

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2019-3118-HCM
ENV-2019-3119-CE**

HEARING DATE: June 20, 2019
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 515-519 East Rose Avenue;
254 South Rennie Avenue
Council District: 11 – Bonin
Community Plan Area: Venice
Area Planning Commission: West Los Angeles
Neighborhood Council: Venice
Legal Description: Tract 6622, Lots 106-107

PROJECT: Historic-Cultural Monument Application for the
MORRIS ABRAMS CHATEAU DES ROSES

REQUEST: Declare the property an Historic-Cultural Monument

OWNER/APPLICANT: Gail J. Cooper, Trustee of the Gail J. Cooper Trust
1500 East First Street
Long Beach, CA 90802

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

Charles J. Fisher
140 South Avenue 57
Los Angeles, CA 90042

RECOMMENDATION That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Morris Abrams Chateau des Roses is a two-story multi-family residence located at the north corner of East Rose Avenue and South Rennie Avenue in Venice. Constructed in 1946, the subject property was designed in the Late Chateausque architectural style by Los Angeles-area architect Max C. Drebin (1899-1984) for Morris Abrams, a local baker.

Irregular in plan, the subject property is of wood frame construction with smooth stucco cladding and has a steeply-pitched, mansard roof with composition shingles. The primary, southeast-facing elevation is asymmetrically composed into two bays with the eastern bay protruding slightly. The southwest elevation is asymmetrically composed with individual entrances to each unit and balconies on the second floor. There are corbeled turrets with conical roofs and quoins decorating the corners of each street-facing elevation, and a string course between the first and second floors. Fenestration includes multi-lite wood casement windows and multi-lite wood bay windows. There is a landscaped courtyard on the southwest-facing elevation and a detached garage at the rear of the property. Interior features include original hardwood floors, kitchen and bathroom tile, kitchen cabinetry, and moldings.

Max Charles Drebin was born in Michigan in 1899. He graduated from the Carnegie Institute of Technology (now Carnegie Mellon University) with a degree in Architecture in 1921. In 1923, Drebin moved to Los Angeles and received his California architecture certification in 1926. Throughout his career he designed a number of residential properties in neighborhoods such as Bel Air, Beverly Hills, and San Marino. In the mid-to-late 1930s, he had an architectural and interior design practice with Theodore J. Scott and worked in the art department for Twentieth Century-Fox in the 1950s. Drebin passed away in 1984.

The subject property appears to have undergone several alterations over the years that include the addition of security bars in 1989 and the addition of perimeter fences and replacement of some interior flooring at unknown dates.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

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

FINDINGS

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

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

2. CONSTRUCTION HISTORY & CURRENT STATUS

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

3. STYLE & MATERIALS

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

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

<i>Property Owner</i>		Is the owner in support of the nomination?		
		Yes	No	Unknown
Name:		Company:		
Street Address:		City:	State:	
Zip:	Phone Number:	Email:		

Nomination Preparer/Applicant's Representative

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

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

Steven Luftman & Charles J. Fisher
Name: _____ Date: 1/11/2019

Signature: 

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

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

Phone: 213-874-3679
Website: preservation.lacity.org

Morris Abrams Chateau des Roses/515-519 ½ E. Rose Avenue

Historic-Cultural Monument Nomination Continuation Sheet

A. Property Description

Site

The property at 515 East Rose Avenue (subject building) contains a multi-family residence comprising the following addresses: 515, 515½, 517, 517½, 519, 519½ E. Rose Avenue, and 254 S. Rennie Avenue. The property occupies a rectangular parcel of 6,122 square feet that is located in the Oakwood neighborhood of the Venice area of Los Angeles. The property is largely surrounded on Rose Ave. by a mix of low-scale multi-family residences and small commercial buildings constructed from the late 1920s to the current century. The neighborhood adheres to a rectilinear street grid. The topography of the area is flat.

The residential building at 515 E. Rose Ave. is set back 5 feet from the south and west property lines and occupies the majority of its parcel. It is primarily accessed by three concrete walkways that traverse a courtyard garden to the west. A detached garage sits at the rear of the parcel, facing the alley north of the parcel. The subject building faces west and sits on the northeast corner of Rose Ave. and Rennie Ave.

Landscaping is lush, with ivy covering a short wrought-iron fence separating the courtyard from the sidewalk. Trees and a raised planter box garden occupy the building's courtyard. On Rennie Ave., north of the courtyard along the sidewalk, a tall hedge covers a fence.

Exterior

The subject building is two stories in height with six apartments, three on each floor.

Designed in the Late Chateausque style, the building features an irregular L-shaped plan with a concrete foundation, and wood-frame construction clad with smooth stucco.

A steeply pitched hipped mansard roof with composition shingles is featured, hiding a flat roof behind the façades. The mansard roof has dormer roof vents on each section. The eaves are flared and boxed, and there are substantial chimneys in the Chateausque style.

There are corbeled turrets with candle-snuffer conical roofs on three of the street-facing corners. Quoins decorate the public-facing corners, and a belt course encircles most of the building above both the first and second floors.

The south-facing façade is asymmetrically composed into two bays. The eastern bay protrudes slightly with a set of multi-light wood-framed casement windows on each floor. The western bay features stacked bay windows with ventable casement side panels.

On the west-facing side of the building a courtyard garden is made from the void in the "L" of the building's plan. The stacked triplex bay-windows are repeated on the south-facing façade of the "L's" return and on the west-facing façade, facing the courtyard.

From Rennie Ave., the building is accessed by three primary entrances that are positioned at the ground floor. Two of the entrances lead to individual units, and the northernmost entrance leads to four units. Each entrance is comprised of a concrete stoop, the original six-panel wood door, and is capped by a regency style canopy.

The west-facing façade's second floor features three protruding balconies, each supported by corbels and covered with a roof. The roof is supported by two pairs of wooden columns with wrought iron detailing. The balconies are accessed via French multi-light doors. The west-facing façade also features a set of stacked bay-windows.

All the fenestration is in its original state as built; non-original security bars are present on some of the first-story windows.

Interior

The subject building's interior is a remarkably intact example of multi-family housing built in the years immediately following World War II.

Morris Abrams Chateau des Roses contains six individual dwelling units. There are four one-bedroom and two two-bedroom apartments. Each unit features their original hardwood floors. The bathrooms feature their original deco-styled Horizon Blue and Rouge trim tile. The kitchens also retain their original tile countertops, ivory with blue trim. All the kitchen cabinetry remains as originally built.

All the rooms retain their original molding and the dining rooms retain their chair rails.

Alterations

The building's current appearance and alteration permits from the Los Angeles Department of Building and Safety (LADBS) indicate that it has experienced only minor changes to the exterior and interior over time. Only two permits have been issued for the building by LADBS since it was completed and certified for occupancy in 1947; a LADBS permit was issued in 1989 for security bars, and another permit was issued in 1991 for re-roofing.

The only changes observed to the exterior of the building is a low wrought iron fence along the sidewalk on Rose Ave. and Rennie Ave., and a taller steel fence that stretches from the north of the courtyard to the alley. On the interior, the flooring in the kitchen and service porch has been replaced.

Character-Defining Features

Exterior

- Irregular L-shaped plan
- Smooth stucco cladding
- Steeply pitched hipped mansard roof
- Dormer roof vents
- Flared and boxed eaves
- Chateausque chimneys
- Corbeled turrets with candle-snuffer conical roofs
- Quoin decorated corners
- Belt course above the first and second floor
- Wood casement windows
- Stacked bay windows with ventable casement side panels
- Courtyard made from the void in the "L" of the buildings plan
- Regency style canopies above the primary entrances
- Six paneled-wood entry doors
- Protruding balconies supported by corbels and covered with a roof
- French doors
- Wooden columns with wrought iron detailing
- Multi-paned wood casement windows
- Multi-paned wood double-hung sash windows

Interior

- Original Deco-styled tile in bathrooms
- Original tile countertops in kitchens
- Original kitchen cabinetry
- Original hardwood floors
- Original crown molding
- Original baseboards
- Original chair rails in dining room
- Original telephone nooks

B. Statement of Significance

Summary

Morris Abrams Chateau des Roses meet the following criteria for designation as a Los Angeles Historic-Cultural Monument (HCM):

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

Built in 1946, the multi-family property at 515 E. Rose Ave. embodies the distinctive characteristics of Late Chateausque multi-family housing. The subject property, design by prominent local architect Max C. Drebin, is a rare example of a Late Chateausque apartment building in the Venice area of Los Angeles. It is also a rare example of a Late Chateausque buildings built after World War II.

Venice Development (adapted from *SurveyLA Venice Community Plan Area*)¹

515 E Rose Ave., the subject property, is located in the Oakwood section of the Venice Community Plan Area in Los Angeles.

The area we now know as Venice was part of a 275-acre parcel that tobacco magnate and real estate developer Abbot Kinney and his business partner, Francis G. Ryan purchased in 1891. This 1.5 mile-long strip of beachfront land located south of Santa Monica had originally comprised a portion of Rancho La Ballona and was initially settled by the Machado and Talamantes families in the early 1800s.

Kinney and Ryan first developed the northern portion of the parcel, located within the City of Santa Monica, as a resort community which became known as Ocean Park.

In 1902 Kinney and three new partners expanded development further south into the land comprising present-day Venice. The beachfront acreage immediately south of Ocean Park was subdivided between 1902-1904.

By 1904, Kinney found himself at odds with his partners. Mr. Kinney believed that to successfully develop the unincorporated area, it would be necessary to create an independent municipality south of Marine Street.² The partners dissolved their partnership; Kinney won a coin toss to divide up the company's assets and

¹ Historic Resources Group Kari Fowler, "SurveyLA Venice Community Plan Area," ed. Department of City Planning Office of Historic Resources (Los Angeles: City of Los Angeles, 2015).

² Jeffrey Stanton, *Venice California: 'Coney Island of the Pacific'* (Los Angeles: Donahue Publishing, 1993).

selected the southern portion of the tract. Several months later, residents living south of Marine Street, in the unincorporated portion of the Ocean Park development, voted to establish the separate city of Ocean Park.³

Within the new city of Ocean Park, Kinney envisioned a themed resort community that recalled the exotic character of Venice with the recreation of the famous city's canals. He christened the project "Venice of America."

In 1905, a subdivision map was recorded for the Venice of America tract which reflected Abbot Kinney's plans for his new development. The plan tract included areas dedicated to recreational, commercial, and residential properties. At the beach, a 1,400-foot pier was constructed. Included were an auditorium, a dance hall, and a nautical-themed restaurant that resembled a ship. A boardwalk was planned along present-day Ocean Front Walk and the principal buildings were modeled after Italy's Piazza San Marco with enclosed colonnaded walkways.

Venice of America officially opened to the public on July 4, 1905 to great success, with over 40,000 visitors during opening weekend.

Abbot Kinney began to expand the city services in Venice. Construction commenced on a city hall (HCM 749) and a fire station. The community's first newspaper, the Venice Vanguard, was established around 1911. Several hotels and apartment houses were constructed along Ocean Front Walk during the city's boom years of the 1910s and early 1920s to accommodate the influx of visitors.

By 1907, the Venice of America development had become the nexus of the City of Ocean Park. The area's success sparked resentment by Ocean Parks businessmen who felt it had a negative effect on the surrounding business development. After months of real estate and political battles, Abbot Kinney launched a campaign to "dis-incorporate" Venice of America from the surrounding community of Ocean Park. While Kinney's efforts failed to receive the two-thirds majority required in the public election, in 1911 the entire community was renamed Venice.

With the enactment of prohibition in 1919 drastically affecting the resort's tax revenue, and the death of Abbot Kinney in 1920, the course of development in Venice would be significantly be altered. In 1924, the still independent city of Venice resolved to adapt its transportation infrastructure for the automobile age and convert the original canals into public roads. By 1925, the political infighting which had characterized the government of Venice came to a head and in October the city voted to be annexed to Los Angeles.

Development of inland and north Venice

East of Main Street, where the subject property is located, development occurred in a piecemeal fashion. Individual developers purchased blocks of land from larger tracts, such as the Santa Fe and Ocean Tracts, and subdivided them into smaller parcels which were more suitable for residential development.

The first subdivisions for residential development occurred in the area around 1903; many subsequent tracts were recorded after Venice was officially opened in 1905, and development activity continued through the mid-1920s.

The subject buildings tract, Tract 6622, was first subdivided from the Ocean Tract as Rosemont Terrace in 1906. Rosemont Terrace stretched from the southern border of the City of Santa Monica on the north, Ballona Court (now 7th Ave.) to the east, Rose Ave to the south, and Sereno St. (now Main St.) to the west. Very few of the lots east of 3rd Ave. were developed. In 1923 the S.M. Bernard Company, a real estate concern, established Tract 6622 within Rosemont Terrace. Tract 6622 is bound by 3rd Ave. on the west, to 7th Ave. on the east, with Santa Monica's southern border on the north, and Rose Ave. to the south. While

³ For a time, there were two separate "Ocean Park" communities; the original community developed in South Santa Monica, and the later community which developed south of the incorporated boundaries of Santa Monica. The confusion between the two would not be fully resolved until 1911, when the name of the southern Ocean Park was changed to Venice.

this new Tract brought about some development, there are still many empty lots visible on the Sanborn map from 1950.

The subject building was built inside the neighborhood of Oakwood. Oakwood is a rare example of a predominantly African-American neighborhood on Los Angeles's west side. The entire residential areas of Venice in Los Angeles and Ocean Park in Santa Monica were Redlined. The 1939 Redline maps were a program of the government-sponsored Home Owners Loan Corporation that led to discriminatory lending practices and reinforced racial and class bias in home ownership. Redlined communities struggled to receive federally-backed home loans, making building and property ownership much more difficult for residents. The negative effects of the Redline maps would have still been in effect when Morris Abrams built the subject building at 515 E. Rose Ave.

Early Owner and Tenant History

The multi-family residence at 515-519½ E. Rose Ave. was constructed for owner Morris Abrams. The original building permits are dated February 6, 1946 and the Certificate of Occupation was date July 3, 1947.

Morris Abrams Original Owner born 1872

Morris Abrams was 63 in 1935 when he bought the empty lots at 515 E. Rose Ave. As a renter, he had lived within 5 blocks of the then-empty lots during the 1920s and 1930s. In the 1925 and 1928 city directories he is listed as living across the street at 428 E. Rose Ave.

Mr. Abrams emigrated to the United States from Poland. Records show that he worked primarily as a baker. The Sandborn map shows there was a bakery at 512 E. Rose directly across the street from both his 1925-1928 apartment and the subject building.

After the Morris Abrams Chateau des Roses were completed in 1947, Mr. Morris lived in an upstairs two-bedroom unit, 519½ E. Rose Ave

List of Tenants Compiled from Western Section Los Angeles City Directory 1951

Morris Abrams 519½ Rose Ave

James Smith 515 Rose Ave

Adolph Doumont 513½ Rose Ave

(Mr. Doumont was also a baker, who immigrated from Belgium. He previously lived at 603½ Flower Av, three blocks from the subject property, with his wife and daughter.)

Ownership

1920 S.M. Bernard Company (Subdivided the tract in 1924)

1930 Irving Gray, Ethel Gray

8/19/1935 Morris Abrams

3/11/1957 Charles R. Donaldson & Dorothy E. Donaldson

Late Chateausque Architecture 1919-1950 (adapted from *SurveyLA Citywide Historic Context Statement*)⁴

The Chateausque style of architecture was a Period Revival style loosely based on the monumental architecture of sixteenth century French chateaux in the Loire Valley. The original country estate homes of French aristocrats combined elements of Gothic and Renaissance architecture in heavy masonry construction. As reimagined by architects in the late nineteenth century, Chateausque involved massive masonry construction and elaborate, expensive detailing. Architect Richard Morris Hunt was closely associated with Chateausque style during its first wave of popularity in the United States from the 1880s through 1910s.⁵ Hunt's most famous work is the G.W. Vanderbilt estate, The Biltmore, in North Carolina, which was constructed between 1888 and 1895. Hunt also designed a New York City mansion for William Vanderbilt on Fifth Avenue.⁶ The style became a standard for the mansions of the East Coast elite; the grand, impressive homes signified wealth, sophistication, and legitimacy.

Chateausque style buildings, primarily residences, were usually designed by architects trained in Europe, and the style remained relatively rare in western American cities during the nineteenth century.⁷

Following World War I, Chateausque was revived and reimagined in Los Angeles as a style for luxury apartment buildings and large single-family residences. Little stucco castles sprang up all over the city.⁸ Earlier versions of the style were materially faithful to the original French chateaux and required massive and expensive masonry construction. This was financially infeasible for most multi-family and residential tract developers to imitate.⁹ Chateausque style flourished in the 1920s as advances in veneer cladding techniques, growing acceptance of substitute materials such as concrete and cast stone, and First World War veterans' first-hand experience in Europe created a desire for the style and a financially viable way to achieve it.

Designing apartment towers in the Chateausque style was a social statement and creative architectural solution. The style allowed a freedom in the arrangement of windows and rooms that made the style particularly popular for apartment houses with multiple sizes of apartments arranged over several floors. Lofty spires accentuated the height of a building, creating advertising opportunities and identity in the horizontal city. As a social statement, Chateausque buildings in Los Angeles from the 1920s through 1940s were part of the fantasy image created of Los Angeles. The exclusive, castle-like buildings with crenellated parapets making visual references to fortresses were vertical luxury residential districts.

Sometimes called French Eclectic in its 1920s and 1930s interpretations, the Chateausque shares many design features with the French Norman style. Chateausque style buildings of the Period Revival theme are characterized by an eclectic combination of design motifs from medieval, Gothic, and Renaissance- era French architecture. In Los Angeles, these designs are realized in materials distressed or treated to look like a more expensive material. Buildings of this style have steeply pitched hipped (and sometimes gabled) complex roof lines with abundant detailing. Vertical elements along the roof include spires, pinnacles, turrets, gables, and shaped chimneys.¹⁰ Balconies feature Gothic inspired quatrefoil or arched tracery patterns. Architectural

⁴ GPA Consulting Teresa Grimes and Allison Lyons, "SurveyLA Citywide Historic Context Statement," (January 2016).

⁵ Richard Morris Hunt was the first American architect to study at the Ecole des Beaux-Arts in Paris.

⁶ This prominent and visible building was described by architect critic Montgomery Schuyler as "an attempt to summarize in one building the history of a most active and fruitful century in the history of architecture, which included the late Gothic of the fifteenth century and the early Renaissance of the sixteenth, and spanned the distance from the minute and complicated modeling of the Palais de Justice at Rouen and the Hotel Cluny at Paris to the romantic classicism of the great chateaux of the Loire." Whiffen, 142.

⁷ McAlester, 373; "Chateausque," Washington State Department of Archaeology and Historic Preservation, Accessed December 20, 2018. <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/chateausque>

⁸ Other early examples of Chateausque in Los Angeles were located in the city's central business district. The Baker Block, completed in 1879, was loosely modeled on the Hotel de Ville in Paris. Nearby, the Temple Market Block was also Chateausque in style. Both buildings were demolished. Gleye, 46-47.

⁹ V. McAlester et al., *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (Knopf Doubleday Publishing Group, 2013).

¹⁰ Ibid.

elements are framed with quoins, intended to look like cut stone. Corner turrets mark intersecting planes of the exterior elevations.¹¹ The overall effect creates an imposingly elongated building with decorative follies in every view.

Chateausque style apartment buildings in Los Angeles were concentrated in Hollywood and Mid-Wilshire areas with scattered single-family residence in the style located throughout the Hollywoodland development.¹²

Dramatic and complex, the style fell out of favor as austerity and modernism were popularized during World War II.

Max Charles Drebin Architect 1899-1984

Max C. Drebin, the architect of the subject building,¹³ was a prominent architect in the Southern California area.¹⁴ He was born in Michigan where his parents emigrated to from Russia.¹⁵

Mr. Drebin graduated from the Carnegie Institute of Technology, now Carnegie Mellon University, with a B.S. in Architecture in 1921.¹⁶ While attending Carnegie he received a number of honors from the Beaux-Arts Institute of Design's judgments.¹⁷

He moved to Los Angeles in 1923 and received his California architecture certification in 1926.^{18,19}

He was the architect of many prominent homes in Bel Air, Beverly Hills, Westwood Hills, and San Marino. His work was noted in advertising for subdivisions, a lumber company, and the Los Angeles Times "House Plan of the Week".²⁰ In 1931 he designed a movie theater in downtown Inglewood for Jesse Jones Theatres.²¹ Drebin designed Wallace Beery's 1935 Beverly Hills Colonial revival home and a 1932 Zigzag Moderne apartment building that was noted as a historic resource in the CRA's 2010 Hollywood Resources Survey.

From the mid-to-late 1930s he had an architectural and interior design practice with Theodore J. Scott, with offices in Los Angeles and San Marino. He also worked in the art department for Twentieth Century-Fox in the 1950s.²²

¹¹ Ibid.

¹² Many notable examples of the style are located outside of the city boundaries in West Hollywood along Sunset Boulevard and Crescent Heights.

¹³ City of Los Angeles, Building Permit No. 3405, 1946

¹⁴ "The Southland's Social World," *Bnai Brith Messenger*, 28.06.1935, page 8, June 28 1935.

