteran L.A. Builder, Dies," Los Angeles Times, April 2, 1955, Part II, 2 (Exhibit 20).

<sup>153 &</sup>quot;Mendel Meyer, Veteran L.A. Builder, Dies," Los Angeles Times, April 2, 1955, Part II, 2 (Exhibit 20).

<sup>&</sup>lt;sup>154</sup> Find A Grave, *Mabel Miles Meyer* (1882-1955), <a href="http://www.findagrave.com/cgibin/fg.cgi?page=gr&GRid=90203309">http://www.findagrave.com/cgibin/fg.cgi?page=gr&GRid=90203309</a> (June 21, 2015).

<sup>&</sup>lt;sup>155</sup> The 1956 Los Angeles City Directory lists Wesley C. Holler living at 110 N. Flores St. Los Angeles City Directory (1956), 274 (Exhibit 43).

<sup>&</sup>lt;sup>156</sup> The 1936 Los Angeles City Directory lists Wesley Holler living at 420 N. Palmas Ave. Los Angeles City Directory (1936), 877 (Exhibit 31).

Street, an apartment in one of the two 3-unit buildings he had presumably owned continuously since constructing them during the mid-1930s, and for a time he also provided his son, Wesley Jr., with another unit in the neighboring building at 112 N. Flores Street. Since the Holler buildings were immediately next door to the Meyer buildings, it is reasonable to assume that for at least some of the 1940s and 1950s, Meyer and Holler were next door neighbors for the first time in their long relationship.

Alfred Willis, acknowledged as the expert on Meyer & Holler, notes that since apartment buildings generally have less visibility and prestige than theaters and hotels, the remaining examples constructed by the firm are rare. "Although the Milwaukee Building Company/Meyer & Holler designed many Los Angeles apartment buildings, several of which were quite innovative, almost none from any period of their activity survive," Willis says. Moreover, Willis points out that while many of the more prominent commercial buildings designed by the firm in the 1920s are still standing, there is very little physical evidence of the slimmed-down mid-to-late 1930s incarnation of Meyer and Holler remaining in Los Angeles. "Because there are so very few identified built works by Meyer & Holler from the 1930s, the Mendel and Mabel Meyer Courtyard Apartments are extremely important to the documentation of the final phase of their activity," he says. 160

According to the usual practice of Meyer & Holler,<sup>161</sup> the building permits for the nominated buildings do not list any architect by name.<sup>162</sup> However, George J. Fosdyke is listed as engineer on both permits.<sup>164</sup> According to Alfred Willis, "Fosdyke, as an engineer, could easily have designed houses or apartment buildings for Meyer and Holler without the involvement of an architect. Alternatively, in the 1930s, so many architects lacked work that any one of them might have been persuaded to assist an engineer like Fosdyke with design problems on a 'work for hire' basis."<sup>166</sup>

Like the partnership that hired him, Mr. Fosdyke had a long and distinguished career in his own right. In 1928, at the age of 25 and only two years out of college, he designed Weatherwolde

<sup>&</sup>lt;sup>157</sup> The 1942 Los Angeles City Directory lists Wesley Holler living at 420 N. Palmas Ave. Los Angeles City Directory (1942), 1141 (Exhibit 37).

<sup>&</sup>lt;sup>158</sup> The 1956 Los Angeles City Directory lists Wesley C. Holler living at 110 N. Flores St. and W. Curtis Holler, Jr. (apparently Wesley Holler's son) living at 112 N. Flores St. Los Angeles City Directory (1956), 274 (Exhibit 43).

<sup>&</sup>lt;sup>159</sup> Alfred E. Willis (personal email communication, April 28, 2015).

<sup>&</sup>lt;sup>160</sup> Alfred E. Willis (personal email communication, April 28, 2015).

<sup>&</sup>lt;sup>161</sup> Alfred Willis, "Design-build and building efficiency in the early twentieth century United States," *Proceedings of the First International Congress on Construction History, Madrid,* (20th-24th January 2003), 2121.

<sup>&</sup>lt;sup>162</sup> City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 9708, April 24, 1936 (Exhibit 22).

<sup>&</sup>lt;sup>163</sup> City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 5147, February 9, 1939 (Exhibit 25).

<sup>&</sup>lt;sup>164</sup> City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 9708, April 24, 1936 (Exhibit 22).

<sup>&</sup>lt;sup>165</sup> City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 5147, February 9, 1939 (Exhibit 25).

<sup>&</sup>lt;sup>166</sup> Alfred E. Willis (personal email communication, May 5, 2015).

Castle (HCM 841) in Tujunga. <sup>167</sup> <sup>168</sup> In 1932, Fosdyke designed the much-lauded Barcelona & Coruña Apartments at 4615-4621 Los Feliz Boulevard, a courtyard apartment complex in the Spanish Colonial Revival style that was popular in the 1920s and early 1930s, which includes lacy wrought-iron balconies, arched entrances, and intricate tile work. <sup>169</sup> In 1933 Fosdyke designed director Ernst Lubitsch's Bel Air home at 268 Bel Air Road. <sup>170</sup> Much later in his career, Fosdyke's firm designed the Culver City Ice Arena (1960) which was declared a City Cultural Resource in Culver City in 2014. <sup>171</sup>

### **Conclusion:**

Although it could be argued that the Mendel and Mabel Meyer Courtyard Apartments are not as socially significant as other Meyer and Holler structures like the Egyptian Theater, in some ways they are far more significant. These structures are vehicles for a narrative about the lives that made Los Angeles the varied and economically diverse city that it is today. They tell the story of Nelson Gary, an insurance adjuster who lived with his wife and widowed mother at 126 North Flores Street in 1939 and may have driven to his job at 548 S. Spring St. in downtown Los Angeles, <sup>172</sup> or Gwendolyn Rich, who lived with her mother at 126 N. Flores St. in 1942 and might have taken the city bus and streetcar system to get to her job as a stenographer at a law firm at 453 S. Spring St., <sup>173</sup> <sup>174</sup> or Jacob Lince, the president of an automobile finance company who lived at 124 N. Flores Street in 1942 with his wife, son and daughter-in-law <sup>175</sup> <sup>176</sup> and who almost surely drove his own car to his office at 728 N. Highland Ave. in Hollywood.

And, of course, these buildings tell the story of Mendel Meyer, who rocketed to the top of the development world during the Roaring 20s, then crashed with the Great Depression, reinvented himself, and then finally, in the waning days of his career, moved with his wife Mabel into a

<sup>&</sup>lt;sup>167</sup> Cecilia Rasmussen, "Bulldozer Unveils Castle in the Woods, and Controversy," *Los Angeles Times*, August 28, 2005 (http://articles.latimes.com/2005/aug/28/local/me-then28).

<sup>&</sup>lt;sup>168</sup> George J Fosdyke, *Desirable Homes* (Los Angeles, California, Geo. J Fosdyke, 1955), 3.

<sup>&</sup>lt;sup>169</sup> Stefanos Polyzoides, Roger Sherwood, James Tice, *Courtyard Housing in Los Angeles* (Princeton Architectural Press, 1992), 149.

<sup>&</sup>lt;sup>170</sup> "Permit for Large Home Requested" Los Angeles Times, September 24, 1933, Part L (Exhibit 6).

<sup>&</sup>lt;sup>171</sup> Architectural Resources Group, Inc., *Culver City Ice Arena Historic Resource Evaluation*, (April 15, 2014), 13.

<sup>&</sup>lt;sup>172</sup> The 1939 Los Angeles City Directory lists Nelson Gary, an insurance adjuster, and his wife Helen and a widowed relative, Bertha Gary living at 126 N. Flores St., and lists Mr. Gary's business address as 548 S. Spring St. in Downtown Los Angeles. Los Angeles City Directory (1939), 783 (Exhibit 34).

<sup>&</sup>lt;sup>173</sup> The 1942 Los Angeles City Directory lists Mrs. Alice Rich and Gwendolyn Rich, a stenographer at W.R. Rains, living at 126 N. Flores St. Los Angeles City Directory (1942), 2007 (Exhibit 41).

<sup>&</sup>lt;sup>174</sup> The 1942 Los Angeles City Directory lists the address of W.R. Rains, lawyers at 453 S. Spring, Room 1100. Los Angeles City Directory (1942), 2796 (Exhibit 42).

<sup>&</sup>lt;sup>175</sup> The 1942 Los Angeles City Directory lists Jacob Lince, his wife Mabel, Jack B. Lince and his wife Florence as all living at 124 N. Flores St., and states Jacob Lince's occupation as president of the Western State [sic] Acceptance Corporation. Los Angeles City Directory (1942), 1447 (Exhibit 39).

<sup>&</sup>lt;sup>176</sup> The 1942 Los Angeles City Directory lists the address of Western States Acceptance Corporation as 728 N. Highland Avenue. Los Angeles City Directory (1942), 2849 (Exhibit 36).

<sup>&</sup>lt;sup>177</sup> Western States Acceptance Corporation was an automobile finance company as of 1930. *Western States Acceptance Corp. v. Bank of Italy*, 104 Cal. App. 19 (Cal. Ct. App. 1930).

simple but stylish multi-family dwelling, where together they provided comfortable, convenient and affordable housing to 8 other families of modest means in one of Los Angeles' first automobile-focused suburbs.

### **Epilogue:**

These two important structures are in imminent danger of being torn down b a developer and replaced with a small-lot subdivision consisting of 11 four-story townhouses that resemble square silos separated only by driveways and parking spaces. The proposed project would not merely destroy a vital piece of the memory of Mendel and Mabel Meyer. It would also deface a historically intact block of North Flores Street and the larger Beverly Square historic district documented by Survey LA, and would irrevocably undermine the quality of life in a tightly-knit Los Angeles neighborhood that still functions much as it did when it was devised in the crucible of the Great Depression.

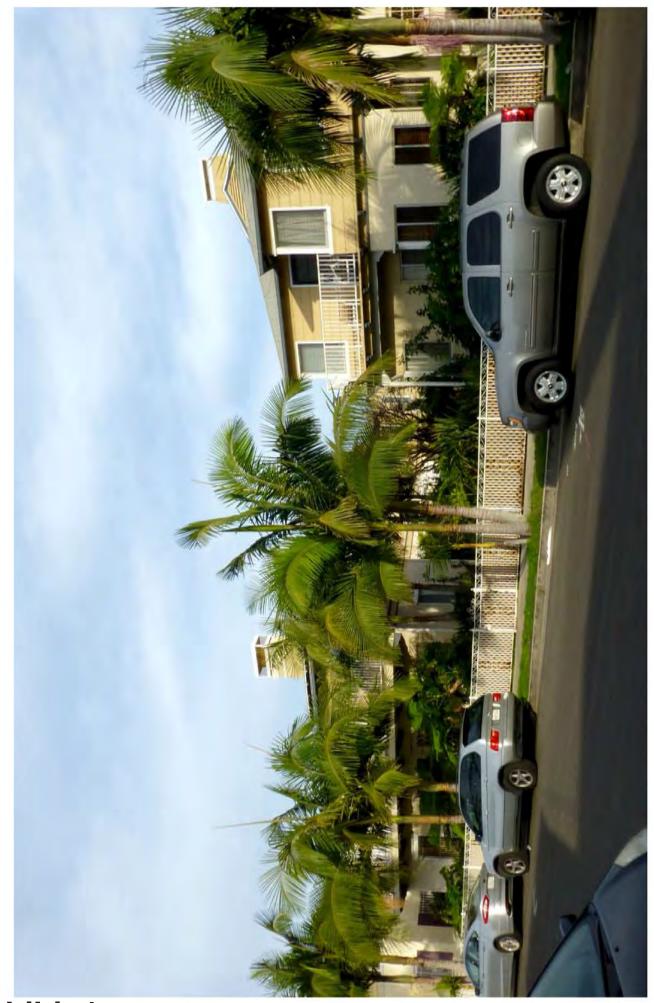


Exhibit 1



Exhibit 2

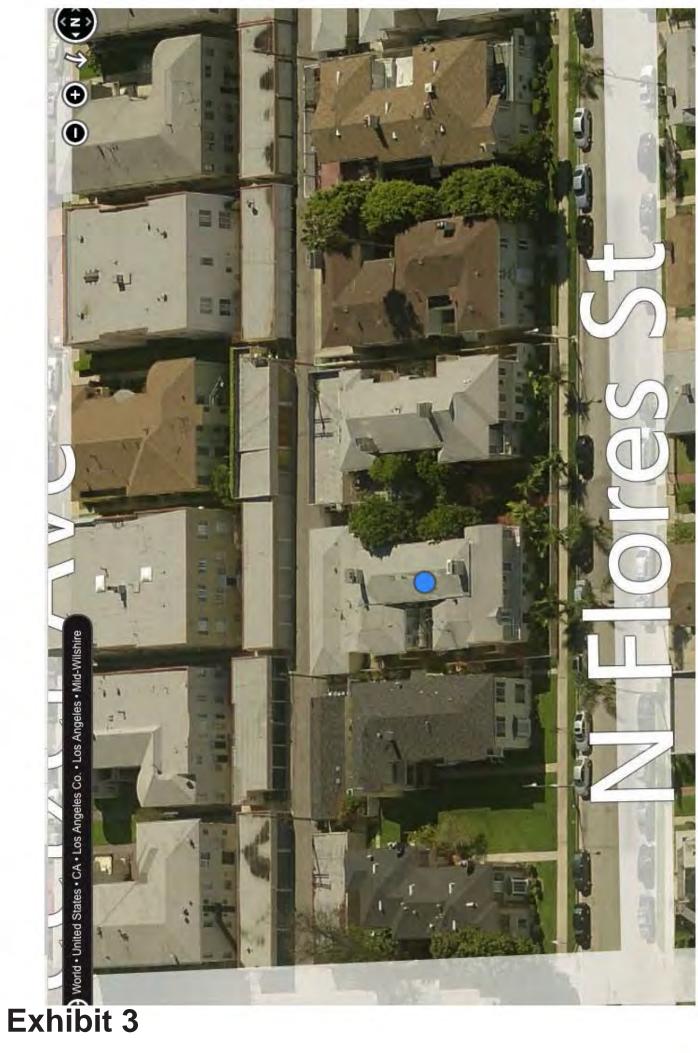




Exhibit 4

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## Permit for Large Home Requested

Application has been made to the building department for permission to construct a two-story residence at 266 Bel-Air Road, West Los Angeles, at a cost of \$21,000, for E. Lubitch. George J. Fosdyke is the engineer and W. G. Willrich is the general contractor.

The new structure will contain fifteen rooms, will have a ground dimension 53x115 feet and is to be of masonry, frame and stucco construction.

# Income Area's Activity Told

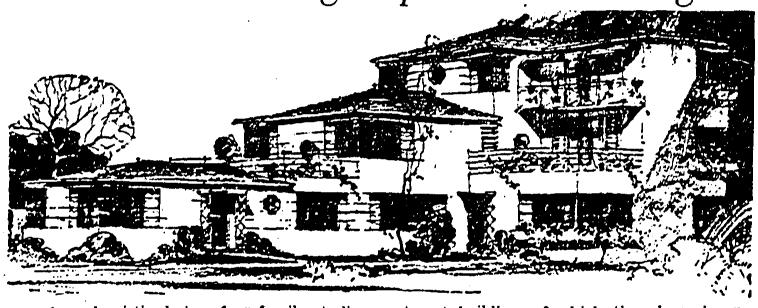
A new activity spurt at Beverly Square, a Capital Company residential income development on Beverly Boulevard, west of Fairfax avenue, is reported by L. J. Burrud, director of subdivision sales for the company.

A \$100,000 street improvement and public utility program there has been completed.

Construction has been started on a modernistic-design, four-family studio apartment building on King's Road. Structure and site represent an investment of \$17,000, Mr. Burrud disclosed. The structure was designed by Architect Milton J. Black and contains four studio apartments so planned that large deck areas, sun porches and gardens are available for each apartment. A penthouse apartment is a feature of the building.

Exhibit 7

## Modernistic-Design Apartment Building



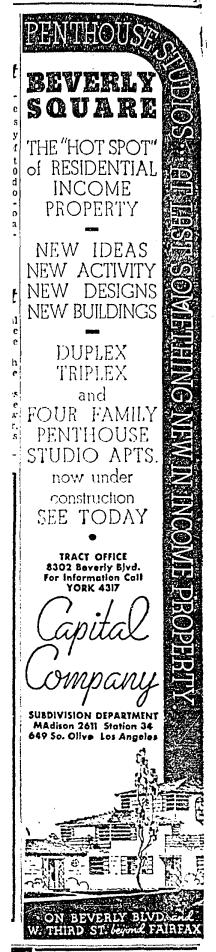
A modernistic-design, four-family studio apartment building, of which the above is an architectural sketch, is under construction at 111 South King's Road, Beverly Square, a Capital Company residential-income development on Beverly Boulevard, west of Fairfax avenue. A feature of the plans is the penthouse apartment on the third story. Site and structure represent an investment of \$17,500. The building was designed by Architect Milton J. Black. Construction is by Churchill Construction Company.

## Beverly Square Building Started

Studio apartment has been started by the Ralph G. Wolff Company in Beverly Square, Capital Company development on Beverly Boulevard west of Fairfax avenue.

The structure, first in a series to be constructed by the Wolff company, represents an investment of approximately \$18,000.

It is the third new building started in the past week in that area, according to L. J. Burrud, director of subdivision sales of the Capital Company.



a purchaser." 15 ; **...** "Hammers Are Ringing •-Where, six months ago ıe driving range : and , plowed fields ·e greeted the eye from Beverly Boule-|- | vard, today a new Capital Company d development - Beverly Square - is n rapidly taking form, according to d L. J. Burrud, director of subdivision e sales for this company. Ţ, "More than \$100,000 has already expended an improvements, paved i streets, cornamental lights. - palm trees, and all utilities are in. - Hammers are ringing on an intery esting array of multiple unit, income n residential properties and e needs physical cyldence that

e real estate tide has turned.

well," declared Burrud,

Contracts for New Structures
Total \$175,000

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Contracts amounting to \$175,000 for thirteen new multiple unit dwellings for Beverly Square, new Capital Company residential income development, between Beverly Boulevard and Third street, just west of Fairfax, have been awarded in the past two weeks, L. J. Burrud, director of subdivision sales for the company, reports.

This new residential section, recently improved at a cost of more than \$100,000, has met with large success, he stated.

"The studio apartment idea has been efficiently developed in the new architecture of Beverly Square and both the modern and the Monterey type of design have been very successfully used to combine artistic effect with large, roomy, practical suite arrangements," Mr. Burrud said.

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Construction activity at Beverly Square on Beverly Boulevard just west of Fairfax avenue, is indicated



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by the number of multiple unit studio apartbuildings ment now under construction and planned those immediate for building, cording to L. Burrud, director subdivision sales for Capitali Company. velopers of that new income rest-l dential area.

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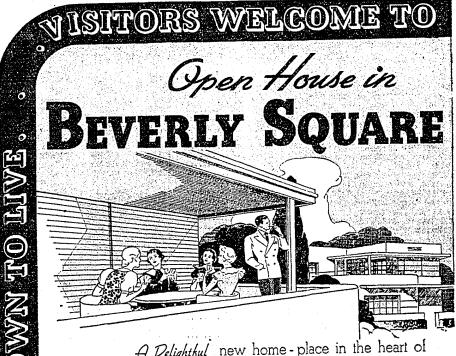
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I. J. Burrud Each multiple in unit is so placed on the site that no open courtyards for each other to the assure ample sunlight and air space.

Several leases have been made on be advance rental reservations in units to meet completed which, according to Mr. Burrud, indicates extensive vinterest in the property by home Escekers.



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COMMERCE AND TRADE

### Nos Angeles Times

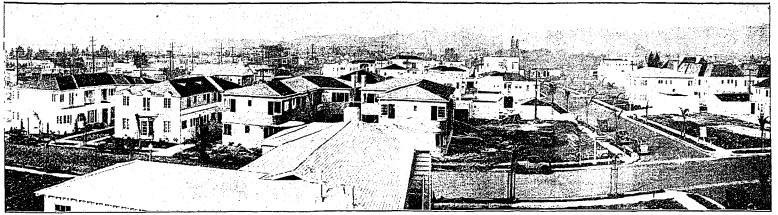
HOMES AND BUILDERS

VOL. LVI

SUNDAY MORNING, DECEMBER 13, 1936.

PART V [Copyright, 1925, by the ]

### POWERFUL PROOF THAT LOS ANGELES SPEEDS ITS GROWTH AS GREAT RESIDENTIAL CENTER



Here's a partial present-day view of Beverly Square, residential-income area that only a year ago was a golf-driving range. In the Beverly Square tract, bounded at the north by Beverly Boulevard, at the south by Third street and at the east and west by Harper and Orlanda ovenues, respectively, studio-apartment buildings totaling \$650, 000 have beno constructed in the past year.

## Office and Store Structure Rises on Beverly Blvd.

Colonial-style office store building is being constructed at the southeast corner of Beverly Blvd, and Sweetzer Ave. for Burton L. Stevens. The new structure has frontage of 103 feet on the boulevard and 110 feet on the avenue. Construction is of reinforced brick with concrete pilasters and roof of gray slate. The building will contain stores, three offices facing Sweetzer Ave. being reserved for doctors, dentists and X-ray offices.

Total investment in the structure and site is \$44,000 it was announced. Construction

James R. Reese.

## Mendel Meyer, C Veteran L.A. I Builder, Dies

SANTA BARBARA, April II—Mendel Meyer, 80, building contractor who built the Grauman's Chinese and Egyptian Theaters, the ninth Church of Christ, Scientist, for the Quinby Building and other imposing structures in Los Angeles, died here today.

Mr. Meyer was born in the family home on Main St., between 3rd and 4th Sts., in Los Angeles, Oct. 7, 1874, and was a graduate of the old Los Angeles High School. He was with the Milwaukee Building Co., which operated from the Wright & Callendar Building, and its successor concern, Meyer & Holler. He retired in 1936.

Besides building numerous office buildings, theaters and churches, Mr. Meyer also constructed a number of residences.

#### Moved to Santa Barbara

Since his retirement he lived in Los Angeles, Santa Barbara and Glendale. Last November he moved to Santa Barbara, living in the California Hotel owned by his stepson, Miles R. Gray.

Besides his stepson he leaves his widow, Mrs. Mabel Miles Meyer; two sisters, Mrs. Laura Loewenthal and Mrs. Stella Carlisle, both of Los Angeles, and three nieces, Miss Natalie Loewenthal, Los Angeles, and Mrs. Margaret Cretser and Mrs. Verner Dobinson, both of San Francisco.

Funeral services will be conducted at 2 p.m. tomorrow in the Welch & Ryca Chapel here.

Bldg. Pors 2

BOARD OF PUBLIC WORKS

PLANS AND SPECIFICATIONS

and other data must also be filed



### DEPARTMENT OF BUILDINGS

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

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

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hierinatter set forth. This application is made subject to the following conditions, which are leavely agreed to by the understand applicant and which shall be deemed conditions enteriors of the permit of the permit does not grant any right or privilege to exact any, building or other structure therein described, or any portion thereof, upon any street, allow, or other public place or portion thereof.

Seconds 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 the prohibited by ordinance of the City of Los Angeles.

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

TAKE TO	/ Lot Block
ROOM No. G	(Desgription of Property)
FIRST FLOOR	(Description of Property)
10.3	1 As pag maps 200 5 31, Paga 132 \ 5
CITY CLERK	) of Records at LA county 89 18
PLEASE VERIFY	management
VERIFI	Dist. No. M. B. Page F. B. Page
TAKE TO	The state of the s
ROOM No. 405 SOUTH	
ANNEX	No. Thousand of Japan
ENGINEER	570- Marmache Street 5-19
PLEASE	(USE INK OR INDELIBLE PENCIL)
VERIFY	
1. Purpose of I	Building Queallific No. of Rooms & No. of Families
	ame Manalal Mayor Phone 1075
3. Owner's ac	ddress 315 W.C. Bleff
4. Architect's	name Milweauker Blogs Co Phone 1071
5 Contractor	Phone
J. Contractor	's name Phone
6. Contractor	s address Sa 17714
7. ENTIRE	COST OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers.) \$ /2500, 20.
	building on the lot? Mo L-low used?
	posed building 31 x 5 8 Height to highest point 24 9 hour 6 feet
10. Number of	stories in height 2 Character of ground adoles Los 17
11. Material of	f foundation Canal Size of footings 16" Size wall 12" Depth below ground 12"
	chimneys Brick Number of inlets to flue / Interior size of flues. /2 x / 24
	of following materials: REDWOOD MUDSILLS 2 x 6" Girders 4 x 6"
	IOR stude 2x ( INTERIOR BEARING stude 2x ( Interior Non-Bearing stude
	Ceiling joist 2x 4 Roof rafters 2x 6 x 2x 4 FIRST FLOOR JOISTS 2x 6 "
	por joists 2 x/0" Specify material of roof All a Beauty
•	
	ovisions of State Dwelling House Act be complied with?
I have care	fully examined and read the above application and know the same is true and correct, and that all
provisions of the	Ordinances and Laws governing Building Construction will be complied with, whether herein
specified or not.	150 M - 9 - 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	(Sign here) Milwaukaa Bldg, Co Conas
	FOR DEPARTMENT USE ONLY
PERMIT N	O. Plans and specifications checked   Application checked and found   Stanfor for which permit is
	and found to conform to Ordinances, State Laws, etc.
22679	
3	SEP 13 1921 SEP 131821
-	Plus Examinos. Clerk, 8 (10001110)
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Exhibit 21	
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### CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

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

CITY (	of los angeles 🕝
DEPARTMENT OF	F BUILDING AND SAFETY
BUIL	DING DIVISION
Application for t	he Erection of a Building
	OF
أقبعو	CLASS "D"
Application is hereby made to the Board of Building and S tendent of Building, for a building permit in accordance with the jet to the following conditions, which are hardy agreed to be the	f Les Angeles: Enfety Commissioners of the City of Los Angeles, through the office of the Superir description and for the purpose hereinsiter set forth. This application is made sult undersigned applicant and which shall be deemed conditions entering into the exercis
	ge to seent any building or other structure therein described, or any portion thereo
Second: That the permit does not grant any right or privile for any purpose that is, or may hereafter be prohibited by ordinary Third: That the granting of the permit does not affect or no	ege to use any building or other structure therein described, or any portion thereo use of the City of Los Angeles. rejudice any claim of title to, or right of possession in, the property described in suc
permit.	
Lot No.	
Tract 10389	in an Thomas at
132 1 619	Approved by
Location of Building.	see Number and Street)
Between what cross streets.	Deputy,
USE INK OR INDELIBLE PENCIL	, Total
1. Purpose of building abartme	Families Rooms 20
2. OWNET (Print Name) MR E- MIZ	ent House, Hotel, or any other purpose)  S. MFNDEI MEYER
	- + Will St
70.	State
4. Certificated Architect	//2 Mg/MA/M State // Phone
5. Licensed Engineer. Land day	License No. 7 h. Phone.
6. Contractor	State. License NoPhone
7. Contractor's address	including all labor and material and all permanent
8. VALUATION OF PROPOSED WORK	lighting, heating, ventilating, water supply, plumb-   \$
9. State how many buildings NOW \	quipment therein or thereon.
on lot and give use of each.  10. Size of new building 40x50	ories
11. Type of soil o a Foundat	ion (Material) Depth in ground /2 "
10 Trible of Solidarian // 11 Trible of	foundation wall
12. Width of footing/.bWidth of	
18. Material exterior wall	ize of studs: (Exterior)
14. Joist: First floor. 2.x. Second floor.	Rafters Zx Material of roof Shanglan
15. Chimney (Material)	.x/1No. inlets each flueDepth footing in ground.
10. Size of new building 40 x 20 No. St.  11. Type of soil Foundat  12. Width of footing Width of  18. Material exterior wall Size Flue  14. Joist: First floor 2 x 5 Second floor  15. Chimney (Material) Size Flue  I have carefully examined and read the above coby certify and agree that if a permit is issued all the with whether herein specified or not; I also certify	ompleted Application and know the same is true and correct, and her provisions of the Building Ordinance and State Laws will be compile that plans and specifications filed will conform to all the Building
with whother herein specified or not; I also certify Ordinances and State Laws.	
	Sign here Mendal Mayer (Owner or Authorized Agript)
Plans, Specifications and other data must be filed if reguired.	Ву 13 у
FOR DEPARTM	
PERMIT NO. Plans ship Specifications checked	Zono Fire District
Anting Comments	No. Permit is issued
9708 Servicing and Application	Jan
Fig. 1 Sept. 1	Applicating checked and approved
PINS 7 The same	SPRINGLER Inspector CON
Evhibit 329	Valuation Included Valuation Inspector
Exhibit 227	

