

COMMODORE APARTMENTS

1832 North Cherokee Avenue

CHC-2018-5811-HCM

ENV-2018-5812-CE

Agenda packet includes:

1. [Under Consideration Staff Recommendation Report](#)
2. [2018 Historic-Cultural Monument Application](#)
3. [2012 Historic-Cultural Monument Application](#)

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Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2018-5811-HCM
ENV-2018-5812-CE**

HEARING DATE: November 1, 2018
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 1832 North Cherokee Avenue
Council District: 13 – O’Farrell
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Hollywood Hills West
Legal Description: Hollywood Ocean View Tract,
Block 1, Lot 11

PROJECT: Historic-Cultural Monument Application for the
COMMODORE APARTMENTS

REQUEST: Declare the property an Historic-Cultural Monument

OWNER/ APPLICANT: 1818 1830 Cherokee LLC c/o Alan Nissel
1775 North Orange Drive, Suite 100
Los Angeles, CA 90028

PREPARERS: Jenna Snow and Kathryn McGee
8758 Venice Boulevard, Suite 101
Los Angeles, CA 90034

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

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Melissa Jones, Planning Assistant
Office of Historic Resources

Attachments: 2018 Historic-Cultural Monument Application
2012 Historic-Cultural Monument Application

SUMMARY

The Commodore Apartments are located at 1832 North Cherokee Avenue in Hollywood, between Franklin Avenue to the north and Yucca Street to the south. Constructed in 1926 by architectural designer Lewis A. Smith (1869-1958), the subject property is a five-story, multi-family residential building exhibiting elements of the Mediterranean Revival architectural style. Given its proximity to the Hollywood studios, over the years the subject property has been the home of actors, actresses, film directors, musicians, and others employed in the entertainment industry.

Rectangular in plan, the subject property is of concrete construction with textured stucco cladding and a red clay tile parapet roof. The primary, west-facing elevation is symmetrically composed into three bays and has a decorative entry portico and cornice details. The main entrance door is set within an elaborate scalloped enframement and is flanked by narrow, wood casement windows. A scalloped pediment above the door displays painted signage for the building. The center bay is slightly recessed and contains a metal fire escape. The façade features a base-shaft-capital composition. The base, consisting of the first floor, is distinguished by quoins in outer bays and a stringcourse separating first and second floors. The shaft includes floors two through five, and the façade is crowned by a decorative frieze along the cornice. The window openings on the first floor are tall and arched, with wood casement windows and curved transoms. Fenestration on the upper stories consists of trios of double-hung wood windows, and windows on the second story have been infilled. Second and fifth story windows are crowned in simple rectangular pediments, while fourth story windows feature more elaborate pediments with decorative brackets. With the exception of the westernmost portion of the north- and south-facing elevations, the other exterior elevations are relatively utilitarian and unadorned, and fenestration mainly consists of double-hung wood sash windows. Interior features include a lobby with wood floors that is divided by three arched openings containing decorative metal screens, a secondary lobby with decorative crown molding, a fireplace, and rooms off a double-loaded corridor.

The subject property appears to have undergone multiple alterations that include the replacement of some windows on the primary, street-facing façade, the addition security bars over some windows, the infill of windows on the first floor of the rear, east-facing façade, and on the second floor of the primary facade, as well as the replacement of the entry door, all at unknown dates. Between 2017 and early 2018, the property underwent a restoration of the front façade, and an interior remodel consisting of the replacement of bathroom fixtures, kitchen cabinets, flooring, doors, and stucco repair.

Born in Ohio in 1869, Lewis A. (L.A.) Smith completed two years of high school and had no other formal education. By 1910, he was living in Los Angeles and working as an architect. Though he had a prolific career as an architectural designer, Smith was not a licensed architect and worked on staff for several contracting companies, including the Lilly-Fletcher Company and Samuel F. Bard & Company. Among the commissions throughout his career are approximately 40 theaters, factories, hotels, apartment buildings, and residences across Southern California, which include the Vista Theater (1923), the Highland Theater Building (1924, HCM #549), the El Portal Theater (1925, HCM #573), the Rialto Theatre (1925) in South Pasadena, Villa Elaine (1925, HCM #675), and the Withers Residence (1927, HCM #648). Smith died in Los Angeles in 1958.