¹⁵ "United States Census, 1900," database with images, FamilySearch (<https://familysearch.org/ark:/61903/1:1:M918-Q3Q> : accessed 14 December 2018), Max Drebin in household of Harry Drebin, Cadillac city Ward 2-3, Wexford, Michigan, United States; citing enumeration district (ED) 119, sheet 22A, family 460, NARA microfilm publication T623 (Washington, D.C.: National Archives and Records Administration, 1972.); FHL microfilm 1,240,755.

¹⁶ *Thistle Yearbook* (Pittsburg, PA: Carnegie Institute of Technology, 1921).

¹⁷ "Beaux-Arts Institute of Design Awards," *The American architect*, June 11 1919; "Beaux-Arts Institute of Design December 16 1919 Judgment," *The American architect*, Sep 8 1920; "Beaux-Arts Institute of Design; First Mention," *The American architect*, Sep 15 1920.

¹⁸ "Society; Mr. Max Drebin Is a Sojourner in Los Angeles," *Bnai Brith Messenger*, June 4 1923.

¹⁹ "Granted Certificates," *THE ARCHITECT AND ENGINEER* February 1926.

²⁰ "Latest San Marino Residence," *Los Angeles Times*, May 21 1933; "House Plan of the Week - Max Drebin," *Los Angeles Times* July 7 1933; "Four Costly Homes Listed: Two \$60,000 Dwellings One, \$40,000 and Another, \$20,000," *Los Angeles Times*, August 1937; "Two Residences to Be Built for \$45,000," *Los Angeles Times*, April 18 1937; "Display Ad—Be Sure to See It Best Bet in Model Homes," *Los Angeles Times* June 11 1939.

²¹ "Theaters—Inglewood," *Southwest Builder & Contractor*, June 5 1931.

²² Clemmie Galloway, "Expressionist of Living Art," *Action*, December 1951.

Period of Significance

The period of significance for 515 E. Rose Ave. is defined as 1947, reflecting the year of the building's construction, for its significance as an excellent example of a Late Chateausque apartment building.

Integrity

In addition to meeting the eligibility criteria, 515 E. Rose Ave. is almost completely unaltered and retains a high degree of integrity. Historic integrity is the ability of a property to convey its significance and is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period."²³ The aspects of integrity, as defined by the National Park Service, are location, design, setting, materials, workmanship, feeling and association.

- **Location:** The subject property is in its original location and therefore retains this aspect of integrity.
- **Design:** The subject property retains almost all of its character-defining features from its period of construction, and therefore is able to convey its historic significance as a Late Chateausque apartment building. The exterior remains unchanged from its original construction, and the interior remains as constructed in 1947.
- **Setting:** The property is located in the Venice neighborhood of Los Angeles where it was built in 1947.
- **Materials:** The subject property retains the majority of its materials from the time of its construction.
- **Workmanship:** The subject property's original workmanship is still evident through its overall construction method and materials. The property was designed by the prominent local architect Max C. Drebin. As such, the property retains its integrity of workmanship.
- **Feeling:** The property retains its essential character-defining features and appearance from its historical period.
- **Association:** The subject property has been in continuous use as a multi-family residence since its construction in 1947. As it largely retains its original appearance, it is clearly recognizable as a Late Chateausque multi-family residential building, and is directly linked with this period of development in the city. Therefore, it retains integrity of association.

²³ U.S. Department of the Interior, National Register Bulletin 16A: How to Complete the National Register Registration Form (Washington D.C.: National Park Service, 1997), 4.

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- "Four Costly Homes Listed: Two \$60,000 Dwellings One, \$40,000 and Another, \$20,000." *Los Angeles Times*, August 1937, 1.
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- Kari Fowler, Historic Resources Group. "Surveyla Venice Community Plan Area." edited by Department of City Planning Office of Historic Resources. Los Angeles: City of Los Angeles, 2015.
- "Latest San Marino Residence." *Los Angeles Times*, May 21 1933, 1.
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- "Theaters—Inglewood." *Southwest Builder & Contractor*, June 5 1931, 1.
- Thistle Yearbook* Pittsburg, PA: Carnegie Institute of Technology, 1921.
- "Two Residences to Be Built for \$45,000." *Los Angeles Times*, April 18 1937, 1.





Blue street sign with white text, partially obscured by a tree.



Items Attached

Exhibit 1. Parcel Profile Report

Exhibit 2. Maps

Exhibit 3. Satellite Photograph

Exhibit 4. Building Permits

Exhibit 5. Ownership History

Exhibit 6. Photographs

Exhibit 7. Historic references

Exhibit 1. Parcel Profile Report



City of Los Angeles Department of City Planning

5/24/2019 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

515 E ROSE AVE
254 S RENNIE AVE

ZIP CODES

90291

RECENT ACTIVITY

CHC-2019-3118-HCM
DIR-2008-4703-DI
ENV-2019-3119-CE

CASE NUMBERS

CPC-2014-1456-SP
CPC-2005-8252-CA
CPC-2000-4046-CA
CPC-1998-119
CPC-1987-648-ICO
CPC-1984-226
CPC-1961-12425
ORD-71585
ORD-175694
ORD-175693
ORD-172898
ORD-172897
ORD-172019
ORD-168999
ORD-121313
DIR-2014-2824-DI
ENV-2014-1458-EIR-SE-CE
ENV-2005-8253-ND
ENV-2004-2691-CE
ENV-2002-6836-SP
ENV-2001-846-ND

Address/Legal Information

PIN Number	111B141 314
Lot/Parcel Area (Calculated)	2,980.3 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID G4
Assessor Parcel No. (APN)	4240005001
Tract	TR 6622
Map Reference	M B 71-82
Block	None
Lot	106
Arb (Lot Cut Reference)	None
Map Sheet	111B141

Jurisdictional Information

Community Plan Area	Venice
Area Planning Commission	West Los Angeles
Neighborhood Council	Venice
Council District	CD 11 - Mike Bonin
Census Tract #	2733.00
LADBS District Office	West Los Angeles

Planning and Zoning Information

Special Notes	None
Zoning	C4-1
Zoning Information (ZI)	ZI-1874 Los Angeles Coastal Transportation Corridor ZI-2273 Venice Coastal Zone ZI-2406 Director's Interpretation of the Venice SP for Small Lot Subdivisio
General Plan Land Use	Community Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	Los Angeles Coastal Transportation Corridor
Subarea	None
Specific Plan Area	Venice Coastal Zone
Subarea	Oakwood-Milwood-Southeast Venice
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No

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

SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Not Eligible
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	7
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	4240005001
Ownership (Assessor)	
Owner1	COOPER,GAIL J TR GAIL J COOPER TRUST
Address	1500 E 1ST ST LONG BEACH CA 90802
Ownership (Bureau of Engineering, Land Records)	
Owner	COOPER, GAIL J. (TR) GAIL J. COOPER REVOCABLE LIVING TRUST DTD 7-03-09
Address	1500 E 1ST ST LONG BEACH CA 90802
APN Area (Co. Public Works)*	0.142 (ac)
Use Code	0500 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$309,801
Assessed Improvement Val.	\$172,473
Last Owner Change	10/02/2009
Last Sale Amount	\$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	877299 877298 877297-9 877297 466925-7 1503006 1354834
Building 1	
Year Built	1947
Building Class	D65
Number of Units	6
Number of Bedrooms	8
Number of Bathrooms	6
Building Square Footage	5,636.0 (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	Calvo Exclusion Area Coastal Zone Commission Authority
Farmland	Area Not Mapped

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

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	3.9925752
Nearest Fault (Name)	Santa Monica 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	Moderately / Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.60000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

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

Housing

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

Public Safety

Police Information	
Bureau	West
Division / Station	Pacific
Reporting District	1413
Fire Information	
Bureau	West
Batallion	4
District / Fire Station	63
Red Flag Restricted Parking	No

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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-2014-1456-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	SPECIFIC PLAN AMENDMENT
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-2000-4046-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	
Case Number:	CPC-1998-119
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1987-648-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE FOR THE ENTIRE VENICE COASTAL ZONE WHICH WILL TEMPORARILY PERMIT ONLY BUILDING DEVELOPMENT WHICH IS IN CONFORMANCE WITH REGULATIONS SUBSTANTIALLY BASED ON THE CALIFORNIA COASTAL COMMISSIONS INTERPRETIVE GUIDELINES FOR THE AREA
Case Number:	CPC-1984-226
Required Action(s):	Data Not Available
Project Descriptions(s):	AMENDMENT TO THE COASTAL TRANSPORTATION CORRIDOR SPECIFIC PLAN THE PROPERTY LOCATION IS GENERALLY BOUNDED ON THE EAST BY THE SAN DIEGO FWY; ON THE SOUTH BY THE CITY BOUNDARY OF THE CITY OF EL SEGUNDO; THE NORTH BY THE CITY BOUNDARY OF THE CITY OF SANTA MONICA AND ON THE WEST BY THE PACIFIC OCEAN PROPOSED PROJECT BROAD AMENDMENTS TO THE COASTAL TRANSPORTATION CORRIDOR SPECIFIC PLAN
Case Number:	CPC-1961-12425
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	DIR-2014-2824-DI
Required Action(s):	DI-DIRECTOR OF PLANNING INTERPRETATION
Project Descriptions(s):	DIRECTOR'S INTERPRETATION OF A SPECIFIC PLAN PURSUANT TO LAMC SECTION 11.5.7.H. THE INTERPRETATION SHALL ONLY BE APPLICABLE TO THE VENICE COASTAL SPECIFIC PLAN.
Case Number:	ENV-2014-1458-EIR-SE-CE
Required Action(s):	SE-STATUTORY EXEMPTIONS CE-CATEGORICAL EXEMPTION EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	ENVIRONMENTAL IMPACT REPORT
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	ENV-2004-2691-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	SMALL LOT/TOWNHOME ORDINANCE
Case Number:	ENV-2002-6836-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	VENICE COASTAL SPECIFIC PLAN AMENDMENT prepared and adopted by the City Planning Dept. in accordance with the Coastal Act provisions and guidelines.
Case Number:	ENV-2001-846-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	

DATA NOT AVAILABLE

ORD-71585
ORD-175694
ORD-175693
ORD-172898

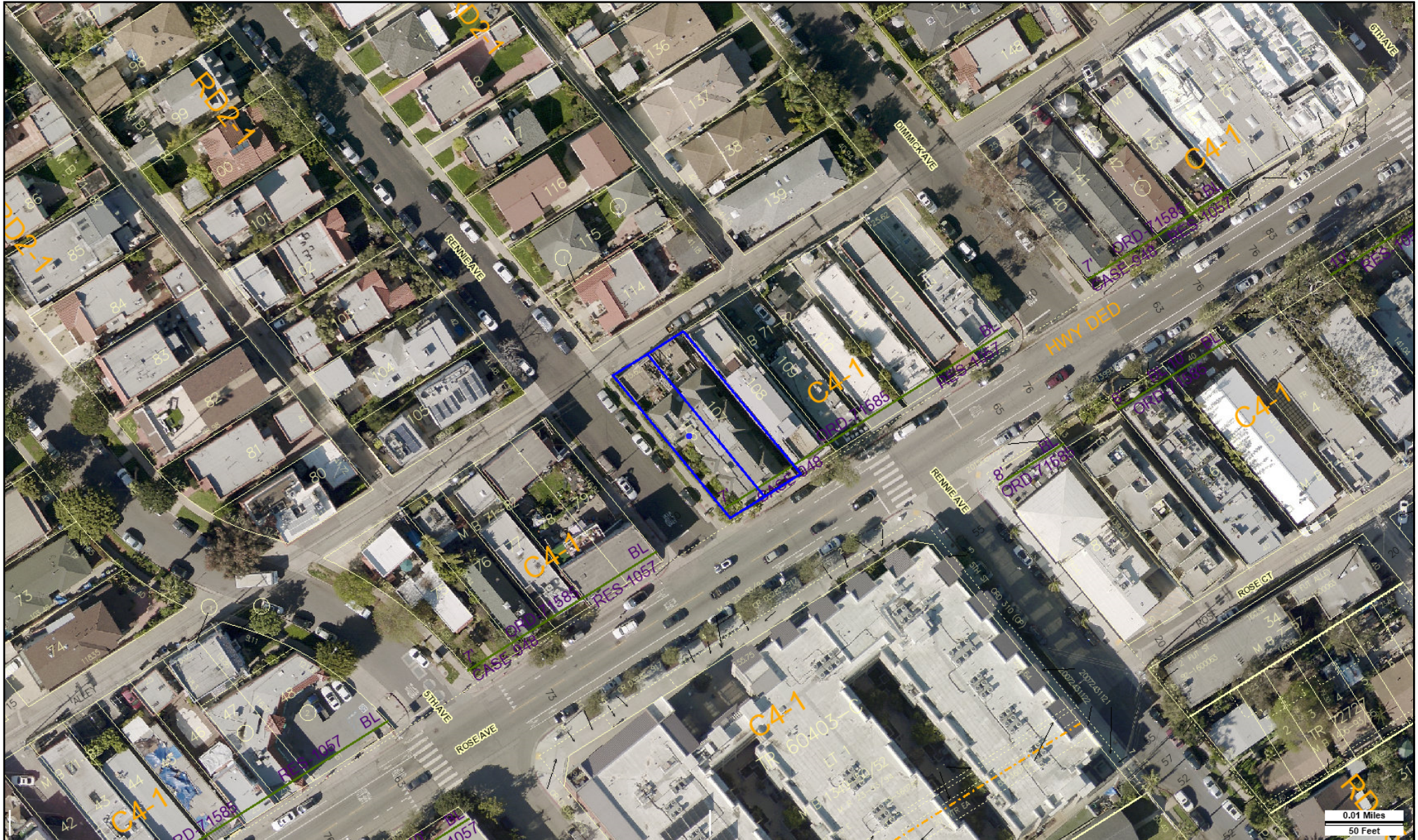
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ORD-172897

ORD-172019

ORD-168999

ORD-121313



Address: 515 E ROSE AVE

APN: 4240005001

PIN #: 111B141 314

Tract: TR 6622

Block: None

Lot: 106

Arb: None

Zoning: C4-1

General Plan: Community Commercial



Exhibit 2. Maps

Exhibit 2a. Tract Maps

Exhibit 2b. Historic Maps

Exhibit 2c. Sanborn Maps

Exhibit 2d. Oakwood Map

Exhibit 2e. Home Owners Loan Corporation Redlining Map

Exhibit 2a. **Tract Maps**

MAP OF TRACT No. 6622.

IN THE CITY OF VENICE, CAL.

Being a replat of lots 54 to 224, both inclusive, Rosemont Terrace, per map recorded in Map Book 10, page 166, Records of Los Angeles County; also all those certain public streets and alleys in Rosemont Terrace, as recorded in book 10, of Maps, Page 166, Records of Los Angeles County, abandoned by Ordinance No. 955, of the Board of Trustees of the City of Venice, Cal.

Surveyed May 1923, Horace N. Taylor, Licensed Surveyor.

Scale 100 ft. to 1 inch.

I hereby certify that I am a Licensed Surveyor, and that this map, consisting of one sheet, correctly represents a survey made under my supervision during May, 1923; that the monuments shown thereon actually exist, and their positions are correctly shown.

Horace N. Taylor
Licensed Surveyor

Basis of bearings S. 57° 52' W. 2235.18' overall
Northwesterly boundary Rosemont Terrace, M.C.B. 10-166.

JUL 5 1923
54 2 PM
71
82
map

We hereby certify that we are the owners of, or interested in the land included within the subdivision shown by the map appearing hereon, and that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the making of said map, and the subdivisions of said land as hereon shown, and dedicate to public use for highway purposes the avenues and alleys shown within the blue colored border line.

S. M. BEBARD COMPANY, a corporation.

By *George H. Merrill* Secretary
William H. Dickinson

State of California
City of Venice

I hereby certify that the Board of Trustees of the City of Venice by Resolution 1059, adopted June 29, 1923 at a regular meeting thereof, approved the attached map and accepted on behalf of the public for highway purposes the avenues and alleys shown upon said map and offered for dedication. I further certify that there are no liens for unpaid municipal or assessments, except taxes not yet payable against any of the land included within the subdivision shown on annexed map.

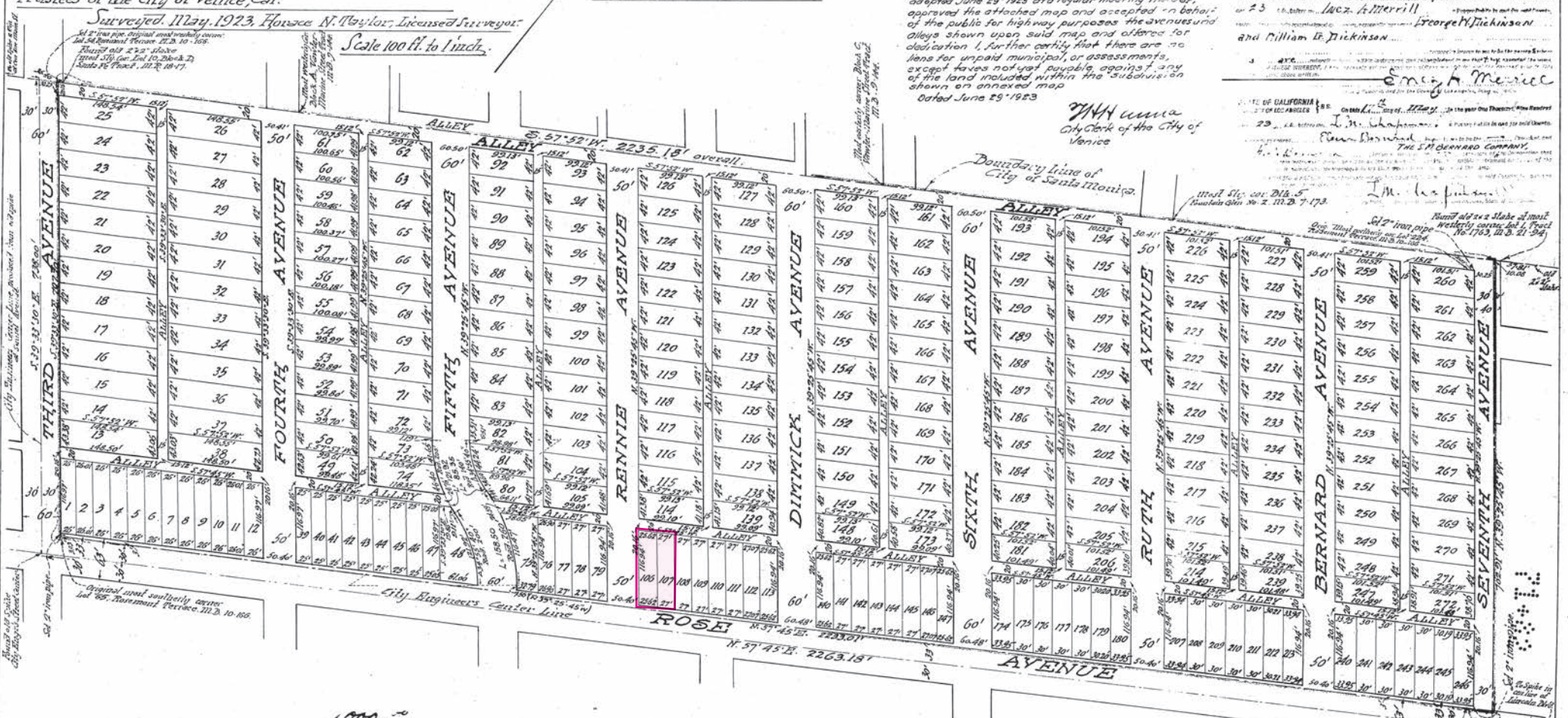
Dated June 29, 1923
W. H. Curran
City Clerk of the City of Venice

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
I, *George H. Merrill*, County Recorder, do hereby certify that the foregoing map and subdivision of land is a true and correct copy of the original map and subdivision of land as recorded in Map Book 10, page 166, Records of Los Angeles County.

George H. Merrill
County Recorder

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
I, *William H. Dickinson*, do hereby certify that the foregoing map and subdivision of land is a true and correct copy of the original map and subdivision of land as recorded in Map Book 10, page 166, Records of Los Angeles County.