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	FOR	DEPARTM	ENT USE ONL	Y			
Application Appar	Fire District		Bldg. Line	'	orced Draft Vent	<b>11</b>	
(1) REINFORCED CONCE	Zoning	(2) The	Street Widening. building referre		Application wil	l be more	
Barrels of Cement		*****	*********************		**** ******************		
Tons of Reinforcing Steel		Sign He	e(Owner	or Authorised Age	nt)	***************************************	
(3) This building will than 10 feet from any other used for residential purplet.	her building	The	(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.				
Sign here(Owner or Authorize	d Agent)	Sign He	e(Owner	or Authorized Age	nt)	*************	
REMARKS:	***************	Vari	ance g	raules	lys	wand	
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### CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

## Application for the Erection of a Building class "D" + Class A Gara --

First upon any st Secon for any pur	t That the preet, alley or ad: That the pone that is.	g and Safety Commissioners of the by made to the Board of Build as building permit in accordance ditions, which are hereby agreed ermit does not grant any right cother public place or portion the permit does not grant any right or may hereafter be prohibited by ranting of the permit does not at	r privile reof. or privil v ordinar	ige to erect any build lege to use any build now of the City of Lo	ling or other structur ing or other structur s Angeles	re therein described, re therein described,	or any portion thereo or any porties thereo
Lot No	81	TR. 10.	389	·	i		· }
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Location	of Build	ling 112-114	- <i>  [6</i>	Ne Full	7	,-azr	Approved by City Engineer
Betweer	what cr	oss streets. Bev.	9	y & FI	rs+		Deputy.
USE IN	K GR II	DELIBLE PENCIL	ر			, ,	14
1. Pu	rpose of	building apartm	-1	House -	- Garage	Families	Room
	, .	Name) MR. & MR.	. Apartm	ent House, Hotel, or a  N.C. HOL	LER		one
3. Ow	ner's ad	lress 306 7, V.	ern	nont an		<del>(</del> *********************	<u> </u>
		Architect			State License No	,	ońe
	ensed En	Sin	77	soluk	o State	Ph	one
		the Mayer + 2	60	w	State NoLicense No		one:
		address 300 7	1. V	erment	are.	6	KDEM
		N OF PROPOSED WO	оv (	Including all labor to lighting, heating, ve- ing, fire sprinkler, e equipment therein o	ind material and all		2,000
	, , ,		/m	ing, fire sprinkler, equipment therein or	lectrical wiring and/ r thereon.	or elevator	
		use of each.		(Store, Residence, A	partment House, Hot		~ ~
	· 1	building 45 x //OI					
		-		on (Material)		•	
		oting 16.11 Wid					1.2
	7.	terior wall Work			, j		11.
	1	floor.Z.x.4.Second					V
15, Ch	imnéy (I	laterial) Totalize Fl	ue. 🗷	x. No. inlets	each flue	Depth footin	g in ground
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Plane, Suc	cifications	and other		Sign here	(Owe)ror Au	To Supple	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
data must	de filed if	equired;		Ву	<u> </u>		
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		Plans and descipations checked		Zana RY	No. 10	Stamp Permi	here when t is issued
1 20	1338	Correctifus value		Bidg. Line	Street Widening		
1	. J. r.	lecen	<u>.e</u>	FtApplication checked	Ft.	Aug	7-1936
PI.	ANS	Plane, Specialions and Applic		8/7/33	Ella an		
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Beck for	J	CEBTIE	CAT	E Mary lack	LE LE	T (0X)	27 that

	FOR	DEPARTME	ENT USE ONLY	1	
	Fire District		ŕ	Forced Draft Ventil	********
REINFORCED CONCRI	ETE	(2) The than 100	building referred to in this	s Application will be	more
Barrels of Cement. 40		****		;	Street
Tons of Reinforcing Steel.		Sign He	Cowner or Authorised	(gent)	*******
(3) This building will than 10 feet from any oth used for residential purpolet.	er building	(10) feel	re will be an unobstructe t wide, extending from any Public Alley at least 10 fe	dwelling on lot to a	
Sign here(Owner or Authorized	l'Agent)	Sign <sub>)</sub> He	(Owner or Authorised	Agent)	
	47	st.	APPROVED D	THE RESOLUTION OF THE RESOLUTI	3
FEE PAID \$			at me a man and a	74 April	Me . Mentant
		DEPAI	CITY OF LOS ANGELES RTMENT OF BUILDING AND	SAFETY	म <i>-१४९०</i> च्
l		BUI	ILDING LINE AGREE	MENT	******
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Menhon	evo	ept that the -back space,	not less than	y extend into aden	2 to 4 to 1
10 200 6	->		canopies and eaves		Ladelpa
***************************************		first flo	r terrace, without roof, ext or level only	6 ft	-4543-00
	1 .	Open rail	ng, not over 33 in. high, ard or terrace	ound such 6 ft.	*****
	*****	Fire Esca	pės	4 ft. 6 in.	*****
	pe	I hereby ag rmit to do t rdance there	gree to the above condition the work mentioned in this	application in ac-	47F43# ,
	; , <b>co</b>	rasnce mer	ewith. Meyer • (Signed)ly West	Authorized Agent.	******
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## DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

# Application for the Erection of a Building

To the Beard of Building and Safety Commissioners of the City of Los Ange Application is hereby made to the Board of Building and Safety Commission of Building and Safety Commission of Building for a building permit in accirations with the description ject to the following conditions, which are kereby agreed to by the undersigned the negative face of the negative conditions.	isa; nissioners of the City of Los Angeles, through the office of the Superin- and for the purpose hereinafter set forth. This application is made sub-
jact to the following conditions, which are nersoy agreed to by the undersigne at the permit the permit does not grant any right or privilege to erest upon any street, alley or other public place or portion thereof.  Seemad: That the permit does not grant any right or privilege to use for any purpose that is, or may hereafter be prohibited by ordinance of the C Tables: That the granting of the permit does not affect or prejudies any permit.	applicant and which shall be decrived conditions entering into the exercise any building or other structure therein described, or any portion thereof, its of the Angeles.
X 2	elaim of title to, or zight of possession in, the property described in such
Lot No.	
10000	
Tract	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Location of Building.	Approved by City Engineer
Between what cross streets	everly Depty.
USE INK OR INDELIBLE PENCIL	
1. Purpose of building appartmen	to - Sange Familie 3) Rooms 18
(Store, Disidente, Apartment House, E	ojel, or any other prispose)
306 N/ 1/2m	wont Ave
CO. OWING B AUMACOS AND	State
4. Certificated Architect	License No. Phone I
5. Licensed Engineer.	License No. 4 Phone 11 6338
6. Contractor Mayer + Haller	State License No. 3175 Phone
7. Contractor's address. J. G. N. Ven.	mont are. 19,000 laws
8. VALUATION OF PROPOSED WORK lighting, first special graph of the speci	il labor and material and all permanent ating, ventilating, water supply, plumbing, ventilating, water supply, plumbing rinkler, electrical wiring and/or elevator
	sidence, Apartment House, Hotel, or any other purpose)
10. Size of new building 11.x11.Q. No. Stories2.	Height to highest point 23. Size lot 38 x/30.
11. Type of soil. Toundation (Mar	erial) Depth in ground
12. Width of footing Width of foundati	on wall
18. Material exterior wall.	ds: (Exterior) 2 x 4 (Interior bearing) 2 x 4
14. Joist: First floor. 2x 6 Second floor 2x 10R	afters Lx 4 Material of roof Skungles
15. Chimney (Material) Bricksize Flue & x/3 No.	//
I have carefully examined and read the above completed A hy certify and agree that if a permit is issued all the provisions	pplication and know the same is true and correct, and here- of the Building Ordinance and State Laws will be complied
by certify and agree that if a permit is issued all the provisions with whether herein specified or not; I also certify that plans Ordinances and State Laws	and pecifications filed will conform to all the Building
Sign here	
Flans, Specifications and other data must be filed if required.  By	Hollische [ ]
FOR DEPARTMENT US	E ONLY 5777 For OO
PERMIT NO. Plans and Specifications checked Zone	Fire District Stamp hero when
22581 Corrections verified Bidg. Mag.	Strept Widehang
laren /C	) Ft. /// Ft.
Plane, Specifications and Application rechecked has approved	the transfer of the start of th
For Plant See Plied with	SPRINKLER Integrator & (1)
	6070 V. J. Uluma C

	FOR	DEPARTME	nt use only	3	] 1
plication	Fire District	1		Forced Draft Ventil	
	Zoning	(2)	Street Widening		J
EINFORCED	CONCRETE	The b	uilding referred to in this	s Application will be mo	20
rels of Cemen	t /00	******		Sire	.⊘` et
s of Reinforci	ng Steel 2/2	Sign Here	(Owner or Authorized )	igen(3	
n 10 feet fron	ng will be not less n any other building ial purposes on this	(4) There (10) feet	will be an unobstructer wide, extending from any ublic Alley at least 10 fe	d passageway at least to dwelling on lot to a Publ	en lic
here(Owners	or Authorized Agent)	Sign Here	Authorited Authorited	lgent)	-546 . 
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	of the state of th		in and a supplemental supplemen	an en er en	
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	DEPARTI BUIL	CITY OF LOS MENT OF BUIL DING LINE	ANGELES DING AND SAFETY AGREEMENT		115a
	DEPARTE BUIL  I hereby agree treferred to in this	CITY OF LOS MENT OF BUIL DING LINE that the buildid application wi	ANGELES DING AND SAFETY  AGREEMENT  ng and every portion ther ill be set back from the str	Assignment of the state of the	man and a second
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	DEPARTE  BUIL  I hereby agree to referred to in this property line not except that the form set-back space, as  Cornices, can	CITY OF LOS MENT OF BUIL DING LINE that the buildi application wi less than llowing proje follows; opies and ear	ANGELES DING AND SAFETY  AGREEMENT  ng and every portion ther ill be set back from the str  // f ctions may extend into strone  2 ft. 6 in.	And the second s	enth and a second
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11

# BUILDING DIVISION

# Application for the Erection of a Building

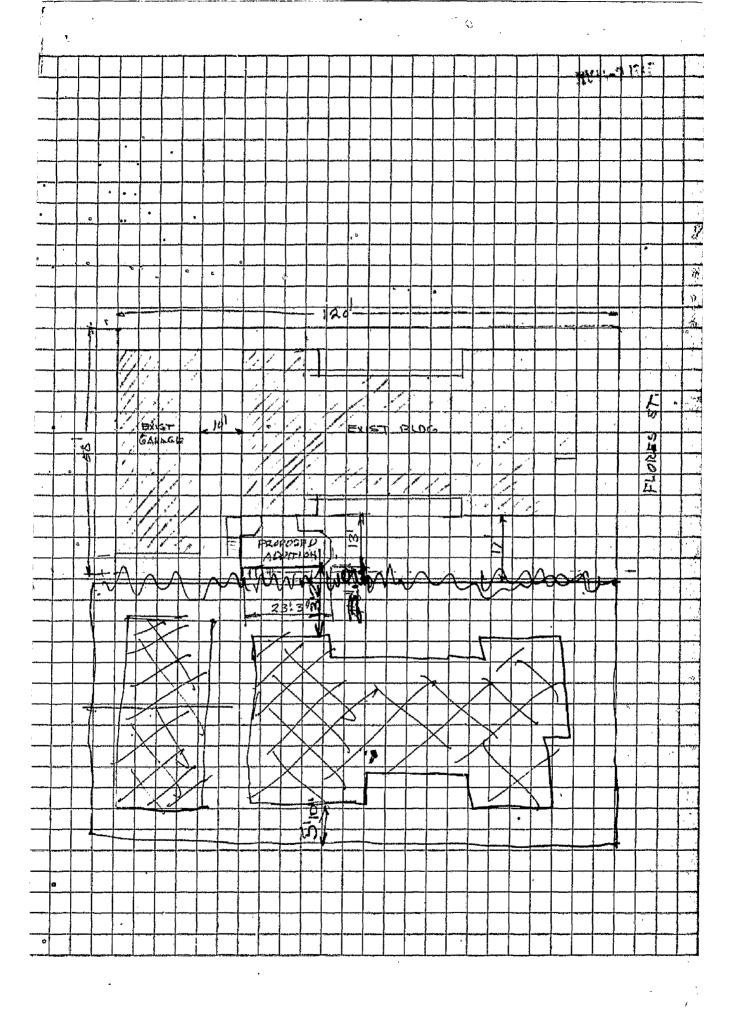
CLASS "D"
To the Seard of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description 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
First That the permit dees not grant any right or privilege to erect any building or other structure therein describes, 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 describes, or any portion thereof.
for any purpose that is, or may bereafter be prohibited by ordinance of the City of Los Angelse.  Third: That the granting of the permit dees not affect or projection any claim of title to, or right of possession in, the property described in such permit.
Lot No. 80
LOU NOQ
Tract
Location of Building 118-1/2-20-22 No. Flores Approved by City Engineer
(House Number and Street)
Between what cross streets Beverly & 181
USE INK OR INDELIBLE PENCIL
· 4040m44m1) th
(Store, Residence, Apartment Moure, Retel, or any other purpose)
2. Owner (Print Name) MRS. E. MRS. MEDDEL MEJER Phone MO 11124
3. Owner's address 306 NO. UERMONT AVE.
4. Certificated Architect State State Phone Phone
5. Licensed Engineer Gea Fas dy & E License No Phone
6. Contractor MEYER & HOLLER State No. 3175 Phone MD III
7. Contractor's address 306 NO. UERMONT AVE. OKWMT
8. VALUATION OF PROPOSED WORK [Including all labor and material and all permanent] \$
9 State how many buildings NOW) DOUE
on lot and give use of each. (Stere, Residence, Apartment House, Hotel, or any other perpose)
· ·
11. Type of soil Foundation (Material) Collic Depth in ground 12.
12. Width of footing
18. Material exterior wall STUCCOSize of studs: (Exterior) 2x4. (Interior bearing) 2x4.
14. Joist: First floor 2 x & Second floor 2 x 2 Rafters 2 x AMaterial of roof SHIUGLES
30 Kb m 12 12 m 12 12 m 12 12 m 12 12 m 12 m
I have carefully examined and read the above completed Application and know the same is true and correct, and here- by certify and agree that if a permit is issued all the provisions of the Building Ordinance and State Laws will be complied with whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building
with whether herein specified of not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.
Sign bere By By Asharida Agrail)
Plane, Specifications amplither data must be field if registred.  By All Machonial
FOR DEPARTMENT USE ONLY 5472
PERMIT NO. Free Cal Specifications checked   Zions   Fire Dietript.
mad No. 10 Promit is broad
5147 Correction vertical   Balance   Proper Williams
2/9/39 149-4 May
1 2/9/32
A ANS The Principle of
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and the second s	
YOR )	DEPARTMENT USE ONLY
Application Fire District Zoning	Bldg. Line Porced Draft Ventil.
(1) REINFORCED CONCRETE	(2) The building referred to in this Application will be more than 100 feet from
Barrels of Cement	Street.
Tons of Reinforcing Steel	Sign Here (Owner or Authorised Apart)
(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.	(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.
Sign here(Owner or Authorized Agent)	Sign Here (Owner or Authorited Agent)
REMARKS: 1/41/39/1905	
PLAN CHECKING	<u></u>
RECEITTNO	
VALUATION \$ 1000	; _apiù
FEE PAID \$ 30 CG	44444
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# APPLICATION TO ALTER, REPAIR OR DEMOLISH AND FOR A Certificate of Occupancy

Form B-3-50M-10-47 CITY OF LOS ANGELES
DEFARIMENT
OF
BUILDING AND SAFETY BUILDING DIVISION

•						********
Tract J	ð3 <del>8</del> 9			·		
118-40	120-122-	t. 140	1 6 m	f 1	1	pproved by
Location of	Building		(House Number and S	treet)		ity Engineer
Ratureau urb	at cross streets	river by B	lide to	ret di		Deputy
t "	R ÎNDELIBLE PÈ	1		***************************************	,	Deputy,
Y				Fami	lies 4 Root	ns.20
			riment House, Hotel or o	_		-
			for present occup	-	. 10	
			ovingSAME	Fami	,	ns. 2.1
4. Owner	MENDE MEY		(Print Name)	B O 4~	Fl Ser LaG	
	Address			State	-5/7 Phone	
			CDanaro	Chata		
	_			State	d54 Phone	
	tor's Address		# P D & E   # D P P P P P P P P P P P P P P P P P P	License No	Phone	<b>4</b> 44444444444444444444444444444444444
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•	TION OF PROPO		Including all labor and lighting, heating, venti ing, fire sprinkler, el- equipment therein or	ctrical wiring and thereon,	elevator } \$5.4.0.0	A
11. State ho	w many buildings	NOW }2	APT. A GARAC (Store, Dwelling, A	<b>B</b>	tel or other purpose)	**********
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4	l Exterior Walls	WARD & PLA	~+**		ior framework	
•	e briefly all propo	(Wood)	l, Steel or Madonry)	^	(	Vood or Steel)
	e prieny an propo C. BEDROAM			Low	)	
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ORIG	INAL PLANS	F1660 1939	***************************************	1 )		~======================================
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1435

MEYER--Continued

Louis barber h 1032 W 55th Louis lab r 715 Bailey

Louis v-pres Meyer Bros h 933 S Bur-

lington av
Louis A carpet ctr h 1421 W 10th
Louis G clk P O h 618b W 46th
Louis M hay 307 N Los Angeles h 1623

Lucile av
Louis N music tchr 812 Sunset blvd

Louis N music tchr 812 Sunset blvd
Louise wid Achilles h 2224 E 8th
Louise dom 1537 W 9th
Lucile M Mrs lndywkr 1427 Griffith av
Mabel r 132 S Hill
Mabel fur rms 122 S Hill
Marcus L h 1106 W 37th dr
Margt E wid J B E h 1235 W 37th
Marie L r 217 N Coronado
Maurice A (Souvenir Cloth Photo Co)
h 134c W 36th
Max clk h 2650 N Sichel
Mendel (Milwaukee Building Co) h 842
S Berendo

Berendo

Michl r 419½ N Main Minnie M steno r 217 N Coronado Morris tailor 2302 S Grand av h 2302½

Mosier surveyor City Eng r 544 Britannia

nia
Myrtle steno r 950 W 7th
M h 612 St Paul
M h 1249 S Grand av
Nate office 446 S Main r 2100 City View
Paul S slsmn h 1403½ Griffith av
Paul W sec-treas F Obrikat Fur Co h
4717 Elmwood av
Paulina wid C r 2650 N Sichel
Pauline clk r 1101 S Central av
Robt moldr r 2224 E 8th
Rose C W steno r 1157 W 25th
Rudolph H slsmn h 5356 7th av
Saml shoemkr 123¾ N San Pedro r 127
N Utah Utah

Saml E bkpr Rosenberg-Jacobson Co Sever r 5811 Benner

Solomon pres Meyer & Talbott Co h 1546 4th av

Sylas S with A J Copp ir r 544 B. itannia

Theo V driver h 818 W 16th Vernon J dftsmn r 677 E 52d pl Victor mach hd C J Kubach Co h 1024 Indiana

Wm r 533½ S Spring
Wm collr Columbia Outfitting Co r 1729
N Wilton pl

notions 1221 S Central av h 1101  $\mathbf{w}_{\mathbf{m}}$ 

Wm notions 1221 S Central 2.

E Pico
Wm E dftsmn r 1168 N Commonwealth
Wm F porter h 3517 Eagle
& Beck (Julius Meyer, Benj Beck) barbers supplies 422 E 5th

MEYER & TALBOTT CO, S Meyer Pres and Sec, J G Talbott V-pres and Treas, Wholesale Jewelers 512 S Bway Meyerhofer Carl waiter h 528 W 55th "Neil F fireman h 218 N Hope Meyerhoven Louisa Indywkr r 1727 Santa Rosa pl

Meyerl Cath wid E G h 552 E 31st

"Elizabeth tchr r 552 E 31st

Meyerose Henry F h rear 6023 York blvd

Meyerott John L plumber h 319 E 35th

"Walter H steno h 706 W 47th

MEYERS, see also Maiers, Mayers, Meiers and Myers

Aaron slsmn 5th St Store h 157 W Jefferson

Exhibit 27

Adelia wid G G h 840 W 77th
Albt G mach r 3029 W 10th
Alex bkpr r 157 W Jefferson
Anthony carpet layer r 620 S San Pedro
Anthony J clk h 4571 Fountain av

MEYERS—Continued

Arthur M clk r 5707 Pasadena av A F driver r 973 El Paso

A F driver r 973 El Paso A J carp r 6316 Fountain av Ben E clk r 1616 Bonnie Brae Benj driver r 515½ W 7th Chas mgr American Import Co r 2062 W 29th

Chas Plumber h 332 S Prichard Chas A h 633 W 18th Chas C clk Illinois-Pacific Glass Co r Pasadena

Chas E brakeman r 258 E 1st

Chas I auto opr Golden State Auto Tours Co

Mendel Meyer

home at 842 S

Cottage Home Alexandria av

Edwd actg firemn L A Gas & Elec Corp r 928½ W 1st Edwd F clk h 1504 Alessandro Eliza J r 1839 Winfield Elvina wid Peter b 1447

Eliza J r 1839 Winneld Elvina wid Peter h 1447 W 37th pl Emil M mtrmn r 3511 Arroyo Seco av Esther P r 236 E 38th Eugene bartndr W H McCormick r 729

S Griffin av

S Griffin av
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Delia sten h229 S Westlake av
Delia Mrs mgr Kenyon Hotel r411'4 E 7th
Desire J mgr Dalma Garage r620 S Figra
Dick truckmn R836 E Kensington rd
Don C radio techn r885 Cumberland
Donald C (Lirim) tile setter h1217 Locke av
Earl C agt Met Life Ins Co r Montebello
Edith L tchr City Sch r Glendale
Edwa C music tchr Platt Music Co r8459
Fountain av
Edw (Garrett's Furn Shop) r2420 S Hoover
Edw D waiter r1224 E 76th nl
Edw (Garrett's Furn Shop) r3420 S Hoover
Edw L (Eliaine) sismn r919 S Grand av
Edw W lab h1622 W 60th
Edw W lab h1622 W 60th
Edwa W lab h1622 W 60th
Edwa W lab h1622 W 60th
Edwa M lab h162 W 60th R311 h3863 S Van Ness av
Edwin C (Olive) road inspr h2605 Roseview av
Edwin G with Tucker Hunter Dulin & Co
r4133 Ventura Canyon dr
Egill E tel reor r4665 Pas av
Elaine Mrs sten r919 S Grand av
Elaine Mrs sten r919 S Grand av
Eliane Mrs sten r919 S Grand av
Elia (Gilmore & Meyer) r837 W 102d pl
Eliz (Gilmore & Meyer) r837 W 102d pl
Eliz (Gilmore & Meyer) r837 W 102d pl
Eliz (Wid H J) h630 Sierra
Eliz (Wid H J) h630 Sierra
Eliz A Mrs h1740 Glen Albyn dr
Ella M sten r161 E 38th pl
Ellsworth den (hty Atty r4262 W 1st
Elsa r617 W 53d
Elsie sten Co Civil Service Count r4224 Sth " En'l (Esther) slsmn Walker's h523 Heliotrope dr
Emin (wid Carl) r617 W 53d
" Ernest R (Olga J) (National Saies Dry Goods Co) h1062 N Hobart blvd
" Esie clo clnr 2526 Dayton av
" Esther mach opr r1366 W 38th pl
" Esther M bkpr CNT&SBank r1237 N Edgemon Esther mach opr 11366 W 38th pl
Bother mach opr 11366 W 38th pl
Bother mach opr 11366 W 1237 N Edgemont bear CNT&SBank r1237 N Edgemont Estate unree r1212 Shatto
Edge J (Lucile M) auto mech 721 S Johnston
Eunice J tchr City Sch r2523 Overland av
Eva r806 Waterloo
Eva r806 Waterloo
Eva r806 Waterloo
Frank musician r1120 S Oxford av
Fannie asst sec Home Bidg & Loan Assn r
1923 N Mariposa av
Fannie Mrs r2010 W 85th
Frances H sten Co Road Dept h112 S Occidental blvd
Frank r1000 Wilde
Frank r1000 Wilde
Frank chauf r403 N Figra
Frank chauf r403 N Figra
Frank pres-mgr Forest Drug Co r2710 Cincinnati
Frank (Albertina) driver h6314 10th av
Frank K (Albertina) driver h6314 10th av
Frank K 860 S Berendo
Frank K 860 S Berendo
Frank W 1860 S Berendo
Frank W 25tb
Fred r8559 E 4th
Fred r8559 E 4th
Fred r8559 E 4th
Fred chl915 38th pl
Fred athletic instr r1264 W 25tb
Fred lab r6740 Brynhurst av
Fred (Margt) lather h6916 2 S Figra
Fred (Margt) lather h6916 2 S Figra
Fred C mgr Hobb's Battery Co r2268 W
14th
Fred D mgr Consumers Yeast Co r2000 Miramar
Fred F (Mildred) furn fnshr h1170 Chad-"Fred D mgr Consumers Lucars"

"Fred F (Mildred) furn finshr h1170 Chadwick dr
"Fred K (Leona) mach h7923 Whitsett av
"Fred N formn Haas Baruch & Oo r1140 4th av result of the second of MEYER FRED W (Katherlen) Advertising Menager Platt Music Co h6319 Colgate Av. Tel Oregon 5950

"Fred W (Bessie) clk h1737 College V15W ager Platt Music Co h6319 Colgate Av. Tel
Oregon 5950

Fred W (Bessie) clk h1737 College View
pl
Frieda sten r622 N Detroit
Frieda sten r622 N Detroit
Frieda L Mrs smstrs a294 W 65th
Gabe archt r434 Lorraine blvd
Geo (Doris) pntr h1512½ W 52d

MEYER GEO A (Eleanore N) Comptroiler Security-First National Co, h6574 Fountain
Av. Tel Gladstone 3460
Geo C slsmm May Co r Glendaic
Geo E (Eliz M) nach h1323 W 61st
Geo E (Eliz M) nach h1323 W 73d
Geo J (Bertha) h1251 W 47th
Geo J (Bertha) h1251 W 47th
Geo W 14262 Hillcrest rd
Geo W (May) slsmm h445 N Alfred
Gerhard petroleum eng Buckeye Union Oil Co
r Pasadena
Gertrude ck r2534 Hillcrest dr
Gertrude ck r2534 Hillcrest dr
Gertrude P cash Bullock's r685
Grace H office sec L A Teunis Club 1601 Glen L mgr Cut Rate Mkt r109 s Lincom Park av Grace H office sec L A Teunis Club 1601 S Detroit Grace L r3915 Flower dr Gustav Gretel) h1828 Santa Ynez Gustav (Mary) clk h2710 Cincinnati Gustav (Mary) clk h2710 Cincinnati Gustav P clk r2262 W 26th pl Gustav clk r617 W 53.1 Gustav clk r617 W 53.1 Gustav clk r617 W 53.1 Gustav Clx r617 Coral chanf h3302 N Bway Gustave H pharm Geo Ohrling r1957 Camden av