The subject property was identified as eligible for listing under the California state designation program as a contributor to the Hollywood North MFR Historic District in the March 2009 Community Redevelopment Agency Historic Resources Survey of the Hollywood

Redevelopment Area prepared by Chattel Architecture, Planning & Preservation, Inc. in collaboration with PCR Services Corporation and LSA Associates, Inc.

A previous Historic-Cultural Monument application for the subject property was submitted in 2012 by John LoCascio of Historic Resources Group. At a hearing on January 10, 2013, the Cultural Heritage Commission voted to not declare the property an Historic-Cultural Monument due to it not meeting the criteria under the Cultural Heritage Ordinance. After reviewing the current Historic-Cultural Monument application and determining that there is substantial new information and the building has undergone subsequent rehabilitation meeting the Secretary of the Interior's Standards, at a hearing on October 4, 2018, a committee of the Commission recommended that the application be scheduled on a future Cultural Heritage Commission agenda.

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:	

CITY OF LOS ANGELES

Office of Historic Resources/Cultural Heritage Commission

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

10. RELEASE

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

<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Name:

Date:

6-15-18

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

7. WRITTEN STATEMENTS

A. Proposed Monument Description

Site

The Commodore Apartments, located at 1830 N. Cherokee Avenue, is situated on a residential street among other apartment buildings, two blocks north of Hollywood Boulevard, walking distance from the Hollywood Walk of Fame and central commercial areas of the Hollywood core. Bounded by Franklin Avenue to the north, Whitley Avenue to the east, Yucca Street to the south, and North Cherokee Avenue to the west, the property slopes upward, with another multi-family apartment building immediately to the north and a surface parking lot to the south. The property is accessed off Cherokee Avenue. Narrow side yards along the north and east elevations have limited landscaping. Front landscaping consists of small planters with shrubs flanking the entrance.

Exterior

Designed in the Mediterranean Revival style, the Commodore Apartments is a five-story apartment building expressing its style through exterior stucco cladding, red clay tile parapet roof, arched focal windows on the façade and visible areas of the north and south elevations, and decorative entry portico and cornice details. The building has a rectangular plan with exterior cladding generally consisting of textured stucco. Seismic through-bolts are visible at each floor plate. The roof is flat with a hipped parapet covered in red clay tiles at the front (west) elevation.

Most decorative elements are focused on the west façade and the westernmost portions of the north and south elevations. The west façade is three bays wide and the center bay is recessed and contains a metal fire escape. The façade features a base-shaft-capital composition. The base, consisting of the first floor, is distinguished by quoins in outer bays and a stringcourse separating first and second floors. The shaft includes floors two through five. A scalloped stringcourse between the fourth and fifth floors is located in the center bay. The façade is crowned by a decorative frieze along the cornice. In the center bay, the frieze includes four evenly spaced corbels with three rectangular decorative panels between. Each panel has a bas-relief medallion with a flower at its center and curved leaves extending out on either side.

The main entrance is located in the center bay of the west façade with an entrance canopy extending out. The rectangular canopy consists of an architrave with a frieze above. The frieze contains a bas-relief shield at the center with curved garlands of leaves on either side, flanked by larger shields in the corners. A simple cornice tops the entry canopy. The canopy is supported by two pairs of pilasters with Corinthian capitals, and two pairs of Corinthian columns. Both the columns and pilasters rest on a high base. The outer two columns are decorated with spiral fluting while the inner columns are fluted at the base. The high base has bas-relief shields on three sides. The main entrance door is set within an elaborate scalloped enframingent. The door panel is metal and glass with slender side lights and a security screen. The scalloped pediment displays painted signage for the building. Narrow, wood casement windows flank the entrance. First floor window openings in outer bays are tall and arched, with wood casement windows and curved transoms.

Fenestration on upper floors are rectangular and consist of trios of windows in outer bays with three, single windows in the center bay. Windows in the outer bays of the second floor have been infilled. Windows generally consist of double-hung wood sash and simple stucco sills. Second and fifth floor windows are crowned in simple rectangular pediments, while fourth floor windows feature slightly more elaborate pediments with decorative brackets. The top (fifth) floor windows in the center bay are arched with horizontal-sliding aluminum sash and the curved transoms have been infilled. Spandrel panels below two windows in the center bay have decorative bas-reliefs adorned with shields. Outer bays at the fifth floor showcase decorative, wrought iron, Juliet balconies.