William H. Dickinson
City Clerk of the City of Venice



6622

1000.
Tract No.

July 23
W. H. Curran

July 5, 1923
J. Semers

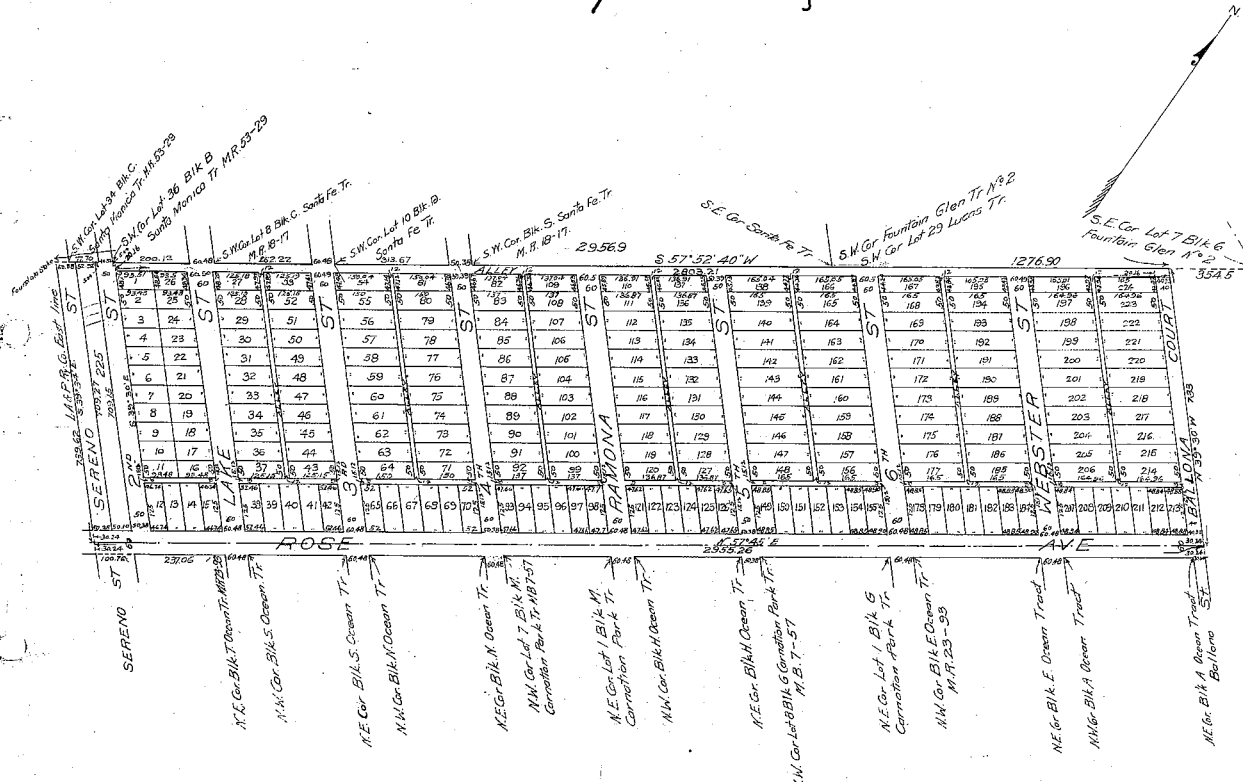
Orig. most easterly corner
Lot 213 Rosemont Terrace, M.C.B. 10-166

Found 2" iron pipe
N. line Sunset Avenue

The magenta outlines lot 106-107, the location of 515 E, Rose Ave.

A 137

Map of
ROSEMONT TERRACE
 Being a resubdivision of a portion of the Ocean Tract
 Los Angeles Co. Cal.
 Surveyed March 1906 Geo. W. Tuttle Surveyor
 Scale 1 inch = 100 ft.
 In the City of Los Angeles



- Seventh St (Webster St) changed to Bernard Ave. Ord 525 D: 18-17.
- Lake St. changed to Washington Blvd. Ord 314 D: 18-172
- Ballona Court " " Seventh Avenue Ord 525 D: 18-176
- Por. Lot 225 for street D: 6181-38 D: 18-249
- Second St. changed to Second Ave. Ord 310 D: 25-49
- Third St. " " Third Ave. " " D: 25-49
- Second Ave. " " Main Street - Ord. 76440.
- Fourth St. changed to Fourth Ave. Ord. 310 D: 25-49.
- Ramona St. " " Fifth Ave. Ord. 310 D: 25-49.
- Fifth St. " " Rennie Ave. Ord. 310 D: 25-49.
- Sixth St. " " Sixth Ave. Ord. 310 D: 25-43.

Proprietor: A F Webster

Recorded Aug 31st 1906
 (Scale reduced to 300' = 1')

- Candelaria Ave. (Ballona Ct.) changed to Seventh Ave. D: 25-43
- Certain alleys numbered by Ord. 363 D: 25-52
- Vac. alley north of lots 27-33 D: 33-39 Ord. 781
- All streets & alleys east of 3rd St. (except Rose Ave.) Vac. D: 36-135
- Por. Sereno St. vacated. - Ord. 71183.
- Por. Lot 225 condemned for widening 2nd Ave. - C.F. 1903.

Comp. E.F.G.



MAP OF Venice OF America.

OCEAN PARK, In the City of Los Angeles LOS ANGELES COUNTY, CALIFORNIA.

Being a Subdivision of a Portion of the Rafael and Andreas Machado Tract, as shown in -
Book 84, Page 33, Miscellaneous Records, Los Angeles County, California; and a Re-Subdivision
of Lots 1, 2, and part of Lot 26, Block 1, Short Line Beach Subdivision No. 1, as per Map recorded in
Book 2, Page 59, County Records Office Los Angeles County, and Lots U, V, W, X, Y, Z and T, Kinney and
Dickinson Subdivision as per Map Book 5, Page 110, also Lots 1, 2, 3, 4, 5, 7, 9, 11, 13, 15, 17, 19, 21,
23, 25, 27, 29, Block 6 Country Club Tract, also all of Block 7 except Lot 3; also Blocks 13 & 14
of said Country Club Tract, as per Map recorded in Map Book 3, Page 76, Los Angeles County
Records, January 7, 1905. P. E. Clark, C. E.

Scale 1 inch = 100 feet.

~~Old Alley marked "Subway" named Alley 16,
DK 2, Lot 28, Alley 17 Ord. 198 D 25-42,
Port. of Ocean Park Walk named Ord. 144 D 25-44~~

~~Lots 1, 2, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000~~

~~For deed for Streets, alleys &c. See D. 8 211 D. 3738-43~~

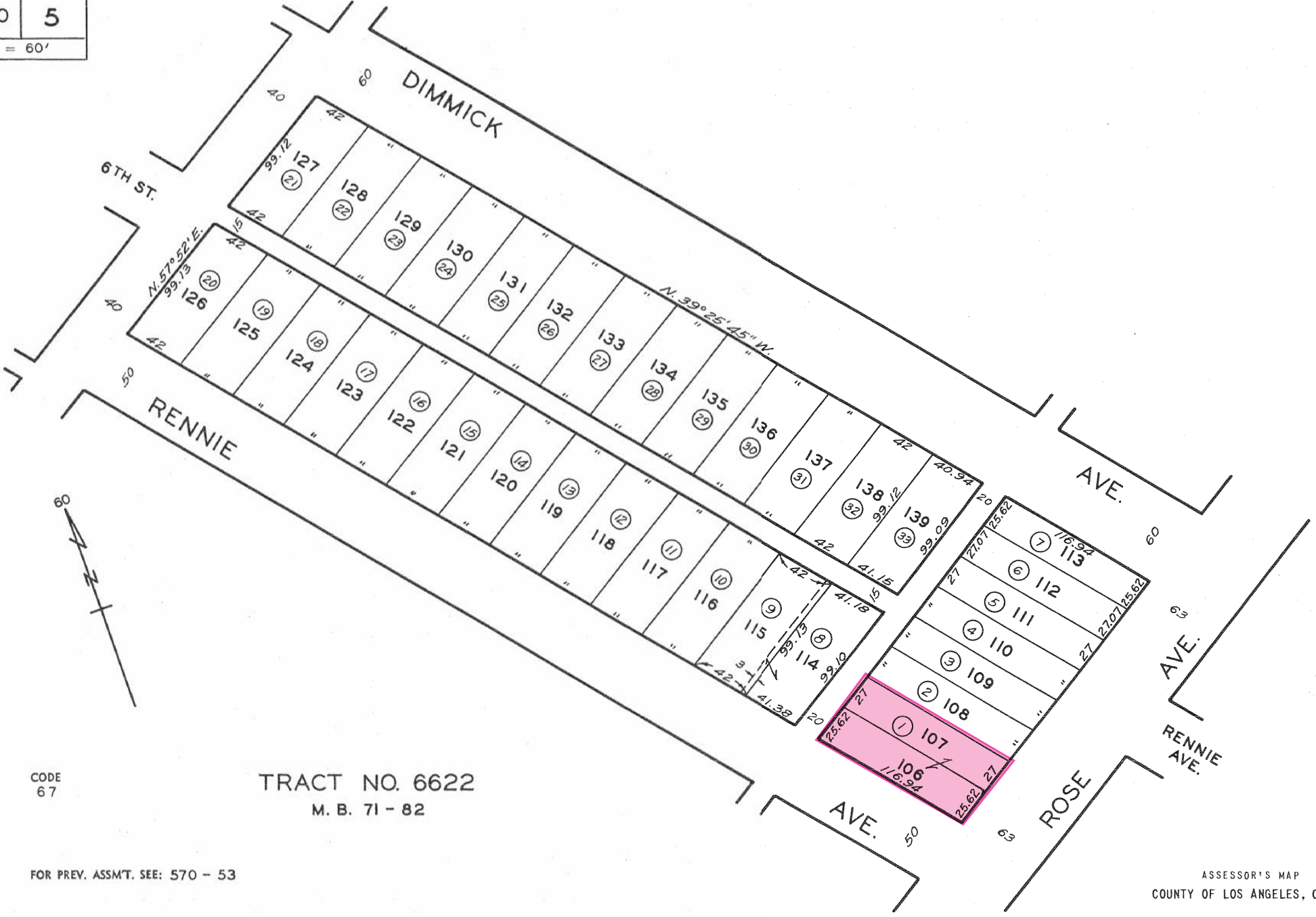
~~See Co. Sur. Map 7177~~

~~Certain alleys named by Ord. 342 D. 25-50
Certain Alleys numbered by Ord. 363 D. 25-52~~

Portion dedeed for canal D: 44-101 O. R. 3950-68
Certain lots dedeed for canals D: 44-100 O. R. 4850-193
For name changes see D: 30-263 Ord. 851 and Ord. 63175
For quitclaim deeds to streets see D: 61-114 O. R. 7709-36

A-OK
Sh: 10:

23-A-2
Sh: 23 A-623

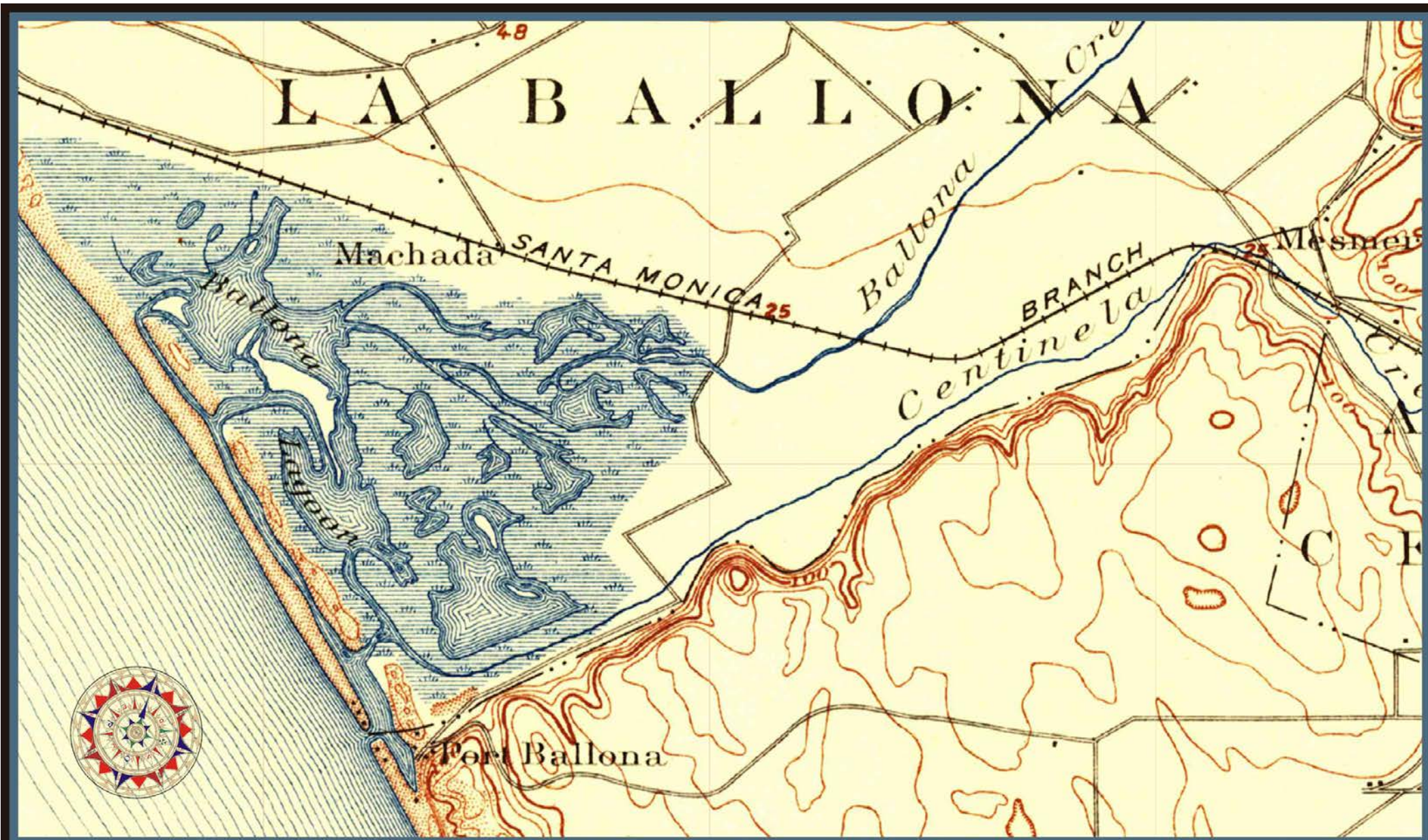


CODE
67

TRACT NO. 6622
M. B. 71 - 82

FOR PREV. ASSMT. SEE: 570 - 53

Exhibit 2b. **Historic Maps**



1896 Port Ballona, Playa del Rey CA, USGS Topo Map.

MAP OF THE RANCHO LA BALLONA

Situate in the County of Los Angeles State of California
containing 13019 1/2 acres of land according to a survey
made under instructions from the U.S. Surveyor General
by Henry Hancock Deputy Surveyor in July 1853.

La Ballona 67-47
Certificate of H. Hancock
Patented December 18 1853

showing
the partition made by J. T. Warner, H. Thomas & H. Boyd
referees of partition appointed by order of the District Court
at date December 16th 1867.

Surveyed under the directions of said referees by G. Hanson County Surveyor
per J. Stoheld Deputy.

Orientation N 76° 45' W. Scale of one inch to 20 chains.

In the District Court of the 1st Judicial District State of California
for Los Angeles County. John D. Young et al. Plaintiffs
vs Ygnacio Machado et al. Defs. N^o 903

We the undersigned Referees appointed to make partition in the
above suit, hereby certify this to be the map referred to in our
report of partition of this date. Los Angeles May 1868
H. H. Boyd
J. T. Warner.

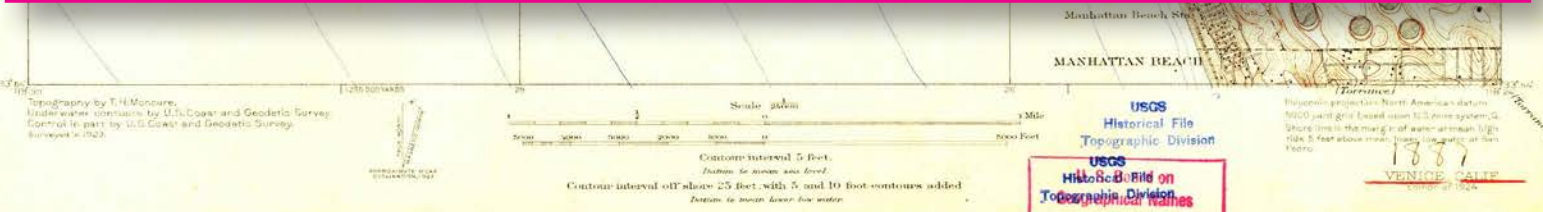
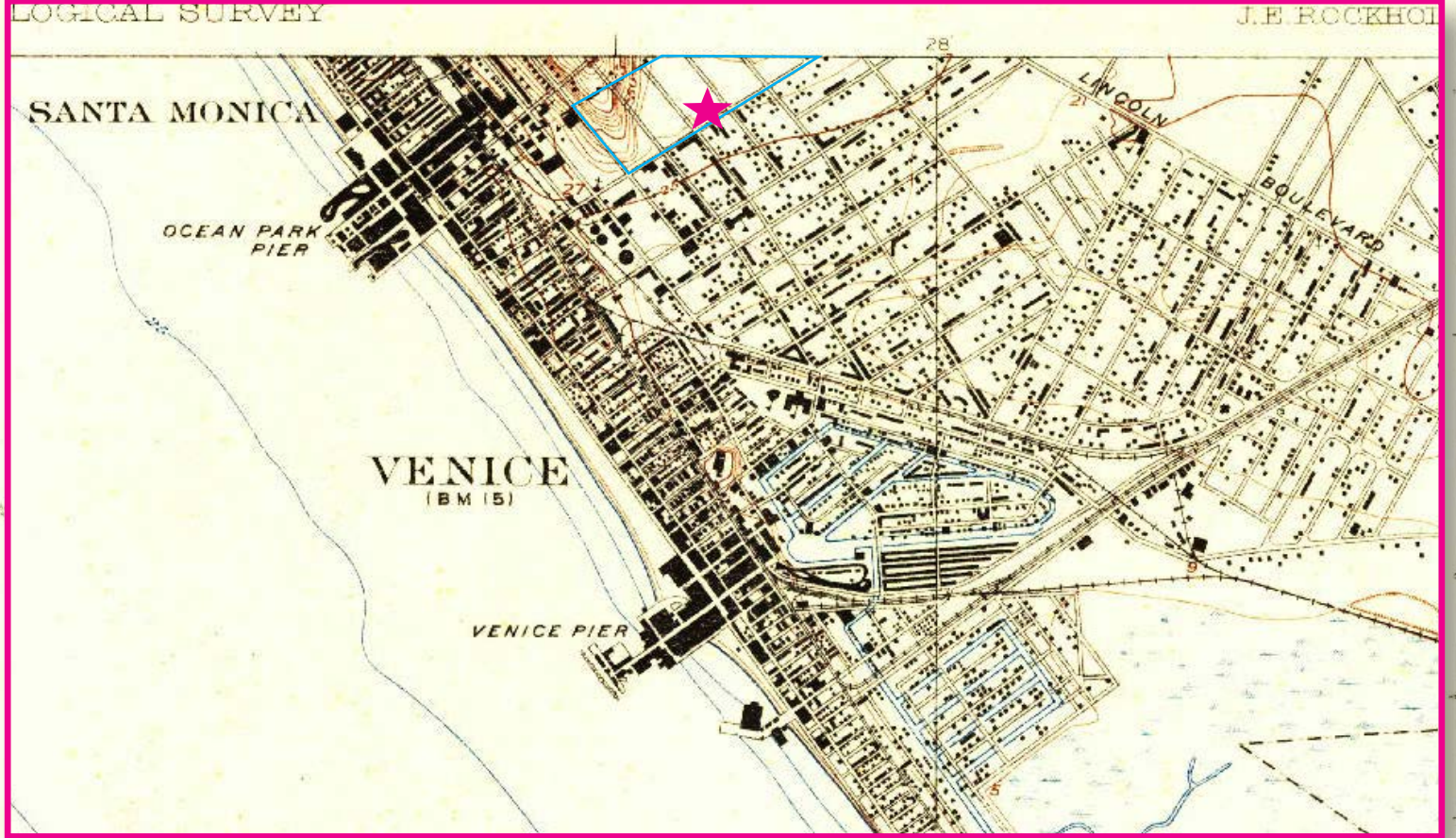
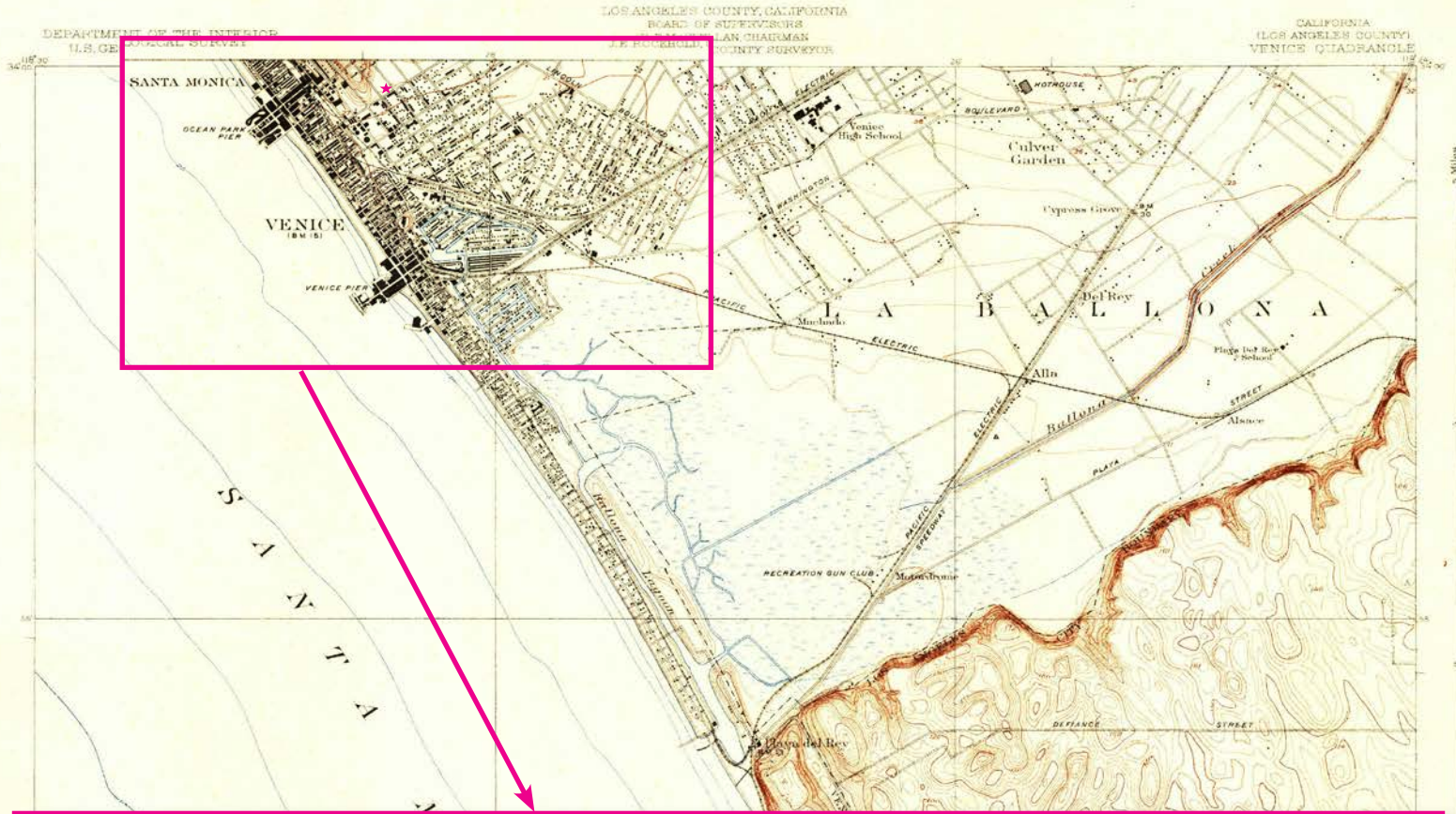
Boundary Lines