MEYER

"H L E ir & Co L H Vallery sls mgr pig iron
453 S Spring R1035

"Hannah M Mrs h5044 S Figra

"Harold (Eliza) rancher h661 N Beimont av

"Harriet V tchr r445 N Alfred

"Harris E r433 S Van Ness av

"Harry (Sarah) h503 Brittaria

"Harry (Sarah) h503 Brittaria

"Harry C (Louise) dritsmn h6575 Raymond

"Harry E (Rose) clk PO h2405 Halm av

"Harry F slsmn r4517 Prospect av

"Harry G (Mary) printer h6011 6th av

"Harry F of Mary) printer h6011 6th av

"Harry G (Mary) printer h6011 6th av

"Harry F of Mary) h eng h1234 W 75th

"Harry F of Clara H) eng h1234 W 75th

"Harry B h345 La Verne av

"Helen Beauty opr h1621 3/ Argyle av

"Henry (Berthan h8103 Bell av

"Henry D (Eliz) carrier PO h1329 N June

"Henry D (Eliz) carrier PO h1329 N June

"Henry D (Eliz) carrier PO h1329 N June

"Henry T (Anna) shoe repr 926 S Lorena

"Henry M (Tily Carrier PO h1329 N Serrano av

"Herbt slsmn h3950 W 8th

"Herbt (Hidegard) tech advisor Agfa Raw

"Film Corp r6054 Yucca

"Herbt W stockpr r1101 Clela av

"Herbt W tchr City Sch r1604 N Serrano av

"Herbt W stockpr r1101 Clela av

"Herban H (Mabel) slsmn O M Young h1004

E 82d

"Herman H (Mabel) slsmn O M Young h1004

E 82d

"Herman H (Mary) shoe repr h1035 S High-MEYER
"Louis N (Rena) musician h351 N Orange
dr "Herman H buyer Saars Roebuck & Co r Walnut Fark
Herman H (Mabel) slsmn O M Young h1004
B 82d H (Mary) shoe repr h1035 S HighHerman H (Mary) shoe repr h1035 S HighHerman R locksmith r337 S Johnston
Hisko C mining 417 S Hill R439 r Long
Beach
Howard W clk r1767 W 21st
Hugo wood fishr h617 W 53d
Hugo F (Regina) h1419½ 5th av
Jone Ch r3118 S Grand av
Jone Ch r3118 S Grand av
Jone Ch r4118 S Grand av
Ione Ch r4118 S Grand av
Ione Ch r4118 S Grand av
Ione Ch r4118 S Grand av
Jessel Mrs r3820 W Adams blvd
J D h1922 Montrose
J I D acet Pac Pipe & Supp Co r Alhambra
J Eug (Mary T) h629 S Griffin av
Jacob (Lena R) h2114 Bonsallo av
Jacob W (Mary) wichmn h1219 Locke av
Jas R (Alice V) h1030 N Harper av
Jas B (Alice V) h1030 N Harper av
Jas B h r mgr Safeway Stores r Santa Monica
Jessie M compt opr r3281 Monette rl
John clk r1554 Lemoyne
John (Nellie) slsmm h5074 Fountain av
John whsmn Johnson Carvell & Murphy r
Downey
John C (Margt) h697 ½ Hgliotrope dr John (Elizia 14854 Carnegie
John clk r445 N Alfred
John clk r455 N Alfred
John clk r455 N Alfred
John clk r1554 Lemoyne
John C Honson Carvell & Murphy r
John C (Marst) h607 ½ Heliotrone dr
John C (Marst) h607 ½ Heliotrone dr
John E (Gertrude) sismu r829 W Gage av
Jos (Clara B) h7231 Parmalee av
Jos (Clara B) h7231 Parmalee av
Jos (Clara B) h7231 Parmalee av
Jos (Clara) h609 N Soto
Jos (Laura) h609 N Soto
Jos (Clara) mgr Western Drapery Co r622
N Detroit
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N Detroit
Jos A plmbr r7923 Whitsett av
Jos A (Lillie) oilwkr h1102 S Fetterly av
Jos C (Marst) mach h727 W 34th
Jos C (Jewel) mgr Courtland Apts h116 S
Westlake av
Jos C (Ruth) office mgr Warman Steel Casting Co h956 W 102d
Jos F (Trula E) h1428 E 78th
Jos H (Mary) h3915 Flower dr
John H (Carrie A) tailor h220 E 46th
Julius (Clara) h1570 W 63th
Julius (Clara) h1570 W 51tol (Clela av
Karl (Maud) his 6169 York Livd h6133
Annan way
Karl Ack 2219 S Flower Karl Medd ins 6169 York Livi h6133
Annan way
Karl A cik r219 S Flower
Karl A cik r219 S Flower
Karl A (Eliz) sismn h913 W 56th
Karl A sismn Gunnerson Shoe Co r1216
W 57th
Katie B (wid Herman) r300 N Citrus av
Katie M Mrs r827 W 97th
Kenneth b1351 % N Mansfield av
Kenneth E r445 N Alfred
Kenneth E r445 N Alfred
Kenneth L (Ruth) pressn r2125 N Highiand
Kittie Mrs h865 ½ N Hoover
L A Mrs h133 N Kenmore av
L W h5239 Monte Vista
Lawrence H (Lolita) engr h1010 S Lorena
Lawrence W (Sylvia) h1284 % Sunsct blvd
Leah J stem 236 S Coronado
Leo R (Pay M) slsmn h717 Parkman av
Leon C asst cash Federal Reserve Bank r Monrovia
Leonard (Ella) slsmn h931 W 18th Leo gro 2007; Southwest Leo E lab r6314 10th av 177 Parkman av Leo R (Fay M) sismn h717 Parkman av Leo R (Fay M) sismn h717 Parkman av Leo R (Fay M) sismn h7032 W 18th Leonard (Ella) sismn h931 W 18th Leonard H (Ida A) h5032 Cimarron Lester L civ eng r351 N Orange dr Lillian clk r2834 Hillerest dr Lillian E clk r3915 Flower dr Lillian M Mrs h2033 W 43d Lillian M Mrs h2033 W 43d Lillian M W h6238 We Longpre av Floyd printer r1221 W 42d Logan G (Pearl) clk h109 S Lincoin Park av Lois E tchr City Sch r2923 S Hope Long M (Ellen E) whol lmbr 756 S Bway R330 h333 S van Ness av Loriane B buyer Bullock's r1769 W 27th Lottle Mrs r442 N Breed Louis barber 4571 Whitter blvd r628 S Humphreys av Louis Sismn r1032 W 55th Meyer Louis Sismn r1032 Bark Bilde. 325 W MEYER LOUIS JR (Bertha) Mgr Union Company, 3d Floor Union Bank Bidg, 325 W 8th, Tel Trinity 5411, h6216 Warner Dr. Tel Oregon 8722

"Louis C clk 74568 Lockwood av Louis M (Clara) pdlr h1623 Lucile av

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"Louis N (Rena) musician h351 N Orange
Ur.

"Louise Mrs r1417 W 84th pl
"Louise (wid Eli) h1923 N Mariposa av

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"Marcus L (Emma) h1205 37th dr
"Margt th1384 37th pl
"Margt drismkr r6217 Yucca
"Martus L (Emma) h1205 37th dr
"Margt E (wid J L) r717 Parkman av
"Margt P tel opr r537 S Johnston
"Marie Ck r1050 West blvd
"Marie Ck r1050 West blvd
"Marie R 12322 Echo Park av
"Marie B 12322 Echo Park av
"Marie E n1943 41st pl
"Marie M sten r1329 N June
"Marie M sten r1329 N June
"Marion 2605 Roseview av
"Marion 2605 Roseview av
"Marion 2605 Roseview av
"Marion M (r128) Loske av
"Martha Ck r1828 Santa Yner
"Martha Ck r1828 Santa Yner
"Martha L 241 N Havenhurst dr
"Martha L 1241 N Havenhurst dr
"Martha L 1241 N Havenhurst dr
"Martha S (Hatie) Grier Print) 48
"Marie S (Hatie) Grier Print) 48
"Marie S (Hatie) W 64th
"Marie (Alice) gro 1401 W 54th h7012 S
"Merill W ck r146 W 66th
"Midred sten r4128 W 220 pl
"Milton r5853 Virginia av
"Merill W ck r146 W 66th
"Mildred sten r4128 W 220 pl
"Milton r5853 Virginia av
"Milton r685 N Ada) Chainmn City Eng h321
"Telephone
"Mosier M (Ada) chainmn City Eng h321 "Milton H mgr Security Cut Rate Mkt h400 S Kenmore ay "Minnie J Mrs n3871 Seneca ay "Minnie J Mrs n3871 Seneca ay "Mosier M (Ada) chaimm City Eng h321 Robinson Myron H clk r5877 S Gran1 av "Myron E sec-treas Cal Textile Sponging Co and mgr Sou Cal Pleating Co r Beverly Hills "Myrtle nurse r1623 Lucile ay "Nathan B novelties 505 S Central av r427 Grand View "Nelson W (Ethel A) sisniv h3239 Lacked Nina B smstrs Boyertown Burial Casket Co City Chief (Grand Lever City Sch 1366 S Rampart bird "Oscar Ebic" shoes 6522 Hwood blvd 1171 S Martiel ay "Otto H (Mazie T) barber 13443 5th av Otto H (Mazie T) barber 13443 5th av Otto H (Mazie T) barber 13443 5th av Otto J (Marion) tile setter h3518 S Bronson ay "Otto W (Marie) barber 13863 S Westn av enmore av J Mrs n3871 Seneca av M (Ada) chainmn City Eng h321 "Geora sterliker r1953 E 3d
"Otto A (Vena) sisma b5953 Vinginia av
"Otto A (Vena) sisma b5953 Vinginia av
"Otto A (Vena) sisma b5953 Vinginia av
"Otto A (Marion) tile setter h3518 S Bronson av
"Otto W (Marion) tile setter h3518 S Bronson av
"Otto W (Marie) barber 3863 S Westa av
h1727 W 39th
Paul (Rose) deept ager Platt Music Co a307
S Boyle av
"Paul W (Adele) real est 1023 N Westa av
h2306 Hillhurst av
Peter r1029 W 9th
"Heter V dent mgr Investors Sec Co r Pasadena
"Philip (Mildred) h5553 Carlton way
"Powell (Hortense) gas sta 4001 S Vmont
av r1656 Winfield
Ralph (Rose) credit mgr Brownstein Louis Co
h510 S Kenmore av
Ralph Helecth r1339 N Martel av
Ray A (Nona) studiowkr r616 W 61st
Regalma Mrs mgr Ann Ainns Apts r608 N
"Richd A h2742½ W 4th
"Robt D ian r048 Hollins
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"John Searcher Ti&TCo r3640 Watseka av "John C (Alice) elec supps 5634 N Figra h271 Lamont dr Lamont dr Holland Rev 15 S Bway R209 h64 (Sarah J) lawyer 315 S Bway R209 h64 (Sarah J) lawyer 315 S Bway R209 h75 Bway R209 h75 Bway R209 h75 Bway R209 h75 Bway R20 Percy (Juanita) 1816 ½ N Westlake av

Peter tchr r3972 W 9th
Philo K operating mgr Zellerbach Paper Cor Altadena
R A r1007½ S Figra
R M clk Sears Reebuck & Cor Hermosa Beach
Ralph 1947 Francisco
Ralph 1947 Francisco
Ralph W r4943 Glen Iris av
Rantos Co Inc Anna Lifshiz br mgr phys
specialities 52 0 W 7th
Raymond E (Bertha M) uphol h136 W 70th
Raymond E (Bertha M) uphol h136 W 70th
Raymond E (Bertha M) uphol h136 W 70th
Richd Clk r2136 W 73d
Robt H (Pearl T) sismn May Co h316½
NAV 66
Robt H see Holland-Worley Rug Cor Manhattan Beach
Rose Mits r2426 ½ Hillerest dr
Rose Mits r2426 ½ Hillerest dr
Row W (Barbara) tile setter h2816 Clover
dale av
Ruth sten Jones & Kavanaugh Cor Walnut
Park
Saml V (Mabel) oilwkr h1253 Temple
Sarah J (wid J J) h761½ Vine
Scott (Iris) carp r2923 West View
Sidney J (Bessie) clk PO h322 W 52d pl
Sunner R window trmr SCECo r654 S Bonsing Hand Nord Cornado
Thaddens ronwkr r109 W 87th
Thomas h512 W 1st
Thomas (Gladys) clk r1327 Santee
Thos A (Edna R) bkpr W Crenshaw h5105
Thos R h917 Hammond
Virginia h5462 Marathon
Virginia "Winited A sec Shaw Bailey & Poe r1271 Velasco
"-Worley Rug Co R L Holland pres R H Holland sec draperies 721 S Flower
"Wylie clk r3013 Asbury
"& Herd W M Holland Al Herd) used cars the Holland (C F K D and P D) lawyers 704 Spring R61r scook Roger Love Hollander Albt C (Emma) farmer h1133 W Albert Albt C (Emma) farmer h1133 W Albert Albt C (Emma) farmer h1133 W Albert Constant C M Albert C M A

HOLLANDER

David trunk mkr r1215 W 3d
Earle M ir clk Wm Cavalier & Co r Arcadia
Emanuel (Esther) physical instr Al Williams
Health System h138 N Soto
Evelyn r437 Cochran av
Harry r2606 Bklyn av
Harry r1306lel garage 3965 ½ W 6th h948
Valencia
Jack r306 Clay
John mfrs azt 307 W 1st R210
John mfrs azt 307 W 1st R210
John sismn h859 S New Hampshire av
Lucile r437 Cochran av
Lucile r437 Cochran av
Mark r856 Fedors
Midred r2705 S Mmdie av
Cocar (Reha) clk h2647 Redondo blvd
Rose Reha) clk h2647 Redondo blvd
Rose Rose Stem Mutual Realty Co r807 N Soto
Ruth N kk r20 Library h136 E Av A
Saml plnys 427 W bl Library h136 E Av A
Saml plnys 427 W bl Library h136 E Av A
Saml plnys 427 W bl Rabe of Am r806 N Citrus av
Sol r715 S Hope
Sylvia Mrs h437 S Cochran av
Viola mlnr r1225 S Union av
W Hollands Wm H slsmn Simons Brick Co h406
N Laurel av
Hollands Wm H slsmn Simons Brick Co h406
N Laurel av
Hollander Wm S (Bertha) furrier T V Grant
h1354 S Tremaine
Hollanders Thelma bkpr Hyman Simon r948 S
Figra
HOLLAR, See alse Holer
"Danl M installer SCTCo r Huntington Park Hollanders Thelma bkpr Hyman Simon r948 S
Figra
HOLLAR, See also Holer
Dani M installer SCTC r Huntington Park
Gladstone masseur r125 W 36th 1978
Hollard Thos (Lila) serv sta atdt b5347 Lemon Hollards Abart 1107 Hacienda pl
Edigar C (Sarah A) 11761 Effic
Edigen r2200 6th av
Edigar C (Sarah A) 11761 Effic
Edigen r2200 6th av
Edigar C (Sarah A) 11761 Effic
Edigen r2200 6th av
Edigar C (Sarah A) 11761 Effic
Edigar R1 Mr 11275 Elysian Park av
Hollcraft Edw I (Edna) lab h4534 Eagle
Holle Carle smstrs r5882 ½ Brentwood
Holleraft Edw I (Edna) lab h4534 Eagle
Holle Carle smstrs r5882 ½ Brentwood
Holleraft Edw I (Edna) lab h4534 Eagle
Holle Carle smstrs r5882 ½ Brentwood
Holleraft Edw I (Edna) lab h4534 Eagle
Holle Carle smstrs r5882 ½ Brentwood
Holleraft Edw I (Edna) lab h4534 Eagle
Holle Sargen Sarah W 37th
Mark (Vina) pntr 12616 Marsh
Marini candy mkr r1200 W 45th
Holleraft Mr Carrie) pntr h1736 W 64th
Holleraft Carle Sarah W 37th
Holleraft Carle Sarah
H

HOLLENBECK

"Lex S (Evelyn M) auto mech h14284 W
59th

"Libbie Mrs social service dir First M E Ch
r1935 Browning blyd
"Lodge No 319 F&AM 2130 E 1st
"M W shtmtlwkr Auto Sheet Metal Wks r Willowbrook
"Martina A (Pearl R) pntr h339 W Colden av
"Martina E (wid H C) h623 N Sierra Bonita av
"Martina E (wid H C) h623 N Sierra Bonita av
"Martina E (wid H C) h623 N Sierra Bonita av
"Martina E (wid H C) h623 N Sierra Bonita av
"Martina E (wid H C) h623 N Sierra Bonita av
"Masonic Temple 2130 E 1st
"Myrtle (Westin Av Permanent Wave Shoppe)
r535 N Manhattan pl
"Park S St Louis bet 4th
"Paul 2234 Winston
"Pressylerian Church Rev Isaac P Ward pastor
"Pressylerian Church Rev Isaac P Ward pastor
"Raynon' H Hcager r1203 E 7th
"Riley D (Marietta) shimtlwkr h6220 S Hoover
"Ronald G floor by r r1534 W 93d
"Sherman L (Libbie C) fruit buyer h1935
"Sterman L (Libbie C) fruit buyer h1935
"Sterman L (Libbie C) fruit buyer h1935
"Tent No 127 The Maccabees 356 S Bway R312
"Tent No 127 The Maccabees 356 S Bway R312
"Tent No 127 The Maccabees 356 S Bway R312
"Tent No 127 The Maccabees 356 S Bway R312
"Tent No 127 The Maccabees 356 S Bway R312
"Theo W meat ctr r124 W Av 28
"View Hotel 2033 E 4th
"Wm H r1935 Browning
"Wm H (Grace C) mtrm Hollenberg Clara Mrs h383
Hollender M C h3016 W 9
"Max (Ellen) h2537½
"Hollensbee Isobel E slswn
"Louis S (Captola) slsmn
Hollensteiner Ruth A r414
HOLLER, See also Hollar
"Arth R (Eliz) h4228½
"Denna F (wid J A) r3827 S Hope
"August C r2223 Cochran av
"Jas F Almas av (Meyer & Holler) h420
"N Las Falmas av (Meyer & Holler) h420
"Wesley C (Karlan G) (Meyer & Holler) h420
"Wesley C (Karlan G) (Meyer & Holler) h420
"Wesley C (Karlan G) (Meyer & Holler) h420
"Marka P bkpr Douglas Bldg r1846 Crenshaw
blvd
"Le Roy L (Edna) mtrmn h2215 Huron
"Martha P bkpr Douglas Bldg r1846 Crenshaw
blvd
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" Lex S (Evelyn M) auto mech h14281 W hold bird Douglas Bidg f1846 Creasnaw bird Holleran Medical Group (James F Holleran) Gilbert R Owen, Thomas R McHugh, Walter M Holleran, John S McAtee, Herbert A Niebergall Stephen B Devin) Physicians and Surgeons 1800 W 6th, Tel Exposition 3155 "Nora prin Fifteenth Street Sch (San Pedro) r.1846 Creashaw blvd "Walter M (Thelma) phys 1800 W 6th h101 S Citrus av Hollerman Irene Mrs h922 W 7th pl Hollers C E musician h2877 San Marino Hollett Alice C cash Bway Dept Store r South Gate "Jane h621 W 4th "Thos H (Helen E) auto mech h4029½ Denker HOLLEty. See also Holly Gate

"Jane h621 W 4th

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"Bessie L r3130 Hutchison av

"Billy clk r153 W 25th

"Calle F (Evalie) Ibrum h766 Crane blvd

"Carolyn Kr see Angelus Temple r1741 Clinton

"Clyde L r1930 W 36th

"Dreu L r930 W 36th

"Edith V bkpr Marvel Carbureter Sales Co r4269

"McClung dr

"Edw L (Myrtle) r1200 W 29th

"Ell A putr r1142 E 74th

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"Everett Mc K (Madeline) floor fnshr h343 E

"Fath W r1822 Sth

"Frank M r1822 Sth Laurence H (Adeline C) b1522 6th av
Loyd C clk RyMS r450 W 103d
Loyd C clk RyMS r450 W 103d
Luther R slsmn Bankamerica Co r209 S New
Hampshire av
Marian h2319 Fargo
Mary E (wid W C) h255½ S Carondelet
Mildred r3130 Hutchison av
Paul L r2013 Magnolia av
Ralph R (Cath) mach h133 N Herbert
Sarah J. r1522 6th av
Seward D police LAPD r Venice
Steven (Jewel) lab h6204 Annan way
T McHenry (Blanche) studiowkr h1503½ S
Wew Hampshire av
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h5031 Townsend av
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Walter E (Edith) slsum Marvel Carbureter
Sales Co r4269 McClung dr
Wm R r1122½ W 17th
Wm R r1122½ W 17th
Wm R r1122½ W 17th
Wm W (Pearl) phys h5144 Angeles Vista blvd
Willie J (Minnie T) pntr h1142 E 74th
Willie J (Minnie T) pntr h1142 E 74th
Willie J (Minnie T) pntr h1142 E 74th
Hollbaugh Andw J gas sta atdt r4589 Glen
Howard (Dorothy) pntr h2646 S Manhattan blollick Claud (Helen S) mech h442 N Indiana
Hollbaugh Andw J gas sta atdt r4589 Glen
Howard (Dorothy) pntr h2646 S Manhattan blollick Claud (Helen S) mech h442 N Indiana
Hollbauth B chant 7569 S Fremont av
Albt B chant 7569 S Fremont av
Albt T h1337 De Long
Alf E (Ethel) ins agt h1115 Clark dr
Alf E (Ethel) ins agt h1115 Clark dr

MEYER

"Ida (wid Angel) h794½ E Kensington rd
"Ida J Mrs bkpr Westn Serv Corp r468 W
Afth Drist Federal Reserve Bank r1339
N Martel av
"In Preserve Bank r1339 N Martel av
"In Preserve Bank r1339 N Martel av
"Irvin Acik Santa Fe r201 S Alexandria av
"Irvin Celk r524 N Poinsettia pl
"Irvin E clk r524 N Poinsettia pl
"Isaoa (Dora) h2038 City View av
"Jack (Nelle) h1270 ½ S Citrus av
"Jack r794½ E Kensington rd
"Jack r794½ E Kensington rd
"Jack E (Gertrude) garment ctr h325½ W
Gage av
"Jacob h1045 W 89th
"Jacob b1045 W 89th
"Jacob w (Mary) wtchmn b3719 Locke av
"Jesie M compt opr r854 S Oxford
"Jesie M compt opr r854 S Oxford
"John r Hotel Cecil
"John r Hotel Cecil
"John r sismn r2314 Cove av
"John A (Mary) emp Union Litho Co h343
E 62d
"John O (H292 W Glendale blvd
"John C (Fern) h2822 Oregon
"John H cook h1236 W 3d
"John J (Eliz) tire repr h203 W 61st
"Joa (Estelle) emp Union Litho Co r734 E
84th
"Joa paint mixer r929 W 76th
"Joa paint mixer r929 W 76th
"Joa baint mixer r929 W 76th MEYER

"Moritz (Laura E) auto mech h1107 W 90th
"Morits studio wkr h5618 Virginia av
"Mosier M (Ada M) chainmn City Eng h6132
Barrows dr
"Myron Z pres Sou Calif Pleating Co and vpres (Bidac Camera Corp r Beverly Hills
"Nate (Ann) h1459 Sherbourne dr
"Nelie E (wid J E) h4358 Lockwood
"Norman A (Georgia R) int decorator h4333
"W 59th pl
"O E G h4829 Lexington av
"Oscar r310 S Mathews
"Oscar r310 S Mathews
"Oscar (Elsie) shoes 6522 Hwood blvd h101
S Detroit
"Otto (Iva M) slismn h2722 Brighton av
"Otto H h1254 N St Andrews pl
"Otto H (Mazie) barher h3443 6th av
"Otto W barber 3902 S Westn av h1727 W
"Anna Mrs h1807 Berkeley av
"Anna mrs h1807 Berkeley av
"Anna (wid Steh) b2727 Haven
"Anna Mrs h1807 Berkeley av
"Anna h1162 N Westn av
"Anna h1162 N Westn av
"Anth A (Violet) tile str b2611 W 36th
"Anthony J (Iva C) clk Co Auditor h333
"Arth A (Violet) tile str b2611 W 36th
"Anue ew actor 1162 N Westn av
"Aug E jan r241 S Green of the Auditor was a server of 39th Marcer 3002 S Westa av 1112. "
39th Marcer 3002 S Westa av 112. "
10 Otto W (Louise) studiowkr h226% S Ponsettia nl
11 Paul W inv 5412 Sierra Vista av r2308 Hill12 Paul W inv 5412 Sierra Vista av r2308 Hill13 Peter H (Esther) roofer h2714 West View
14 Peter V clk Tarr & McComb Corp r Pasadena
15 Philip r140 W 15th
16 Philip sismn r6061 Saturn
16 Povell gas sta 9150 W Pico blvd r Beverly
17 Hills
18 Raiph with McKesson & Robbins h510 S Kenmore av Addree W actor r1162 N Weeker Aug E jan r241 S Green Aug E jan r241 S Green Aug W (May) emp L A Times r1974 Rodner Augustine mech h1405 Maple av B waiter r1221 W 7th Barney (Frances) clk h4125 Effic Belle h1833 W 5th Beni (Helen) slsmn h513 Gower Bernard J mgr Public Service Co r429 S Grand View Bernice h0siery wkr Theme Hosiery Co r May wood "John J (Estable) emp Union Litho Co r734 E

84th

Jos Betabelle emp Union Litho Co r734 E

84th

Jos baint mixer r929 W 76th

Jos Collara) siswn h1634 Donaldson

Jos tool mix h335 S Nmdie av

Jos Co (Ruth C) acct and office mgr Warman

Steel Casting Co h1116 W 103d

Jos C (Ruth C) acct and office mgr Warman

Steel Casting Co h1116 W 103d

Jos C (Ruth C) acct and office mgr Warman

Steel Casting Co h1116 W 103d

Jos C (Ruth C) acct and office mgr Warman

Steel Casting Co h116 W 103d

Jos C (Ruth C) acct and office mgr Warman

Steel Casting Co h116 W 103d

Jos C (Ruth C) acct and office mgr Warman

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Jos C (Ruth C) acct and office mgr Warman

Jos C (Ruth C) acct and office mgr Warman

Jos C (Ruth C) acct and office mgr Ralph with McKesson & Robbins h510 S Kenmore av Ralph H electn r1339 N Martel av Ray (Noane) studiowkr h3767 S Van Ness Ray J (Betty) clk h3420 Somerset dr Ray M examiner State Div of Ins r Manhattan Robt h1325 Walnut Robt D 1325 Walnut Robt baker r1637 W 53d Hollins Robt D 1763f Mark r1533 Cloverdale av Romand State Clark Walnut Robt h1325 Walnut Robt D 1763f Mark r1533 Cloverdale av Romand State Clark Walnut Robe H 1826 W 1826 W 1826 Robt D 1826 W 1826 Robt D 1826 W 1826 Robt D 1 Beni (Helen) sismm h513 Gower
Benard J mgr Public Service Co r429 S
Beniard J mgr Public Service Co r429 S
Beriard J mgr Public Service Co r429 S
Beriard V mgr Service Co r420 S
Beriard V mgr Service Co r420 S
Berice h4373 S V mont av
Berice h4373 S V mont av
Berice h4373 S V mont av
Bert (Blanche) restrwkr r4101 Valley blvd
Bertha Mrs h5032 Cimarron
Bertha Mrs h5032 Cimarron
Bertha Mrs h5032 Cimarron
Bertha Mrs mgr Crest Hotel h4969 Sunset blvd
Beiline sten Million Dollar Theatre
Boris (Lotta) h1160 S Bronson av
Call emp Automatic Tension Screen Co
Celia linen kpr Hebrew Home for the Aged
r525 S Boyle av
Chas r47 E 5th
Chas (Ida) v-pres J A Meyers & Co h1644
Chas F (Mary E) elev opr h158 E 68th
Chas F (Mary E) elev opr h158 E 68th
Chas F (Mary E) elev opr h158 E 68th
Chas K (Lotta) E) slamn h502 E 61st
Chas L Miles E) slamn h502 E 61st
Chas K 1010 E) Slamn h502 E 61st
Chas M slamn r4766 Clinton
Chas W crmywkr Westn Dairy Products r
Walnut Park
Clarence C h126 W Vernon av
Clarence C h126 W Vernon av
Clarence W (Ruth) mtrmn h3758½ Wall
Clayton multigrapher Pub Library h1224 S
Norton av
Clifford L clk r1040 W 51st pl
Clyde J lab h1347 E 59th pl
Cora B slswn h447 S Grand View
Corey r2000 Miramar
Corinne pres United Garment Workers Union
No 125 r West Los Angeles
Corey r2000 Miramar
Corinne pres United Sunset blvd h1148
Hi Point
David (Sadie) restr 1616 Sunset blvd h1148
Hi Point
David (Sadie) restr 1616 Sunset blvd h1148
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David (Sadie) restr 1616 Sunset blvd h1148
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David (Sadie) restr 1616 Sunset blvd h1148
Hi Point
Ed h1738 S New Hampshire av
Ed 1 r828½ E 5th
E L h738 S New Hampshire av
Ed 1 r828½ E 5th
E L h738 S New Hampshire av
Ed 1 r828 Columbia av
Ed Mr S 160 Core Glendule
Edw F acet SCECo r Glendule
Ed Norton av

Norton av

Kittie Mrs (K Meyer Novelty Co) h6061½
Saturn

Kittie B (wid Herman) r306 S New Hampshire av

La Salle slamn h836 S Coronado

La Salle slamn h836 S Coronado

Laura Mrs prin Crescent Heights Blvd Sch

T West Los Angeles

Lanra A sten r601 W 49th pl

Lawrence (Bessie) assemblymn h962½ Camulos "Laura A sten r601 W 49th pl
Lawrence (Bessie) assemblymn h962½ Camulos
"Layrence H (Lolita) photo eng h1747 W 37th
"Lawrence J 1947 S Citrus av
"Lean J dicta orn h236 S Coronado
"Leo (Sadie) uphol h621½ N Cummings
"Leo F slsmn E Rath r6314 10th av
"Leo R slsmn r814 N Vendome
"Leo R slsmn r814 N Vendome
"Leo R slsmn r824 N Vendome
"Leo R slsmn r825 N Vendome
"Louis R slsmn r825 N Vendome
"Louis r8347 Glenhurst av
"Louis r1915 W 4th
"Louis r1915 W 4th
"Louis (Minnie) baker r1421 W 88th pl
"Louis r1915 W 4th
"Louis (Minnie) baker r1421 W 88th pl
"Louis r1915 W 4th
"Louis (Minnie) baker r1421 W 88th pl
"Louis r (Berta) teas Stern Frank & Meyer
h6216 Warner dr
"Louis C r4358 Lockwood
"Louis G clk PO r Albambra
"Louis M (Clara) slsmn h4031 Camero av
"L "Ware mgr Volume 1223 W 31st."
"Louise Mrs tohr City Sch r226 % S Poinsettia Lake "Wayne R cl Volume Mrs tohr City Sch r226 % S Poinsettia "Wayne R cl Weldon J Coffee Machinery, Machiner Coffee Dayton Pres. Mever Machinery Machiner Tools and Sheet and Plate Working Machinery. 1939 Santa Fe Machinery, Machiner Tools and Sheet and Plate Working Machinery. 1939 Santa Fe Av. Tel Vandike 3762."