With the exception of the westernmost portion of the north and south elevations, the exterior elevations are relatively utilitarian and unadorned. The decorative program from the façade wraps around to both the north

and south elevations. The west side of the north elevation features a smooth stucco base, stringcourse between first and second floors, arched wood casement windows with transoms at first floors, textured stucco shaft, and a cornice with decorative frieze. Rectangular pediments top second floor windows at the west side of the elevation. Fenestration along the remainder of the elevation is regularly spaced and generally consists of double-hung wood sash windows. A secondary arched entrance door at the first floor is located almost mid-way along the elevation with a metal fire escape above.

The rear (east) elevation is simple and unadorned with a metal fire escape centered in the elevation. The elevation is three bays wide with double-hung wood sash arranged in trios. The outer windows have been infilled at the first floor.

Like the north elevation, the south elevation is unadorned with the exception of the westernmost portion. The west side of the south elevation also features a smooth stucco base, stringcourse between first and second floors, textured stucco shaft, and a cornice with decorative frieze. Rectangular pediments top second floor windows at the west side of the elevation. At the first floor, there is a tall arched window opening, with a wood casement window and a curved transom. Fenestration along the remainder of the elevation is regularly spaced and generally consists of double-hung wood sash windows. Basement level windows are also partially visible. A secondary entrance to the basement is located approximately mid-way along the elevation.

The roof contains ventilation and mechanical equipment and is accessed by a stair penthouse.

Interior

The main entrance leads into a lobby, a large, rectangular space adorned with crown molding and wood floors. The lobby is divided by three arched openings into two spaces. The arched openings contain decorative metal screens with an opening in the central arch. A fireplace is placed along the east wall of the north half. Along the south elevation of the lobby is a single door that accesses a secondary, more private lobby. The more private lobby also has decorative crown molding and a stair along the east side, providing access into the manager's apartment to the east. A flight of stairs in the lobby leads to the first floor corridor through an arched opening.

The first through fifth floors are all organized around a central, double-loaded corridor oriented east-west. A secondary corridor roughly bisects the corridor and leads to the fire escape at the north elevation. Circulation between floors is provided by two elevators located at the west end of the corridor. Three staircases are evenly spaced along the central corridor. The stairs have wood railings and carpeted treads. The central staircase is illuminated by skylights. Corridor finishes consist of painted plaster walls with simple crown molding, as well as molding around the doors, and wood floors. The basement is utilitarian with simple painted concrete finishes.

Apartments mostly consist of studio and one-bedroom units with simple finishes. Some closets in living areas formerly accommodated murphy beds. Some units also have built-in dressers within or adjacent to the closets. Some units have historic, wood cabinets and tile counter tops in kitchens. Bathroom floors are generally tile. In most bathrooms, a window provides access to a ventilation shaft leading to the roof. Similarly, kitchens have vents covered with decorative metal vents.

Alterations

The Commodore sustained minor alterations over since it was originally constructed in 1926. A rehabilitation project is currently underway to restore the façade to its earlier appearance and upgrade mechanical systems. Recent work to the façade includes:

- Restoring the entry portico and canopy, which was covered at an unknown date. Original materials were discovered, allowing for an accurate restoration and retaining historic fabric to the maximum extent feasible.
- Restoring one of the Juliet balcony at the 5th floor, which had been removed. The new canopy was

fabricated to match the original balcony on the opposite side of the façade.

- First and second floors, outer bay windows had been replaced with contemporary sash. All façade windows have been restored to closely match their original appearance.
- Mature shrubbery that had previously obscured the smooth stucco walls and first floor fenestration was removed, allowing visibility of the façade architecture. Future landscaping is planned to resemble the historic appearance

Additional rehabilitation work recently completed or currently underway includes:

- At the south elevation, first floor, the westernmost window had been replaced with contemporary sash and the arched transom had been infilled. The infill was demolished to reveal the original opening. New wood sash windows with curved transoms were restored to closely match original sash.
- A few of the original wood double-hung sash had been replaced with contemporary aluminum sash within original openings. In these locations, original wood sash has been reinstalled to match existing wood window sash.

A complete table of available building and alteration permits is included in Appendix A.