No.	Course	Distance	Area	Remarks
1	S 89° 50' W	100.00	76.76	100.00
2	S 89° 50' W	100.00	76.76	100.00
3	S 89° 50' W	100.00	76.76	100.00
4	S 89° 50' W	100.00	76.76	100.00
5	S 89° 50' W	100.00	76.76	100.00
6	S 89° 50' W	100.00	76.76	100.00
7	S 89° 50' W	100.00	76.76	100.00
8	S 89° 50' W	100.00	76.76	100.00
9	S 89° 50' W	100.00	76.76	100.00
10	S 89° 50' W	100.00	76.76	100.00
11	S 89° 50' W	100.00	76.76	100.00
12	S 89° 50' W	100.00	76.76	100.00
13	S 89° 50' W	100.00	76.76	100.00
14	S 89° 50' W	100.00	76.76	100.00
15	S 89° 50' W	100.00	76.76	100.00
16	S 89° 50' W	100.00	76.76	100.00
17	S 89° 50' W	100.00	76.76	100.00
18	S 89° 50' W	100.00	76.76	100.00
19	S 89° 50' W	100.00	76.76	100.00
20	S 89° 50' W	100.00	76.76	100.00

Table of Partition of the Rancho La Ballona

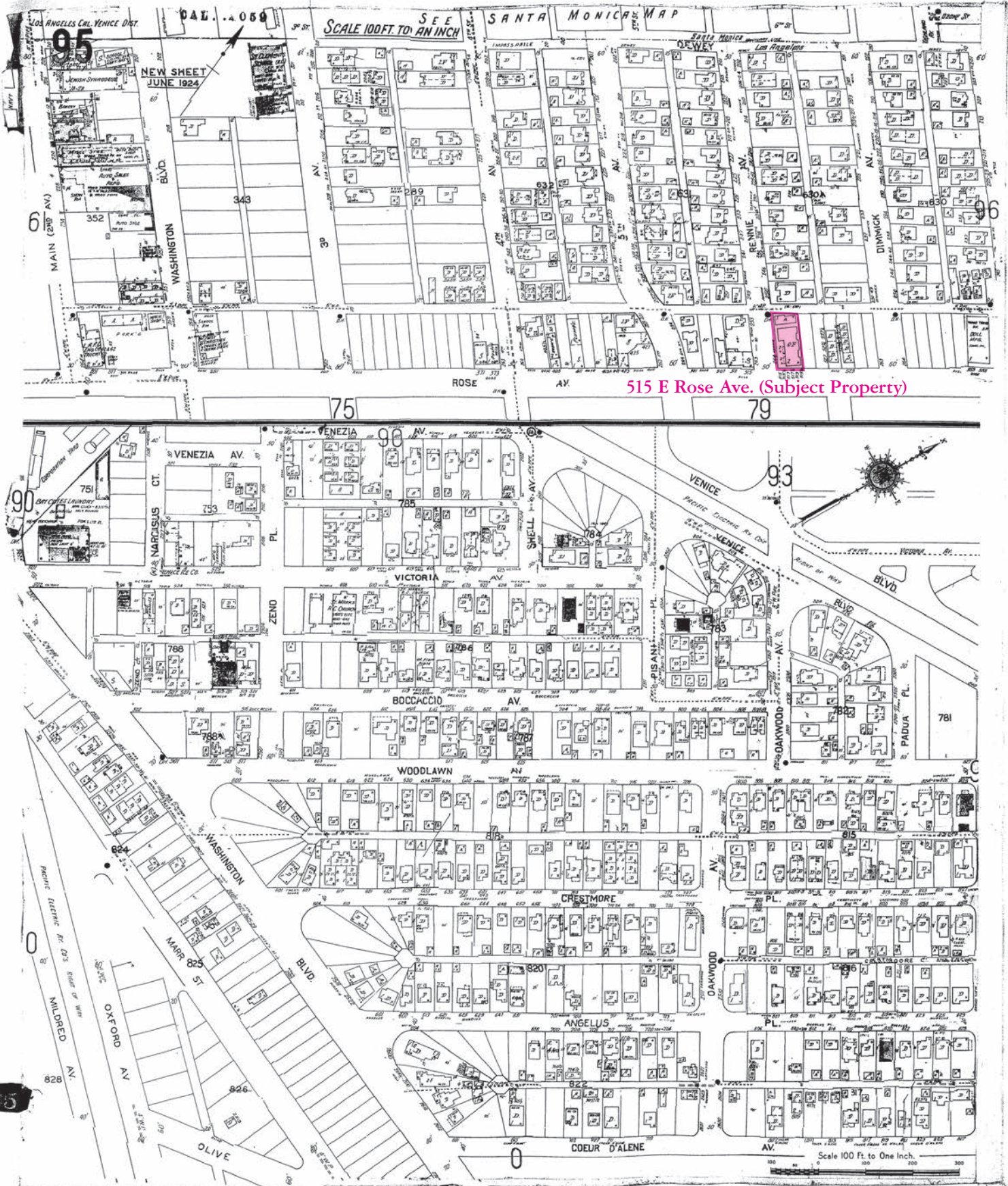
Tracts	Acres	1 st class	2 ^d class	3 ^d class	4 th class	Total
John D. Young	13	188.00	191.36	1082.44	263.62	1713.42
G. Anderson	24	82.25	191.11	346.90	172.57	792.83
E. Young & Chase	12	37.01	98.73	369.36	124.51	630.61
H. C. Phillips	1	1.00	1.00	32.41	5.00	40.41
M. J. S. S. S. S.	63	126.16	192.28	319.53	198.76	1237.67
Ygnacio Machado	8	21.37	18.87	124.88	23.29	168.41
Wife of J. S. Machado	204	466.70	679.30	2639.66	693.62	4539.28
Ygnacio Machado	8	16.30	17.00	120.01	24.29	177.60
Ygnacio Machado	8	16.62	17.00	120.01	24.29	177.92
Ygnacio Machado	8	17.90	17.00	120.01	24.29	179.20
Ygnacio Machado	8	18.66	17.00	120.01	24.29	180.96
Ygnacio Machado	18	36.36	34.00	240.02	48.58	358.96
Ygnacio Machado	18	38.15	36.00	252.02	51.17	387.34
Ygnacio Machado	18	39.34	37.00	252.02	51.17	391.53
Ygnacio Machado	197	396.71	536.35	1912.91	483.75	2929.72
Ygnacio Machado		120.00				120.00
Road		1462.18	1480.90	8744.69	2120.16	13908.93
		10.00				10.00
		1472.18				13918.93





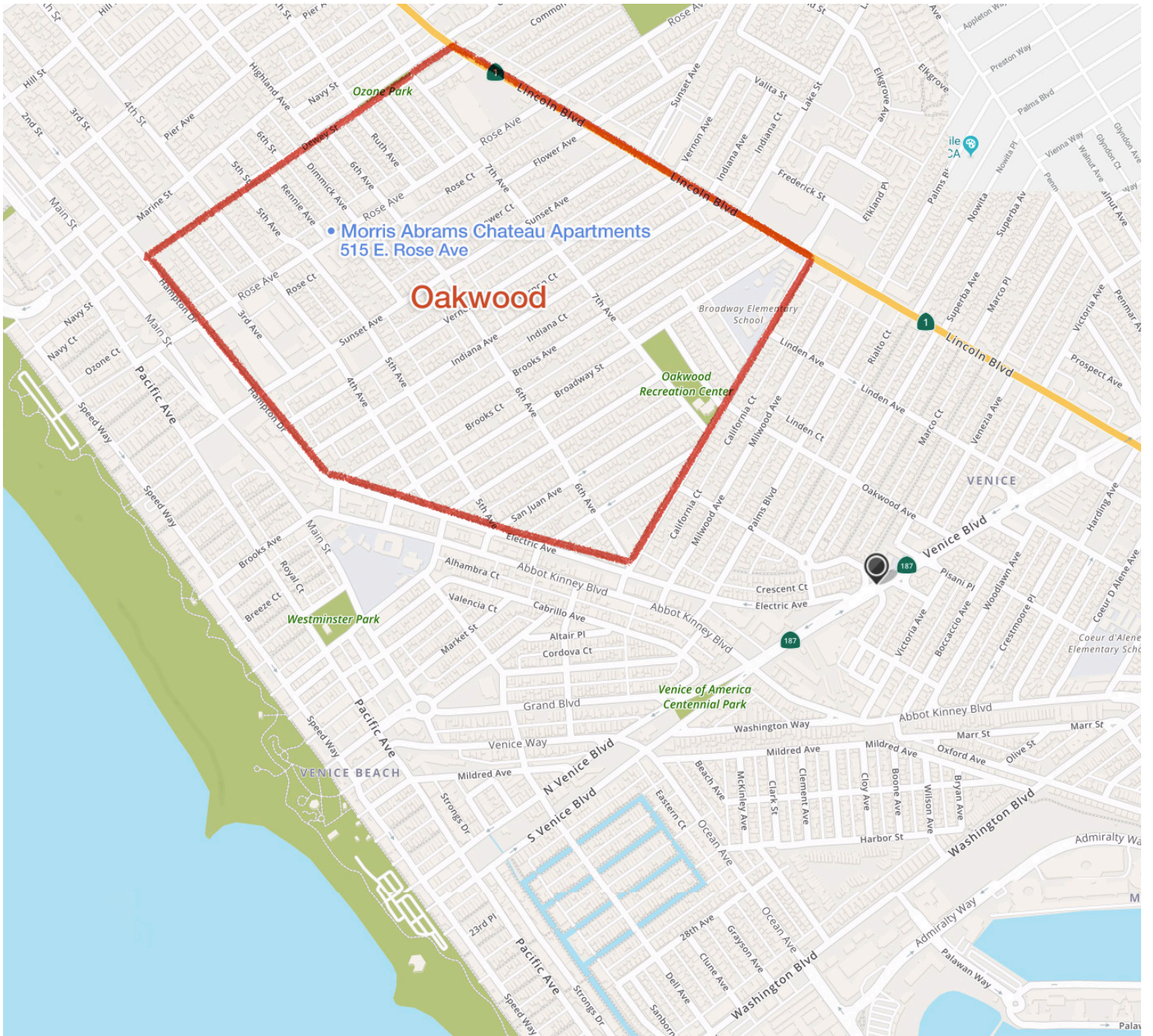
1924 USGS Topographic Map. One year after S.M. Bernard Company established Tract 6622 within Rosemont Terrace. Tract 6622. The blue line represents the boundary of Tract 6622, the magenta star is the location of 515 E, Rose Ave.

Exhibit 2c. **Sanborn Maps**



Los+Angeles+Venice+District.+1918-Mar.+1950,+Sheet+95.

Exhibit 2d. **Oakwood Map**



Oakwood

• Morris Abrams Chateau Apartments
515 E. Rose Ave

Ozone Park

Oakwood Recreation Center

Westminister Park

Venice of America Centennial Park

VENICE BEACH

VENICE

187

187

Washington Blvd

Admiralty Way

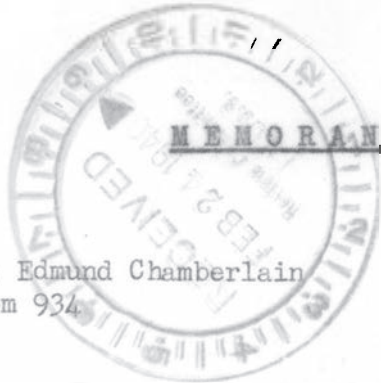
Palawan Way

M

Palaw

Exhibit 2e. **Redlining Map**

1939 Home Owners Loan Corporation map and documents



MEMORANDUM

TO: Mr. Edmund Chamberlain
Room 934

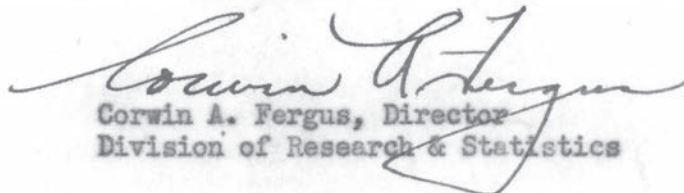
February 24, 1940

Summary of Los Angeles Re-Survey

Attached is a general summary of the data studied in connection with the re-survey of Metropolitan Los Angeles, except for the information contained in the Security Area Map folders.

Present conditions in the Los Angeles housing market are not conducive to excessive optimism, and improvement in these conditions appears to depend not so much on the greater industrial payrolls and employment which war might engender, but rather on the utilization of the surplus of idle labor now clogging the relief rolls, and a great increase in employment opportunities generally. There is considerable evidence to indicate that the city is reaching maturity, and that the rate of population growth will materially decline in the future. This means that business and financial institutions ought to begin thinking about gearing operating policies accordingly rather than continuing to predicate them on a theory of unlimited expansion.

The table of contents in this summary lists the subjects summarized from the complete report, which is readily available in this Division for reference, together with Security Area Maps. The complete Report, Security Area Map folders, and this summary are now being distributed to personnel under the Board authorized to receive them.


Corwin A. Fergus, Director
Division of Research & Statistics

Attachment

AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing Slowly Decreasing _____ Static _____
 - b. Class and Occupation Skilled artisans, white collar workers, WPA workers, small business men, etc. Income \$700-\$2000
 - c. Foreign Families 15 % Nationalities Mexicans, Japanese & Italians d. Negro 4 %
 - e. Shifting or Infiltration Slow increase of subversive races.

2. BUILDINGS:

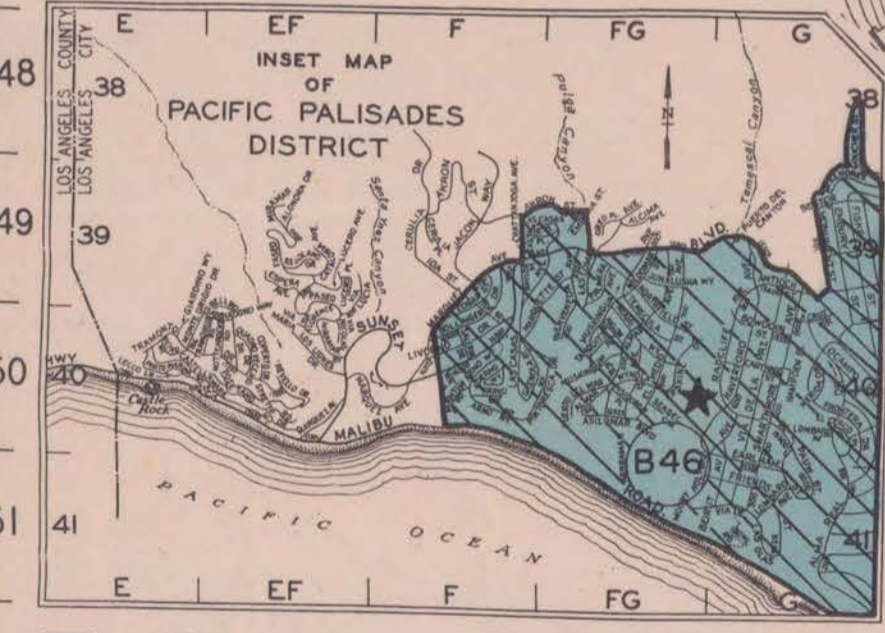
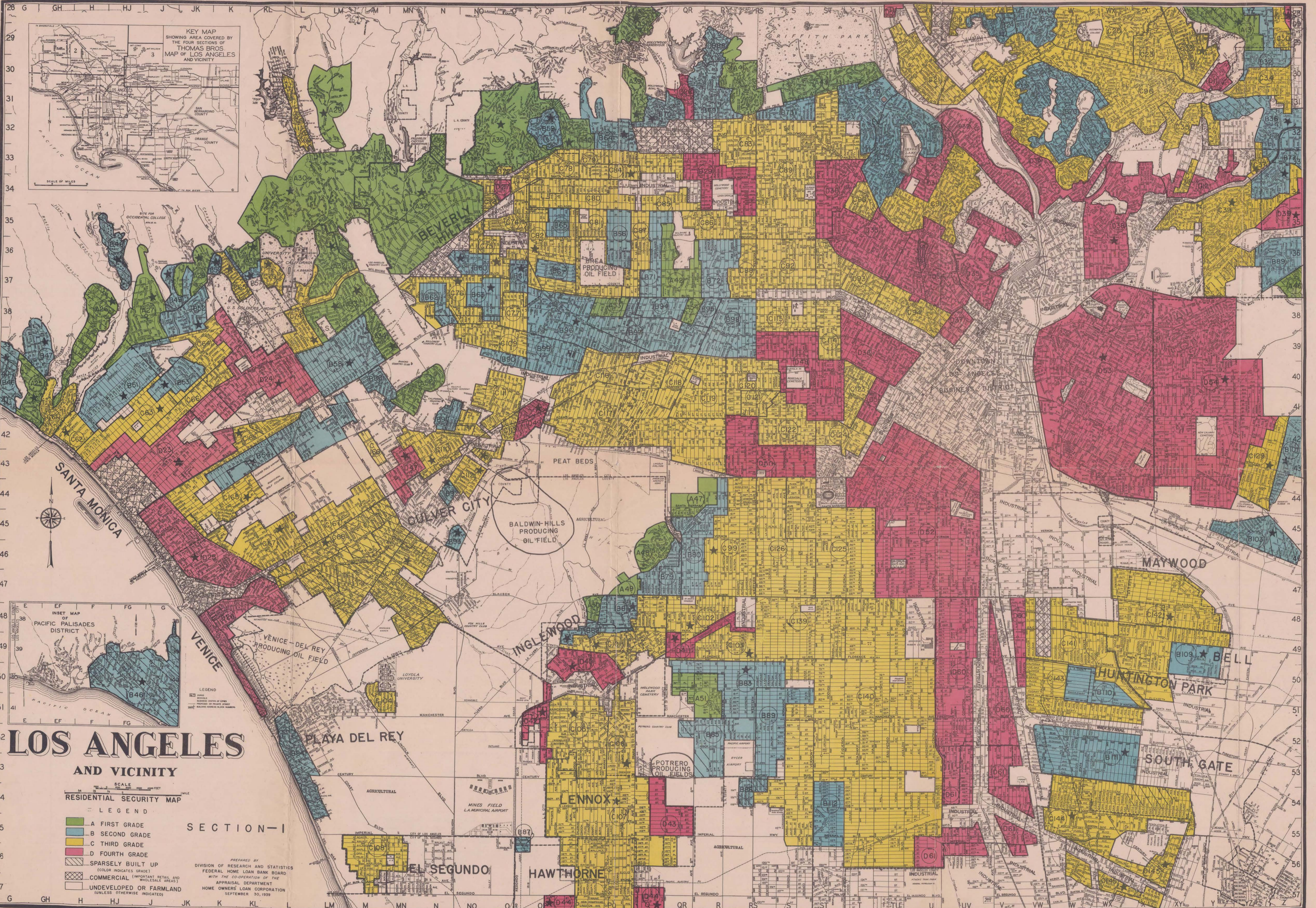
	PREDOMINATING		OTHER TYPE	
a. Type and Size	<u>5 & 6 rooms</u>	<u>85 %</u>	<u>Large old</u>	<u>10 %</u>
b. Construction	<u>Frame & stucco</u>			
c. Average Age	<u>30 years</u>			
d. Repair	<u>Poor to fair</u>			
e. Occupancy	<u>96%</u>			
f. Owner-occupied	<u>20%</u>			
g. 1935 Price Bracket	<u>\$ 2200-3750</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
h. 1937 Price Bracket	<u>\$ 2500-3500</u>	<u>%</u>	<u>\$</u>	<u>%</u>
i. 1939 Price Bracket	<u>\$ 2500-3500</u>	<u>%</u>	<u>\$</u>	<u>%</u>
j. Sales Demand	<u>Poor</u>			
k. Predicted Price Trend (next 6-12 months)	<u>Static</u>			
l. 1935 Rent Bracket	<u>\$ 15-25</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
m. 1937 Rent Bracket	<u>\$ 18-30</u>	<u>%</u>	<u>\$</u>	<u>%</u>
n. 1939 Rent Bracket	<u>\$ 18-30</u>	<u>%</u>	<u>\$</u>	<u>%</u>
o. Rental Demand	<u>Fair</u>			
p. Predicted Rent Trend (next 6-12 months)	<u>Static</u>			

3. NEW CONSTRUCTION (past yr.) No. 20 Type & Price 5 rms. \$3500 How Selling Moderately
4. OVERHANG OF HOME PROPERTIES: a. HOLC. 2 b. Institutions Many
5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC. 16 b. Institutions Many
6. MORTGAGE FUNDS: None to limited TOTAL TAX RATE PER \$1000 (1938-) \$ 54.20
1939
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Low level to rolling. No construction hazards. Some drainage problems. Land improved 90%. Zoning varies from single-family dwellings to commercial structures. Conveniences are all readily available. This is a very old area, 40 to 50 years at least. It is located in both Santa Monica and Los Angeles City. Its growth has been gradual over the period of its existence. Population and improvements are extremely heterogeneous. Maintenance is spotted, being largely poor in character with little evidence of pride of occupancy. Most of the new construction is substandard and much of it is of the "jerry built" variety. Crowded improvements in parts of the area constitute a distinct fire hazard and give district a "slum" aspect. Many mortgage institutions will not operate in area. The eastern part of area is generally better grade than the balance. The area is blighted and is accorded a "low red" grade.