Mae M Mrs drapery mkr r2633 S Catalina "Magdalena r6030 Brynhurst av "Marco (Meyer-Dolphin Adv Agcy) r846 S Spaulding av "Merco (College Agranding av "Marco (Meyer-Dolphin Adv Agcy) r846 S Spaulding av "Marco (Meyer-Basha r21) Mendel and Mabel "Marco (Meyer R2512 S H Marco (Meyer Holler) hold to see Spart Marco (Meyer-Basha r21) Mendel (Marco hale) hold halp halp av "Zell dresses Chrson av Mary (wid John) dom h2125 S anntee "Mary (wid John) dom h2125 S anntee "Mary (wid John) dom h2125 S anntee "Mary (wid John) dom h2125 N La Cienega Urd Meyerchenko, I 1801 W Mary My (wid Steve) h3105 Durango av "Merril (Midor) h127 K N Poinsettia pl Meyerchenko, I 1801 W Meyerchenko, I 1801 W Meyerchenko, I S Millin Middred ten r1570 W 51st "Milling de the r 1800 S Millin Milling de Mrs sweley h1246 W E 59th Milling of Coffee State Monical Way Milling Eunice M (wid Ray) 1733 Westkholl ur Ferdinand T (Ella D) mech h3848 Woolwine dr Friskel (Helen) clo clnr h624 W 61st
Fo modiste h427 S Grand View
Francis (Birdie) slamn W A Woodrow
Francis A musician r2533 ½ W 4th
Frank 1530 Glendale blvd
Frank (Ann) chauf h437 Hartford av
Frank toilet preparations mfr 5574 Melrose av
r2368 Stanley Hills dr
Frank A v715 N Bailed
Frank A Slamn Zellerbach Paper Co r1645
E 105th
Frank M (Agnes M) firemn SPCo h3324 N
Flygra
Frank M (Agnes M) firemn SPCo h3324 N
Flygra
Frank R (Kath M) care h3316 Carlyle
Frank W r212 S Bunker Hill
Frank C S Bunker Hill
Frank C (Sath M) care h3316 Carlyle
Frank M v212 S Bunker Hill
Frank M (Sath M) care h3316 Carlyle
Frank M v212 S Bunker Hill
Frank M (Sath M) care h3316 Carlyle
Frank M v212 S Bunker Hill
Frank X checker h560 E 16th
Fred A (Josephine) studio wkr h1316 N Formosa av
Fred (Lupe) wtchmn h1655 Firestone blvd mpart

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Julius J (Sophie) slamn h1101 (lela av Julius (Clara) elk h1570 W 51st of Karl (Maud) underwriter Prudential Ins Co karl F (Euter 18 18 th 1214 S Spaulding av Karl F (Euter 18 18 th 1214 S Spaulding av Karl F (Euter 18 18 th 1214 S Spaulding av Karl F (Euter 18 18 th 1214 S Spaulding av Karl F (Euter 18 18 th 12 th 18 50 th

MEYER

"Mosier M (Ada M) supt City Eng h6132 Barrows dr

"Myron Z pres Sou Calif Pleating Co r Beverly
Hills
"Nate (Ann) ins agt h1459 S Sherbourne dr
"Nathan sismn David Waisberg
"Nathan tailor r7110 Hawthorn av
"Neilie (wid J E) novelties b4358 Lockwood
"Norman A (Georgia R) mech Aetna Carpet Co
h4333 W 59th pl
"O F (Pearl) sismn Greer Robbins Co r167 S
Norman A (Georgia R) mech Aetna Carpet Co
h4333 W 59th pl
"O F (Pearl) sismn Greer Robbins Co r167 S
Norman A (Georgia R) mech Aetna Carpet Co
h4333 W 59th pl
"O Scar h645 E Washn blvd
"Oscar h645 E Washn blvd
"Oscar h645 E Washn blvd
"Oscar (Elist) shoes 6522 Hwood blvd h101
"S Detroit
"Otto cook Deutsches Haus
"Otto W (Marie S) barber 3902 S Westn av
h1777 W 39th
"Paul Wreal est 5412 Sierra Vista av h2308
"Peter H628 S 60th
"Peter H628 S (St)
"R H1738 S (St)
"R H738 S (St)
"R H738 S (St)
"R H738 S (St)
"R H819h slsmn Davis Perfection Bakeries r160
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Ralph slsmn Davis Perfection Bakeries r160
N Beaudry av
Ramona h7032 Hawthorn av
Ray A (Nona) studiowkr h3767 S Van Ness av
Raynond r3750 Hubbard av
Regina (wid C H) r5918 Mesa av
Richd A wtchmn h1069% W 35th pl
Richd D wiremn Technical Products Co r Albanbra. Able Paulines slamm 1970 Marries av 1450 Marries (187 able of 1450 Marries (187 able of 187 able of 18

Meyerand John W (Ruth E) slsmn h4707 Elmweyerotenk Isador h2318½ W Jeff blvd Meyerding Theresa M (wid Julius) r1859 Yose-Meyerchet Lillian B sec Hamilin W Nerney r1139 W 80th Meyerdine Lillian B sec Hamilin W Nerney r1139 W 80th Meyerthet Lillian B sec Hamilin W Nerney r1139 W 80th Meyerthet Lillian B sec Hamilin W Nerney r1139 W 80th Meyerhofter Ham 162 N Westh at Hushson Co r Weychitter Meyerhofter Haph July Hushon Co r Meyerhofter Haph July Hushon W Hush Hamilin W Nerney Hall Meyerhofter Halph July Hushon W Hush Hall Meyerhofter Halph July Hushon W Hushon W Hushon W Hushon Meyerhofter Halph July Hushon W Hushon W Hushon Meyerhofter Halph July Hushon W Hushon W Hushon W Hushon Meyerhofter Halph July Hushon W Hushon Meyerand John W (Ruth E) slsmn h4707 Elm-

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Gartz Geo O genl contr 124 W 6th R627 r
Pasadena
"R C h8016 Fountain av
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worth av
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"Louis H (Pear.) variety store 1320 E Flnce
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pastor 115 N Av 66
Nazarene Church Rev Frank L Stevens pastor
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School 301 N Av 62
Garve Kurt phys 102 N Boyle av h706 N Mariposa av "Bark N. Av 63 and Meridian
"School 301 N. Av 62 Nord av 1706 N. Marish of the phys 102 N. Boyle av 1706 N. Marish of the phys 102 N. Boyle av 1706 N. Marish of the phys 102 N. Boyle av 1706 N. Marish of the phys 102 N. Boyle av 1706 N. Marish of the phys 102 N. Boyle av 1706 N. Marish of the phys 102 N. Boyle av 1706 N. Marish of the phys 102 N. Boyle av 1706 N. Marish of the phys 102 N. Boyle av 1706 N. Marish of the physical state of

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Beach "Ruth typist Dept County Charities r Long Beach Beach (County) Slamn Met Life Ins Co 11751 W 38th pl "Wm T 15329 4th av Garris Stering (Lois) Slamn h3011 Kemper et Garvis Estering (Lois) Slamn h3011 Kemper et Garviz Erwin H dye wkr r1808 S Main Garvo Language (Color) Sulpin h3011 Kemper et Garviz Erwin H dye wkr r1808 S Main Garviz Erwin H dye wkr r1808 S Main Garviz Kath E Mrs r118 N Robinson Garwood Chas D (Pearl H) h804 S Herbert Dorothy (wid M J) r1123 W 40th pl Ennest R (Ella) h536 N Kingsley dr "Hozence M (Ella) h536 N Kingsley dr "Hazel h2919 W 8th r1524 N Sertano av "Hazel h2919 W 8th r1524 N Sertano av "Joses B Eliza M) lab h2221 Parkside av "Joses B B Eliza M) lab h2221 Parkside av "Lou C Mrs h1247 Ingraham 21 Parkside av "S Edw (Eloise) archt driftsmn 169 N La Brae av r2050 Meadow Valley ter Stanley airplane mech r5170 Sunset blvd GARY, See aso Geary

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"Aurelia Mrs beauty opr r3969 E 4th
"Gonzalo (Frances) lab h3310 Sierra
"Hubert L jan r355½ W 69th
"Hubert L jan r355½ W 69th
"Hubert C Junnita) emp Mefford Chemical Co
h3973 E 4th
"Jose (Dolores) lab h3303 Hunter
"Manuel (Trinidad) h461 N Grand av
"Refugio R h1310 Stanford av
"Refugio R h1310 Stanford av
"Ruben T emp Mefford Chemical Co r5933 E
4th
Gasch Fred A (Cora S) genl contr 4346 W
Pico blvd
"Fred A jr carp r984 S Hoover
"Rubina Mrs nurse Genl Hosp h2918 Leeward
Gasclo Edith clk USC
Gasci Ann clk Albt Sheetz
Gasco David (Vernie) lab h4107 Baywood
"Lawrence r4107 Baywood
"Sesilio r4107 Baywood
"Tony r4107 Baywood
"Tony r4107 Baywood
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"Sesilio r4107 Baywood
"Tony r4107 Baywood
"Sesilio r4107 Baywood
"Dawood Alex W (Florence M) mech h7029 3d
av
Gascoe Alex W (Florence M) mech h7029 3d
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Ruth maid h10063/4 E 35th
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W 82d 0
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"Thos E r1312 W 24th
"Thos E (Irene) wtchmn h1048 E Sta Bar
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"Victor V (Emily) clo prsr h2316 W 29th pl
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"Viola C r243 N Westlake av
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Bch
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Wm E (Marley) h840 N Spaulding av ®

Wm H (Fern) pkr h4112 Arlington av

Wm I r1432 W 36th

Wm I virginia h12 Arlington av

Wm I L (Bertha) driver h741 W 45th

Wm M (Dorothy M) h1820 W 80th

Wm M (Holland & Herd) r2208 W 8th

Wm M (Holland & Herd) r2208 W 8th

Wm M (Holland & Herd) r2208 W 8th "Wm M cik 1969 w 32d
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Willis stockmn M P McCaffrey r San Marino
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"Winifred A ofc see Bailey & Poe r1271 Vel-"Wilson A (Olga) h2727 Cunard
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"& 1274 Wyn M Holland Al Herd) used cars
1224 W7th
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"Albe C (Emma) h1133 W 75th 
"Albe h2686 Slehel
"Albe h2686 Slehel
"Albe h2686 Slehel
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"Jas W 12314 Berkeley av
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N Bway
"Heights Four Square Gospel Church Rev and
Mrs C W Hardy pastors 2319 Workman
"Henry R (Mary) mech h1265 N Commonwealth av
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v-pres Sarah McLaren sec-treas 405 S Hill
R817
"Jennie Mrs h1122½ E 33d
"John H 1807 N Harvard blyd
"John H 1807 N Harvard blyd
"John R sismn h2350 Elmgrove ®
"Jos H (Sadie D) mgr Dorothy Court h1245 N
"Gensee av
"Julia Mrs r1231 W 7th

Jos H (Sadie D) mgr Dorothy Court h1245 N
Genesee av
Julia Mrs r1231 W 7th
Julianna (wid C M) r1129 W 80th
June L r713 Fraser av
Kris H real est 3925 W 6th
L Fred (Erma M) studiowkr h5152 Raleigh
LeRoy r724 W Century blyd
Lillian Mrs desmkr 1918 Gefffin av
Linnie
Louise
Loui

" Louis Lucy hi Lucy hi Machine Pedro Jacob B Lince
" Marita Jacob B Lince (president, Western Maytia Light Nama P Linkt Nama P Corp. and Mahal

"Marietta Mrs mlur h2729 \$ Hoover Linarte Hector (Eloisa) mech h163 W 37th Linas Wesley fetywkr Bleacho Co Linarta Gimi (Marie) clo clnr r1853 W 41st Linau Sargio baker r835 E 29th Linbarger Chas W comi photog 824 S Figra Linbargy J E h1423 Magnolia av Linau Sargio baker r835 E 29th Linbarger Chas W comi photog 824 S Figra Linbargy J E h1423 Magnolia av Linbargy J E h1423 Magnolia av Linbargy J E h1423 Magnolia av Linca Jack B (Florence) h124 N Flores Lincarisky Jennie Mrs mach opr h1272 an Linca Jack B (Florence) h124 N Flores Lincarisky Jennie Mrs mach opr h1272 an Linca Jack B (Florence) h124 N Flores Lincalum Corp. 124 N Flores Western State Acceptance Corp r124 N Flores Wilton pLinchan Gerald A sten SGCG r Inglwd Linch E M sec W E Vogel r1310 S Wilton pLinchan Gerald A sten SGCG r Inglwd Linch Alex J dentist 756 S Bway R800 r Ber Hills

"Ferdinand A (Angelica) eng h345 S New Hampshre av S&FCo h3752 ½ W 1st "Stanley E staff asst SCTCo r Alhambra "Thaddeus W (Eleanor) mgr Staton Hotel h 1636 N Westn av Linck John R tohr r2307 W 11th "Kath E Mrs r1911 Bellevue av Lincke John R tohr r2307 W 25th Lincas Jo

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Dorothea sten r321 Robinson
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Dorothy h226 % R Poinsettia pl
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Dorothy sirerftwkr r117 % W 28th
Dorothy Ek r1337 Albany 22 N Arden blvd
Dorothy I ck r1708 Hillhurst av
Duane H (Annie) rubbermkr h754 E 104th
E C 0 h527 S Hobart blvd
E E h6350 Franklin av
E E chf swehmn SCTCo r No Hwood
Earl installer Pac Cabinet Co r Venice
Eda Mrs ofe see F H Smithson r1000 Grand
View
Eddie clk r6118 DeLongure av E E h6.356 Frankin av

E E ich f8.366 Frankin av

E I ich f8.366 Frankin av Tel Madison 310b. Hes 210 W S. Harvard blvd

Fred alson W K Cuthbert r759 S Harvard blvd

Fred B (Clara) whsmn h660 Stanford av

Fred D r825 Fedora

Fred C (Elsie) ftcywkr h3603 Looke av

Fred G acct Greene Cattle Co Inc r Alhambra

Fred H pharm A C Behne r4025 W Adams

hlvd "Fred D r825 Fedora
"Fred F (Elsie) ftcywkr h3603 Locke av
"Fred G acct Greene Cattle Co Inc r Alhambra
"Fred H pharm A C Behne r4025 W Adams
blvd
"Fred J clk Desmond's r Sta Monica
"Fred K (Leona) formn Crown Spray Gun Mfg
Co r908 E 79th
"Fred S (Ruth N) mdse mgr Eastern-Columbia
h414 N McGadden pl @
"Fred W (Kay) v-pres Dan B Miner Co h419
S Sherbourne dr
"Fredk I (Maron A) h2100 Branden
"Fredk I (Maron A) h2100 Branden
"Fredk I (Maron A) b2100 Branden
"Fredk I (Maron A) b2100 Branden
"Fredk I (Maron A) h2100 Branden
"Fredk I (Maron A) h2100 Branden
"Gelisworth (Hazel E) dep city atty DW&P
Geo (Adeline) h458 S Orange dr
"Geo (Adeline) h458 S Orange dr
"Geo (Adeline) h458 S Orange dr
"Geo A (Eleanore A) h6574 Fountain av
"Geo A (Eleanore A) h6574 Fountain av
"Geo F H (Anna) mech h1304 W 73d @
"Geo J ir (Gertrude) jan h1251 W 47th
"Geo L (Eva) h1000 Grand View
"Geo W (May M) slsmn h445 N Alfred

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"Gerhard (Mildred M) petrol eng h1124 Crest dr
"Gertrude r777 S Westmoreland av
"Gertrude r777 S Westmoreland av blvd
"Glenn H (Kave) elec eng DW&P h4121 S
Bronson av @
Glenola r632 S Kingsley dr
"Grace r226½ S Poinsettin pl
"Grace pl nome serv rep SCCio r Azusa
"Grace r226½ S Poinsettin pl
"Grace pl nome serv rep SCCio r Azusa
"Gretchen A Mrs r3934 Roxton av
"Gus clk r402 Cochran av
"Gus clk r402 Cochran av
"Gus clk r402 Cochran av
"Gus clw r402 Cochran av
"Gus clw r402 Cochran av
"Gus clk r402 Cochran av
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"Gus clk r402 Cochran av
"Gustav P clk UB&TCo r Inglwd
"H L E Jr & Co S S Brown sls mgr importers
453 Spring R936
"Harold (Eliz) h5506 Harcourt av
"Harold E (Ruby) ydmn SFRy h1938 W 12th
"Harold H slsmn B-HP r Sta Monica
"Harriet J manicurist r234 N Vmont av
"Harriet J manicurist r234 N Vmont av
"Harriet E (Dorothy) slsmn h1616 Bedford
"Harry F r4517 Prospect av
"Harry H (Superior Hand Blocking Co) r408
"Cloverdale av
"Harry H (Superior Hand Blocking Co) r408
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"Harry F r4517 Prospect av
"Hartwig printer Miller's Print Shop
"Harry H (Superior Hand Blocking Co) r408
"Harry H (Superior Hand Blocking Co) r408
"Harry H (Superior Hand Blocking Co) r408
"Helen cook r1235 S Kenmore av
"Helen Stdt nurse GSH
"Helen Stdt nurse GSH
"Helen Stdt nurse GSH
"Helen Stdt nurse GSH
"Helen Cook r1235 N June, Tel Hillside Sooti
"Henry Clk r1128 Lemoyne
"EYER HENRY D (Eliz) Chief Station ExamIner P O, h1325 N June, Tel Hillside Sooti "Helen colk r1235 S. Kenmore av
Helen colk r1235 S. Kenmore av
Helen tellec r139 S. Kenmore av
Helen tellec r139 S. Kenmore
Helen tellec r139 S. Kenmore
Helen tellec r139 S. Kenmore
Henry clk r1128 Lemoyne
MEYER HENRY D (Eliz) Chlef Station Examiner
Henry Clk r1128 Lemoyne
MEYER HENRY D (Eliz) Chlef Station Examiner
Henry J. (Anna B.) shoe rero p26 S. Lorona
Henry S. clk r511½ N. Boylston
Henry S. clk r511½ N. Boylston
Herbt A (Agonia) driver h5258 LaRoda av
Herbt A (Agonia) driver h5426 Stratford rd
Herbt G. tchr Pub Sch r8480 Harold way
Herman h625 S. Burlington av
Herman h1925 Judson
Herman waiter Jack Stein
Herman A (Marie) h842 W. 9th
Herman F. emp Kress House Moving Corp
Herman F. emp Kress House Moving Corp
Herman F. emp Kress House Moving Corp
Herman J. r6314 10th av 55 S. Highland av ©
Herman G. rad est 724 S. Spring R500 r. Venice
Herman G. Clavisa) putr h1719 Longwood av
Herman J. r6314 10th av 55 S. Highland av ©
Herman J. r6314 10th av 55 S. Highland av ©
Herman J. r6314 10th av 55 S. Highland av ©
Herman J. r6314 10th av 55 S. Highland av ©
Herman J. r6317 N. Bonnie Brae
Hugo r222 N. St. Andrews pi
Hugo A (Adelaide) cabt Inshr h3420 Linda
Levista ter
Vista ter
Loro A (Adelaide) cabt Inshr h3420 Linda
Levista ter
Loro A (Adelaide) cabt Inshr h3420 Linda
Levista ter
Loro A (Adelaide) cabt Inshr h3420 Linda
Loro A (Adelaide) cabt Inshr h3440 Linda
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Loro A (Adelaide) cabt Inshr h3440 Linda
Loro A (Loro Adelaide) cabt Inshr h3440 Linda
Loro A (Loro Adelaide) cabt Inshr h3440 Linda

MEYER
"Leah J mfrs agt 846 S Bway R902 h832 S
Oxford av
"Lena R (wid Jacob) h7724 Rosewood av
"Leo (Alice K) h2041 Grace av 
"Leo baker r713 Valencia
"Leo F sismn E E Rath r2063 W 57th
"Leo R sismn Aurex Los Angeles Co h818 N
Vendome

Leo I. Allec K. 1 2041. Grace av ©
Leo Daker 1712 Valencia Grace av ©
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MEYER LEON C. (Florence H) Asst Mor Lee
Angeles Branch Focoral Reserve Bank of
Marino Tel Sycamore 9-3748
I. Leonard (Dorothy) electin h1625 Ewing
Lenard F (Ella) h38468 S Harvard bird
Leonard (Dorothy) electin h1625 Ewing
Lenard F (Ella) h38468 S Harvard bird
Leonard (1000 H) 11814 N Bronson av O
Lecta M 2306 % Julia Angeles
Lenard F (Ella) h38468 S Harvard bird
Lenard F (Ella) h3843 S Van Ness av
Leoral M (Ellen) h383 S Van Ness av
Leoral R (Ellen) h384 N S Stemore av
Leona R (Ellen) h384 N S Stemore av
Marter L (Ellen) h384 N S Stemore av
Marter R Marter R (Ellen) h387 Vrok bird
Marter L (Ellen) h384 N S Stemore av
Marter R (Ellen) h384 N S Stemore av
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"Nelson W (Ethel A) sismn h331 W 31st
"Norman A (Georgia) int decorator h4333 W
"Norman A (Georgia) int decorator h4333 W
"Norman L driver r711 W 84th
"Oiga J Mrs dresser 5462 Crenshaw blvd
"Omer H (Hazel) teller B of A h2233½ W
14th
"Opal M cash Desmond's r1643 Carmelina av
"Ora H (wid W J) h1745 N McCadden pl
"Oscar r310 S Mathews
"Oscar r310 S Mathews
"Oscar (Edsle) shoes 6562 Hwood blvd r546
N Detroit
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"Alian 3919 W Sth

"Alma Mrs h1414 S Bonnie Brae

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"Celia (wid S R) auto wreckers 141 S Ford

blvd

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blvd

"Chas B (Pauline) aircrftwkr h4104¾ W Pico

blvd

"Chas B (Fauline) aircrftwkr h420 W Pico

blvd

"Chas E drftsmn Co Surv r Glendale

"Chas L (Nancy) mech h1819 Alsace av

"Chas M welder Double & Simmons Welding

"Cor Bell

"Chas O pres Monarch Photo Co Inc r Pasa

"Christine (wid H B) mgr Gloria Court h4227

Normal av

"Claire (Meta) candymkr r6415 Radford av

"Cl The state of the s

RICE

"LeRoy C (Ruby D) whamn h4134 Berenice av

"Leroy R h2915 Sunset ol

"Leslie E examiner State Income Tax Div r4968
Highland View av

"Leslie G (June) meator h463 S Fetterly av

"Leslie maid r469 E 41st pl

"Lewis H (Nellie) iwir 315 W 5th R203

"Lillian r7655 Sunset blvd

"Lillian A buyer Lanz of Cal r1302½ N Harper av

"Lillian M r1527 W 104th

"Lillian M r1527 W 104th

"Lillian M r1527 W 104th " Martin D emp Joe Daley & Sons r Haw-thorne " Martin F emp Joe Daley & Sons r Redondo martin b emp Joe Daley & Sons r Raw-thorne

Martin F emp Joe Daley & Sons r Redondo
Ben

Mary hil91 & 42d pl

Mary slswn h2914 Rimpan by 
Mary Keyle Ellis ril153 E 28th

Mary C tel opr r5871 ½ Inskeep av

Mary E (wid C B) mgr Minton Ants h838 N

N Berendo

Mary E (wid C B) mgr Minton Ants h838 N

Mary E (wid C B) mgr Minton Ants h838 N

Mary E (wid C B) mgr Minton Ants h838 N

Mary E (wid C R) h322 E 77th pl

Mary I for beauty our h739 Imogen av

Mary R (wid C R) h364 8 Orange dr 
Mary R (wid C R) h364 8 Orange dr 
Mary R (wid C R) h364 8 Orange dr 
Mary R (wid C R) h364 8 Orange dr 
Mary R (mary E) camp h1277 McBride av 
Mary R (see Dimbr h7021 Compton av

Mary Max (Lena) h123 8 Gramercy pl

Max (Lena) h123 8 Gramercy pl

Max (Rose) pilmbr h7021 Compton av

May Mary B maid r706 Carlton way

May E (wid Eccles) r1167 West blvd

Maybelle r811 8 Bonnie Beach pl

Mell r538 8 Manhattan pl

Mell r538 S Manhattan pl

Mell r538 S Manhattan pl

Mell r538 S Manhattan pl

Mell of (Isabelle) elev opr h745 N Occidental blvd

Minnie C (Isabelle) elev opr h745 N Occidental blvd

Minnie B Mrs h5352 Lockhaven av

Mona sten DW&P 1570 N Rossmore av

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Nona sten DWA (Jahatara Balatara Balatara Balatara Bal Norman br mgr Standard Stas 70404 % Evuntain av wid C C) h829 Elyria dr ® Oive G A (wid C C) h829 Elyria dr ® Orrin (Esther C) h1201 S Harvard blvd Paran F clk Barney Oldfield Paul E (Adeline) clk h962 Spence Paul M clk h2022 W Adams blvd Paul E K (Ruth H) acct SFRy h4967 Mt Royal dr ® Pearl sten r1016 Sanborn av Pearl sten r1016 Sanborn av Pearl y2636 7th av Pearl J slywn r622 S Hobart blvd Perry L (Florence) carb h1852 E 66th ® Ferry L (Ethel B) carb h1812 4th av