B. Statement of Significance

The Commodore Apartments is eligible as an HCM under Criterion 1, significant for exemplifying an important pattern of multi-family residential development in Hollywood during the 1920s. The building was constructed during a major development boom, employing the Mediterranean Revival architectural style, which was popular at the time. The Commodore Apartments is an important, increasingly rare example of a mid-rise apartment building property type. Such buildings in Hollywood were historically aimed at housing middle class residents, many of whom worked in the local entertainment industry. Located in proximity to film studios, the Commodore Apartments offered an important combination of utility and convenience to the entertainment industry. Many of its early residents made substantial contributions to film history during or immediately following their tenure in the building. As documented in this report, tenants in 1930 included prolific actress Clara Blandick, known for her role as Auntie Em in *The Wizard of Oz* (1939), Aubrey H. Scotto, known for his work as a film director on 40 films, including *Be Like Me* (1931), actress Addie McPhail, known for *Aloha* (1931) and as Roscoe “Fatty” Arbuckle’s last wife (the couple married in 1932), among other entertainment industry tenants. Tenants in 1940 included actors Ernest (Ernie) Adams, who amassed 460 acting credits and is known for his work in *The Pride of the Yankees* (1942); William Edmunds, known for *It’s a Wonderful Life* (1946); and Matthew Boulton, known for *The Woman in Green* (1945), among other entertainment industry tenants.

The Commodore Apartments is also eligible as an HCM under criterion 3 as an important example of work by the prolific design-build partnership between architectural designer L.A. Smith and contractor Samuel F. Bard & Company. Responsible for design of numerous apartment and theater buildings, including buildings that are currently designated as HCMs, the partnership made a profound impact on the urban landscape. Their work often focused on buildings for middle-class residents, such as the Commodore Apartments and neighboring Chateau Hollywood located at 1842 North Cherokee Avenue and Alexa Artiste located at 1746 North Cherokee Avenue.⁶ In the 1920s, Smith also frequently worked with Samuel F. Bard’s brother, theater proprietor, Lou Bard, who was known for bringing movie theaters to suburban communities in the Los Angeles area. Working for Lou Bard, Smith designed iconic neighborhood theaters like the Vista Theater in Los Feliz and the El Portal Theater in North Hollywood, both of which are extant. The large body of work Smith completed through collaboration with the Bard family shows an enduring commitment to design work aimed at middle class occupants, specifically those working in the motion picture industry as well as bringing the movies to the masses. The work of the Smith-Bard team made substantial contributions to shaping the built environment. The Commodore Apartments exemplifies this important pattern of multi-family

⁶ Both the Chateau Cherokee and Alexa Artiste are also extant.

residential development in Hollywood during the 1920s and illustrates the development of Los Angeles in the 1920s.

Property History

In the 1920s, Los Angeles was booming, with many new residents moving into the City, creating a demand for housing. Construction of higher density buildings enabled residents to be close to places of work. In Hollywood in particular, parcels previously developed with single-family homes were rapidly redeveloped with apartment houses and apartment-hotels.⁷ This was the case with the Commodore Apartments and multi-family residential buildings in the surrounding neighborhood, which often replaced single-family homes that had previously occupied those properties.

Construction of the Commodore Apartments began after a building permit was issued in July of 1926.⁸ The original owner and developer was Marion P. Raab, a man in his twenties with a rich history in the Los Angeles area. Prolific local designer L.A. Smith drew the plans, while Smith's frequent collaborator, Samuel F. Bard & Company, served as contractor. The Commodore was originally on the same parcel as the property to the north, the Chateau Hollywood (1842 N. Cherokee Avenue),⁹ which was also owned by Raab, with the building designed by L.A. Smith and constructed by Samuel F. Bard & Company.¹⁰ The Commodore and Chateau Hollywood are now on separate parcels.