9. LOCATION Venice SECURITY GRADE 4th - AREA NO. D-25 DATE 3/3/39

CAUTION: This area is currently affected in whole or in part by an Ad valorem Tax District. Individual properties should be checked for this hazard.



LOS ANGELES AND VICINITY

RESIDENTIAL SECURITY MAP

SCALE 1:50,000

SECTION - I

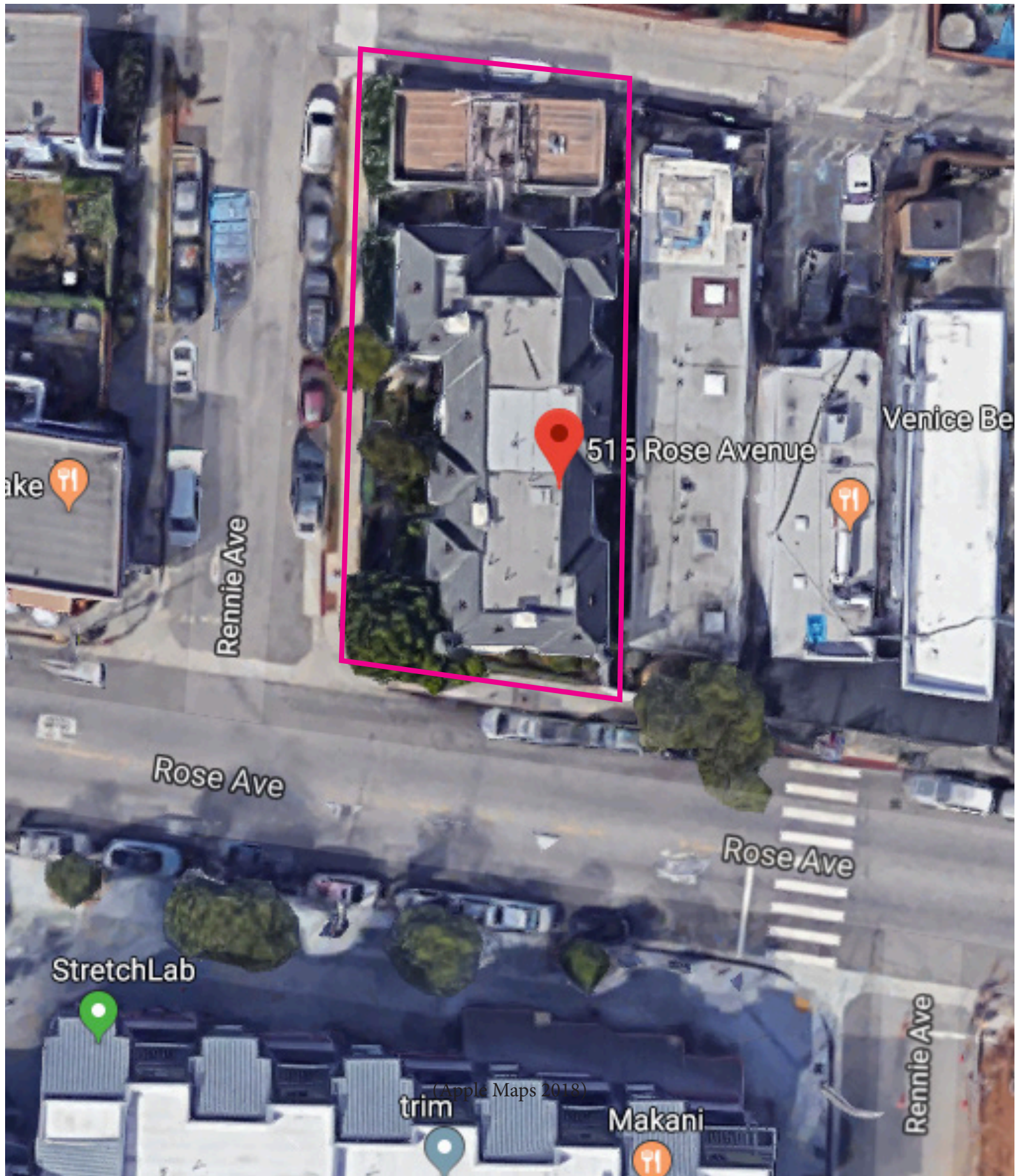
LEGEND

- A FIRST GRADE
- B SECOND GRADE
- C THIRD GRADE
- D FOURTH GRADE
- SPARSELY BUILT UP (COLOR INDICATES GRADE)
- COMMERCIAL (IMPORTANT RETAIL AND WHOLESALE AREAS)
- UNDEVELOPED OR FARMLAND (UNLESS OTHERWISE INDICATED)

PREPARED BY DIVISION OF RESEARCH AND STATISTICS FEDERAL HOME LOAN BANK BOARD WITH THE COOPERATION OF THE APPRAISAL DEPARTMENT HOME OWNERS LOAN CORPORATION SEPTEMBER 30, 1939



Exhibit 3. Satellite Photograph



515 Rose Avenue

Venice Blvd

Rennie Ave

Rose Ave

Rose Ave

Rennie Ave

StretchLab

trim

Makani

(Apple Maps 2018)

Exhibit 4. Building Permits

Exhibit 4a. Original Building Permit

Exhibit 4b. Modern permits

Building Permit History
515-19 Rose Avenue
Venice

- March 6, 1946: Building Permit No. 3405 to construct a 2-story 26-room 31' 2" X 83' 7" frame and stucco 6-unit apartment building at 515, 517 & 519 Rose Avenue on Lots 106 and 107, of Tract No. 6622.
Owner: Morris Abrams
Architect: M. Drebin
Contractor: National Construction and Finance Company
Cost: \$30,000.00
- March 6, 1946: Building Permit No. 3406 to construct a 1-story 6-room 18' 6" X 51' frame and stucco 6-unit apartment building at 515, 517 & 519 Rose Avenue on Lots 106 and 107, of Tract No. 6622.
Owner: Morris Abrams
Architect: M. C. Drebin
Contractor: National Construction and Finance Company
Cost: \$1,900.00
- April 4, 1985: Building Permit No. WV01568 to install security bars with quick release devices on rear windows of units 519 and 519½ of apartment building. (Only 519 Rose Avenue has bars)
Owner: Gail Cooper
Architect: None
Engineer: None
Contractor: None
Cost: Not Shown
- March 15, 1991: Building Permit No. WL95039 re-roofing composition approx. 31 squares.
Owner: Gail Cooper
Architect: None
Engineer: None
Contractor: Not Selected
Cost: \$2,200.00

Exhibit 4a. Original Building Permits

1

APPLICATION TO
ERECT A NEW BUILDING

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. One Hundred and Six 106 and one Hundred and Seven 107

Tract Subj Six Hundred Twenty-Two Block 71 Page 82

Location of Building Rose Ave Cor Rennie
(House Number and Street)

Approved by
City Engineer
H. G. A.
Deputy

Between what cross streets N.E. COR. RENNIE AVE

USE INK OR INDELIBLE PENCIL. (House Number and Street) 3 for each of which one house number

1. Purpose of building 6 unit Apartment Families 6 Rooms 26
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. Owner MORRIS ABRAMS Phone 403181
(Print Name)

3. Owner's address 941 S. Orange Grove LA 35 P.O.

4. Certificated Architect 506 N. Lydenmore State License No. M. DREBIN Phone WA 3466

5. Licensed Engineer State License No. Phone

6. Contractor National Const. & Fin. Co. State License No. 40917 Phone VA 9809

7. Contractor's address 707 S. Broadway Room 610

8. VALUATION OF PROPOSED WORK 30000.00
(Include all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.)

9. State how many buildings NOW on lot and give use of each. None
(Store, Dwelling, Apartment House, Hotel, or other purpose)

10. Size of new building 31'2" x 83'7" No. Stories 2 Height to highest point 30' Size lot 52' x 116' 1/2"

11. Material Exterior Walls Stucco Type of Roofing Composition

For Accessory Buildings and similar structures (a) Footing: Width 16" Depth in Ground 1' 6" Width of Wall 8"

(b) Size of Studs 2x4 Material of Floor Hardwood

(c) Size of Floor Joists 2x10 Size of Rafters 2x6

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

Sign here National Const. & Fin. Co.
(Owner or Authorizing Agent)

Plans, Specifications and other data must be filed.

By William J. ...

FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING		(2) REINFORCED CONCRETE		(3) The building referred to in this Application will be more than 100 feet from Street	
Receipt No. <u>122</u>		Ebbs			
Valuation <u>31900</u>		Cement			
Fee Paid <u>\$ 50</u>		Tons of Reinforcing Steel		Sign here	
TYPE <u>A</u>	GROUP <u>H</u>	Maximum No. Occupants	Inside Lot <u>Corner Lot</u>	Key Lot	Lot Size <u>52 x 116</u>
				Corner Lot Keyed	<u>20</u> Ft. rear alley
					<u>0</u> Ft. side alley
PERMIT No. <u>3405</u>	Plans and Specifications checked <u>M. DREBIN</u>	Zone <u>C</u>	Fire District <u>2</u>	District Map No. <u>2184</u>	
	Corrections Verified <u>[Signature]</u>	Blk. Line <u>7'</u>	Street Widening	Fee <u>83.00</u>	
PLANS	Plans, Specifications and Application rechecked and approved. <u>[Signature]</u>	Application checked and approved. <u>[Signature]</u>		Stamp here when Permit is issued.	
	For Plans See <u>[Signature]</u>	Inspected	SPRINKLER	Inspector	
	Filed with	Specified - Required	Valuation Included		
		Yes - No	Yes - No		

9103

2-1-40 *your list*

W. K. ...

RETRIEVED FOR
UNIVERSITY

~~3~~ JAN 20 1946

1

APPLICATION TO ERECT A NEW BUILDING

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Lot No. 106-107

Tract Sixty Six Hundred and Twenty-two block 71, Page 82
Location of Building 515, 517, 519 Rose Ave Cor Remmie

Approved by City Engineer

Between what cross streets N.E. Cor. REMMIE AVE

USE INK OR INDELIBLE PENCIL

- 1. Purpose of building: Six Car Garage
2. Owner: MORRIS HARAMS
3. Owner's address: 941 Orange Grove LA.
4. Certificated Architect: M. C. DREBIN
5. Licensed Engineer
6. Contractor: National Const & Tr Co
7. Contractor's address: 707 So. Broadway Los Angeles 14 Calif
8. VALUATION OF PROPOSED WORK: 1900, 1500.00
9. State how many buildings NOW on lot and give use of each: None

- 10. Size of new building: 18'6" x 51' No. Stories 1 Height to highest point 12' Size lots 52 x 116
11. Material Exterior Walls: Stucco Type of Roofing: Comp
12. Buildings and similar structures: (a) Footing: Width 8" Depth in Ground 6" Width of Wall 6"
(b) Size of Studs: 2 x 4 Material of Floor: Cement
(c) Size of Floor Joists: x Size of Rafters: 2 x 6

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

Sign here National Const & Tr Co (Owner or Authorized Agent)
By: National Const & Tr Co

Plans, Specifications and other data must be filed.

FOR DEPARTMENT USE ONLY
(1) PLAN CHECKING: Receipt No. 2223, Valuation 31900, Fee Paid \$ 50
(2) REINFORCED CONCRETE: Bbls. Cement, Tons of Reinforcing Steel
(3) The building referred to in this Application will be more than 100 feet from Street
Sign here (Owner or Authorized Agent)

9105

2-1-46 from D.K.

W. K. Mason

Exhibit 4b. Modern permits

3

APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

Form with fields for LOT, BLOCK, TRACT, COUNCIL DISTRICT NO., DIST. MAP, LEGAL DESCR., PRESENT USE OF BUILDING, NEW USE OF BUILDING, JOB ADDRESS, BETWEEN CROSS STREETS, OWNER'S NAME, OWNER'S ADDRESS, ENGINEER, CONTRACTOR, SIZE OF EXISTING BLDG., CONST. MATERIAL, JOB ADDRESS, EQUIPMENT TO INCLUDE ALL FIXED, NEW WORK, NEW USE OF BUILDING, TYPE, GROUP OCC., FLOOR AREA, PLANS CHECKED, APPLICATION APPROVED, INSPECTION ACTIVITY, P.C., G.P.I., S.P.C., P.M., B.P., E.I., I.F., F.H., S.D., O.S.S., DIST. OFFICE, S.O.S.S., P.C. NO., C/O, ENERGY.

SECURITY BARS

A COPY OF THIS PERMIT MUST BE SUBMITTED TO THE SECURITY BAR CONSERVATION BUREAU

3

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 10400) of Division 3 of the Business and Professions Code and my license is in full force and effect

OWNER BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's license law for the following reason (Sec 10310, Business and Professions Code. Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's license law (Chapter 9 (commencing with Section 10400) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 10310 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended as offered for sale (Sec 10310, Business and Professions Code; The Contractor's license law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended as offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 10310, Business and Professions Code; The Contractor's license law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's license law)

I am exempt under Sec 10310, B & P Code for this reason: Date 2/14/89 Owner Gail Cooper

WORKERS' COMPENSATION DECLARATION

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

Insured by Insurance Company: Certified copy is hereby furnished. Certified copy is filed with the Los Angeles City Dept. of Bldg & Safety. Date: Applicant's signature: Applicant's Mailing Address:

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

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

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 103, Civ C)

Lender's Name: Lender's Address:

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes

I declare that this permit is an application for inspection that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty as to the responsibility for the performance of results of any work described herein or the condition of the property at said upon which such work is performed (Sec Sec 81030, 81031, 81032)

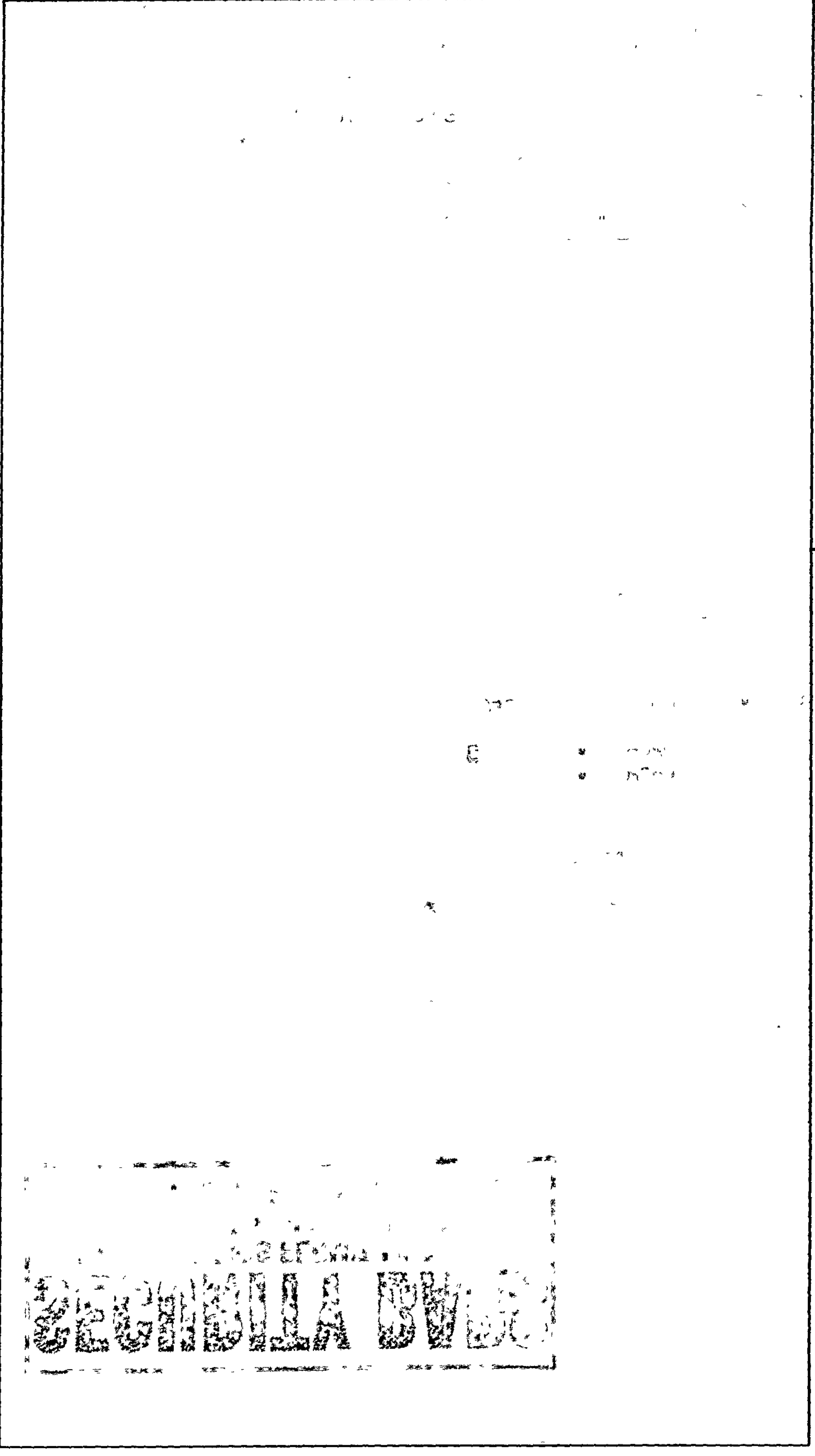
Signature: Gail Cooper, Owner. Position: Date: 2/14/89

2010330156

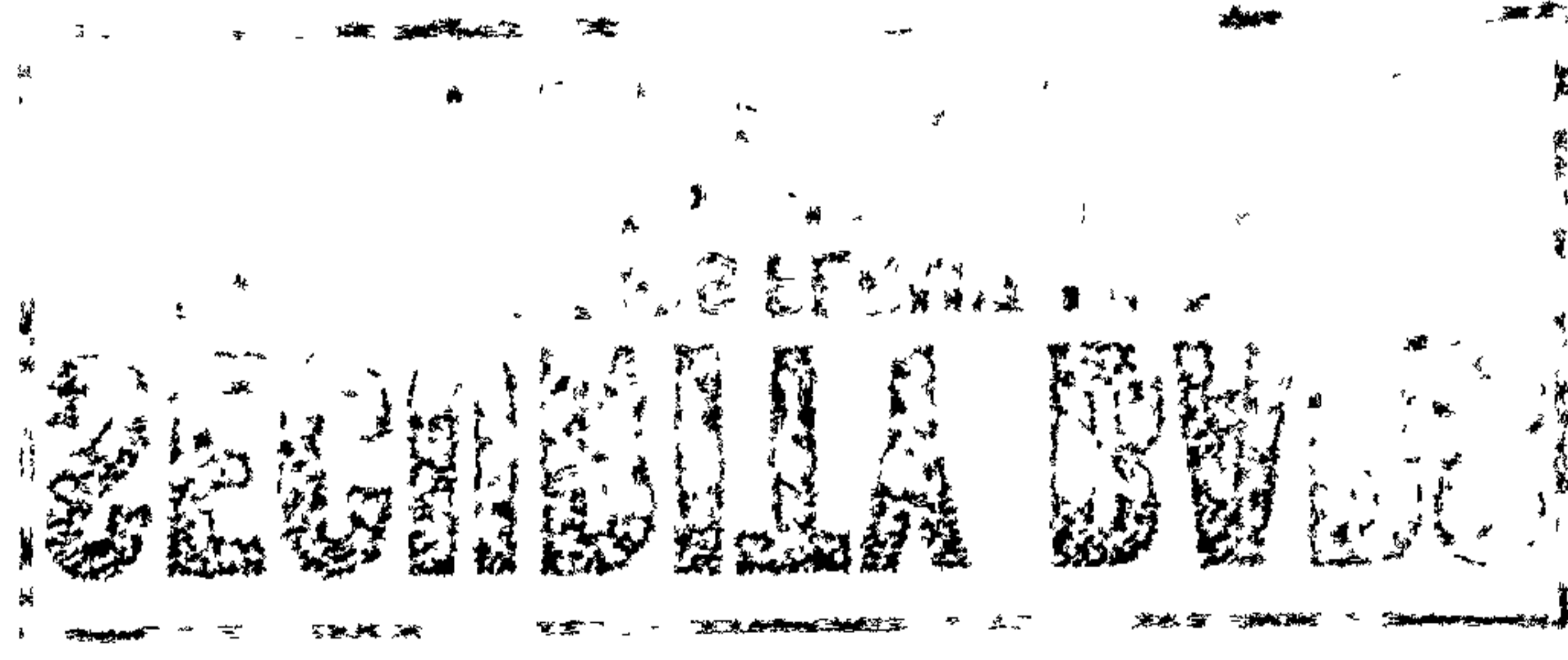
Bureau of Engineering	ADDRESS APPROVED		
	DRIVEWAY		
	HIGHWAY DEDICATION	REQUIRED	
		COMPLETED	
	FLOOD CLEARANCE		
SEWERS	SEWERS AVAILABLE		
	NOT AVAILABLE		
	SFC PAID		
	SFC DUE		
	SFC NOT APPLICABLE		
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Traffic	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION