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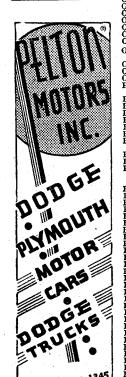
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Nortin R 1 407
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Nourise & Jones 458 S Spring R1017
Novotny F C 325 W 8th R4019
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Nuzum H N 408 S Spring R826
Oakford B P 206 S Spring R8209
Oakley Earl 417 S Hill R510
Obrand N A 408 S Spring R8209
Oakley Earl 417 S Hill R510
Obrand N A 408 S Spring R801
O'Brien D E 510 S Spring R801
O'Brien D E 510 S Spring R801
O'Brien D E 510 S Spring R801
O'Connell G C 433 S Spring R815
O'Connor Maurice 43 S Spring R1225
Odemar W H 458 S Spring R123
O'Rone A 637 S Spring R802
Oin S O 477 S Spring R802
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O'Melveny John, 900 Ottor P J 453 S Spring R529
Ottor P J 453 S Spring R829
Overholt E L 458 S Spring R820
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Bldg, 727 W 7th, Tel Vandike
Overton P J 617 S Olive R808
Overton P J 618 S Spring R814
Pacht Pelton Warne & Black 325 W 8th
R510
Packard J O 215 W 5th R723
Page R S 124 W 4th R587
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Patterson J P 6331 Hwood blvd R608
Pearson Abt 325 W 8th R521
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Pearson Abt 325 W 8th R521
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Peek B H 124 W 6th R924
Perkins G W 639 S Spring R30
Penprase E A 530 W 6th R224
Peek S H 124 W 6th R924
Perkins G W 639 S Spring R30
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Roberts G S 1151 S Bway R677
Roberts M L 357 S Hill R1028
Robertson Baldwin 411 W 5th R1028
Robertson Howard 756 S Bway R411
Robinson C B 354 S Spring R527
Robinson Dudley 649 S Olive R1108
Robinson Dudley 649 S Olive R1108
Robinson T T 215 W 7th R820
Rodda W B 453 S Spring R829
Rodda W B 453 S Spring R829
Rodda W B 453 S Spring R820
Rodney Meldon 244 S Westn av
Roeschlaub R C 411 W 5th R1112
Roberts A E 208 W 8th R800
Rogers G W 7046 Hwood blvd R510
Rogers A E 208 W 8th R800
Rogers Thornwell 215 W 5th R412
Robin H C 650 S Spring R122
Robin H C 650 S Spring R122
Robin H C 650 S Spring R417
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Rolston J D 704 S Spring R704
Romer Sidney A 836 Citizens National Bank
Bldg, 453 S Spring, Tel Michigan 6055
Rose S L 707 S Hill R1125
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Roses V C 318 W 9th R212
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Rosen H 8 610 S Bway R720
Rosenblum Arth 403 W 8th R1106
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Rosenblum H M 219 W 7th R1010
Rosencians & Emme 357 S Hill R515
Rosenthal & Grossman 311 S Spring R716
Rosenwelg Reuben 541 S Spring R723
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Rosenblum Arth 458 S Spring R323
Rosenthal & B 43 W 8th R700
Ross G B 357 S Hill R520
Ross G B 357 S Hill R525
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Ross Ross R B 408 W 8th R700
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Ross G B 357 S Hill R525
Ross Ross R H 208 W 8th R700
Ross G B 357 S Hill R525
Ross Ross R H 208 W 8th R700
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orence Ave West—Flores St W Flornce Av Leland G H Inc branch	2511 W Flornce Av Whitaker GladysPL 2-6511	3100 W Flornce Av Harold's Serv Mobil Products.PL 3-9634 3100 W Flornce Av Stempson Harold General	3569 W Flornce Av Martin Ival CPL 3-806 3569 W Flornce Av Martin WalterPL 3-806 3571 W Flornce Av Perkins Clifford MPL 3-078	2 424 N Flores Weinstein Marian CWE 9- 7 425 N Flores Goldberg GeoWE 9-
office.PL 8-2311 W Flornce Av Leland G H Inc branch office.PL 8-4792	2512 W Flornce Av Lewis Irene LPL 8-6734 25121/2 W Flornce Av McAdams Elvadore .PL 8-2616 2514 W Flornce Av Bloch Rene Frederick.PL 2-4449	Petroleum Serv Stn Dirs. PL 3-9634	3573 W Flornce Av Rini WmPL 3-628 3575 W Flornce Av Heneger Enzina MrsPL 3-984	6 429 N Flores Bomser SolWE 6- 3 430 N Flores Estabrook Edward TWE 5-
W Flornce Av Miller A S Brokerage Co	25141/2 W Flornce Av Dorn B BPL 8-5776 2515 W Flornce Bittel Walter W DrPL 3-9800 • 2520 W Flornce Av	3110 W Flornce Av Milano & Ciochetto Imported Groceries.PL 8-9812 3113 W Flornce Av Pardini Louis PL 3-6706	FLORES AVENUE 5906 Flores Av Lovelace Clyde T	3 435 N Flores Derman LindaWE 1-
W Flornce Av Avon RentsPL 3-6633 W Flornce Best Furn CoPL 8-3202 W Flornce Pat's Italian-American Grocery	Apt 2 Peil Fred W	3115 W Flornce Florence Beauty Salon. PL 9-0806 3117 W Flornce Thacker Studio PL 1-1354 3117½ W Flornce Roth A r PL 3-6356	5911 Flores Av Gilhart Donald AV /1-225	7 440 N Flores Ranul Dolly - M/F 1.
PL 3-8313 W Flornce Av Pat's Liquor StorePL 3-8313 W Flornce Av Andy Miller's Richfield Serv	Apt 6 Heieman Frances MrsPL 8-4397 Apt 6 Heieman HenryPL 8-4397	3118 W Flornce Van Vliet's Clors & Dyers.PL 9-8106	5916 Flores Av Hayes Albert E AX 3-451 5919 Flores Cantlay Richard Jr r AX 3-452 5922 Flores Av Jepson Arthur Chas AX 1-015 5923 Flores Av Czesławski Chas W r AX 1-049 5926 Flores Av Start Vergon C r AX 1-049	5 444 N Flores Grobman Ben
W Flornce Av Lewis Bill PrinterPL 9-9794 2 W Flornce Av Daglo KenPL 9-8267	Apt 7 Brown L L       PL 2-8702         Apt 8 Adams Geo B       PL 3-0128         Apt 9 Morsaint Alex       PL 8-5409	3122 W Flornce Ferguson Furn CoPL 9-8772 3122 W Flornce Av Ferguson's Furn CoPL 9-8772	5926 Flores Av Staar Vernon G r.       AX 1-947         5929 Flores Av Haskell Walter E r.       AX 2-530         5934 Flores Av Hum Chas R.       AX 2-152         5935 Flores Av Putman John J r.       AX 1-262	4 453 N Flores Lipson Morrie BWE 9-
W Flornce Bloomquist Richard W roofr PL 8-1511	Apt 10 Benezra Isidor	3123 W Flornce Av Do Drop In cafePL 1-2687 3125 W Flornce Av McBride DorothyPL 1-3616  3131 W Flornce Av	6002 Flores Av Long Jas I Jr r	2 459 N Flores Strover Chas F
W Flornce Av Horne John L Union Oil Dir PL 3-9623 28 W Flornce	2601 W Flornce Wilson's Serv PL 9-0588 2602 W Flornce Av Scofield Harold B ritr.PL 1-5318 2602 W Flornce Av Scofield Realty	Apt 4 Long Gerald DPL 1-3898 3140 W Flornce Av Angeles Roof & Paint Co Inc PL 8-4983	6009 Flores Av Blazer W C	2 494 N Flores Saldiner Isaac WE 0- 458 N Flores Montag S WE 4- 2 459 N Flores Strover Chas F. WE 9- 3 462 N Flores Steinberg Manuel WE 9- 2 465 N Flores Garber Libbie A r WE 8- 2 465 N Flores Garber M J r. WE 8- 3 468 N Flores Hull F P. WE 6- 7 500 N Flores Jacobs Walter E. WE 9- 5 501 N Flores Hull F P. WE 6- 5 501 N Flores Paul Lewis WE 5- 5 601 N Flores Paul Lewis WE 5-
t 2 Marczinko WmPL 8-3518	2608 W Flornce Av Troxell Amie EPl. 1-0509 2610 W Flornce Av Scofield Harold BPl. 1-0292 2610½ W Flornce Av Evans Harvey MrsPl. 9-0708 2611 W Flornce A-1 Bookkeeping ServPl. 3-0719	PI 9-6264	6015 Flores Av MicWalnon J F	7 500 N Flores Jacobs Walter EWE 9- 3 501 N Flores Davis LewisWE 5- 4 506 N Flores Smith Sydney HWE 4-
t 7 Baerg HerbertPL 2-2896 W Flornce Av Gray GersonPL 2-8570	2611 W Flornce A-1 Bookkeeping ServPL 3-0719 2611 W Flornce Av A-1 Mimeographing Serv PL 3-0719	3140 W Flornce Av California Roof &	6022 Flores Av Almany W Tom JrAX 4-770 6025 Flores Av Halderman Paul HAX 3-235 6103 Flores Uzelac John rAX 2-737	301 N Flores Datois Well   WE 5-
Flornce Av HtgPk Espinoza Frank .LUd 7-7018 W Flornce Av Exact-O-Matic Systems of Calif Inc. PL 3-2429	2611 W Flornce Av Baron & De La Mater rl est loans.PL 9-7660 2612 W Flornce Av Reed Wm APL 8-2417	3140 W Flornce Av California Roof & Engineering Co.PL 9-6264 3200 W Flornce	6108 Flores Av Trester Eugene rAX 1-050	8 515 N Flores Johnson Harold A DrWE 5- 8 520 N Flores Rosner ReggieWE 4- 1 521 N Flores Ross Louis rWF 3-
W Flornce Av Thrift ShopPL 3-6974  1/2 W Flornce Av Strand HarryPL 1-9786  W Flornce Av Sandbeck Peder ritrPL 3-1288	2613 W Flornce Gutherie Pet ShopPL 1-2902 2614 W Flornce Gentry's Cinrs & DyersPL 2-5151 26141/2 W Flornce Av Knaub John R rPL 2-9812	Apt 1 Kallman Leo M	6113 Flores Av Gawetti Artarik Wir. AX 1-1/2 6113 Flores Av Sosenberg Harriet AX 4-491 6118 Flores Av Johnson Walter D AX 2-495 6119 Flores Av Witbeck Edith R AX 3-831 6119 Flores Av Witbeck John W AX 3-831 6123 Flores Av Paton Harry C AX 3-282 6129 Flores Av Swetland Geo W r AX 1-867	1 521 N Flores Ross Louis r WE 3- 8 522 N Flores Ross Louis r WE 3- 8 522 N Flores Implom Steve WE 3- 3 525 N Flores Zenziper M r WE 3- 3 527 N Flores Roen Susan G WE 8- 6 529 N Flores Negrous Evolvis C WE 0-
W Flornce Av Red Onion CafePL 2-0243	2615 W Flornce Av Mann Hubert FPL 2-9061 2618 W Flornce Thriftee Permanent Wave Shop	Apt 5 Kaufman Emma GPL 3-0785 Apt 6 Brooks Ruth E MrsPL 3-8179 3201 W Flornce Svivester Supply CoPL 1-8296	6123 Flores Av Paton Harry CAX 3-282 6129 Flores Av Swetland Geo W rAX 1-867	5 528 N Flores Neisner Fredric CWE 9-12 536 N Flores Av Friedman Morrey LWE 4-12
W Flornce Minett's Sporting Goods PL 1-3432 W Flornce Floyd's Place	2700 W Flornce Av Keel Joe BPL 3-0309 2700 W Flornce Webber Radio & TV Serv.PL 3-7713	3205½ W Flornce Av Sylvester Leo RPL 1-4400 3217 W Flornce Av George's ChickenPL 8-9651 • 3220 W Flornce Av	6130 Flores Av Fuess Edw C r AX 3-349 6133 Flores Nielsen Rolf W r AX 3-389 6136 Flores Av Arcaris S J r AX 3-542 6139 Flores Av Yelowchan Stanley V AX 4-881	6 537 N Flores Lingelbach Gerald A WE 9- 5 540 N Flores Friedman R B WE 6- 0 541 N Flores Allison F L WE 8- 0 541 N Flores Bostrom Frieda W WE 8-
W Floringe Chase H WPL 9-7606	2701 W Flornce Tal's CafePL 2-0548 2702 W Flornce Safeway Stores Inc serv companies construction div. PL 3-3366	Apt 5 Hawkins Victor		
W Flornce Perfecto Clnrs & DyersPL 2-3885	2703 W Flornce Bonner's Sporting Goods.PL 9-7430 2703 W Flornce Av Ray Williams Television Serv.PL 3-8738	3233 W Flornce Blue Cross Veterinary Hospital PL 3-2255	6201 Flores Powell John 0 r AX 3-385 6206 Flores De Luca Jos C r AX 3-486 6209 Flores AV Rizk Geo AX 3-928 6210 Flores AV Martin M W r AX 2-740	4 550 N Flores Raider Sol
W Flornce Av Texaco Service Station Dealers Florence & Vn Ness Stn.PL 3-9236	2703 W Flornce Williams Ray Television Serv PL 3-8738 2703 W Flornce Av Williams Television Serv	Veterinary Hospital, PL 3-2255	6216 Flores Av Olson Harold CAX 3-347	3 55/ N Flores Goldberg Nathan WWE 6-U 2 560 N Flores Stone Sam
W Flornce Elite DrugPL 8-8755 W Flornce Av Western Dollar Stores	PL 3-8738 2705 W Flornce Rogers Jas BPL 8-1408 2705 W Flornce Av Rogers Nursery & Florist	3300 W Flornce Shaws Serv Stn & Garage.PL 2-0508 3301 W Flornce Borman Paul Checker Board Liquor Store.PL 8-3926	6221 Flores Av Wood Harry AX 2-834 6222 Flores Av Boschert Jas J AX 2-836 6227 Flores Av Van Akin Jas Louis r AX 1-209 FLORES STREET NORTH	1 600 N Flores Steelman Claude WE 8- 2 601 N Flores Frank Louis WE 6- 604 N Flores Baur Jas MacNeil WE 6-
W Flornce Av Samuel's JewirsPL 9-8892	PL 8-1408 2710 W Flornce Av Caplan LillianPL 8-4415 2712 W Flornce Av Hannan Jas T uphlstrng	3301 W Flornce Checker Board Liquor Store PL 8-3926	100 N Flores Borstein Jacob r	Wesley C. Holler living 6-6
PL 3-0356	PL 9-0603 2714 W Flornce Av Johnson Hdwe & Paint Store	3305 W Flornce Av Hart Rolland EPL 2-8529 3309 W Flornce Don's Dependable Serv radio & recrds.PL 8-6465	108 N Flores McColl Stella r WB 8-655 109 N Flores McColl Stella r WB 8-655 109 N Flores Hochman Benj WE 3-127 109½ N Flores Purchin Minna WB 5-963 110 N Flores Holler Wesley C WE 9-565	at 110 N Flores and
W Flornce Jerri's Beauty SalonPL 1-5314 1/2 W Flornce Av Baglien James W <b>Dr</b>	PL 3-2243 2714 W Flornce Av Johnson's Hdwe & Paint Store.PL 3-2243	3309 W Flornce Stan The Record ManPL 8-6465 3309½ W Flornce Bogner Albert MPL 8-4857 3311 W Flornce Av Clark Geo E ritrPL 1-4747	112 N Flores Holler W Curtis JrWE 3-125	4 I
W Flornce Av Schoolman Electric Co.PL 9-4446 W Flornce Av Quality Shoe RepairPL 9-9374	2714 W Flornce Av Johnson's Paint & Hdwe Store.PL 3-2243 2724 W Flornce Av Lil' Pooper Lure CoPL 3-1258	3311 W Flornce Av Clark Geo E rltrPL 3-0201 3315 W Flornce Av Fischer Catherine MPL 2-8197 3321 W Flornce Av Abbey Radio & Clock Shop	113 N Flores Schreiber N N	6 627 N Flores Kale Morton
W Fiornce Av General Petroleum Serv Stn Dirs Flornce & Arlngtn.PL 2-0491	2724 W Flornce Southwest Drafting Serv.PL 3-1258 2724 W Flornce Stack V J Jr Southwest Drafting Serv.PL 3-1258	PL 2-3511 3321 W Flornce Av Huckstep E H garage PL 3-7932	114 N Flores Stier Lee F WE 6-848 115 N Flores Wodlinger Esther WE 6-099 115½ N Flores Skillstad Rosella WE 5-481	D 632 N Flores Savers Edmund M
W Flornce Ray's Mobil ServPL 9-3602 W Flornce Robinson Paint & Wallpaper Supply.PL 1-9535	2802 W Flornce Av Wade Doris PL 2-6822 2802 W Flornce Av Wade Ed & Son Paint Store PL 9-5161	3333 W Flornce Av Tonks-Reardon Texaco Serv Stn Dirs.PL 1-9159 3340 W Flornce Av Anthony's Super Serv.PL 3-9888	116 N Flores Rossiter Chas E	8 643 N Flores Friedmann JosephOLi 3-4 3 1108 N Flores Lonegan Irene MissOLd 4-
W Flornce Av Robinson Wallpaper & Paint Supply.PL 1-9535 W Flornce Av Robinson's Paint & Wallpaper	2802 W Flornce Av Wade & Son Paint Store PL 9-5161 2803 W Flornce Av Lindgren Harold A rl est	3401 W Flornce Av Sapphire RoomPL 2-8283 3421 W Flornce Av	118 N Flores Glasky Irving L WE 8-700 118½ N Flores Blum Ida WE 4-210 119 N Flores Lepken Harry WE 5-511	9 1109 N Flores Maxwell JeanetteOLd 4- 7 1110 N Flores Rohlf H ErwinOLd 4-
Supply PL 1-9535 W Flornce Av Crawford C R Electronic's	PL 8-8455 2803 W Flornce Av Lindgren RealtyPL 3-3681 2803 W Flornce Av Lindgren Vivian M Lindgren	Apt 1 Holland Dan B	119½ N Flores Luftman Álvin H DrWE 1-054 120 N Flores LA Robinson Lisa ECR 4-717	1 1112 N Flores Nelson Allie OLd 4-( 5 1114 N Flores Heid Frances E OLd 4-;
W Flornce Av Electronic TV Labs reprs PL 3-2433	Realty PL 3-3681 2803 W Flornce Piehn Frank A ins Pl 2-4311	Apt 6 Hanson K APL 1-4366  3423 W Flornce Av Apt 1 Willard Fred WPL 9-1093	121 N Flores Marcus Hyman	2 1115 N Flores Ellert Chas FOLd 4-4 7 1120 N Flores Killefer GertrudeOLd 4-
v & Night callPL 3-2433 W Flornce Av Moss G Y Electronic's	2806-1/2 W Flornce Av Cal-Tempo PL 9-4776 2807 W Flornce Av Carpenter Bebe Studio of Theatrical Arts.PL 9-8938	Apt 2 HIII R W	124 N Flores Willmann Walter A WE 6-012 124½ N Flores Griffith John G WE 6-201 125 N Flores Weiss Abe WE 4-729	6 1123½ N Flores van Bergen RuthOLd 4-
W Flornce Av McCurry W A & Associates Inc.PL 1-6198	2808 W Flornce General Liquor StoresPL 8-4051 2810 W Flornce Av Arwin CoPL 9-6446 2810 W Flornce Av Nutritional LabsPL 9-6446	Apt 6 Welsh Glenn E         PL 2-5825           Apt 8 Gong Henry         PL 9-3269           3424 W Flornce Av Fyson Pearl         PL 1-0152	126 N Flores Strickland Chas G WE 6-693 126½ N Flores Noorland Martin WE 4-490 127 N Flores Av Pechter Ben WE 4-708	5 1127 N Flores Kaler J F
O1 W Flornce Av LI Nuckolls CecilPL 8-6917 L2 Southwest Sash & Door CoPL 2-9117	2810 W Flornce Av Vitamin Capsule Corp. PL 9-6446 2811 W Flornce Av Carpenter Nicholas C., PL 8-8838 2813 W Flornce Av Droubay Clyde, plmbr. PL 9-6496	3426 W Fiornce Reis Geo LPL 1-3441 3428 W Fiornce Av Kampelman JackPL 9-8890	128 N Flores Allers Myrtle       WE 9-878         128½ N Flores Ness Olaf       WE 6-056         129 N Flores Kelly Elsie M.       WE 1-002         129 N Flores Kirkley Mary E       WE 1-002	7 1200 N Flores Hovt Paul I Old 4.
t 3 Hutchinson Dorothy	2813½ W Flornce Av Droubay ClydePL 9-2332 2814 W Flornce Henderson John M Co Inc.PL 1-7382 2814 W Flornce Henderson John M Co Inc.PL 2-8344	3430 W Flornce Av Kovach FrankPL 8-0056 3431 W Flornce Av Apt 1 Grosshandler AlexPL 1-2657	131 N Flores Sachs Jos Mrs	4 1210½ N Flores Faulds Robt McLeodOLd 4-1
07 W Flornce Av 1 Egan Abigail TPL 1-7524 2 Oliphant Frank GPL 8-9459	2815 W Flornce Weltronic Co serv dept & whse.PL 9-7385 2823 W Flornce Av McAdams Auto Repair.PL 8-1913	Apt 2 Gilbreath J W	133 N Flores Harris Shirley Mrs WE 5-475. 1341/2 N Flores Huckstep B H WE 6-420. 136 N Flores Wright Helen r WE 8-465.	3
3 Trager Loretto APL 8-5881 4 Macey LillianPL 1-4098 5 Kunst Richard WPL 1-6519	2901 W Flornce Wright Geo Harper rl est.PL 2-4432 2906 W Flornce Av Shay Jack W MrsPL 1-2273	Apt 5 Hawley Robin MissPL 2-3692 Apt 6 Grodzen BernardPL 1-3090 Apt 7 Plows Virginia JPL 9-6347	136½ N Flores Christian Beulah WE 6-168 137 N Flores Skrupa J B WE 4-934 139 N Flores Couts I WE 4-176	2
t 6 Wiehe FlorencePL 8-2660 t 7 Dempsey Seth APL 3-8980	● 2909 W Flornce         Apt 2 Wilson John V	3434 W Flornce Av Zak Wm LPL 1-7160  3437 W Flornce Av Apt 9 Jackson Harold LPL 8-9571	139½ N Flores Katz Herman rWE 3-450 308 N Flores M-S Construction CoWE 9-227 310 N Flores Pape Distributing CoWE 9-522	5 1216 N Flores Turcotte L POLd 4-:
3 Ammerman Harry WPL 2-904/	2913 W Flornce Av Colonial Beauty Shop. PL 8-3921	Apt 10 Mac Quire Eileen MrsPL 1-4843 Apt 11 Wignall KatherinePL 2-4223 Apt 13 Peterson InezPL 2-3496	311 N Flores Geissinger W B & Co Inc advg WE 3-717: 311 N Flores Parker Edw F CWE 3-717:	1218½ N Flores Hill Olin W MrsOLd 4-0 3 1220 N Flores Shirek R AOLd 4-0
t 5 Jannis Geo PPL 1-7296 W Flornce Av Florence Ave Church of Christ	2914½ W Flornce Av Dorner Francis JPL 1-8267 2915½ W Flornce Av Stefan Calista L Dr.PL 1-1507 2916 W Flornce Challenge Printing CoPl 9-1279	Apt 16 Daly Wm	312 N Flores Pinto Phyllis intr decrtn WE 4-608 314 N Flores Kahn N B WE 9-244 316 N Flores Greenbaum A Julius WE 5-851	7 Apt B Gunn Bette
PL 8-3456 W Flornce Av Kernan Edw S dispensing optician PL 1-6211	2918 W Flornce Av Conn Walt HPL 9-4480 2918 W Flornce Av Jacobson Geo APL 9-4480 2919 W Flornce Av Heidenburg CleoraPL 9-2008	3440 W Flornce Av Born LelaPL 9-6329 34401/2 Flornce Av Reeser John WPL 1-4404	317 N Flores Flick A HWE 5-698 317 N Flores Roy Louise MWE 5-698 322 N Flores Lowers Thomas HWE 9-576	9 Apt 5 Kahn Irvin
W Flornce Av Bollman Furn & Appliances PL 9-3065	2920 W Flornce Av Howell Termite CoPL 3-2241 2921 W Flornce Av Pries Sarah MPL 1-3621 2923 W Flornce Av Pries Plumbing & Appliances	3442 W Flornce Av Pryor Roy PL 1-2107 3444 W Flornce Av Baker Håzel BPL 3-6257 3446 W Flornce Av Yost-Robt N MrsPL 9-6580	323 N Flores McKinlock William HWE 6-354 327 N Flores Schwedelson LWE 6-249	1
W Flornce Av Bollman Mahogany House PL 9-3065 W Flornce Av Canto Alfred E rl est.PL 8-2703	PL 1-3041 2926 W Flornce Av South L A Dental Lab.PL 3-1165 2926 W Flornce Av Vickerman W A DrPL 2-2268	3450 W Flornce Av Summers IraPL 2-4071 3452 W Flornce Av Wright Ernest FPL 1-7294 3452½ W Flornce Av Wright Chas EPL 2-0992	328 N Flores Barnes Fred       WE 9-251         332 N Flores Ben-Tovim       Noah       A WE 4-810         333 N Flores Powsner       M	2 Apt D Wayne FreddOLd 4-4 6 ♠ 1226 N Flores
W Flornce Taylor Leo R rltrPL 9-7964 W Flornce Check Signal ServPL 3-6936 W Flornce Av J & R Auto Upholstry.PL 1-1581	2927 W Flornce Av Lawrence Eugene I Drapery and Color Consultant. PL 8-3715 2928 W Flornce Av South L A Dental Lab.PL 3-1165	3454 W Flornce Av Hagstrom HaroldPL 9-9778 3458 W Flornce Av Thatcher MayPL 1-0542 3458½ W Flornce Av Duda John MPL 9-1763	335 N Flores Ottenheimer Hedwig Mrs. WE 3-051 335 N Flores Ottenheimer Ludwig r WE 3-051 336 N Flores Osterbach Jos WE 8-547	7 Apt G Yates Betty JoOLd 4-0 B 1228 N Flores Humphrey Hugh A MrsOLd 4-3
W Flornce Bradshaw Trailer Rental.PL 2-9220 W Flornce Mokan Barber ShopPL 2-0575 W Florence Av Hapes Chas E contr.PL 1-8910	2929 W Flornce Av Watson J Edmund photgrpher PL 2-6124	3460 W Flornce Av Shery VirginiaPL 2-2536 3511 W Flornce Av Fitzgerald Flower Shop PL 3-1377	341 N Flores Stava E J MrsWE 5-045 343 N Flores Loveless ClydeWE 9-618	3 1230½ N Flores Galloway GradyOLd 4- 9 1230½ N Flores Hill Eleanor EOLd 4-
W Flornce Av Hapes Chas E contr. PL 3-7313 W Flornce Av Harrahill J E Realtor PL 8-8877 W Flornce Av Eddie's	2930 W Flornce Av Horwitz Jos LPL 9-6267 2934 W Flornce Av LaFayette Marguerite PL 1-1373 3000 W Flornce La Fayette R H Dr chirprotr	2517 M Standard A. Standard Chan	346 N Flores Trauss J H	6 1230 <sup>2</sup> / <sub>3</sub> N Flores Willis Floyd Herbert0Ld 4- 3 1230 <sup>5</sup> / <sub>6</sub> N Flores West Lillian0Ld 4- 2 1232 N Flores Henoch Caroline June0Ld 4-
13 W Florence Av t 2 Taylor Barbara JPL 9-3562	PL 9-8594 3001 W Flornce Av Romano SusiePL 2-2755 3001 W Flornce Av Susan's Flower Shop.PL 2-2755	3518½ W Flornce Av Winslow MerrickPL 2-6804 3520 W Flornce Kerkorian NishPL 9-0545	353 N Flores Gilges August WE 6-706 355 N Flores Freedman Saml W WE 1-771 355 N Flores Freedman Saml W WE 9-527	2 12321/6 N Flores Schafer Chas HOLd 4-1
t 3 Munoz Francisco F	3002 W Flornce Clem's MktPL 9-5058 3006 W Flornce Av Mesick Katherine FPL 2-8903 3009 W Flornce Av Kamar Construction Co	3520 <sup>1</sup> / <sub>4</sub> W Flornce Av Peterson Mabel V. PL 2-4426 3531 W Flornce Scarlata Anthony rPL 2-4913 3533 W Flornce Av Ball W CPL 2-4008	356 N Flores Balint EmeryWE 9-131 362 N Flores Schmidt Wm H rWE 3-/78	0 1232½3 N Flores Schimmer CarlOLd 4- 7 1233 N Flores Av Asher Jefferson WOLd 4-
W Flornce Av Schenck Geo F Acorn Badge & Insignia Co. PL 9-7431	PL 1-2022 3010 W Flornce Av Janulis BenjPL 3-9078 3011 W Flornce Av Green Mildred N Green	3535 W Flornce Av Ware Robt DPL 8-6880 3536 W Flornce Av Kerkorian AhronPL 9-8464 3537 W Flornce Av Zeilberger AlfredPL 2-9747	363 N Flores Wentzel Clara M MrsWE 5-431 367 N Flores Skolnick HWE 5-634 368 N Flores Schwadron LewisWE 6-383	0 Apt 101 Einhorn Meyer OLd 4- 3 Apt 101 Yager Chas OLd 4-
W Flornce Av Burt Floyd Foreign Car Clinic.PL 1-2571 W Flornce Av Foreign Car ClinicPL 1-2571	Walter S Co The PL 3-2126 3011 W Flornce Av Green Walter S Co The rl est. PL 3-2126	3539 W Flornce Fiorina LeoPL 8-0280 3543 W Flornce Av Lugo Chas JrPL 9-5101 3545 W Flornce Av Long LawrencePL 9-1456	369 N Flores Calmanson RitaWE 6-867 369 N Flores Calmanson RoseWE 1-394 402 N Flores Kaufman Raymond RWE 6-699	7 Apt 103 Potter Clyde H
W Flornce Av Johnson Leslie H Dr.PL 1-5382 W Flornce Av Heath Ernest C Jr MD.PL 3-8700	3020 W Flornce Av Florence & 8th Ave Shell Serv. PL 3-8565	3549 W Flornce Av Ryner Everett JPL 8-0467 3551 W Flornce Hoback W E rPL 2-5535 3555 W Flornce Davidson Chas L rPL 2-3243	405 N Flores Silvers Jack WE 5-623 410 N Flores Chester Dave WE 3-010 411 N Flores Dubin Saml WE 6-687	2
y & Night call	3023 W Flornce Av Forsythe Virgle Serv Stn PL 8-3700 3023 W Flornce J & F Motor ServPL 3-9251	3555 W Flornce Davidson Mabel L r PL 2-3243 3557 W Flornce Av Jones Richard PL 2-1017 3564 W Flornce Sugino M PL 8-6896	412 N Flores Hellerman Saml WE 3-180 415 N Flores Dvorson Dorothy C Mrs WE 1-935 419 N Flores Lubofsky Frank WE 4-693	0 Apt 203 Young Louis MrsOLd 4 8 Apt 204 Feltman MaeOLd 4
W Flornce Roberts Leon dntstPL 8-7935	3100 W Flornce Av General Petroleum Serv Stn Dirs Florence & 8th Av.PL 3-9634	3564 W Florence Sugino WPL 8-6896 3565 W Florence Av Koonce S GPL 2-1809	14 1 10103 EUDOISKY 1 1 allk + WE 4-093	. (Continued on Next Page)

NPS Form 10-900 (Oct.1990)

United States Department of the Interior National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

RECEIVED 2280

OMB No. 1024-0018

entries and narrative items on continuation sneets (NPS Form 10-900a). Use a type	word processor, or computer, to complete an items.
1. Name of Property	
historic name Fox Fullerton Theatre Complex	
other names/site number Chapman's Alician Court Theatre; Universal Mission Court Theatre; Fox Mission Theatre; Fox Building; Roy J. Lyon Firestone Service Station	Fullerton Theatre; Firestone Tire and Rubber
2. Location	
street & number 500-512 North Harbor Boulevard Fullerton	NA  not for publication
city or town Fullerton	NA 🗌 vicinity
state California code CA county Orange	code 059 zip code 92832
3. State/Federal Agency Certification	
State or Federal agency and bureau  In my opinion, the property meets does not meet the National Registe comments.)	s for registering properties in the National Register of forth in 36 CFR Part 60. In my opinion, the property t this property be considered significant ☐ nationally s.)
Signature of commenting or other official Date	
State or Federal agency and bureau	
4. National Park Service Certification	11
I hereby certify that this property is:    entered in the National Register   See continuation sheet.   determined eligible for the   National Register   See continuation sheet.   determined not eligible for the   National Register   removed from the National   Register   other (explain):	Date of Action

## **Exhibit 44**

# **United States Department of the Interior**National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 6

areas, the lavish theaters provided an environment of escape where moviegoers could lose themselves in a fantastic world of architecture, music, and larger-than-life personalities. While legitimate theaters buildings were geared toward the wealthy who could afford orchestra tickets, motion pictures theaters provided the trappings of wealth—thick rugs, grand lobbies, elegant lounges, velvet draperies, gilt-and-marble ornamentation, lavish furnishings, uniformed ushers and usherettes—affordable to the middle class.