The Commodore Apartments was designed with distinctive flourishes of the Mediterranean Revival architectural style. Character-defining features of the style are focused on the façade and include a highly decorative entry portico, red clay tile parapet roof, arched windows, and Juliette balconies. Valuation of the permit to erect this five-story, Class "B" apartment building was \$300,000.¹¹ Measuring approximately 64'x163 on a 100'x185' lot, the building included a concrete foundation, brick exterior walls, wood and steel interior walls, and a tile and composition roof. With regard to its intended use, a total of 150 rooms were planned, encompassing 64 apartment units and 9 hotel rooms. The units primarily consisted of studio and one-bedroom units, many of which were soon to be occupied by tenants who worked in the entertainment industry. Construction took less than a year to complete; a certificate of occupancy was issued on April 29, 1927.¹²

City directories indicate the building's original name was Roland Apartments.¹³ However, by 1930, the name had changed to Bard's Commodore Apartments, reflecting the historical association with contractor Samuel F. Bard and potentially also his brother Lou Bard, who had theaters named after him in a similar manner (Bard's Theater).¹⁴ By 1940, the building was known as the Commodore Apartments.¹⁵ The property changed hands in 1943, purchased by Eddy D. Field for \$200,000, a notable sum as it was less than the 1926 permit valuation of \$300,000.¹⁶ By 1956, the building was known as the Commodore of Hollywood Apartments.¹⁷ The building is now simply known as the Commodore Apartments.

⁷ The terms apartment house and apartment-hotel are often used interchangeably to describe buildings housing multiple apartment units. In the case of the Commodore Apartments, the building included mainly residential units, with a small percentage reserved for shorter-term hotel use.

⁸ "1832 N. Cherokee Avenue," City of Los Angeles, Department of Building and Safety, Application for the Erection of Buildings, Class B, Permit No. 19971, July 9, 1926.

⁹ Sanborn Map, Los Angeles, Sheet 1020, corrected through 1951, *Proquest*.

¹⁰ "1842 Cherokee Avenue," City of Los Angeles, Department of Building and Safety, Application for the Erection of Buildings, Class "B," Permit No. 30723, October 20, 1926.

¹¹ "1832 N. Cherokee Avenue," City of Los Angeles, Department of Building and Safety, Application for the Erection of Buildings, Class B, Permit No. 19971, July 9, 1926.

¹² "1832 N. Cherokee Avenue," City of Los Angeles, Department of Building and Safety, Certificate of Occupancy, Permit No. 19971 and 20685, April 29, 1927.

¹³ "Roland Apartments," *Los Angeles City Directory, 1929*: 1839, www.lapl.org.

¹⁴ "Bard's Commodore Apartments," *Los Angeles City Directory, 1930*: 381, www.lapl.org.

¹⁵ "Mrs. Grace Harkness, Mgr, Commodore Apartments," *Los Angeles City Directory, 1940*: 858.

¹⁶ "Apartment House Sold," *Los Angeles Times*, August 15, 1943: B20.

¹⁷ "Series of Deals Involves Total of \$466,850," *Los Angeles Times*, September 12, 1943: B20.

¹⁷ *Los Angeles Street Address Directory*, The Pacific Telephone and Telegraph Company, 1956: 154.

History of Tenants

Given its close proximity to the Hollywood entertainment industry and its offerings of studio and one-bedroom apartments, the Commodore Apartments has long been a haven for tenants working as actors, actresses, film directors, musicians, writers, and others employed in the entertainment industry. Information on the earliest tenants, in years 1927-1929, is unfortunately limited due to lack of available reverse (street address) directories for those years. However, there is a clear accounting of many of the tenants from years 1930 and 1940, available in records of the United States Federal Census. Tables of all available tenant information are included in Appendix B and provide a remarkably clear picture of the types of people living in the building. The 1930 Census provides information on tenants living in 37 of the apartments.¹⁸ In 1930, 11 of the 37 apartments were home to a tenant working in the film and/or entertainment industry. Commonly listed professions included those of actors, directors, and screenwriters. As previously noted, there were many tenants who were prolific, with acting, directing, and writing credits, known for their work in film. The rest of the tenants generally served in middle class professions. There is an even greater amount of information available on tenants living in the building in 1940. Census data accounts for all 65 apartments. 26 of those units (i.e., more than a third of the apartments) were home to people working in the film and/or entertainment industry at the time. The most significant tenants of 1930 and 1940 are identified below: It is notable that these tenants appeared to be doing their important work during or immediately following their time of known tenancy. While individual tenants appear to have made substantial contributions to the history of the entertainment industry, the tenants did not do their important work at the Commodore Apartments. Therefore, the property is not significant for association with tenants under Criterion 2.