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



↑ ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE



INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 106 & 107	BLOCK	TRACT 6622	COUNTY REF. NO.	DIST. MAP 111B141
2. PRESENT USE OF BUILDING (05) APARTMENTS	NEW USE OF BUILDING (05) SAME			CENSUS TRACT 2732.00	
3. JOB ADDRESS 515-519 1/2 ROSE AVE.				FIRE DIST. 2	COUN. DIST. 6
4. BETWEEN CROSS STREETS	AND			LOT TYPE COR	
5. OWNER'S NAME GAIL COOPER	PHONE 435-5523			LOT SIZE IRR	
6. OWNER'S ADDRESS 1500 E. 1ST. ST.	CITY LANG BEACH		ZIP 90802		
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY		ZIP		
10. CONTRACTOR N/S	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		
11. SIZE OF EXISTING BLDG. WIDTH LENGTH	STORIES 2	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 APARTMENT		
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS WD	ROOF WD	FLOOR		
13. JOB ADDRESS 515-519 1/2 ROSE AVE.	STREET GUIDE				
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 2200				DIST. OFF. WLA NO F
15. NEW WORK (Describe) REROOFING' COMPOSITION RFG, APPROX. 31 SQUARES					GRADING SEISMIC
NEW USE OF BUILDING (05) Apartment	SIZE OF ADDITION		STORIES 2	HEIGHT 7/6	
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED		
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED Joe C. Kuo		
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY		
PC.	G.P.I. + NP	CONT. INSP.	CS	GEN.	MAJ.S. EQ.
S.P.C.	P.M.				
B.P. 34.00	E.I. 0.50	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.			
I.F.	F.H.				
S.D.	O.S.S. 1.00				
ISS. OFF. W.C.A	S.O.S.S.		SPRINKLERS REQ'D SPEC.		
P.C. NO. CC	C/O	ENERGY	DAS		

CASHIER'S USE ONLY

03/15/91 12:44:15PM WLO1 T-1127 C 11
 BUILD PERMIT R 34.00
 EI RESIDENTIAL 0.50
 ONE STOP SURCH 1.00
 TOTAL 35.50
 CHECK 35.50

91WL 95039

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Date _____ Lic. Class _____ Lic. Number _____ Contractor: _____
 (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such project with a contractor(s) licensed pursuant to the Contractor's License Law.).
 I am exempt under Sec. _____, B. & P. C. for this reason
 Date: 3/15/91 Owner's Signature: *Gail Cooper*

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).
 Policy No. _____ Insurance Company _____
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
 Date _____ Applicant's Signature _____
 Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
 Date: 3/15/91 Applicant's Signature: *Gail Cooper*
 NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
 Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
 I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed: *Gail Cooper* (Owner or agent having property owner's consent) Position: *owner* Date: *3/15/91*

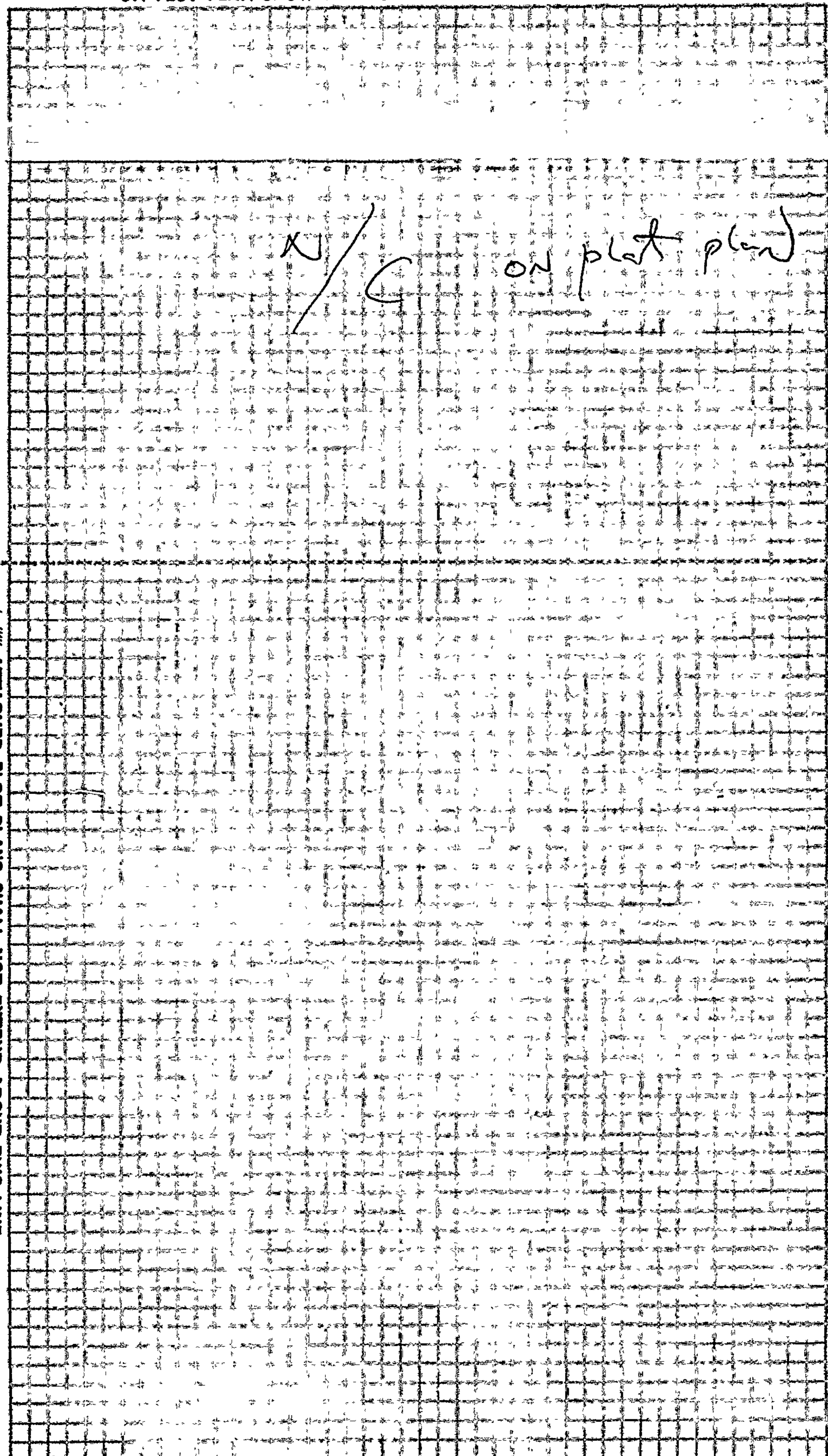
3 1 9 0 0 3 0 0 2 2 8

Bureau of Engineering	ADDRESS APPROVED		AD 3-15-91
	DRIVEWAY		
	HIGHWAY DEDICATION	REQUIRED	
		COMPLETED	
SEWERS RES. NO. CERT. NO.		FLOOD CLEARANCE	
		SEWERS AVAILABLE	
		NOT AVAILABLE	
		SFC PAID	
		SFC DUE	
SFC NOT APPLICABLE			
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Transportation	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION

N/C ON Buddy high

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



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

Exhibit 5. Ownership History

Exhibit 5a. County Assessor Map Book No. 570 1920-1927

Exhibit 5b. County Assessor Map Book No. 570 1930-1934

Exhibit 5c. County Assessor Map Book No. 570 1934-1941

Exhibit 5a. County Assessor Map Book No. 570 1920-1927

INDEX - 570

SCALE 1 IN. = 400 FT.

FORMERLY BOOK 137



Annex 1925 Venice

Book - 571

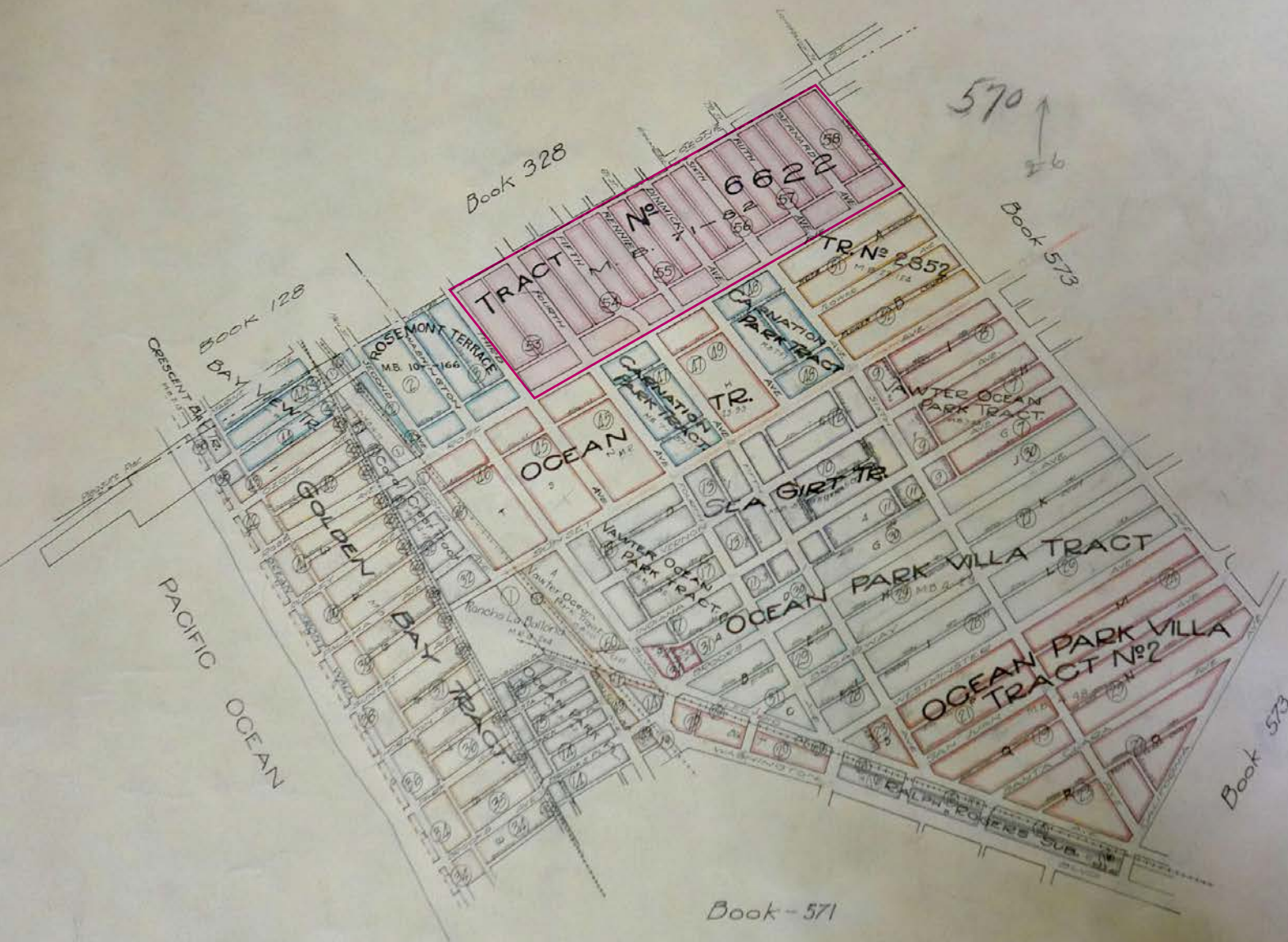
Book 573

Exhibit 5b. County Assessor Map Book No. 570 1927-1934

INDEX - 570

SCALE 1 IN. = 400 FT.

FORMERLY BOOK 137

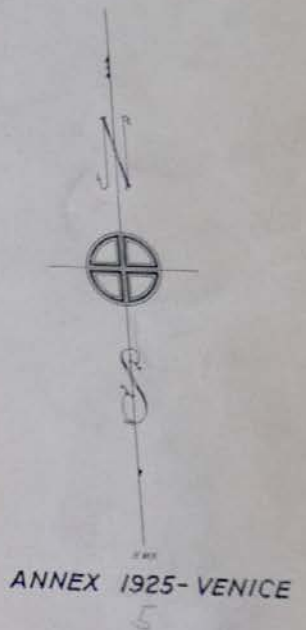
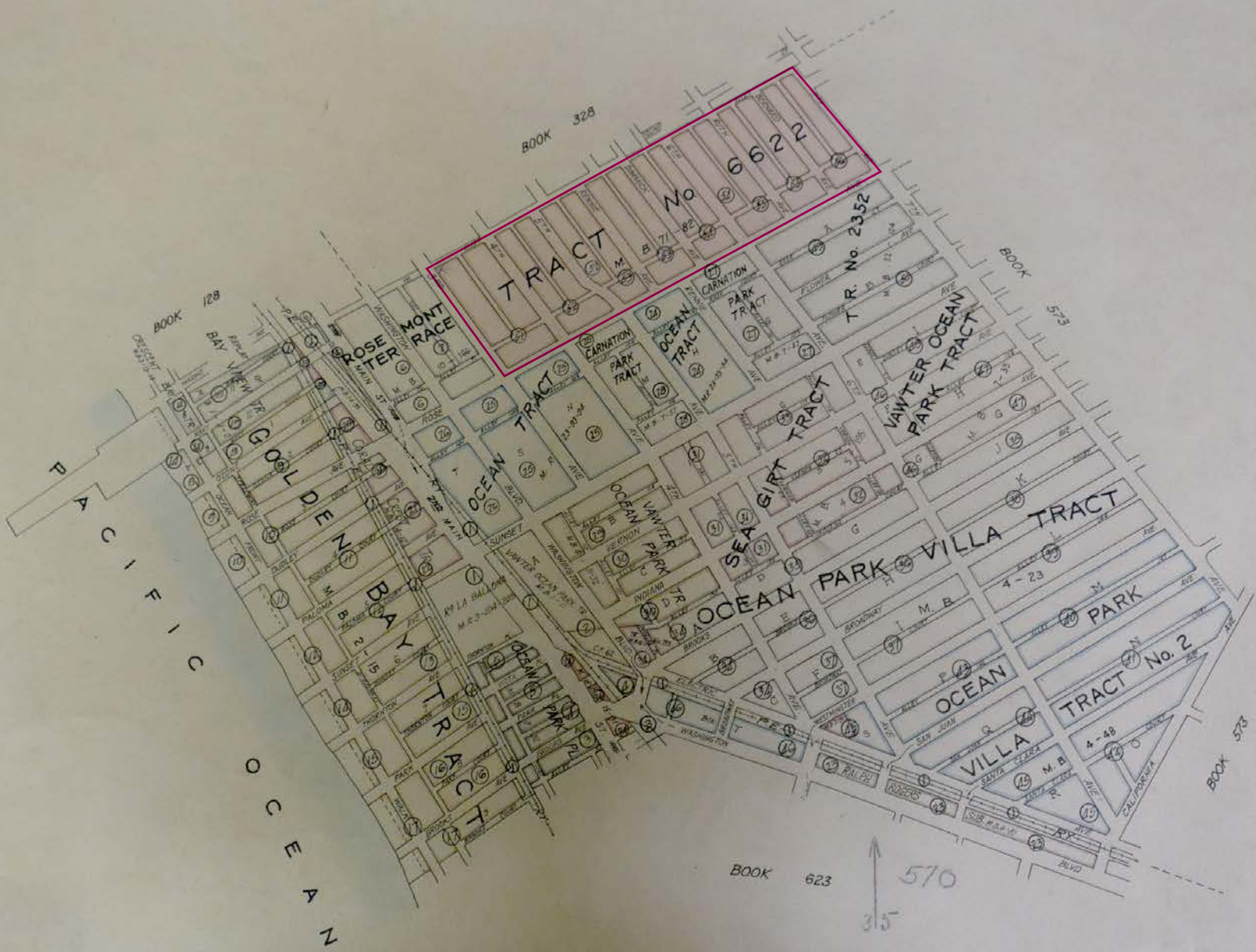


Annex 1925 Venice

Exhibit 5c. County Assessor Map Book No. 570 1934-1941

INDEX - 570

SCALE - 1 IN = 400 FT.



BOOK 623
570
315

Exhibit 6. Photographs

Exhibit 6a. Exteriors, Front

Exhibit 6b. Exteriors, Rear

Exhibit 6c. Interiors

Exhibit 6d. Historic photos

Exhibit 6a. Exteriors, Front



Primary (south) elevation of 515 E. Rose Ave. View, north. (Luftman 2019)



Primary (west) elevation of 515 E. Rose Ave. View, northeast. (Luftman 2019)



Primary (west) elevation of 515 E. Rose Ave. View, northeast. (Luftman 2019)



Entrance to 515 E. Rose Ave. View, east. (Luftman 2019)



Original door handles and mail slots. Original detail are prevalent throughout the property. (Luftman 2019)

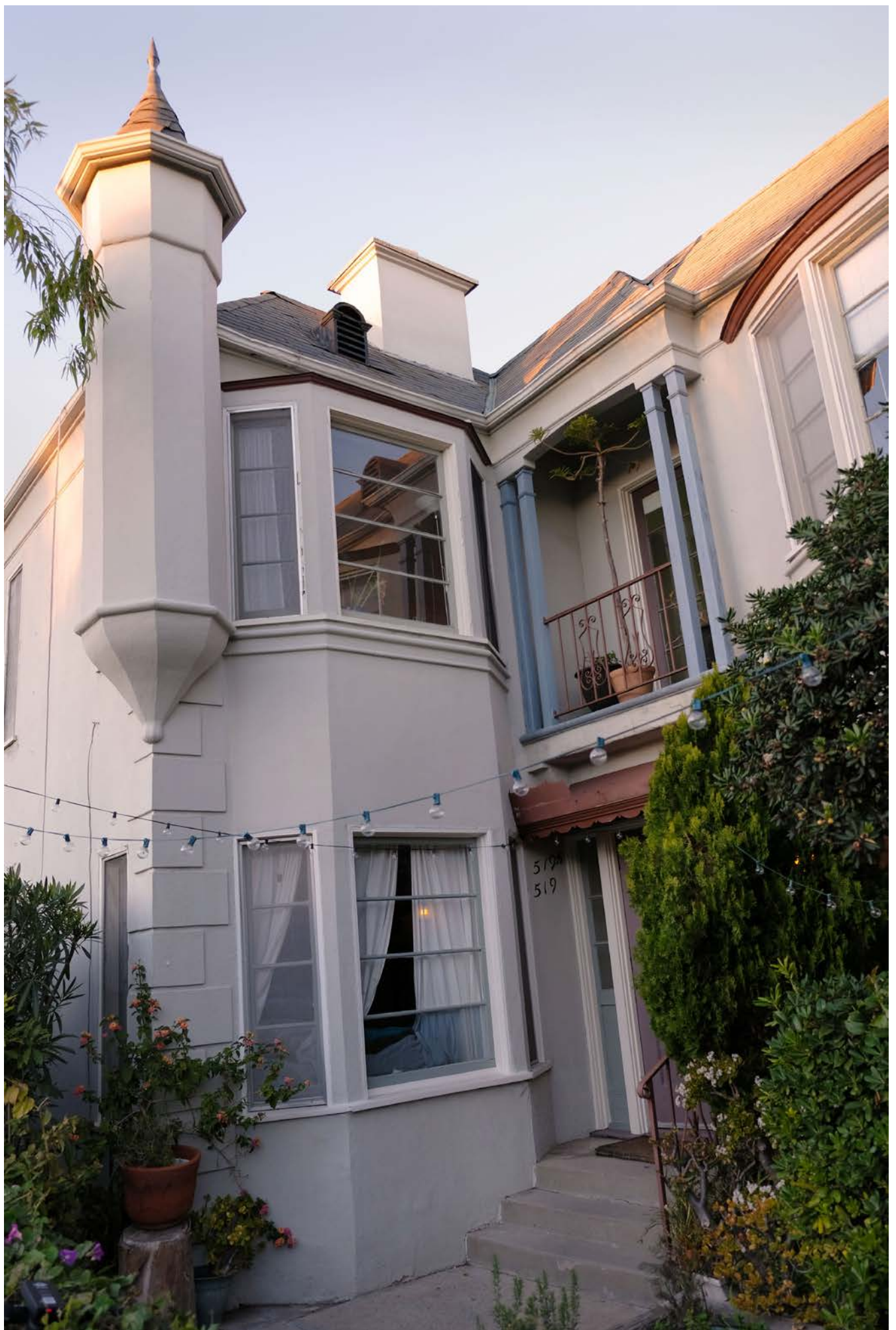




Giant corbels support the three balconies on the west façade. (Luftman 2019)