The building of Fullerton's Alician Court Theatre followed this pattern of theater development and construction. Fullerton had a series of small motion picture theaters—the Little Gem Theatre (1909), the Randall Theatre (1911), the Fullerton Theatre (1913), and the Rialto Theatre (1917)—built along Harbor (then Spadra) Boulevard in the downtown area. With the exception of the short-lived Randall Theatre, designed for vaudeville presentations and nickel movies, these theaters were buildings that had been quickly and cheaply converted into movie theaters. In contrast, the Fox was designed from the start as a movie theater and is the only one of these old-time downtown theaters to survive. It remains the only cinema in downtown Fullerton. The Fox was also the first theater in the city and county built specifically to show full-length films and is the only remaining film palace in north Orange County built during the era of lavish film theaters.

#### **BUILDER AND ARCHITECT CONTEXT**

#### Meyer and Holler, Inc. (Milwaukee Building Company) Context

The Fox Fullerton Theatre was constructed by the firm of Meyer and Holler, Inc. of Los Angeles, one of the most famous builders in movie theater history. The Chapman family had extensive land holdings throughout Southern California, and the Chapman Brothers developed an early pattern of hiring architects for their developments in Los Angeles, then later using these same architects for buildings in their hometown of Fullerton. Meyer and Holler were first hired by the Chapman Brothers in 1910 to construct a two-story Tudor Revival "spec" home in Chapman Park (Fifth and Mariposa) in Los Angeles.<sup>52</sup> By the time C. Stanley Chapman commissioned the firm again in 1924, it had become the largest contracting company in Southern California. The firm of Meyer and Holler, Inc. is recognized as one of the most prolific and distinguished motion picture theater designers on the West Coast, maintaining offices in Los Angeles (315 Wright & Callendar Building, 405 South Hill Street). Along with Benjamin Marcus Priteca and S. Charles Lee, Meyer and Holler dominated theater construction and design in Southern California. Mendel S. Meyer (1874-1955)<sup>53</sup> and Julius C. Schneider founded the design and building firm, incorporating on October 24, 1906.<sup>54</sup> Meyer was the son of Samuel Meyer (1830-1903), a respected Jewish pioneer in Southern California; Schneider had recently moved to Los Angeles from Milwaukee. Phillip W. Holler, a real estate agent, joined the firm in 1908. Originally known as the Milwaukee Building Company, a name probably intended to inspire confidence among newcomers to Los Angeles from the Midwest, the firm specialized in building modest bungalows (probably from stock plans). Thanks largely to an alliance with the successful land developer Robert Marsh (1871-1956), the Milwaukee Building Company was able in 1912 to change its focus to large speculative, and then custom homes, in Mount Washington, Windsor Square, Santa Monica, Brentwood, and other fashionable suburbs. After World War I, the firm increasingly used the name "Meyer and Holler" as it moved out of the homebuilding business and into large-scale commercial construction. 55 Holler's son, Wesley C. Holler (1893-1981), a World War I veteran, joined the firm in 1929, and thereafter succeeded his father as Meyer's partner. The firm's activity began to dramatically decline after the Crash of 1929 when its lavish architectural style grew out of fashion. A disastrous lawsuit brought against the firm in 1932 by director King Vidor forced Meyer and Holler to file for bankruptcy, <sup>56</sup> but the firm reorganized in 1934<sup>57</sup> and remained in business until 1941. <sup>58</sup> Meyer retired that year, and Holler went to work for the Signal Oil and Gas Company.

By providing design-building services to thousands of clients throughout Los Angeles and nearby counties, Meyer and Holler exerted a very significant impact on the shaping of the built environment of Southern California during the period of the region's most dramatic growth. This impact was due in large part to the financial power of its clientele, which included

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major players in the fields of real estate, entertainment, finance, and government. During the 1910s and 1920s, Meyer and Holler counted among their clients some of the most distinguished business leaders in the history of Los Angeles. The firm designed and built houses for Harry Chandler, Frank P. Flint, Herman Janss, Edward L. Doheny, Isaac Milbank, and King Gillette; movie studios for Samuel Meyer, Hal Roach, Jesse Hampton, Samuel Goldwyn, Charles Chaplin, King Vidor, and Thomas Ince; and commercial buildings for Idelfonso Sepulveda, E. Clem Wilson, and Henry Culver. Meyer and Holler also designed and built numerous apartment buildings, hotels, banks, churches, and theaters throughout the greater Los Angeles area, including the Long Beach Museum of Art (2300 Ocean Boulevard), the Mt. Washington Hotel (3880 San Rafael Avenue) in Los Angeles, the Getty House (605 South Irving), the official residence of the mayor of Los Angeles, and the Mary Tustin House (4973 North Figueroa) in Los Angeles, a two-story Craftsman house built for the widow of Columbus Tustin, founder of the City of Tustin. The firm's buildings are featured in *An Architectural Guidebook to Los Angeles*, the definitive guidebook for Los Angeles architecture by David Gebhard and Robert Winter.

In the early 1920s, the firm won contracts for many distinguished structures in the heart of Hollywood, including the Hollywood Athletic Club (6525 Sunset Boulevard), Grauman's Egyptian Theatre (6712 Hollywood Boulevard), Grauman's Chinese Theatre (6925 Hollywood Boulevard), Standard Film Laboratories (Seward and Romaine), 62 the Security Pacific Building (6777 Hollywood Boulevard), and the Café Montmarte (6753 Hollywood Boulevard), one of the most glamorous nightclubs of the era. It is primarily these Hollywood buildings, a number of which are on the National Register of Historic Places, that have established the worldwide fame of Meyer and Holler. 63 The Egyptian Theatre, considered Hollywood's first authentic movie palace, was the birthplace of the gala movie premier, and Meyer and Holler's masterpiece, the Chinese Theatre, is the most famous movie palace in the world, still attracting millions of tourists each year to its legendary courtyard where hand- and footprints of movie stars are imbedded in concrete. The two theaters quickly became associated with Hollywood prestige and glamour. The Chinese Theatre became so synonymous with the industry that the ultimate movie about Hollywood movies, Singin' in the Rain (1951), opens with a premier at the landmark Theatre. Meyer and Holler's theatrical work guickly caught the attention of regional and national architectural journals. American Architect <sup>64</sup> and Architect and Engineer <sup>65</sup> published reviews of the Egyptian Theatre in 1923, and even more extensive profiles of the Chinese Theatre appeared in issues of the American Architect, Architectural Digest, and the Architectural Record. 66 Both theaters and their floor plans were featured in Randolph W. Sexton's American Theatres of Today (1927), one of the

first monographs published on the rapidly evolving movie picture theaters of the 1910s and 1920s. Meyer and Holler's buildings and theaters are also featured in Randolph W. Sexton's *Spanish Influence on American Architecture and Decoration*, Cara Mullio's *Long Beach Architecture: The Unexpected Metropolis*, David Nayor's *American Picture Palaces: The Architecture of Fantasy*, Ave Pildas's *Movie Palaces: Survivors of an Elegant Era*, John Margolies's *Ticket to Paradise: American Movie Theaters and How We Had Fun*, and Robert Berger's *The Last Remaining Seats: Movie Palaces of Tinseltown*. Many of the firm's architectural designs in the 1920s were imitated throughout the United States. The Egyptian style, in particular, caught on quickly. Grauman's Egyptian Theatre opened one month before Howard Carter entered the tomb of Tutankhamun on November 29, 1922, and the Theatre's design elements were quickly imitated as Tut fever swept the country. Because of their role in creating such monuments to the glory days of Hollywood moviemaking, but more especially because of their prominence in designing and building structures to house the full range of activities of movie production, film manufacture, and cinematic exhibition, Meyer and Holler are credited with giving architectural form to the nascent entertainment industry in Southern California.

In designing their opulent movie showcases, Meyer and Holler specialized in what is now called "exotic" or "themeoriented" architecture that catered to the wildest fantasies of movie patrons. Like other architectural firms of the era, Meyer and Holler used specific styles, such as Spanish, Mayan, Hindu, Persian, and Egyptian, when constructing their movie palaces, with influence also coming from the European Renaissance, baroque, and rococo periods, as well as from motifs of exotic cultures. As public tastes changed, the firm became accustomed to making each theater fit the latest whim of the movie-going public and theater owners alike. Meyer and Holler began constructing theaters in 1913 with the Owl Theatre (1042-10441/2 Temple) in Los Angeles, followed by additional projects in Hollywood in 1921: the Granada United States Department of the Interior National Park Service

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Theater (Vista at Sunset), the Hunley Theater (5115 Hollywood Blvd.), and the New Hollywood Theater (Hollywood at Cahuenga).

Within their theater projects, Meyer and Holler developed a special building sub-type: the courtyard theater. Their courtyard theaters were unlike anything Los Angeles had seen before, and, in fact, did not look like "theaters at all from their entrance forecourts." The firm originated and then perfected an innovative type of theatrical house: the courtyard theater, in which an atmospherically decorated forecourt takes the place of an interior lobby. Approaches to the theaters were through a dramatic courtyard, ideal for movie premiers, opening on to a busy boulevard. Ideally suited to the climatic conditions in Southern California, the open courtyard was an innovation in theater design that took advantage of outdoor spaces and their visibility to the street, creating a sense of excitement as passers-by saw large crowds gathering for a show or premier. Unlike other movie palaces of the era, which had every surface covered with decoration and ornamentation, Meyer and Holler's courtyard theaters used highly decorative and elaborate motifs in contrast with extremely simple and plain stuccoed or plastered surfaces. The firm's three courtyard movie palaces—the Egyptian, Chinese, and Fox Fullerton Theatres<sup>68</sup>—generally featured a standard floor plan, lighted forecourts, simple and plain surfaces, and minimal exterior signage. Once inside the forecourt, moviegoers were treated to fantastical, highly decorative, and elaborate motifs, all magically designed to transport visitors to another time and place. Each design element—theater seats, carpets, drapes, stairways, drinking fountains, stage curtains, furniture, ticket booths, landscaping, etc.—were organized around a central architectural theme. The Chinese Theatre, for instance, featured such Far Eastern effects as red doors, a pagoda, intricately carved silver dragon sculptures, and a gong in the courtyard. Similarly, the Italianate Fox Fullerton Theatre featured decorative elements and motifs all designed to recall the Italian Renaissance: wrought-iron works, massive terra-cotta urns and vases, fountains, elaborate doorways crafted to look like marble, and lantern-like lamps with long, torch-like standards. Each of Meyer and Holler's courtyard theaters are beautiful and distinctive, but also functional, and are the only surviving theaters built by the firm.

It was between the design and building of the influential \$800,000, 1,770-seat Egyptian Theatre (1922) and the amazing \$2 million dollar, 2,200-seat Chinese Theatre (1927) that Meyer and Holler constructed four impressive and distinctly different mid-sized theaters outside of Hollywood, the only suburban theaters constructed by the firm: the Egyptian-styled California

Theatre (1923, razed) in Pomona, <sup>69</sup> the Spanish Colonial Revival Cabrillo Theatre (1923, razed) in San Pedro, <sup>70</sup> the Fox Fullerton Theatre (1925), and the Spanish Baroque West Coast Fox Theatre (1925, razed) in Long Beach. <sup>71</sup> The Fox Fullerton Theatre is the only example of a courtyard theater built by Meyer and Holler outside Hollywood, and the building remains the firm's major architectural contribution to Fullerton and Orange County. The Fox Theatre is also the only Italian Renaissance-styled theater built by Meyer and Holler, the only extant small-to-midsize theater constructed by the firm, and the company's only remaining suburban motion picture palace.

#### Raymond M. Kennedy Context

Although Meyer and Hollers, Inc.'s blueprints, drawings, and advertisements were labeled "Meyer & Holler Architects" or "Meyer & Holler Architectural Designers," neither Meyer nor the Hollers had any architectural background or training, and the firm relied on draftsmen, engineers, and architects, such as Lewis F. Blaize, Everett Hardy Merrill, Donald R. Wilkinson, and Raymond M. Kennedy, for design expertise. <sup>72</sup> It was Raymond McCormick Kennedy (1891-1976) who designed the Fox Fullerton Theatre. Kennedy was born April 12, 1891 in New Brighton, Pennsylvania. In 1915, Kennedy received a Bachelor of Architecture degree from Cornell University, graduating with the highest marks in his class for which he received the American Institute of Architect's School Medal for General Excellence in Architecture. He was awarded the John Plaut Fellowship for the best record throughout his entire college coursework, which paid for his postgraduate work in design and a Master of Architecture degree in 1916. That same year he received the American Academy in Rome Fellowship Prize in Architecture, the first time the Rome Prize was awarded to a Cornell student.

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Because of complications entailed by World War I and Kennedy's military service, his stay at the American Academy in Rome extended over an unusually long period (1916-1919). A major objective of the Academy's founders—which included architects Charles F. McKim and Daniel Burnham, painters John La Farge and Francis Millet, and sculptors Augustus Saint-Gaudens and Daniel Chester French—was to bring together advanced students in allied fields, such as architecture, sculpture, mural painting, and landscape architecture, to foster an understanding of different arts and to develop an attitude of collaboration. It was during his studies in Rome that Kennedy developed his lifelong predilection for classical and renaissance architecture of Italy.

In 1920, Kennedy returned to New York City where he spent one year with the architectural firm of York and Sawyer and two years with architect Howard Greeley. Kennedy's major project for Greeley's firm was to design a room in the Joseph E. Widener (1872-1943) mansion in Philadelphia to house the painting "The Feast of the Gods," a masterpiece of the Venetian painter Bellini. While working for these notable architects, who specialized in large projects. 73 Kennedy prepared plans, but had no opportunity to design buildings on his own. He was invited by Donald R. Wilkinson to join Meyer and Holler, Inc. in 1922 where he was responsible for architectural design. In addition to his architectural design skills, Kennedy was also an expert in painting and mural and decorative design, and he was able to advantageously collaborate with the many artists employed in Meyer and Holler's various departments—architecture, engineering, specifications, mural decoration, and sculptural work. In all likelihood, Kennedy was the most formally educated architect working in Los Angeles in the 1920s and 1930s and was certainly one of the best trained. Following the bankruptcy of Meyer and Holler, Inc. in 1932, he joined the faculty of architecture at the University of Southern California (USC) where he became a well-liked and influential professor, teaching classes in architectural design and modeling, mural painting, and freehand sketching. He retired from USC in 1960. In the 1930s, 1940s, and 1950s, Kennedy produced plans for the reorganized firm of Meyer and Holler, Inc. and the offices of Robert E. Bennett of Pasadena and William H. Harrison of Los Angeles, worked as a set designer for Metro-Goldwyn-Mayer and Republic Studios, while also pursuing his hobby of fine oil

painting. He was a gifted draftsman, particularly in gouache, and his surviving works range from sketches to large-scale paintings in oil. Kennedy died at the age of 85 on May 11, 1965 of heart failure. 74

During his employment with Meyer and Holler, Kennedy participated in the design of hundreds of projects as part of a team consisting of one or more architects, engineers, decorators, and artists whose identities and precise contributions to these projects were not normally revealed to either clients or the press. Documenting evidence indicates that Kennedy was the

architect principally responsible for the design of the Petroleum Building (714 W. Olympic Blvd., Los Angeles) for Edward L. Doheny, 75 the Quinby Building (650 S. Grand, Los Angeles), which along with the Petroleum Building marked the first time that Indiana limestone was used on the exterior of a highrise building in Los Angeles, the Los Angeles First National Trust and Savings Bank (6777 Hollywood Blvd.), later the Security Pacific Building, second only in height to the Los Angeles City Hall when it was built in 1927,76 the First Church of Christ, Scientist (Lomita and Central Avenue, Glendale), 77 the Sixteenth Church of Christ, Scientist (5006 Ellenwood Drive, Glendale), the Twenty-Sixth Church of Christ, Scientist (470 N. Andrews Place, Los Angeles), the Universal Building (Washington and Hill, Los Angeles), the E. Clem Wilson Building (5217-5231 Wilshire Blvd., Los Angeles), 78 the Post Stores (Los Angeles, demolished), the Ocean Center Building (Long Beach, razed), the West Coast Theatre (333 E. Ocean Avenue, Long Beach, razed), and Grauman's Chinese Theatre (6925 Hollywood Blvd). For the office of Robert E. Bennett, Kennedy designed a press box and elevator tower for the Los Angeles Coliseum and the Pasadena City College Library. For the office of William H. Harrison, Kennedy designed the Whittier Public Library and Whittier City Hall, part of a new civic center complex project (1955). Although Kennedy viewed the Petroleum and Quinby Buildings as his finest works, he is best remembered for the Chinese Theatre in Hollywood, considered his masterpiece.

Kennedy's design style was distinctive and his prominent contributions to the design of Meyer and Holler projects can easily be discerned. For the firm, he produced an impressive series of large and small buildings marked by a straightforwardness of layout, a frank expression of structure, an exuberance of décor, and great originality of detail.

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Although Kennedy was one of the most creative designers in reinforced concrete in Los Angeles, and was obviously comfortable working with modern materials, he never embraced modernism, preferring the grandeur of more traditional styles (or what he liked to call the "Grand Manner"). He was at the height of his architectural career in the 1920s when the Fox Theatre was constructed, and when Meyer and Holler's extensive operation gave him unified control of all aspects of his building projects. While Kennedy used a variety of architectural styles ranging from the Beaux Arts to Greek Revival, he often returned to the Italian Renaissance and neo-baroque periods of architecture that he had studied at the American Academy in Rome. The Fox Fullerton Theatre is the only Italian Renaissance-styled theater that Kennedy designed and is representative of his lifelong preference for classical architectural elements. The Fox is an outstanding example of Kennedy's handling of Italian Baroque elements and is his only completed work in Orange County.

#### ARTWORK/MURALIST CONTEXT

The Theatre's interior features the artwork of two notable muralists of the 19320s: A. B. Heinsbergen and John Gabriel Beckmen.

#### Anthony B. Heinsbergen (1894-1981)

Architect Raymond M. Kennedy designed neo-Baroque styled murals for the Theatre's auditorium, <sup>80</sup> but the murals were later assigned to Anthony B. Heinsbergen and Company (formerly Dresher and Heinsbergen Painting and Decorating). Meyer and Holler, Inc. relied on an extensive team of in-house artists for its commissions, therefore subcontracting out the murals was an unusual move for the firm. Throughout his career Heinsbergen collaborated with the most prominent architects of his day on buildings of all types, but his artistic reputation was linked to his theater décors, and he was at the height of his career in the 1920s and 1930s. The California murals that decorate the Theatre's auditorium were painted by C. F. Brunkhorst, an artist working for the firm. In the 1920s when the design firm reached its height in popularity, Brunkhorst was one of 185 painters employed by the decorating company. These artistic crewmembers created tapestries

and painted spectacular ceilings and wall decorations, all designed to complete and complement theater décor.

Anthony (Antoon) B. Heinsbergen, a nationally acclaimed Dutch-born muralist and decorative painter, began his craft as an apprentice in Holland. Upon emigrating with his family to Los Angeles in 1906, Heinsbergen apprenticed himself to a decorative painting contractor the day after his arrival. As a young man, he traveled throughout the United States decorating vaudeville and opera houses. His big break came in 1924 when Alexander Pantages hired him to decorate a string of 22 theaters for the Pantages circuit, culminating in the decoration of the art deco Hollywood Pantages Theatre in 1929. During his long career, Heisenbergen and his artists decorated the interiors of 757 theaters throughout the United States, Canada, and Mexico (probably close to 200 survive). His major commissions in Los Angeles include murals for the Los Angeles City Hall (200 North Spring Street), the downtown Biltmore Hotel (506 South Grand Avenue), the Los Angeles Theatre (615 South Broadway), and the Wiltern Theatre (3790 Wilshire Boulevard), the showcase movie palace for Warner Brothers Studio. Although Heinsbergen and his associates would travel all over North America to hand paint murals, the firm also would paint them in the studio on canvas, then apply them to walls and ceilings like wallpaper. When commissions dried up in the 1950s, Heinsbergen took to easel painting, selling his works in Los Angeles galleries. After Heinsbergen died in 1981, his son and granddaughter continued the firm as A. T. Heinsbergen & Company, specializing in both interior decoration and restoration work. The Company is frequently called upon to restore the walls and ceiling decorations originally painted by the elder Heinsbergen.

Heinsbergen worked in a variety of styles and was able to adapt to different styles of architecture and ornamentation as tastes changed. While he could show restraint, Heinsbergen and his firm are known for their spectacular ceilings and wall decorations done in a florid decorative opulence in the classically inspired style he preferred. He is remembered for his "delightful mish-mash of Byzantine sumptuousness, art deco cubism and pure kitsch, perfect for the timeless and vulgar

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opulence of movie-going."<sup>83</sup> The Fox Theatre murals are unusual because of their straightforward narrative of the exploration and discovery of California.<sup>84</sup> The California murals in the Fox Theatre constitute Heinsbergen's major commission in Orange County.

#### John Gabriel Beckman (1898-1989)

Born in Astoria, Oregon in 1898 where his family practiced medicine, Beckman was raised in San Francisco. His parents sent him to Russia to study architecture at the age of 12, but he was too young to qualify for the architectural academy at St. Petersburg, and never received formal training. Of Russian descent, Beckman sometimes claimed to be related to the last czar and czarina, Nicholas and Alexandra, whom he met while living in Russia. He was forced to return to the United States in 1912 when his mother became ill. He attended the University of California, Berkeley briefly, then worked for a

Sacramento architect before moving to Los Angeles in 1920, where he sought work with architectural firms. He then began working for Meyer and Holler. Inc. where he created color schemes, furnishings, wall hangings, and murals. While employed by the firm. Beckman worked on the Egyptian Theatre, decorated the groin-vaulted lobby ceiling in the Petroleum Building (716 West Olympic Blvd.), restored in the 1980s, created murals for the Town House Apartments (2959-2973 Wilshire Blvd.), now the Sheraton Town House Hotel overlooking Lafayette Park, and in 1927, headed the design team for the landmark Chinese Theatre. The Chinese Theatre project led directly to a commission for the Avalon Casino on Santa Catalina Island. Working with a team of five artists (Emil Kosa, Jr., Aloyous Bohnen, Vsevolod Ulianoff, Alexander Kiss, and Eugene de Goncz), Beckman began work on the casino in the autumn of 1928. Nine colorful murals graced the entrance lobby loggia. In the first floor theater, the audience is surrounded by art deco murals painted on panels. The nine casino murals, painted on a burlap-like, sound-absorbing fabric—"a fantasia of mermaids, explorers and undersea deities"—took three months to complete. Beckman also designed the second-story ballroom with its elaborate ceiling. When the work was finished, his reputation was firmly established. In 1942, he designed the Hollywood Canteen (1451 Cahuenga Blvd.), a club for servicemen visiting Hollywood run by members of the film community. When the Depression dried up his mural commissions. Beckman became a set designer for Hollywood films, including Mr. Deeds Goes to Town (1936), Lost Horizon (1937), The Adventures of Robin Hood (1938), The Maltese Falcon (1941), Casablanca (1942), Mildred Pierce (1945), Monsieur Verdoux (1947), and Rhapsody in Blue (1945). In the 1950s, he advanced to art direction, serving as art director for such films as Calamity Jane (1953), Young at Heart (1955), The Bad Seed (1956), The Helen Morgan Story (1959), and Gypsy (1962). When film production in Hollywood decreased, he then turned to television where he worked as an art director for numerous television series (e.g., The Partridge Family, Cheers, Nero Wolfe, Designing Women, etc.). He died at the age of 91, still working, on October 25, 1989, in Sherman Oaks, California. 86 The mural and other artwork that Beckman designed for the Fox Theatre represents his only artistic endeavor in Orange County, and the only time he employed the Italian Renaissance theme in his theater work.

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#### **Bibliographical References:**

<sup>1</sup>Resolution No. 35: A Resolution of the Landmarks Commission of the City of Fullerton Granting Local Landmark Designation for the Fox Fullerton Theatre on the Property at 508-516 North Harbor Boulevard July 12, 1990. On file with the Fullerton Development Services Dept.

<sup>3</sup>The Fox Fullerton Theatre was only one of a handful of theaters in Southern California to feature a large rooftop sign. Theaters (all razed) that had the rooftop signs included the Carthay Circle Theatre, the Fox Figueroa Theatre, the Fox Uptown Theatre, and the Fox Ritz Theatre, all in Los Angeles, and the Fox Belmont Theatre in Long Beach. However, the signs can still be found at the Fox Westlake in Los Angeles and the Fox Highland Theatre (now Highland 3 Theatres) in Highland Park.

<sup>4</sup>This stairway design feature was borrowed directly from the Egyptian Theatre, built three years earlier by Meyer and Holler, Inc. Instead of an urn and Greek mask, the Egyptian Theatre features the head of an Egyptian warrior and hieroglyphics.

<sup>5</sup>"Front Court to Be Ablaze: Theatre in Hollywood Serves as a Model." *Fullerton Daily News Tribune* October 2, 1930, p. 1

One characteristic of the courtyard theaters built by Meyer and Holler, Inc. was their minimal signage. When Grauman's Egyptian Theatre opened, there was only a small Grauman's sign at the back of the courtyard. The architects of the theaters thought the buildings' exotic and striking architecture would be instantly recognizable and serve as a form of signage that adequately advertised the building.