Notable tenants in 1930 include the following:

- Clara Blandick (1876-1962, tenant in 1930): Blandick was an actress in motion pictures. She had the notable role of Auntie Em in the classic film, *Wizard of Oz* (1939). She is also known for her work in *Three on a Match* (1932), *Life with Father* (1947), and *Drums Along Mohawk* (1939). She worked extensively, especially in the 1930s and 1940s, and had 124 acting credits throughout the course of her career.¹⁹
- Aubrey H. Scotto (1895-1953, tenant in 1930): Scotto was a director of motion pictures. He is known for his work on the films *Be Like Me* (1931), *Ireno* (1932), *Tres Amores* (1934), and *Blazing Barriers* (1937). He worked extensively, with 40 directing credits in the late 1920s through the 1950s.²⁰
- Addie McPhail (1905-2003, tenant in 1930): McPhail was an actress in films. She is known for her work on *Aloha* (1931), *Night Work* (1930), *Midnight Daddies* (1930), and *Anybody Here Seen Kelly* (1928).²¹ She married to Roscoe “Fatty” Arbuckle at age 26 in 1932. She worked extensively, with 71 acting credits from the late 1920s through the early 1940s.²²
- Albert Conti (1887-1967, tenant in 1930): Conti was an actor in motion pictures. He is known for his work on a film adaption of Edgar Allan Poe’s story *The Black Cat* (1934), and on *Plastered in Paris* (1928) and *Torch Singer* (1933). He worked extensively, and has 112 acting credits from the 1920s through the early 1950s.²³
- Nicholas C. Caruso (1906-1959, tenant in 1930): Caruso was an actor in motion pictures. He has two acting credits and is known for his work on *In Gay Madrid* (1930) and *Jazzland* (1928).²⁴
- Edward Lankow (born 1883, death date unknown, tenant in 1930): Lankow was a singer in motion pictures. He has one credit and is known for his work on *The Sultan’s Jester* (1930).²⁵

¹⁸ There were about 65 total apartments in the building at the time. It is unclear if the information available in the Census is limited to 37 units, or if the building simply had a high vacancy rate at the time.

¹⁹ “Clara Blandick,” Internet Movie Database, https://www.imdb.com/name/nm0087404/?ref_=nmbio_bio_nm, accessed June 1, 2018.

²⁰ “Aubrey Scotto,” Internet Movie Database, <https://www.imdb.com/name/nm0780009/>, accessed June 1, 2018.

²¹ “Addie McPhail,” Internet Movie Database, <https://www.imdb.com/name/nm0574149/>, accessed June 1, 2018.

²² “Obituary: Addie McPhail, 97; Actress, Last Wife of ‘Fatty’ Arbuckle,” *Los Angeles Times*, May 5, 2003, <http://articles.latimes.com/2003/may/05/local/me-mcphail5>, accessed June 1, 2018.

²³ “Albert Conti,” Internet Movie Database, <https://www.imdb.com/name/nm0176302/>, accessed June 1, 2018.

²⁴ “Nicholas Caruso,” Internet Movie Database, https://www.imdb.com/name/nm0142329/?ref_=nm_sr_2, accessed June 1, 2018.

²⁵ “Edward Lankow,” Internet Movie Database, https://www.imdb.com/name/nm3705408/?ref_=fn_al_nm_1, accessed June 1, 2018.

Notable tenants in 1940 include the following:

- Ernest (Ernie) Adams (1885-1947, tenant in 1940): Ernie Adams was an actor and writer. He worked extensively, with 460 acting credits during the 1920s through the 1940s. He is known for his work on *The Pride of the Yankees* (1942), *The Man with Nine Lives* (1940), *Invisible Ghost* (1941), and *The Storm* (1930).²⁶
- William Edmunds (1885-1981, tenant in 1940): Edmunds was an actor in motion pictures. He was cast in many non-white roles. He is known for his work on *It's a Wonderful Life* (1946), *Idiot's Delight* (1939), *Mr. and Mrs. Smith* (1941), and *House of Frankenstein* (1944). He worked extensively, with 96 acting credits in the 1930s through the 1950s.²⁷
- Matthew Boulton (1893-1962, tenant in 1940): Boulton was an actor. He worked extensively from the late 1920s through the early 1950s, amassing 75 acting credits. He is known for his work on *The Woman in Green* (1945), *Night Must Fall* (1937), *The Firefly* (1937), and *National Velvet* (1944).²⁸
- Jefferson Parker (1899-1965, tenant in 1940): Parker was a screenplay writer. He has 14 screenplay writing credits and is known for his work on *Making the Headlines* (1938), *Human Cargo* (1936), *Under Suspicion* (1937), and *Two Sinners* (1935).²⁹
- Stanley Marlowe (born c. 1907, death date unknown, tenant in 1940): Marlow was an actor. He has one known acting credit, *Freshman Year* (1938).³⁰
- Mary Ann Deighton (1890-1971, tenant in 1940): Deighton was an actress. She has 14 known acting credits. She is known for her work on *Richard Diamond: Private Eye* (1957), *The Ford Television Theater* (1957), *Warner Brothers Presents* (1956), and *Medic* (1956).³¹
- Thea Ramsey (born c. 1920, death date unknown, tenant in 1940): Ramsey was an actress. She has one known acting credit, *Maniac* (1934).³²

Historic Context

Multi-Family Residential Development in Hollywood in the 1920s

The 1920s is considered one of the most important periods of time in Hollywood's history, when the neighborhood flourished as home to the entertainment industry during the "golden era" of film. The first feature-length motion picture to be filmed in Hollywood was completed in 1914,³³ when Hollywood still remained relatively low-density and rural in character. The film industry in Hollywood subsequently expanded, growing to epic proportions in the 1920s, when Hollywood rose to prominence as the home of American cinema. There was a substantial new influx of development during this time, partly in response to the rise of the entertainment industry, but also because cities nationwide were becoming increasingly urbanized. Additionally, many people were moving west in search of employment opportunities. This westward expansion was facilitated by numerous factors, such as the general economic prosperity of the time, rise of tourism and spread of booster organizations promoting Southern California, and especially the dramatic increase in use of the personal automobile.³⁴ The ability of people to move efficiently around the region allowed for growth of commercial centers outside the downtown core, such as Hollywood,

²⁶ "Ernie Adams," Internet Movie Database, https://www.imdb.com/name/nm0010958/?ref_=nv_sr_2, accessed June 1, 2018.

²⁷ "William Edmunds," Internet Movie Database, https://www.imdb.com/name/nm0249602/?ref_=fn_al_nm_1, accessed June 1, 2018.

²⁸ "Matthew Boulton," Internet Movie Database, https://www.imdb.com/name/nm0099608/?ref_=fn_al_nm_1, accessed June 1, 2018.

²⁹ "Jefferson Parker," Internet Movie Database, https://www.imdb.com/name/nm0662342/?ref_=nv_sr_1, accessed June 1, 2018.

³⁰ "Stanley Marlowe," Internet Movie Database, https://www.imdb.com/name/nm1105821/?ref_=nv_sr_1, accessed June 1, 2018.

³¹ "Mary Ann Deighton," Internet Movie Database, https://www.imdb.com/name/nm0215052/?ref_=nv_sr_1, accessed June 1, 2018.

³² "Thea Ramsey," Internet Movie Database, https://www.imdb.com/name/nm0709083/?ref_=fn_al_nm_1, accessed June 1, 2018.

³³ *The Squaw Man* was the first feature-length motion picture to be filmed in Hollywood. It was filmed by the Jessie L. Lasky Feature Play Company, with Lasky as president, Cecil DeMille as director general, and Samuel Goldfish as general manager. The movie was filmed in 1913-1914, using a barn at the corner of Selma Avenue and Vine Street. The barn has been moved to a location near the Hollywood Bowl, where it serves as the Hollywood Heritage Museum.

Christy McAvoy, Hollywood Heritage, Inc., "Lasky-DeMille Barn or Lasky-DeMille Studio Barn," National Register of Historic Places Registration Form (draft), July 31, 2013.

E.J. Stephens, Michael Christaldi, and Marc Wanamaker, *Images of America: Early Paramount Studios*, Arcadia Publishing, 2013: 8.

³⁴ Chatel Architecture, Planning & Preservation, Inc., "Context: Residential Development, 1911-1945, Theme: Multifamily Development in Hollywood, 1911-1945," *Intensive Historic Resources Survey, Hollywood Redevelopment Project Area*, prepared for Community Redevelopment Agency of the City of Los Angeles, February 2010, Revised January 2012: 40.