Regency style canopies above the primary entrances, on the west façade. (Luftman 2019)



One of the corbeled turrets with candle-snuffer conical roof, and the bay windows. (Luftman 2019)



One of the corbelled turrets with candle-snuffer conical roof. (Luftman 2019)



View southeast of the west façade.(Luftman 2019)

Exhibit 6b. Exteriors, Rear



The garage is accessed by an alley parallel to Rose Ave. Morris Abrams Chateau Apartments were built for the automobile. Streetcar service to Venice would end in 1950, three years after the subject property was built.(Luftman 2019)



The backyard area between the apartments and the garage. (Luftman 2019)

Exhibit 6c. Interiors



Living room's bay window, and wood casement windows.
Original hardwood floors, original crown molding original baseboards. (Luftman 2019)





Original chair rails in dining room. (Luftman 2019)





Original tile counter-tops in kitchens, original kitchen cabinetry, and the milk delivery slot. (Luftman 2019)

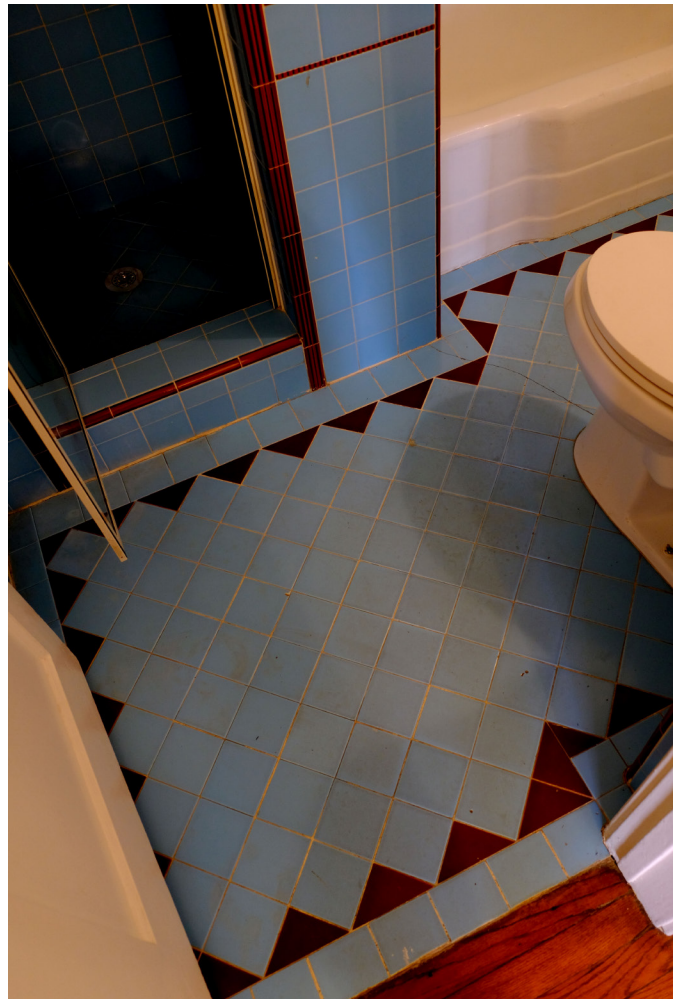




Original Deco-styled tile in bathrooms (Luftman 2019)



Original Deco-styled tile in bathrooms. (Luftman 2019)





- Original Deco-styled tile in bathrooms (Luftman 2019)



Original telephone nook.
Wood casement windows in the bedroom.
(Luftman 2019)

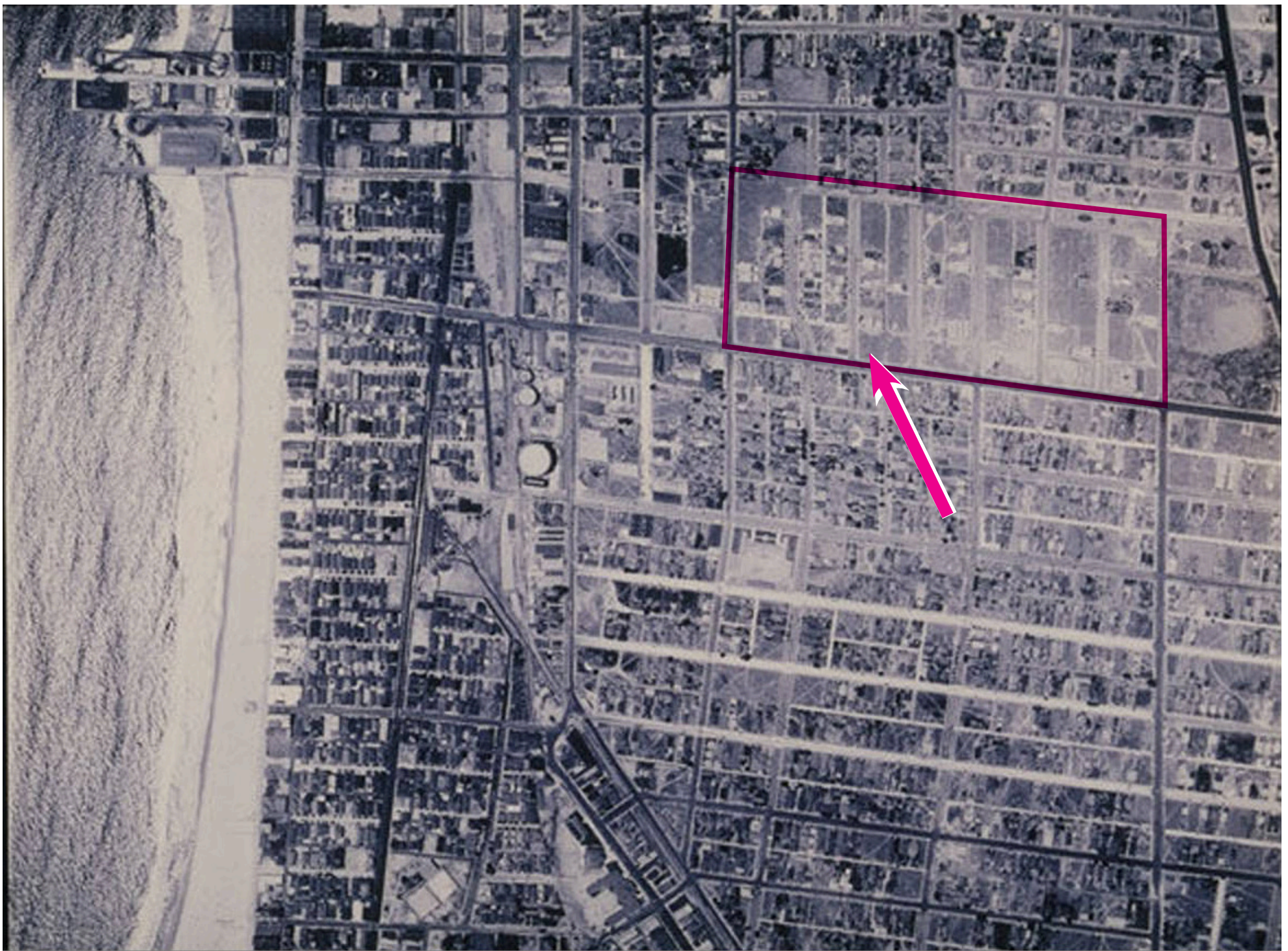




Stairs to the upper units. The French door accesses the balcony. (Luftman 2019)



Exhibit 6d. **Historic photographs**



Fairchild Aerial Survey 1928 . The Magenta outlines Tract 6622 Arrow is the future location of the subject property.
Four years after the subject properties tract was subdivided, much of the area was undeveloped.



Circa 1968 . The Magenta Arrow is the location of the subject property.

Exhibit 8. Historic References

Exhibit 8a. Max C. Drebin Architect

FRANCIS KAHL DRAZ, "FRANK" A.B., Architecture
 MOUNT VERNON, N. Y. Mount Vernon High School
 B Θ II; Scarab (3, 4); T. A. C. (3, 4); M. P. L. (3, 4); Plebe Reception
 Committee (1); Design Ball Committee (4).

Say, who is that prosperous looking business man with the firm step?
 Why that's "Frank." When the drafting room tires of rag-time and
 craves for a little of the classic, Draz sings for us, and we crave on.
 When Draz picks up a T-square, Pohlmeier leaves the room.

MAX CHARLES DREBIN, "DREB" B.S., Architecture
 CHICAGO, ILL. Cadillac High School
 Φ E II; Tech Architectural Club; Class Senator (2).

Max is reserved and unassuming but you never can tell. While
 dancing with him a girl was heard singing "I don't have to die to go
 to Heaven". As an architect, Max, we are sure you will hold up the
 reputation of Option II.

RUSSELL EMMET EARDLEY, "RUSS" B.S., Building Erection
and Estimating
 SEBRING, OHIO Sebring High School
Mt. Union College

A T Ω; Citrus Club; Building Club (3, 4); President of Dormitory 2
 (4); Chairman, Student Department (4).

"Russ" has a fatal line. After three unsuccessful years bluffing the
 faculty at Mt. Union he came to Carnegie Tech, well equipped.
 Carnegie Tech is a great old place, and so is "Russ" but he's got the
 mania, so let the public beware.

EDWIN ARMISTEAD EARLEY, "COUNT" A.B., Architecture
 HINTON, W. VA. Hinton High School
Randolph Macon Academy
Gettysburg Academy
Gettysburg College

A T Ω; T A. C.; V J H; Athletic Council (3, 4); Student Council (3);
 Football (1, 2).

The "Count" is better known for the vigor of his style than for his
 elegance. We understand that in West Virginia they don't mince
 words. He can hit a wastebasket at twenty yards. Bring out the
 trained seals, how about a little Razzberry? Well, "Count."



Beaux-Arts Institute of Design

DIRECTOR OF THE INSTITUTE, LLOYD WARREN

ARCHITECTURE, WILLIAM F. LAMB

SCULPTURE, JOHN GREGORY

INTERIOR DECORATION AND INDUSTRIAL ART DESIGN, ERNEST F. TYLER

MURAL PAINTING, ARTHUR CRISP

Official Notification of Awards

PROGRAM

CLASS "B"—III ANALYTIQUE

The Committee on Architecture proposes as subject of this Competition:

"A FOUNTAIN"

A small town wishes to erect a fountain in the center of its public square, which shall be its dominating architectural feature. The fountain shall be designed with four Corinthian columns supporting arches arranged on a square or circular plan. The columns shall be elevated on a base. The structure shall be crowned by an entablature and roofed with a dome or other motive. In the space thus sheltered, there shall be a small basin or a statue, or both, while arranged about the base may be placed other basins or a series of basins at the will of the competitor. The total height from the ground should not exceed 35 ft.

JURY OF AWARD: H. R. Sedgwick, J. Wynkoop, M. J. Schiavoni, J. A. Gurd, M. B. Stout, F. C. Hiron, H. Sternfeld, G. A. Licht, Mr. Kreesly, A. L. Kocher and E. V. Meeks.

This jury also served as Jury of Award for the Class "B"—III Projet.

Number of drawings submitted—56.

AWARDS:

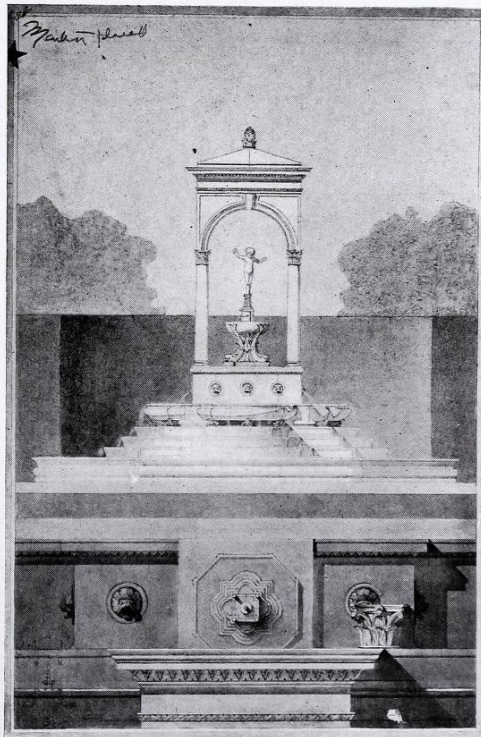
FIRST MENTION PLACED:—P. Goodwin, Atelier Licht, N. Y. C.; A. C. Smith, Yale Univ., New Haven.

FIRST MENTION:—W. F. Frederick, Beaux-Arts Atelier, Washington, D. C.; S. H. Jamison, Carnegie Inst. of Tech., Pittsburgh.

MENTION:—W. T. Spann, A. N. Schaeffer, Beaux-Arts Atelier, Washington, D. C.; C. H. Arras, Cor. J. J. W. Bradney, Buffalo; **M. C. Drebin**, B. H. Dierks, A. A. Lewis and E. A. Earle, Carnegie Inst. of Tech., Pittsburgh; M. S. McDowell, A. I. Berkow and Eleanor Roche, Columbia Univ., N. Y. C.; T. J. Lane, Catholic Univ., Washington, D. C.; E. Olsen, Atelier Hiron, N. Y. C.; F. F. Williams, Atelier Fowler, Baltimore; H. D. Whitworth, John Huntington Poly. Inst., Cleveland; F. Martinelli, Patron P. J. Rucker, N. Y. C.; H. O. Smith, A. A. Farnham, F. S.

Hobbes, P. B. Kapp and R. L. Albert, Pennsylvania State College, State College; M. Capobianco, "T" Square Club, Philadelphia; G. A. Dunwoody, D. K. Frohwerk, H. E. Machamer, Eva McCandles, E. M. Moore, H. T. Flack, Ruth Herthel, H. F. Neville, J. L. Fleming and Myra McLaughlin, Univ. of Kansas, Lawrence; A. H. Corbett, E. R. Ayer, Univ. of Washington, Seattle; Mary H. Holden, Univ. of Texas, Austin; A. C. Weatherhead and H. M. Thompson, Univ. of Oregon, Eugene; E. Penfield, Atelier Wynkoop, N. Y. C.

H. C.:—W. H. Nash, E. R. French, P. F. Dowling and L. Laporte, Catholic Univ., Washington, D. C.; M. V. Falcone, "T" Square Club, Philadelphia.



P. GOODWIN—FIRST MENTION PLACED—ATELIER LIGHT CLASS "B"—III ANALYTIQUE—A FOUNTAIN

THE AMERICAN ARCHITECT

museum to house his treasures on his suburban estate and has chosen as a site a location at the high end of his garden. He has decided that the building shall cover not more than 100 by 150 feet of ground, but he has not determined whether the long or the short axis shall face the garden. For his larger marble and some bronze statues he wishes a loggia or a terrace court. There must be a gallery or hall with top light where he can hang his paintings and tapestries and provision should be made for his ivories and small bronzes. He wishes one small room for his collection of coins and jewelry and he must have a small room for the curator who will watch over his treasures.

The subject of this program is the design of this building.

JURY OF AWARD: F. A. Godley, B. W. Morris, C. Collens, J. F. Harbeson, F. C. Hiron, E. V. Meeks, F. B. Chapman and M. Prevot.

Number of drawings submitted—131.

AWARDS:

FIRST MENTION PLACED:—G. W. Trofast-Gillette and W. E. Virrick, Columbia University, New York; J. Lucchesi, Atelier Hiron, New York; A. C. Smith, Yale University, School of Fine Arts, New Haven.

FIRST MENTION:—D. R. Everson, Columbia University, New York; G. N. Pauly, G. H. Goodwin, R. A. Fisher and T. R. Hinckley, Carnegie Institute of Technology, Pittsburgh; H. W. Anderson, Chicago Architectural Club, Chicago; D. W. Murphy, Yale University, School of Fine Arts, New Haven.

MENTION:—A. H. Gardner, Boston Architectural Club, Boston; Y. Kasin, H. A. Bergman, G. P. Hritz, G. Hacker, W. C. Yanike, S. Oxhandler, F. M. Libby, H. J. R. Barrett, J. Hill, A. T. Terrell, R. E. Hacker, R. H. Bickel, R. W. Craton, Jr., M. R. Dasset, L. T. Obel, H. R. Kaplan, A. E. Eggersy and G. J. Pfost, Columbia University, New York; W. A. Voyce, C. Lek. DePrefontaine, A. K. Sabine, P. R. Working, R. Schmertz, H. T. Aspinwall, R. D. Devaney, W. N. Holmquist, B. A. Pinos, S. P. Stewart, J. G. Todd, M. E. Green, H. W. Stone, M. C. Drebin, W. R. Frampton, L. H. Rank, F. Hightberger, N. P. Rice, E. A. Early, B. H. Dierks, R. E. Dake, A. A. Lewis, K. Snow, A. Herrman, H. A. Wieland, L. J. Rockwell, D. H. Oertel, L. Lashmit, H. C. Brockman, C. W. Hunt, M. W. Pohlmeier and R. M. Crosby, Carnegie Institute of Technology, Pittsburgh; L. Wamnes, Chicago Architectural Club, Chicago; L. F. Laporte and R. F. Rabold, Catholic University, Washington, D. C.; G. W. Green, Atelier Corbett-Gugler, New York; H. Bradley and A. P. Starr, George Washington University, Washington, D. C.; P. H. Giddens, G. W. Ramey, Jr., E. R. Merry, W. R. Reece and H. J. Price, Georgia School of Technology, Atlanta; M. Jaeger, Jr., Atelier Hiron, New York; P. Goodman, Atelier Licht, New York; L. F. Fuller and B. A. Freeman, Los Angeles Architectural Club, Los Angeles; H. Sweeny, Jr., Pennsylvania State College, State College; J. M. Rowley, E. R. DeShaw, G. H. Spohn and W. R. Shirley, Syracuse University, Syracuse; P. L. Goldberg, E. C. K. Schmidt, T. R. Fahey and H. R. Leicht, "T" Square Club, Philadelphia; A. H. Corbett, J. L. Skoog, E. W. Grandstrand and Elizabeth R. Ayer, University of Washington, Seattle; W. M. Icenhower, D. K. Frohwerk, F. L. Fleming, J. W. Dawson, G. L. Chandler, J. L. Benson and S. Bihr, University of Kansas, Lawrence; T. F. Price, Atelier Wynkoop, New York; R. B. Thomas, Yale University, School of Fine Arts, New Haven.

H. C.:—W. J. Perkins, Carnegie Institute of Technology, Pittsburgh; M. Sillani, Chicago Architectural Club, Chicago; L. F. Saxman and E. Bircsak, University of Kansas, Lawrence; A. H. Goddard, Atelier Wynkoop, New York.

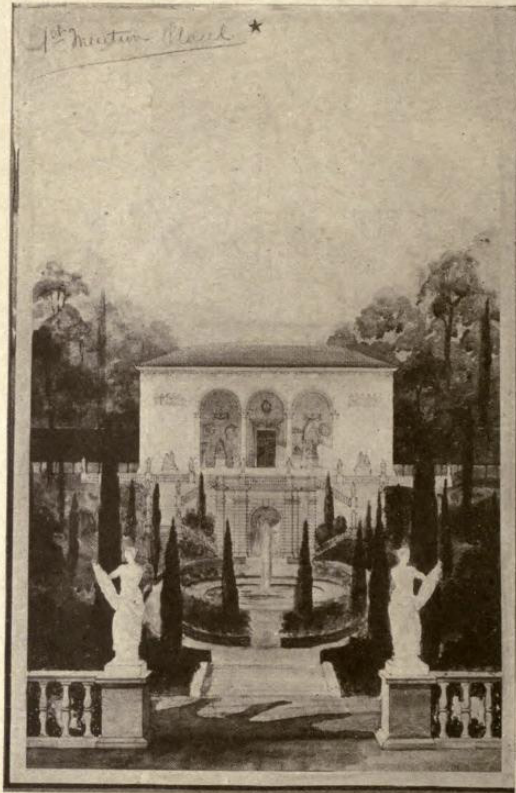
THE WARREN PRIZE

The gift of Messrs. Whitney Warren and Lloyd Warren, offered for excellence in planning a group of buildings.

FIRST PRIZE—\$50.00. SECOND PRIZE—\$25.00.
(For conditions governing this Prize Competition, see Circular of Information, Article VIII—Par. 2 and 3.)