<sup>6</sup>"Box Office Will be Put Further Out." *Fullerton Daily News Tribune* October 2, 1930, p.1. Like the Egyptian Theatre, the Fox had a ticket window (along with a ticket machine) originally near the front entrance. When this arrangement proved impractical, ticket booths near the street were added to both theaters in 1930. Theater owners and managers found that customers had to walk the length of the forecourt to buy their tickets and then might have to go back out to the street to get into a waiting line.

<sup>7</sup>"Southern California's Most Beautiful Theatre Luxuriously Refurbished For Your Complete Enjoyment [Advertisement]." *Fullerton Daily News Tribune* May 19, 1955, p. 15.

<sup>8</sup>John Gabriel Beckman used the theatrical mask motif again in his designs for the Avalon Theatre on Santa Catalina Island.

<sup>9</sup>The sample patch that Heinsbergen tested is still exposed on the right wall of the auditorium. Bailey, Bruce. "Fox Theatre Languishes as the Band Plays On." *Fullerton Observer* January 15, 1989, p. 1; Ryon, Ruth. "Old Firm Keeps Young Remodeling Past; Theaters and Hotels Among Its Major Restoration Projects." *Los Angeles Times* April 28, 1985, pt. 8, p. 2.

<sup>10</sup>Evergreen Painting Studios, Inc., 450 West 31<sup>st</sup> Street, New York, New York 10001-4608.

<sup>11</sup>Beckman's drawings for the Theatre, owned by his son, indicate that Beckman designed the Fox's stage curtain and mural panels on the ceiling of the foyer. The opening program also indicates that the foyer was decorated with murals. The foyer ceiling has been painted so it will need to be determined if those panels still exist. Color copies of the drawings are on file in the Launer Room, Fullerton Public Library.

<sup>&</sup>lt;sup>2</sup>Staff Report HL-35, July 11, 1990. On file with the Fullerton Development Services Dept.

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<sup>&</sup>lt;sup>12</sup>Email, May 5, 2005, from Alfred Willis, Assistant Director, Collection Management, William R. and Norma B. Harvey Library, Hampton University, 130 E. Tyler Street, Hampton, VA 23668. Dr. Willis is considered the authority on Meyer and Holler, Inc. Various drawings, renderings, and blueprints relating to Grauman's Chinese Theatre, the Fox Fullerton Theatre, and other projects are in the custody of Alfred Willis as a promised gift of the Estate of Raymond Kennedy, Jr. to the University of Southern California.

<sup>&</sup>lt;sup>13</sup> Talking Films Open Sunday." *Fullerton Daily News Tribune*, February 16, 1929, p. 1. By 1929, there were dozens of competing sound systems (the 1929 *Film Daily Yearbook* lists 75). The Avalon Theater (1929) on Santa Catalina Island was the first theater in the world to be acoustically engineered for sound.

<sup>&</sup>lt;sup>14</sup>"Hear Better By Discovery: Acoustone Lining Put in Auditorium." Fullerton Daily News Tribune October 2, 1930, p. 1.

<sup>&</sup>lt;sup>15</sup>"Large Screen Brings Depth." Fullerton Daily News Tribune October 2, 1930, p. 1.

<sup>&</sup>lt;sup>16</sup> New Interior Fittings Used." Fullerton Daily News Tribune October 2, 1930, p. 1.

<sup>&</sup>lt;sup>17</sup>When the Fox opened in 1925, large-volume circulation systems of the type found in modern air-conditioning systems were not available. The building was heated by three gas furnaces, and ventilation was provided by the Carrier Air Washing System, manufactured by the Carrier Engineering Corporation (1915-1930), that "washed, changed and cooled" the air every six minutes. Tempered air was ducted in from beneath the seats (each seat had its own "mushroom" ventilator) and used to fill the main auditorium and balcony area. Air was drawn out through vents around the Theatre. This method ensured a steady circulation of fresh air in the Theatre at all times. This ventilation system (Patent #821,989) was first used to great effect at Sid Grauman's Million Dollar Theatre (1918) in Los Angeles. *Chapman's Alician Court Theatre, Fullerton, California [Opening Night Program].* Fullerton, CA: [Privately Printed], 1925. On file in the Launer Room, Fullerton Public Library.

<sup>&</sup>lt;sup>18</sup>"Formal Opening for Roy J. Lyon Tire Service, New Station in Fullerton is Tomorrow Night." *Fullerton Daily News Tribune* July 12, 1929, p. 6; "Celebration to Open New Service Station." *Fullerton Daily News Tribune* July 12, 1929, p. 14. Includes black and white drawing of the Firestone building and portraits of manager Harry F. Rees, president Roy J. Lyon, and assistant manager Orval I. Lyon.

<sup>&</sup>lt;sup>19</sup> Thompson came from Los Angeles around 1918 to erect a home for the banker Frederick Krause on the corner of Malvern and Spadra (525 N. Spadra). This two-story Colonial Revival house was later moved to 865 N. Grandview. Thompson also designed the Fullerton Boys and Girls Library (1207 N. Lemon), now housed in Hillcrest Park and used as a recreational building. Thompson remained in Fullerton (217 N. Berkeley) doing extensive building until 1939 when he moved to Santa Rosa, where he died on September 28, 1943. Thompson subcontracted out the work on the Firestone building to Fullerton contractors: J. E. Lechner did the plastering and stuccoing, J. L. Hider the brickwork, W. T. Kisner & Son the wrought iron work, Jack Riley and Son the painting and decorating, Reliable Sheet Metal Works the sheet metal and skylight work, and C. W. Reeve the plumbing. "A. M. Thompson, Contractor, Dies." *Fullerton Daily News Tribune* September 29, 1943, p. 1.

<sup>&</sup>lt;sup>20</sup>"Stores in the Spanish Style Illustrating Modern Types of Recent California Work, Morgan, Walls & Clements, Architects." *Architectural Forum* June 1924, p. 239-244; Marquis, Donald E. "The Spanish Stores of Morgan, Walls & Clements." *Architectural Forum* June 1929, p. 901-916. Morgan, Walls & Clements was one of a number of Los Angeles firms that introduced the elaborate details of Spanish and Mexican Churrigueresque and Plateresque forms to Southern

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California architecture. While Morgan, Walls & Clements are noted for their larger projects, the firm actually made its money from numerous smaller one- and two-story structures constructed throughout Southern California. Hlava, Diane Williams. Diversity, Conformity and Innovation: A Study of the Commercial Work of Morgan, Walls & Clements 1920-1940. M.A. Thesis, University of California, Los Angeles, 1988.

<sup>21</sup>Westlake Reed Leskosky, One East Camelback Road, Suite 690, Phoenix, Arizona 85012, 602-212-0451; www.WRLdesign.com

<sup>22</sup>"Chapman, Charles Clarke." Who Was Who in America. Vol. II. Chicago: A. N. Marquis Company, 1950; "Charles C. Chapman." Spalding, William A. History of Los Angeles City and County, California. Vol. III: Biographical. Los Angeles: J. R. Finnell, 1931, p. 587-591; "C. C. Chapman Dies at Ranch." Los Angeles Times April 7, 1944, p. A1; Charles C. Chapman: A Documentary. Orange: Chapman University, 1998. Videocassette on file in the Launer Room, Fullerton Public Library.

<sup>23</sup>The firm, which had aspirations of building other theaters throughout Orange County, incorporated on April 2, 1925 and dissolved on April 8, 1929. "Articles of Incorporation of Orange Belt Theatres."; "In the Superior Court of the State of California in and for the County of Orange in the Matter of the Application for Dissolution of Orange Belt Theatres, a Corporation." On file with the California State Archives, Sacramento.

<sup>24</sup>C. Stanley Chapman anticipated that the theater building would cost \$375,000. The Chapman family funded \$200,000 for the project and tried to raise an additional \$175,000 through seven percent serial gold bonds. "\$175,000 Chapman Theatre Building, Fullerton, California." Los Angeles Times July 1, 1924, p. 16.

<sup>25</sup>C. Stanley Chapman sponsored a local contest to name the theater and create a slogan. Mrs. Florence T. Jacobsen (118 N. Spadra) and Mrs. Mary West (120 W. Commonwealth) came up with the winning name. Runners-up were the Florentine, the Venetian, and the Italian Theaters. Miss Gertrude E. Marston came up with the winning slogan, "The Theater Beautiful." "Fullerton's New Theater Given Name." *Fullerton Daily News Tribune* April 6, 1925, p. 1.

<sup>26</sup>A descendent of Robert E. Lee and Light Horse Harry Lee, Wilber came with his family from Albion, New York to California in 1885. After leaving high school, he moved to Denver where he served as city editor of the *Rocky Mountain News*, the *Denver Post*, and the *Denver Times*. In 1914, he moved to San Diego where he and a partner managed two motion pictures theaters. In 1917, Wilber moved to Fullerton where he converted a building on Harbor Boulevard into the Rialto Theatre, which developed a reputation for offering the best first-run movies available from Hollywood at affordable prices. His daughter Alice Ellen played the piano during film presentations at the Rialto. It was Wilber who brought movie business expertise to the Fullerton project. Through his connections, Wilber was able to snag new film releases from Hollywood and to set up many movie premiers that took place at the Theatre. "Harry Lee Wilber." *History of Orange County with Biographical Sketches*. Ed. Samuel Armor. Los Angeles, CA: Historic Record Company, 1921, p. 1503; "Rialto Theatre." *Brea Progress*, 1918 (?).

<sup>27</sup>Dolla and her husband Will C. Harris, an architect and builder, came to Fullerton from Malcomb, Illinois in 1894 and became well-known for designing and building well-crafted bungalows (known as the Harris Bungalows), which were sold by the Chapman Brothers. Mrs. Harris had tearooms in the New York Store on Grand Avenue and the Barker Brothers Store (11<sup>th</sup> floor) at 2200 West Seventh in Los Angeles, and a third store at 1841 North Cahuenga in Hollywood. Tearooms were enormously popular in America in the first half of the twentieth century. They attracted the social elite, who found it convenient and charming to entertain their guests in tearooms. The large and high-class Mary Louise Tea Rooms were known for their salads, dainty sandwiches, and desserts. The Tea Rooms were the frequent site of banquets, wedding

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showers, bridesmaids' luncheons, and fashion shows and were often mentioned in the society pages of the *Los Angeles Times* and *Fullerton News Tribune*. The Fullerton Tea Room offered lunches and dinners for \$1.50. When her husband died in 1931, Mrs. Harris sold the Mary Louise Tea Rooms to the Pig'n Whistle Corporation.

<sup>28</sup>Laura's Flower Shoppe was originally located at 404 North Spadra. In March 1927, Yaeger, who also worked as the auditor for the Fox Fullerton Theatre, married Paul Lazeres, manager of the Mission Inn, the first restaurant to replace the Mary Louise Tea Rooms. "Flower Shop to Open Tomorrow." *Fullerton Daily News Tribune* December 14, 1925, p. 1.

<sup>29</sup>C. Stanley Chapman is listed as the owner on the building's plans, but Charles C. Chapman appears to have been responsible for the entire project.

<sup>30</sup>"C. S. Chapman City Holdings in New Hands; A. Gregory, Redlands, Exchanges Ranch, Includes Theater." *Fullerton Daily News Tribune*, March 31, 1930, p. 1; Chapman, Charles C. *The Career of a Creative Californian, 1853-1944*. Los Angeles: Anderson, Ritchie & Simon, 1976, p. 172-173.

<sup>31</sup>Kaufman, Preston J. Fox—the Last Word. Pasadena, CA: Showcase Publications, 1979, p. 42.

<sup>32</sup>"Fox Theaters, Now Scarce, Are Relics of Silver Screen." *Los Angeles Times* December 2, 2004, p. B2. Includes a color photograph of the Fox Fullerton Theatre and a list of Fox movie theaters in Southern California that have been closed or demolished.

<sup>33</sup>Chapman's Alician Court Theatre, Fullerton, California [Opening Night Program]. Fullerton, CA: [Privately Printed], 1925, p. 9. On file in the Launer Room, Fullerton Public Library.

<sup>34</sup>A soloist and a director, Fallas studied with Max Bendix and Harry Diamond. He was formerly director of the Orpheum Theatres in St. Joseph, Missouri and Pine Bluff, Arkansas. The first orchestra consisted of ten musicians.

<sup>35</sup>David Jackson Marr (1882-1951), a London immigrant, and John C. Colton started the Marr and Colton Organ Company in 1915 in Warsaw, New York. Workers would construct an organ on plant premises, then dismantle it for shipment, and reassemble the parts at the instrument's designation. Angelo Morong (Schenectady, New York) installed most of the firm's organs, including the one in the Fox Fullerton Theatre. The firm built about 300 theater organs, ranking as the country's sixth largest organ builder. At its height in the mid-twenties, the company had 375 people on its payroll and offices in New York, Chicago, Detroit, and Los Angeles. The firm is remembered for its invention known as the "Symphonic Registrator" in which preset stops on the console were labeled with emotions—anger, jealousy, suspense. excitement—designed to reflect the emotion of the silent film. The Marr and Colton Company built one of its largest theater organs for the 4,000-seat Rochester Theatre in New York. Other notable installations include the Oriole Theatre in Detroit, the Rivoli Theatre in Toledo, Ohio, and Zaring's Egyptian Theatre in Indianapolis, Indiana. Although the company advertised itself as "America's Finest Organ," the organs produced were cheaply made and not designed to last longer than ten years. The Depression of the 1930s and the advent of talking pictures eventually doomed the company, which ceased business in 1932. Klos, David. Encyclopedia of the American Theatre Organ, Volume I. Pasadena: Showcase Publications, 1985, p. 289-313; Landon, John. Behold the Mighty Wurlitzer: The History of the Theatre Pipe Organ. Westport, Conn.: Greenwood Press, 1983, p. 42-45; "Hugh Pipe Organ to Be Feature of New Chapman Theatre." Fullerton Daily News Tribune May 27, 1925, p. 4. Includes drawings of the proscenium and the stairway to the mezzanine level.

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<sup>&</sup>lt;sup>36</sup>In addition to the Fox Fullerton organ, Marr and Colton built organs for only three other theaters in California: the Brayton Theatre in Long Beach, the Tempest Theatre in Los Angeles, and the Rialto Theatre in Stockton, California. The Marr and Colton Company's main plant was in Warsaw, New York, but at the time of the Fox installation, the Company was negotiating for a site to build a branch plant in Fullerton, which was never constructed.

<sup>&</sup>lt;sup>37</sup>Johnson was the organist at the Forum Theatre (4050 West Pico), but is best known for his Wurlitzer instrumentals during meals at famous Clifton's Cafeteria in Los Angeles. A composer, he wrote the score for the silent film version of the *Wizard of Oz* (1925) and penned a number of tunes, including "King of the Air March" (1910), "Salute to Panama" (1914), "Boy Scouts Parade March" (1915), and "I Want to Grow with Growing Omaha" (1923). Rehrig, William H. *The Heritage Encyclopedia of Band Music, Composers and Their Music, Volume I.* Ed. Paul E. Bierly. Westerville, OH: Integrity Press, 1991, p. 377; "Of Interest in Melody's Realm." *Los Angeles Times* July 6, 1924, p. B38. Includes a black and white photo of Johnson.

<sup>&</sup>lt;sup>38</sup>"James A. Crawford." *Hollywood Reporter*. March 24, 1966. Crawford died on February 21, 1966 in Visalia, California. After opening night, local organist Tim Crawford (440 Jacaranda Place) was also called upon for special recitals and film presentations.

<sup>&</sup>lt;sup>39</sup> Plan Big Night with Vaudeville." Fullerton Daily News Tribune June 4, 1925, p. 6.

<sup>&</sup>lt;sup>40</sup>"Chapman's Alician Court Theatre [Advertisement]." The Tidings, July 3, 1925, p. 40.

<sup>&</sup>lt;sup>41</sup>"Outstanding Talkies Have Initial District Showing in Fullerton." Fullerton Daily News Tribune, October 2, 1930, p. 1.

<sup>&</sup>lt;sup>42</sup> Talking Films Open Sunday." Fullerton Daily News Tribune, February 16, 1927, p. 1.

<sup>&</sup>lt;sup>43</sup>Sims, Dora May. Ostrich Eggs for Breakfast: A History of Fullerton for Boys and Girls. Rev. ed. Fullerton: Fullerton Public Library, 1986, p. 131; "News for Boys and Girls; Mickey Mouse Club Coming Saturday at Theatre." Fullerton Daily News Tribune April 22, 1931, p. 1; "Back to School Party Is a Hit." Official Bulletin of the Mickey Mouse Club vol. 1, no. 24, October 15, 1931, p. 1. On file in the Walt Disney Archives, Burbank, California.

<sup>&</sup>lt;sup>44</sup> Spanish Style Architecture for City: Fullerton's Chance for National Fame is Knocking at the Door." *Fullerton Daily News Tribune* July 12, 1919, p. 1; "Plan City Beautiful: Uniform Style of Architecture is Object of Planning Committee; City Trustees Will Heartily Co-operate with Board of Trade." *Orange County Tribune* July 16, 1919, p. 1; "All Invited to Attend Meeting." *Orange County Tribune* July 17, 1919, p. 1; "Fullerton to Advance: Spanish Colonial Uniform Style of Architecture Adopted." *Orange County Tribune* July 19, 1919, p. 1; "Vision Comes to Fullerton." *Los Angeles Times* July 27, 1919, p. Il8; Marsden, Raleigh A. "Choosing an Architecture for a Town." *California Southland* Dec. 1919-Jan. 1920, p. 7-8.

<sup>&</sup>lt;sup>45</sup> Both Chapman Park buildings, which are known for their Churrigueresque detail, are Los Angeles Historic Cultural Monuments. Morgan, Willard D. "The Super Drive-In Emerges from Competitive Whirl." *Chain Store Review* October 1930, p. 10-12, 40. C. Stanley Chapman also employed Morgan, Walls & Clements in 1928 and again in 1932 to plan additions and alterations to a store (201 E. 4<sup>th</sup> Street) in downtown Santa Ana.

<sup>&</sup>lt;sup>46</sup>Sullivan, M. S. "How Firestone Sells 600,000 Gallons a Year at Two Stations." *National Petroleum News* June 4, 1930, p. 107-108. In May 1931, Harvey Firestone (1868-1938), the president and owner of the Company, made a well-publicized trip to the Fullerton store. "Harvey Firestone Pays Visit to Fullerton Agency." *Fullerton Daily News Tribune* May 4, 1931.

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<sup>&</sup>lt;sup>47</sup>Longsteth, Richard. *The Drive-in, the Supermarket, and the Transformation of Commercial Space in Los Angeles, 1914-1941*. Cambridge: MIT Press, 1996, p. 3-31. Includes photographs of super stations built by tire companies that look similar to the Fullerton Firestone Building; Williams, C. H. "Successful One-Stop Management Analyzed." *Petroleum Marketer* vol. 15, no. 4, October 1931, p. 19-23; "Super Station Embodies Unique Architectural Design." *The Petroleum Marketer*, vol. 14, July 1929, p. 44.

<sup>&</sup>lt;sup>48</sup>Clements was a native of Centerville, Maryland, where he was born on March 3, 1883, the son of a physician. His maternal grandmother, Rebecca Todd, was a sister of Mary Todd Lincoln. He was educated at private schools in Delaware and attended the Drexel Institute in Philadelphia, graduating in 1904. In 1905, he completed postgraduate study at the Drexel Institute, and from 1906 to 1908 attended special architectural courses at the Boston Institute of Technology (now M.I.T.). In 1911, he moved to Los Angeles where he practiced architecture until his retirement in 1965. His first work in Los Angeles was as a designer for Robert Farguhar. He then headed the architectural department of the Frank Meline Company, a real estate development enterprise. In 1922, he joined the firm of Morgan, Walls & Morgan. He acquired the entire practice in 1937, and the firm was renamed Stiles O. Clements, Associated Architects & Engineers. Interested in civic affairs, Clements served on the Los Angeles County Regional Planning Commission, was one of the founders of Los Angeles Beautiful, and originated the Los Angeles Trees-in-the-Streets Program. Upon his death on January 15, 1996, the Los Angeles County Board of Supervisors and the Los Angeles City Council adjourned their meetings in memory of his great contributions to the community. Clements is credited for being responsible for much of the development of modern commercial architecture in Los Angeles, designing 69 buildings along the portion of Wilshire Boulevard known as the Miracle Mile. Some of his better-known buildings are the Pellissier Building (3790 Wilshire Blvd., Los Angeles), the Hollywood Race Track (1050 South Prairie Avenue, Inglewood), the Adamson House (23200 Pacific Coast Highway. Malibu), the Samson Tyre and Rubber Company Plant (750 Citadel Drive East, Commerce), now the Citadel Shopping Mall, and the downtown Pershing Square Garage, a 2800- car installation with three-level underground parking. He also designed the Mayan, Belasco, Music Box, and El Capitan Theatres. The building plans and papers of Morgan, Walls & Clements are housed in the Huntington Library in San Marino, California. The collection includes the plans for the three buildings designed by Clements for Charles C. Chapman and the firm's two commissions for C. Stanley Chapman in Santa Ana. Clements was an architect of great talent and diversity who worked in a variety of styles, including Spanish Colonial Revival, art deco, zigzag moderne, and other contemporary designs. "Clements, Stiles [Oliver]." The National Cyclopedia of American Biography. Volume 53. New York: James T. White & Company, 1971, p. 307. Includes a photograph of Clements; "Clements, Robert Oliver." Moore's Who is Who in California. Los Angeles: John M. Moore, 1958, p. 162; "Clements, Stiles Oliver." Who's Who in California: a Biographical Directory, 1928-29. San Francisco: Who's Who Publishing Company, 1929, p. 477; "Stiles O. Clements." Olympic Edition of Who's Who in Los Angeles County, 1930-31." Los Angeles: Charles J. Lang, Publisher, 1931; "Miracle Mile Designer Stiles Clements Dies [Obituary]." Los Angeles Times January 16, 1966, p. 3.

<sup>&</sup>lt;sup>49</sup>"Class A Theatre and Café." *Southwest Builder and Contractor* July 11, 1924, p. 55; "Business Building (Fullerton)." *Southwest Builder and Contractor* July 11, 1924, p. 53; "Fullerton to Get New Showhouse." *Los Angeles Times*, August 10, 1924, pt. 5, p. 5; "New Chapman Theater Will Be One of Southland's Beauty Spots." *Fullerton Daily News Tribune* July 3, 1924, p. 4. Progress on the Theatre was also tracked: "Theaters and Halls." *Southwest Contractor and Builder* March 7, 1924, p. 55, July 4, 1924, p. 52.

<sup>&</sup>lt;sup>50</sup> "Chapman Opens New Theater at Fullerton." Los Angeles Times May 29, 1929, p. 13; "Chapman's Alician Court Theatre Restfully Beautiful in Interior." Fullerton Daily News Tribune May 22, 1929, p. 1.

<sup>&</sup>lt;sup>51</sup>The only other movie theater in Fullerton is a multiplex at 1001 South Lemon constructed in the 1990s.

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<sup>&</sup>lt;sup>52</sup>"Plan New Homes." Los Angeles Times April 17, 1910, pt. 5, p. 20, 24. Includes a photograph of the dwelling.

<sup>&</sup>lt;sup>53</sup>Meyer was born in the family home in Los Angeles on October 7, 1874 and was a graduate of Los Angeles High School. He started out in the hay and feed business. Meyer served as president of the Milwaukee Building Company and its successor Meyer and Holler, Inc. until his retirement in 1941. He married one of his clients, widow Mabel Miles Gray, and the two were members of the social register. After retirement, he moved to Santa Barbara, living in the California Hotel owned by his stepson Miles Robert Gray until his death on April 1, 1955 at the age of 90. "Certificate of Death: Mendel Meyer." On file in the Office of the County Clerk-Recorder, Santa Barbara; "Mendel Meyer, Veteran L.A. Builder, Dies." Los Angeles Times April 2, 1955, p. A6.

<sup>&</sup>lt;sup>54</sup>"Articles of Incorporation, October 22, 1906." On file in the California State Archives, Sacramento.

<sup>&</sup>lt;sup>55</sup>In 1923, the firm legally changed its name from the Milwaukee Building Company to Meyer & Holler. "In the Matter of the Application of Milwaukee Building Company, a Corporation, for Change of Name; In the Superior Court of the State of California in and for the County of Los Angeles, December 5, 1923." On file with the California State Archives, Sacramento.

<sup>&</sup>lt;sup>56</sup>In 1920. Vidor persuaded his father Charles S. Vidor to sell his insurance business and undertake the building and management of a studio (Vidor Village). They purchased a square block on Santa Monica Boulevard in Hollywood, but did not have the finances needed to construct studio buildings. Meyer and Holler agreed to construct the buildings. Vidor was to pay a rental fee with an option to buy after a certain time at a set price. When the Depression hit, Vidor could not pay the rent and sued the firm, charging that it was actually not rent he was paying, but interest, a violation of usury laws. Meyer and Holler were not notified of the action, but were ordered by Appellate Judge Gavin W. Craig to pay a \$50,000 penalty. The lawsuit bankrupted the firm. Three years later, Judge Crawford (1878-1948), a member of the Charles Crawford crime syndicate in Los Angeles, was convicted in federal court of conspiracy to obstruct justice in the widely publicized Italo Petroleum Case. "Bankruptcy No. 19391-C in the District Court of the United States for the Southern District of California, Central Division, October 10, 1932." On file in the National Archives and Records Administration. Pacific Region, Laguna Nigel, California; Vidor, King. A Tree is a Tree. New York: Garland Publishing, 1977, p. 85-90: Holler, Wesley C. "Meyer and Holler," 1968; "Vidor Makes Plans Known," Los Angeles Times September 5, 1920, p. IIIB: "New Film Studio: Plant for King W. Vidor to Be Occupied in Near Future." Los Angeles Times June 20, 1920, p. V1; Rasmussen, Cecilia. "Powerful L.A. Couple Fell from Prominence; Erwin 'Pete' Werner and His Wife, Helen, Were Top Plavers in City Politics During the 1930s but Corruption Probes Blocked Their Ambitions." Los Angeles Times May 22, 2005, p. B2. At the time of the court ruling, the archives of Meyer and Holler were partially dispersed but mostly destroyed in connection with the bankruptcy proceedings. Blueprints of some projects are retained by various public agencies and building owners in Southern California.

<sup>&</sup>lt;sup>57</sup>"Articles of Incorporation of Meyer & Holler, October 8, 1934." On file with the California State Archives, Sacramento.

<sup>&</sup>lt;sup>58</sup>"Certificate of Dissolution of Meyer & Holler, a California Corporation, April 15, 1941." On file with the California State Archives, Sacramento.

<sup>&</sup>lt;sup>59</sup>Drohojawska-Philp, Hunter. "Hizzoner's Digs." *Los Angeles Magazine* November 1995, p. 134-139. Also: "Getty House Restoration." Getty House Foundation. Available on the Internet at http://www.gettyhouse.org/Restoration.htm.

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<sup>&</sup>lt;sup>60</sup>Additional buildings designed by Meyer and Holler include: St. Mary's Armenian Apostolic Church (500 South Central, Glendale), a city of Glendale local historic landmark; the Wilson Building (Wilshire Boulevard and La Brea Avenue, Los Angeles); Professor's Row (4967-4985 Figueroa Street, Los Angeles), a series of Craftsman houses built for professors at the nearby campus of Occidental College; and the Thomas McNamara residence in Los Angeles, featured in *American Architect—The Architectural Review* vol. 124, no. 2431, October 24, 1923, n.p.

<sup>&</sup>lt;sup>61</sup>Gebhard, David and Robert Winter. *An Architectural Guidebook to Los Angeles*. Salt Lake City, UT: Gibbs-Smith Publisher, 2003. The Fox Fullerton Theatre was included in the 1994 edition.

<sup>&</sup>lt;sup>62</sup>"Standard Film Laboratories." *American Architect and Architecture* May 20, 1925, p. 480-482. Photographs of the Laboratory. In 1921, Los Angeles was producing eighty percent of the movies issued in the United States, but was still shipping nearly all its film developing and printing to New York. This laboratory represented a major manufacturing shift for the movie industry. When the Laboratory opened it had the capacity to develop 1.2 million feet of film a week, but by 1921, that figure had risen to ten million feet of film per month. Meyer & Holler also built Rothaker Film Laboratories (5515 Melrose Avenue). "Plans for Film Plant Finished." *Los Angeles Times* January 16, 1921, p. V1; "New Film Unit in Hollywood." *Los Angeles Times* August 12, 1924, p. A16.