PROGRAM

The Committee on Architecture proposes as subject of this Competition:

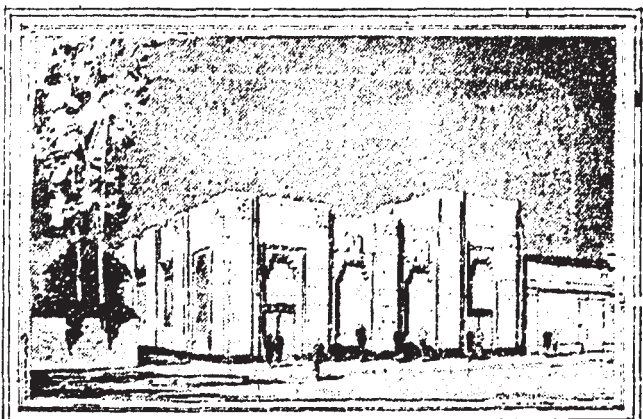


J. LUCCHESI ATELIER HIRON
FIRST MENTION PLACED
CLASS "B" I. PROJET, A PRIVATE ART MUSEUM
"A TRADE SCHOOL."

The purpose of this school is to furnish instruction in the building trades. It is located on the outskirts of a large city, on a lot 500 by 800 feet, approximately level, and bounded by streets of equal importance. The site is on a street car line and near a railroad. The buildings to be erected shall be of utilitarian type, but scholastic dignity should not be lacking, for the school not only teaches the trades but requires a few courses in general education.

In planning the buildings, care should be taken that the students and instructors should have easy access to the class rooms and shops, and ample provision should be made for the delivery at the shop of materials that will be used for instruction and for the removal of worked materials

Western Avenue Building Under Way.



Development to Rise in Eighth-Street Vicinity

Construction has been started on a \$35,000 two-story building on Western avenue near Eighth street for Mr. and Mrs. A. G. Garner, owners, by the Hart Brothers Construction Company. The latter company is among the leasers of the structure. It will be fifty feet by eighty-five and of brick and reinforced concrete. Garage and parking-space have been provided for at the rear. Max C. Drebin is the architect.

LATimes 1930-06-15 8th and Western Ave Building by Drebin

APARTMENTS TO RISE IN SOUTH PASADENA

Los Angeles Times (1923-1995); Aug 16, 1931; ProQuest Historical Newspapers: Los Angeles Times
pg. D3

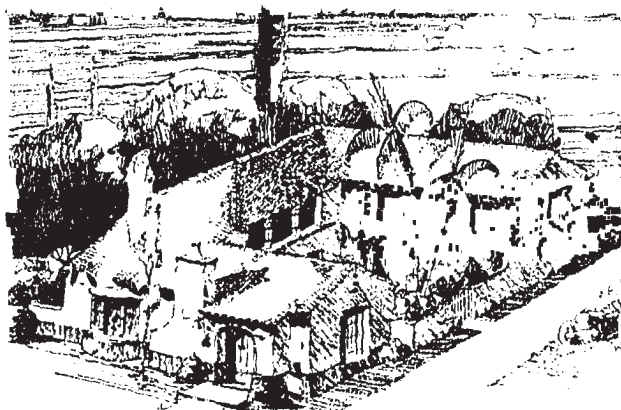
APARTMENTS TO RISE IN SOUTH PASADENA

Architect M. C. Drebin is preparing working plans for a two-story apartment building to be erected on Mission street, South Pasadena.

The structure will be of frame and stucco construction.

LATimes 1931-08-16 Drebin designed APARTMENTS TO RISE IN SOUTH PAS.

Latest San Marino Residence



CONSTRUCTION TO BEGIN IMMEDIATELY

Architect Max C. Drebin and Theodore J. Scott are completing plans and construction will start immediately on the eight-room Spanish-type residence pictured above, to be built in San Marino for Mr. and Mrs. William L. Martin, Jr. The residence will contain a living-room, dining-room, recreation-room, breakfast-room, kitchen, three bedrooms and two baths.

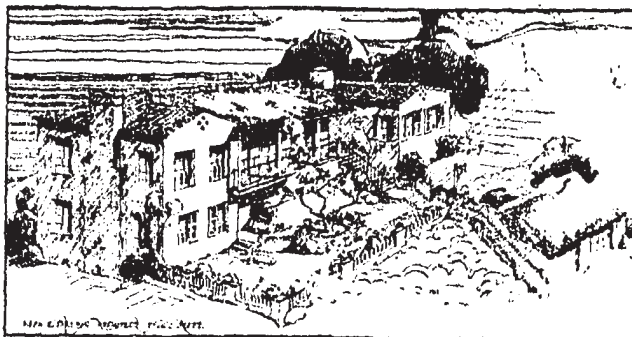
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LATimes 1933-05-21 Latest San Marino Residence by Drebin & Theodore J. Scott.

Addition in North Hollywood

Los Angeles Times (1923-1995); Jul 30, 1933; ProQuest Historical Newspapers: Los Angeles Times
pg. 19

Addition in North Hollywood



RESIDENCE FOR F. ANDERSON

Construction has been started on the seven-room residence shown above which will represent an approximate \$7000 investment on the North Hollywood Manor tract for F. Anderson. The home was designed by Architects Max C. Drebin and Theodore J. Scott of San Marino.

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LATimes 1933-06-30 Drebin & TJ Scott-Addition in North Hollywood.

RESIDENCE TO BE BUILT

Permission has been granted by the building department for construction of a \$9500 two-story ten-room residence at 1734 Coldwater Canyon Drive for Ray J. and Maxine E. Heindorf. Carl S. Arganbright is the general contractor and **Max C. Drebin is the architect.**

LATimes 1933-12-03
Coldwater Residence by
Max Drebin.

The Southland's Social World

A gala affair, replete with splendor and packed with gaiety, took place at the home of Dr. and Mrs. Oscar Coodley at 3869 W. Eighth Street, June 21. Mrs. Coodley was ably assisted by her sister, Mrs. William Jaffe, in receiving the guests. The occasion for the celebration was the 17th wedding anniversary of Dr. and Mrs. Oscar Coodley as well as the betrothal of their niece, Miss Bertha Leikin, a well-known debutante of Chicago, Ill., to **Mr. Max Drebin, one of the leading architects of this city.** Miss Bertha Leikin has acquired many friends among the younger set of this city during her frequent visits with Dr. and Mrs. Oscar Coodley and her betrothal announcement will be a pleasant surprise to them. The house was beautifully decorated for the occasion with numerous bouquets of gladiola interspersed with red roses, white lilies and asters.

Bnai Brith Messenger, 1935-28.06 Drebin-leading architect engaged.

CONTRACT AWARDED

BEVERLY HILLS, Los Angeles Co., Calif.—James F. Dickason, 8921 Beverly Blvd., Los Angeles, awarded contract for construction of a two-story, 12-room residence at 815 N. Rexford Dr., Beverly Hills, for Mabel P. Maltby; **Max Drebin, architect, 5225 Wilshire Blvd., Los Angeles.** Cost, \$60,000.

Pacific Construction 1937-08-18 Drebin \$60000
Beverly Hills residence.

EIGHT LARGE HOMES LOOM

Buildings to Cost \$176,800

Activity in West Los Angeles Section Given Spur by Residence Program

Adding to the steadily increasing home building activity in the West Los Angeles area, eight new large residences with an aggregate cost of \$176,800 will rise there. Three are now under construction, contracts have been awarded for three others and plans have been completed for two on which work is to start soon, it is announced. Also many new smaller homes are rising there.

Construction is under way on a \$35,000, two-story residence at 351 Delfern Drive for Walter Wanger, motion picture producer. The building will be of brick veneer, frame and plaster construction and have ground dimensions of 148 by 57 feet. John Byers is the architect.

TWO-STORY HOME

Work will be started on a \$30,000, two-story residence at 268 St Pierre Road for George W. Lemon. It will be of stone veneer, frame and plaster construction, contain fourteen rooms and occupy ground area of 49 by 108 feet. Clarence J. Smale is the architect and E. P. Dentzel, the contractor.

Contract has been awarded for a \$30,000 residence at 740 Stradella Road for R. P. Thoman. It will be two stories in height, of stone veneer, frame and plaster construction with ground dimensions of 30 by 130 feet. George B. Kaufman is the architect and Eric Bartley the builder.

James F. Dickason has under construction a residence at 258 South Beverly Glen Boulevard, which will cost \$20,000. It is a two-story structure of thirteen rooms, with ground dimensions of 170 by 35 feet. Max Drebin is the architect.

LATimes 1936-06-28 Max Drebin house on Beverly Glen EIGHT LARGE HOMES LOOM BUILDING.

INCOME REALTY PROJECTS TOLD

(Continued from First Page)

VAN NUYS STRUCTURE

Work is to be started shortly on a \$13,250 apartment building at 11151-53½ Camarillo street, Van Nuys, for Mary Margolin. Max Drebin is the architect. The structure will be two stories, will contain twenty rooms divided into four apartments, and will have ground dimensions of twenty-six by ninety-four feet.

Plans have been completed and work is to begin immediately on a \$12,400 apartment-house at 117-19½ North Flores street for P. A. Weeger. Arthur W. Hawes is the architect. It will contain twenty rooms divided into four apartments and will be two stories.

LATimes 1936-08-23 Apartment in Van Nuys by Max Drebin.

Two Residences to Be Built for About \$45,000

Plans for two dwellings to be built in Westwood Hills at a total cost of about \$45,000, were announced in the past few days. One to be built for James F. Dickason at 312 North Faring Road is estimated to cost \$25,000. It will be two stories in height and contain fourteen rooms. Max C. Drebin is the architect.

Ivan M. Wells is having plans prepared by Architect Sidney Clifton for a two-story, twelve-room dwelling to be built at 415 South Beverly Glen Boulevard, at an estimated cost of \$20,000.

LATimes 1937-04-18 Westwood Hills Home by Max Drebin.

Four Costly Homes Listed: Two \$60,000 Dwellings One, \$40,000 and Another, \$20,000
Los Angeles Times (1923-1995); Aug 22, 1937; ProQuest Historical Newspapers: Los Angeles Times
pg. E2

Four Costly Homes Listed

Two \$60,000 Dwellings One, \$40,000 and Another, \$20,000

Four homes, planned to be built at a total cost of \$180,000, were announced during the week.

Work is soon to start on a \$60,000 residence at 10659 Belagio Road, West Los Angeles, for Phyllis B. Miller. Gordon B. Kaufmann is the architect and Lindgren and Swinerton the general contractors.

The building will be two stories and contain twenty rooms. It will have ground dimensions about 60x118 feet.

A \$60,000 residence is to be built at once at 815 North Rexford Drive, Beverly Hills, for Mabel P. Maltby. Max Drebin is the architect and James F. Dickason the builder.

The dwelling will be two stories and is to contain twelve rooms. There will also be a swimming pool, tennis courts, dressing room building, etc.

FOR FILM DIRECTOR

Contract has been awarded for the construction of a \$40,000 residence at 1050 Marago Drive, West Los Angeles, for Victor Fleming, motion-picture director. Kirtland Cutter is the architect and L. D. Richardson & Co. is the general contractor.

The dwelling is to contain twenty rooms. It will have ground dimensions 113x174 feet.

ON ANGELO DRIVE

A \$20,000 two-story residence is to be built at 1504 Angelo Drive, Beverly Hills, for Alan

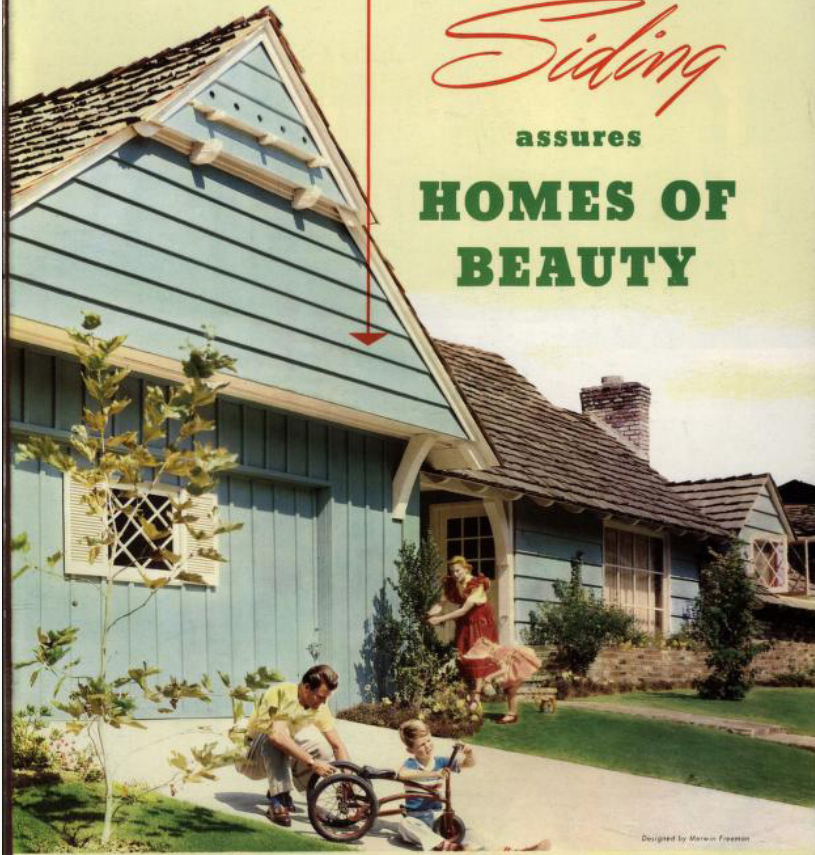
LATimes 1937-08-22 Bel Air home by Max Drebin
Four Costly Homes Listed Two.

D. Herrington. Lester G. Scherer is the architect.

Plans provide for ten rooms and four bathrooms. It will be two stories in height.

Wood Siding

assures
HOMES OF BEAUTY



Designed by Marvin Freeman

SUPERIOR WOOD SIDING: WESTERN RED CEDAR, SITKA SPRUCE, WEST COAST HEMLOCK, DOUGLAS FIR

tions. And the beautiful homes of today continue to use wood in new and intriguing ways, for there is more than beauty in this siding material. To the charm of wood's appearance is added its individuality, its adaptability to any style of architecture, its long-established dependability. In these pages are a few examples which indicate why homes of wood are the choice of eight out of ten American builders.

An inviting doorway to a friendly home. The natural warmth of wood siding says "Welcome" to friends and guests. Note the interesting combination of horizontal and vertical siding.



America's

Favorite



Designed by Clyde Simmons

Contrasting red and white painted wall areas of vertical boards and battens, and the interesting recessed terrace create a colorful exterior, forming a home for comfortable living all year around.

An interesting example of variety in both color and pattern. Vertical siding is used in combination with wide horizontal siding to give a warm "homey" effect.

Horizontal siding enhances the classic lines of this lovely colonial home. Shadow lines on the wall form a perfect background for the gracious entryway and formal bay windows.

Max Drebin, Architect



Be sure to see it
**THIS WEEK'S
BEST BET IN
MODEL HOMES**

No. 2 of a series —
watch for the "best
bet" each Sunday...



1438 Bradbury Road
San Marino Highlands

Inspect this interesting
new 6-room Early Cali-
fornia "farm house."
Constructed by Paul D.
Jenkins, well-known
builder, to the design of
one of Southland's fine
architects, M. C. Drebin.

Notice the modern, all-
gas equipment. It assures
faster, cleaner cooking;
silent refrigeration; lots
of hot water; healthful
house heat.

SOUTHERN CALIFORNIA GAS CO.
Builder: Paul D. Jenkins
Architect: M. C. Drebin
Supervisor: T. J. Scott
Furnishings: Bullock's Bureau
of Interior Decoration

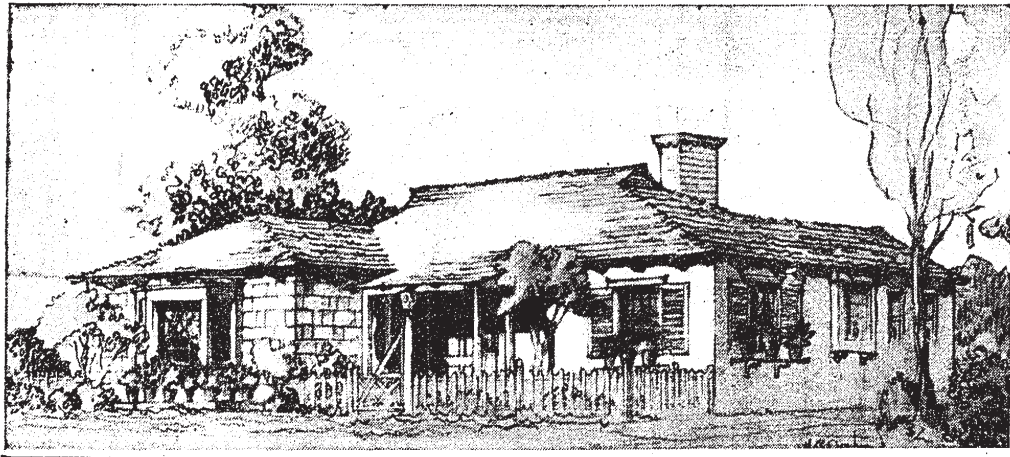
★ HOW TO GET THERE:
From L. A., go east on Hunt-
ington-Drive-South, 5 blocks
past San Marino city hall.
Turn south on Bradbury Road.

Don't Miss It!

**ALL Gas EQUIPPED
FOR THE 4 big jobs**

COOKING • WATER HEATING
REFRIGERATION • HOUSE HEATING

LATimes 1939-06-11 Ad- San
Marino Highlands model home
by M.C. Drebin.



LESSONS IN *Homebuilding*

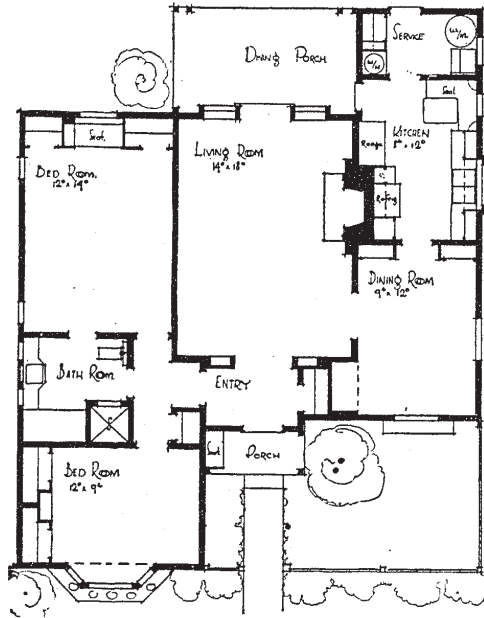
Los Angeles Times

SUNDAY, JULY 16, 1939

PAGE 4, PT. V

House Plan of the Week Follows Cape Cod Influences

Utility Combined With Beauty in Drafting
Dwelling to Cost Approximately \$5500



ATTRACTIVE ITEMS—Among the many features that lend attraction to this dwelling are charm of architecture, well-placed rooms, ample window space and a covered, partially inclosed, conveniently accessible dining porch.

Area: 1400 square feet
Cost: \$5500.

The home architectural style and floor arrangement printed on this page today show Cape Cod cottage influence. Design and plan are by **Architect Max Drebin.**

The exterior finish presents an interesting combination of shingle and plaster siding, with the roof of wood shingles left natural to weather. Double-hung sash is used throughout the structure.

From the porch, access is given to the entry from which either the living room or the bedroom hall may be reached. A seat has been built on the porch at the left of the door both as a convenience and as an added detail which lends charm to the exterior appearance.

TWO BEDROOMS

Two bedrooms are included in the plan with the smaller one at the front of the house and the master bedroom toward the rear.

The front bedroom has a bay window which overlooks the garden, and a built-in arrangement at one end to allow space for two large closets.

The master bedroom has two windows on one side and an additional window at the far end, providing plenty of ventilation. Under the end window an attractive window seat has been built with the space on either side utilized for closets. A door from this bedroom gives direct access into the bathroom. The inside wall of the bedroom is available for double or twin beds.

BATH FACILITIES

The bathroom is equipped with a dressing table-type lavatory, built-in tub and a separate shower compartment inclosed with glass door. A linen cupboard is available off the hall and an extra coat closet adjoins the entry.

The living-room occupies the center portion of the house. A large fireplace is located at one side. At the back, windows overlook and a door gives access to a dining porch, which is covered and partially inclosed.

With colorful planting and furnishings it would make a charming spot for informal dining. It is conveniently placed for serving, as a door from the porch leads directly into the kitchen.

DINING ARRANGEMENT

The right wing of the house includes the dining room, kitchen, dinette and service porch. The dining-room is at the front of the house and has plenty of china cupboards and closet space, plus windows on two sides to provide ample light and air.

In the kitchen the sink and drainboard, with cupboards below and above, have been placed on the window side of the room. Along the opposite wall are the refrigerator, range, cooler and additional work units. In a corner of the room a built-in breakfast nook has been included.

The service porch at the rear of the kitchen includes a cupboard for brooms and cleaning supplies, water heater, laundry tray and the washing machine.

LATimes 1939-07-16 House Plan of the Week -Max Drebin

Death Notices

Funeral Announcements

DREBIN, Max C., loving father of Linda (Murray) Jackson, beloved brother of Ella Drebin and cherished grandfather of Mitchell, Stuart and Elizabeth.

Services Thursday, 2 pm at Hillside Memorial Park Chapel under the auspices of Ionic Lodge No. 520 F. & A.M. Hillside Mortuary directors

LATimes 1984-03-06

Obituary-Max Drebin