<sup>&</sup>lt;sup>63</sup>As part of the Hollywood Boulevard and Entertainment District, the Egyptian Theatre, the Chinese Theatre, the Montmarte, the Security Pacific Building (6777 Hollywood Boulevard), and a former car dealership (7001 Hollywood Boulevard) were placed on the National Register in 1985. Nomination application on file with the National Park Service.

<sup>&</sup>lt;sup>64</sup>Kelley, H. Roy. "Grauman Theatre, Hollywood, Calif." *American Architect* January 31, 1923, p. 125-127.

<sup>&</sup>lt;sup>65</sup>Jennings, Frederick A. "Theater Designed in the Egyptian Style." Architect and Engineer March 1923, p. 77-84.

<sup>&</sup>lt;sup>66</sup>"Chinese Theatre, at Hollywood, California." *American Architect* August 20, 1927, p. 251-268; "Grauman's Chinese Theatre, Hollywood." *Architectural Digest* vol. 6, no. 4, 1928, p. 82-85; "Grauman's Chinese Theatre, Hollywood, California, Portfolio Current Architecture." *Architectural Record* July 1927, p. 113-121.

<sup>&</sup>lt;sup>67</sup>Gleye, Paul. *The Architecture of Los Angeles*. Los Angeles: Rosebud Books, 1981, p. 107.

<sup>&</sup>lt;sup>68</sup>In 1923, Meyer and Holler, Inc. consulted in the early stages of planning a theater that was eventually executed by other architects as the Alexander Theater (The Alex) in Glendale (216 N. Brand). There is reasonable likelihood that the consultation in Glendale may have been a fourth courtyard theater. Email, Alfred Willis, June 21, 2005.

<sup>&</sup>lt;sup>69</sup>The 1212-seat California Theatre (235 West Third Street) opened in November 1923 on the first floor of an investment building at Third and Main Streets as both a motion picture and vaudeville theater. The opening feature picture was *Hospitality* with Buster Keaton. Keaton and his wife Norma Talmadge showed up for the opening. Until the opening of the Fox Theatre in 1931, the California Theatre was the principal theater not only in Pomona but in the entire Pomona Valley. Lothrop, Gloria Ricci. *Pomona: A Centennial History.* Northridge, CA: Windsor Publications, Inc., 1988, p. 87; "Pomona Opens New Playhouse." *Los Angeles Times* November 28, 1923, p. 112.

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<sup>70</sup>The Cabrillo Theater was built by a Mrs. Dodson in commemoration of her grandfather, Don Jose Sepulveda, from whom she inherited the greater part of the Palos Verdes peninsula that he received as a grant from the King of Spain. The \$600,000 vaudeville and motion picture theater was named after Juan Cabrillo who first discovered and named Palos Verdes. The interior was designed to represent a Spanish galleon at sea. "To Open Harbor Theater; New \$600,000 Memorial Structure to Present Initial Performance Tonight." *Los Angeles* Times November 15, 1923, p. II13; "Meyer & Holler (Milwaukee Building Co), Los Angeles [Advertisement]." *Los Angeles Times* January 1, 1924, p. D20. Includes a black and white photograph of the exterior of the Cabrillo Theater.

<sup>71</sup>The Spanish Renaissance-inspired West Coast Theatre (333 E. Ocean Blvd.), designed for both motion pictures and vaudeville by architect Raymond M. Kennedy, opened on July 7, 1925 in downtown Long Beach. In 1928, it was purchased by Fox West Coast Theatres and renamed the Fox West Coast Theatre. The Theatre was razed in 1987, and the site is now occupied by a hotel. The classical nude statue in the niche on the façade (called Venus) was saved and installed atop a fountain with a commemorative plaque honoring the Theatre in the hotel's courtyard. "Theater, Stores, Offices." *Southwest Builder and Contractor* May 23, 1924, p. 52; "Skyscraper is Planned." *Los Angeles Times* October 18, 1923, p. 11; "Beach Has New Theaters." *Los Angeles Times* July 12, 1925, p. F1.

<sup>72</sup>Meyer & Holler were listed as the architects in the Fox Theatre's opening night program, and at the Theatre's dedication Mendel Meyer was introduced as the building's architect by Charles C. Chapman.

<sup>73</sup>Edward York (1863-1928) and Philip Sawyer (1868-1949), who had trained in the offices of McKim, Mead, and White, specialized in the design of banks and hospitals. Howard Greenley (1890-1963), who served as president of the Architectural League of New York from 1921-1923 and as vice-president of the Society of Beaux-Arts Architects, was known for his massive residences, hotels, office buildings, and schools. He best known buildings are the Romanesque Revival Corning Free Academy (1922) in Corning, New York, and the Prince George Hotel in New York City.

<sup>74</sup> Biographical information on Kennedy obtained from: "State of California Application for Examination for Certificate, November 29, 1927 [Raymond M. Kennedy]." On file with the California Board of Architectural Examiners, Sacramento, California. Kennedy received his state certificate to practice architecture in California on March 6, 1928 and was also a member of the American Institute of Architects; "Autobiography, Raymond M. Kennedy, Architect." 1976 typescript. Compiled by one of Kennedy's USC students. On file with the Division of Rare and Manuscript Collections, Carl A. Kroch Library, Cornell University, Ithaca, New York; Email, Alfred Willis, June 21, 2005.

<sup>75</sup>Petroleum Building by Meyer & Holler. Available at http://you-are-here.com/downtown/1925\_petroleum.html. Color photograph of the building.

<sup>76</sup> Bank Home Completed in Hollywood." Los Angeles Times July 1, 1928, p. E3. Includes a black and white photograph of the building.

<sup>77</sup>"Glendale's Newest Religious Temple; First Church of Christ, Scientist, Beautiful Edifice." *Los Angeles Times* January 16, 1927, p. F12. Includes a black and white photograph of the Greek Revival church. The church's Greek Ionic capitals were modeled on those on the Acropolis.

<sup>78</sup>"E. Clem Wilson Building." Architectural Digest vol. 8, no. 2 (1931), p. 51-53. Photographs of the building.

<sup>79</sup> Buildings designed by Raymond M. Kennedy are included in his application to the California Board of Architectural Examiners and in the "Autobiography, Raymond M. Kennedy, Architect," as well as in his drawings and architectural renderings.

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<sup>&</sup>lt;sup>80</sup>"Chapman's Court Theatre/Fox Fullerton, Calif." #CA-195-1. Photograph of mural renderings by Raymond M. Kennedy from Raymond Kennedy, Jr. Part of the B'hend and Kaufman Archives at the Fairbanks Center for Motion Picture Study, Beverly Hills, California.

<sup>&</sup>lt;sup>81</sup>Lindberg, Ted. "Anthony Heinsbergen at the Orpheum." *Vanguard* April 1977, p. 13; Hecker, John. "The Curtain Rises Again on the Historic Pantages Theatre." *TD&T* Winter 2003, p. 60-69.

<sup>&</sup>lt;sup>82</sup>"New Career Begins: Noted Mural Painter Becomes Easel Artist." Los Angeles Times June 14, 1953, p. B2.

<sup>&</sup>lt;sup>83</sup>"Artist was Famous for Deliberate Excess [Obituary]." Los Angeles Times June 22, 1981, p. 14.

<sup>&</sup>lt;sup>84</sup>Historical murals were not that uncommon in motion picture palaces of the era. The Carthay Circle Theatre in Los Angeles, for example, featured a western history theme.

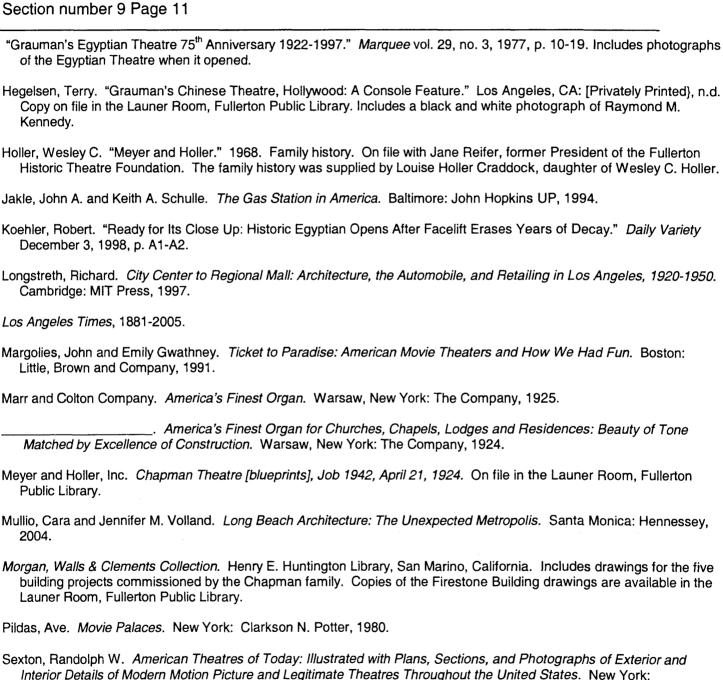
<sup>&</sup>lt;sup>85</sup>"Avalon Theatre." Robb Report Home Entertainment. 2003. http://www.hedmag.com/Extraordinary-Theaters/Avalon-Theatre.asp.

<sup>&</sup>lt;sup>86</sup>"Beckman, John." Contemporary Theatre, Film, and Television: A Biographical Guide Featuring Performers, Directors, Writers, Producers, Designers, Managers, Choreographers, Technicians, Composers, Executives, Dancers, and Critics in the United States and Great Britain. Vol. 8. Detroit: Gale, 1990, p. 40; Hammer, Judith. "John Gabriel Beckman: A Los Angeles Art Treasure." Los Angeles Conservancy [newsletter], November/December 1989; "John Beckman: Designed Sets for 'Casablanca,' TV [Obituary]." Los Angeles Times October 28, 1989, p. 34; "John Beckman." Daily Variety October 30, 1989; "John Beckman [Obituary]." Hollywood Reporter October 30, 1989, p. 41; The Last Remaining Seats: Movie Palaces of Tinseltown. Pasadena: Navigator Press, 1977, p. 72, 79, 120-127. Includes color photographs of Beckman's murals for the Chinese and Avalon Theatres; Hollywood's Magical Island—Catalina. Directed, written, and produced by Greg Reitman. Blue Water Entertainment, Beverly Hills, 2003. DVD. Footage of Beckman and the restoration of the Catalina murals.

Name of Property

#### **United States Department of the Interior** National Park Service

#### **National Register of Historic Places Continuation Sheet**



\_. Spanish Influence on American Architecture and Decoration. New York: Brentano's, 1927.

Westlake Reed Leskosky. Fox Theatre Feasibility Study. Comm. No. 05082. Phoenix: WRL, 2006.

Architectural Book Publishing Co., 1927.

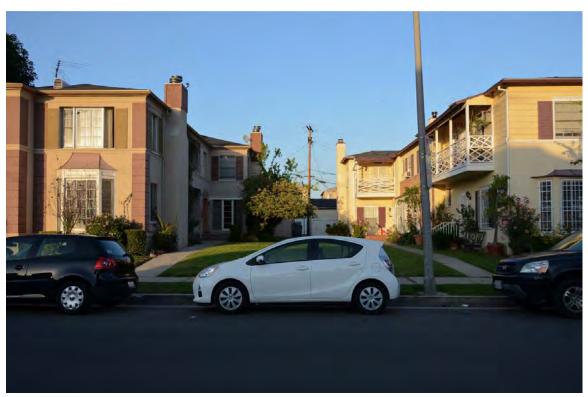
# A. Neighborhood



A1. 112-116 N. Flores, Wesley Holler building adjacent to nominated buildings



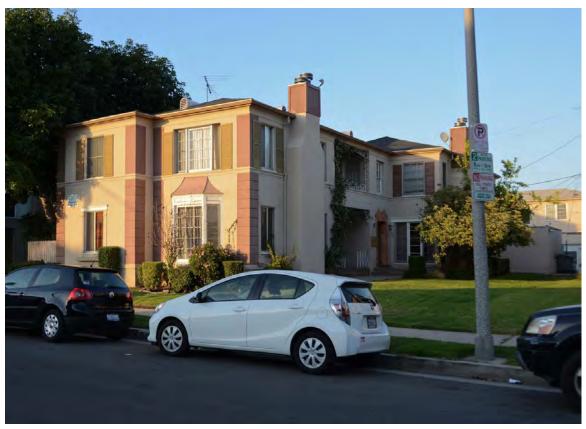
A2. 106-110 N. Flores, Wesley Holler building two doors from nominated buildings



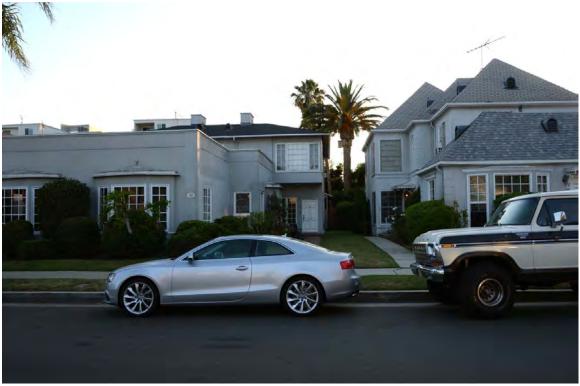
A3. 128 to 134 N. Flores St., courtyard complex adjacent to nominated buildings



A4. 128 N. Flores courtyard building detail



A5. 134 N. Flores courtyard building detail



A6. Courtyard complex at 129 to 139 N. Flores, across from nominated buildings



A7. Looking south at the west side of Flores St. showing regular 10-foot setbacks

B. Context



B1. 124 N. Flores looking south



B2. 118 N. Flores looking north



B3. 118-124 N. Flores street façade view



B4. Sidewalk view of 118-124 N. Flores looking north from Wesley Holler building



B5. Sidewalk view of 118-124 N. Flores looking south

# C. Exteriors 124 to 126½ N. Flores



C1. 124 N. Flores front and side facades



C2. 124 N. Flores from the courtyard showing unit entry canopy



C3. 124 N. Flores showing unit entry walk and canopy



C4. 124 N. Flores from courtyard



C5. 124 N. Flores entry canopy



C6. 124 N. Flores showing wide roof overhangs at street and side facades



C7. Side face of 124 N. Flores from second story of 118 N. Flores



C8. Entry path through courtyard to units in 124 N. Flores



C9. Lower façade of 124 N. Flores showing wide overhanging balcony

# D. Exteriors 118 to 122½ N. Flores



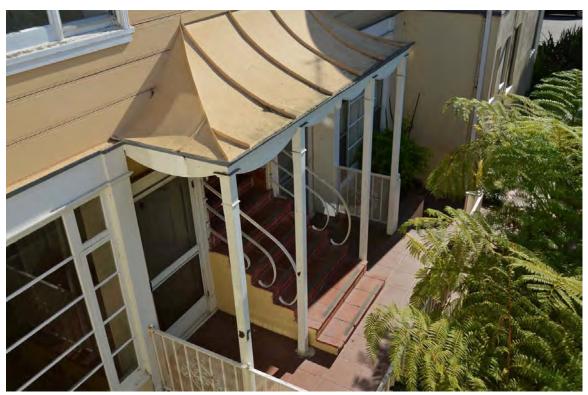
D1. Front façade of 118 N. Flores



D2. Front and south facing facades of 118 N. Flores



D3. 118 N. Flores courtyard entry stair and canopy



D4. 118 N. Flores entry canopy showing Minimal Traditional column and swag details combined with Streamline Moderne handrails



D5. 118 N. Flores side face from courtyard



D6. Side face of 118 N. Flores from second story of 124 N. Flores



D7. 118 N. Flores showing unusual double attached chimneys



D8. Front façade of 118 N. Flores showing simpler 1939 design of overhanging balcony

# E. Exterior Details



E1. Detail of 124 N. Flores showing wide side roof overhangs



E2. Bracket details on Monterey Revival style balcony at 124 N. Flores



E3. Front balcony of 124 N. Flores showing a combination of Monterey Revival and Minimal Traditional style details



E4. Balcony of 118 N. Flores showing simplified details as compared to 124 N. Flores



E5. Detail of fan window above 124 N. Flores courtyard entry canopy



E6. One of several wooden fan window details on 124 N. Flores



E7. Second floor detail of 124 N. Flores showing wide plank siding



E8. Detail of metal latticework on entry canopy of 124 N. Flores



E9. One of several clay chimney pots on 124 N. Flores



E10. Original garage lamp detail of 124 N. Flores



E11. Original unit entry door hardware of 124 N. Flores



E12. Original door knocker at 124 N. Flores matches oval on door hardware



E13. Original unit entry door hardward of 118 N. Flores



E14. Unit entry door of 126 ½ N. Flores



E15. Roof overhang bracket detail on side balcony of 124 N. Flores



E16. Original lantern within entry canopy of 124 N. Flores



E17. Original pendant lights and brackets under private balcony of 124 N. Flores



E18. Original hanging lantern in public stair hall of 124 N. Flores



E19. Unit entry detail 124 N. Flores



E20. Decorative iron window grilles and original address plaques of 124 N. Flores



E21. Decorative iron window grilles beneath overhanging balcony of 124 N. Flores



E22. Detail of corner at 124 N. Flores showing wooden fanlights, overhanging balcony corbels and decorative iron grillework

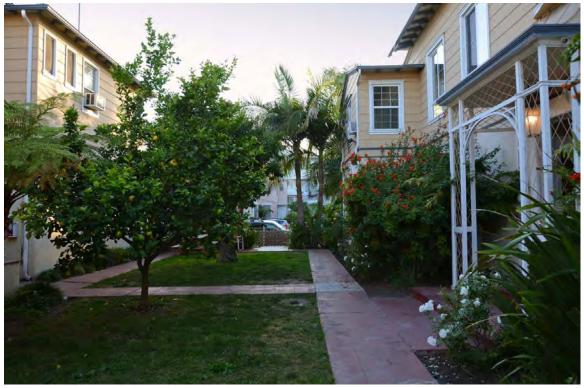


E23. Original Moderne-style window of 118 N. Flores

### F. Courtyard



F1. Courtyard from beneath entry canopy of 124 N. Flores



F2. Courtyard looking from rear toward Flores St.



F3. Entry to 124 N. Flores with adjacent vegitation of New Zealand Flax, Cape Honeysuckle and roses



F4. View of 118 N. Flores half of courtyard showing citrus trees and Australian Tree Ferns



F5. Overhead view of courtyard showing density of vegetation



**F6**. Path from Flores St. toward rear of lot showing New Zealand Flax, Cape Honeysuckle and roses



F7. East end of courtyard looking toward Flores St. showing Orange Trumpet Vine and Austrialian Tree Ferns



F8. 118 N. Flores entry showing shade grasses and Australian Tree Fern



F9. Path to 118 N. Flores from Flores St.



F11. Entry canopy of 124 N. Flores with climbing Cape Honeysuckle

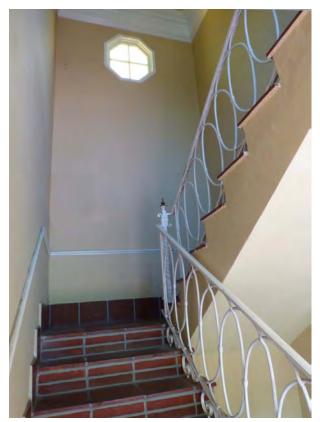
### G. Stairs



G1. Entry to 126 N. Flores, Mendel and Mabel Meyer home in 1938



G2. Base of stair hall at entry to Meyer unit, with entry door and original sunburst light fixture



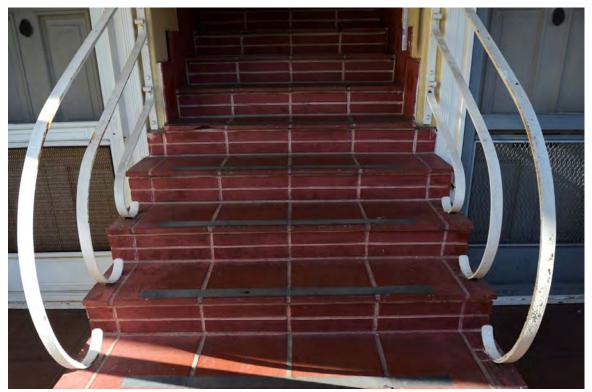
G3. Stair hall to 124½ and 126½ N. Flores units with original stair railing and porthole-style window



G4. Wrought iron railing detail in stair hall to 124½ and 126½ N. Flores units



G5. Iron and brass newell detail in stair hall of 124 N. Flores



G6. Art Moderne stair railings and steps leading to units at 118½ and 120 N.Flores, second home of Mendell Meyer at least by 1942



G7. Stair hall for 118 ½ and 120 Flores



G8. Second floor landing with inset niche for 118½ and 120 N Flores

H. Alley



H1. Alley behind 118 and 124 N. Flores. Garages belonging to the nominated buildings at right with white doors and blue trim

I.

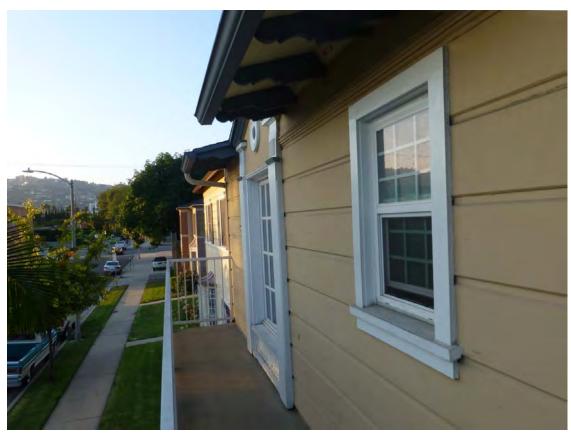
**Private patios and balconies** 



I1. Original French doors onto the private balcony of 120 N. Flores



12. Original French doors onto the private patio of 126 N. Flores



13. Front overhanging balcony of 126 N. Flores looking north



14. Front overhanging balcony of 126 N. Flores looking south

## J. Interiors 118 & 118 ½ N. Flores



J1. 118 N. Flores living room with original hardwood floors



J2. 118 N. Flores unit entry and view into courtyard



J3. 118 N. Flores fireplace detail



J4. 118 N. Flores mantle with dentil trim at left and built-in cabinetry



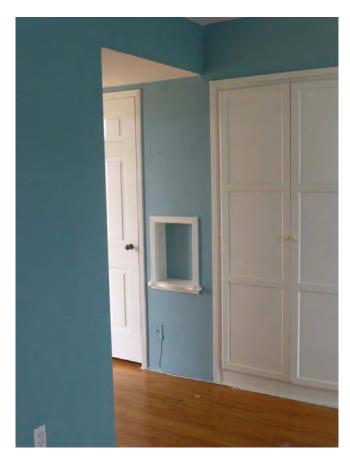
J5. Original Colonial Style wall sconce and view into courtyard from 118 N. Flores



J6. 118 ½ N. Flores living room and view into courtyard



J7. 118 ½ N. Flores fireplace and doors to dining room and hallway into kitchen



J8.  $118 \frac{1}{2} N$ . Flores built-in cabinetry and telephone nook

# K. Interiors 120 N. Flores

Second residence of Mendel and Mabel Meyer



K1. 120 N. Flores unit entry, second residence of Mendel and Mabel Meyer



 $\mbox{\rm K2}_{\, \cdot}$  120 N. Flores living room showing corner fireplace, built-in cabinetry and view into courtyard



K3. 120 N. Flores corner fireplace with Minimal Traditional swag and reeded details



K4. Ceiling plaster molding in 120 N. Flores



K5. Original French door onto balcony of 120 N. Flores

### L. Interiors 124 ½ &126 ½ N. Flores



L1. Living room of 124 ½ N. Flores with original faux pegged hardwood floors



L2. Colonial style fireplace and built-in cabinetry details in 124  $\frac{1}{2}$  N. Flores



L3. Colonial Style fireplace and built-in cabinetry in 126  $\ensuremath{^{1\!\!/}}$  N. Flores



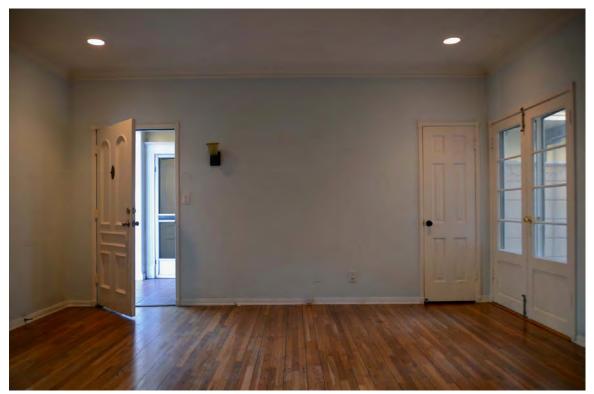
L4. Original French doors onto the balcony of 126 ½ N. Flores

#### Μ.

#### **Interiors**

### 126 N. Flores

### First Residence of Mendel and Mabel Meyer



M1. Unit entry into 126 N. Flores, the first residence of Mendel and Mabel Meyer



M2. Opposite wall of living room of unit at 126 N. Flores



M3. View into courtyard and Cape Honeysuckle from unit at 126 N. Flores



M4. 126 N.Flores mantle and brick hearth detail with original faux pegged hardwood floor



M5. Built in Colonial Style cabintry door surround in living room at 124 N. Flores



M6. Built-in Colonial Style curio cabinet in living room of 126 N.Flores



M7. Dining room of 126 N. Flores showing connecting hall to bathroom



 $M8\,.\,$  Opposite wall of dining room in 126 N. Flores showing built-in cabinetry and original French doors onto private patio



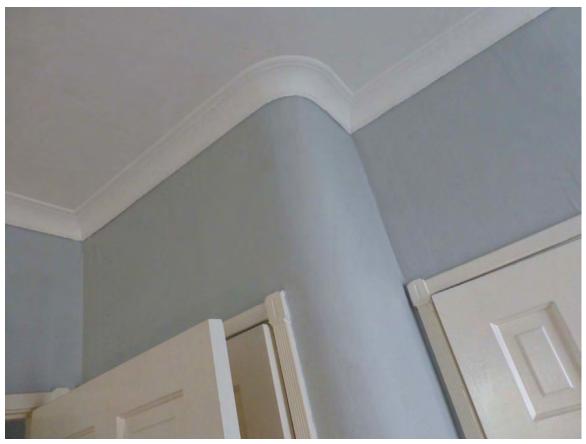
M9. Original French doors from living room onto private patio



M10. Private patio of 126 N.Flores with oversized corbels supporting balcony above



M11. Dividing partition between private patios with original balcony railings at upper left



M12. Curved wall detail with original door and ceiling molding in 126 N. Flores



M13. "Secret door" in dining room paneled wall in 126 N. Flores



M14. Heating vent detail in 126 N. Flores



M15. Detail of Colonial Revival built-in cabinetry in 126 N. Flores



M16. Colonial Revival mirrored curio cabinet in 126 N. Flores

## N. Interiors Kitchen and Bathroom Tile



N1. Sink and trash nook in blue and white colored porcelain bathroom tiles in 118 N. Flores



N2. Tile towel bar and trash nook in blue and white tiled bathroom in 118 ½ N. Flores



 $N3\,.\,$  Bathtub arch in blue and white tiled bathroom of 126½ N. Flores, first residence of Mendel and Mabel Meyer



N4. Kitchen in unit 120 N. Flores, second residence of Mendel and Mabel Meyer



 $\,$  N5 . Royal blue and white tile detail on sink and backsplash in unit at 120 N. Flores, second Meyer residence



N6. Jade colored tile in bathroom of 124 N. Flores with original angeld sink cabinet



N7. Original jade colored porcelain tile framing the floor in unit at 124 N. Flores



N8. Bathtub arch with jade and white tile in bathroom of 126 N. Flores, Mendel and Mabel Meyer first residence



N9. Jade colored tile with original angled sink cabinet in bathroom of 126 N. Flores, Mendel and Mabel Meyer first residence



N10. Pink tiled bathroom in 122 N. Flores



N11. Pink tiled bathroom with original etched mirror in 118 N. Flores



N12. Pink tiled bathroom of 118 N. Flores with original reeded and angeld sink cabinet



N13. Kitchen of 124 N. Flores with red and yellow tile



N14. Light over stove in kitchen with red tile trim in 126 ½ N. Flores