A tremendous amount of new building permits were issued in Hollywood during the 1920s, especially in the mid-to-late part of the decade. A 1926 article in the *Los Angeles Times* announced construction of the Commodore Apartments alongside several other highly significant buildings in Hollywood, altogether totaling \$10 million in investment. The other developments mentioned included such iconic buildings as the El Capitan Theater, Grauman's Chinese Theater, Hollywood Roosevelt Hotel, and First Methodist Episcopal Church.³⁵ Such large amounts of new development dramatically changed the urban landscape, establishing Hollywood as a vibrant commercial core and essential metropolitan node of the City.

Demand for apartment housing grew steadily through the 1920s, with more apartments built than single-family homes for much of the decade.³⁶ Multi-family housing had been looked down on in the late 1800s and early 1900s, when single-family homes were seen as reinforcing wholesome family values, while apartment housing offered anonymity and the potential for promiscuous behavior. Nevertheless, the market ultimately shifted to favor multi-family housing in major cities across the country as urban populations grew. In Hollywood, the increase in density allowed those working in the entertainment industry to be close to film studios and other important film-related locations.

The Commodore Apartments was constructed in 1926, at the height of Hollywood's boom. Historic aerial photographs show the building located among other similarly scaled apartment buildings that had sprung up around the same time, walking distance from the commercial activity of Hollywood Boulevard. Situated near the top of a gently sloping road with a view down toward Hollywood Boulevard, the Commodore Apartments was large and visually prominent, a landmark in its own right. Many of its interior units housed the very tenants responsible for the rise of Hollywood as the epicenter of the film industry. Directors, actors, actresses, writers, and the like, lived within its walls. The stylish Mediterranean Revival architectural flourishes adorning the exterior signaled a quintessential symbol of its time.

After experiencing such rapid transformation, Hollywood was mostly built-out by 1930.³⁷ This timeframe aligned with the start of the Great Depression, when development citywide slowed dramatically due to economic decline. However, just fifteen years later, the City saw another development boom in the post-World War II-era, after 1945. There was a postwar housing shortage and subsequent construction of a new wave of apartment buildings in Hollywood. Erection of "stucco box" and "dingbat" style apartment buildings with tuck-under parking pervaded the landscape, answering a new call to house the masses, while causing yet another increase in density and shift in style of the urban landscape.

The Hollywood neighborhood is currently in the midst of yet another development boom, with even larger, higher-density projects rapidly going up throughout the area. These massive projects, often comprising entire city blocks, bring with them the threat of demolition of older, lower density buildings. Because of this fact, Hollywood's "golden era" apartment buildings from the 1920s are indeed threatened and becoming increasingly rare. Intervening development makes it progressively difficult to designate contiguous historic districts and the individual importance of early apartment buildings has become a key consideration. The Commodore Apartments is unique in its ability to convey an important facet of Hollywood's history from its most important period of development and is a strong example of a 1920s apartment building.

Architectural Designer - Lewis A. Smith (1869-1958)

Architectural designer Lewis A. Smith (known as "L.A." Smith) designed the Commodore Apartments in 1926, when he was at the zenith of his career. L.A. Smith was a prolific, designing countless buildings in the Los Angeles area, including many apartment buildings and theaters and often collaborating with contractor Samuel F. Bard and his brother Lou Bard. As discussed in greater detail below, several of his buildings are

³⁵ "New Building Record Looms," *Los Angeles Times*, June 13, 1926: E14.

³⁶ Chattel, "Context: Residential Development, 1911-1945, Theme: Multifamily Development in Hollywood, 1911-1945," *Intensive Historic Resources Survey, Hollywood Redevelopment Project Area*, 2012: 40.

³⁷ Chattel, "Context: Residential Development, 1911-1945, Theme: Multifamily Development in Hollywood, 1911-1945," *Intensive Historic Resources Survey, Hollywood Redevelopment Project Area*, 2012: 41.

designated as HCMs.

Born circa 1869 in Ohio, L.A. Smith (1869-1958)³⁸ completed two years of high school.³⁹ Even though he does not appear to have had other advanced or formal education, by 1910, he lived at 220½ Broadway Street in Los Angeles and worked as an architect.⁴⁰ He married Francis Walter in Seattle Washington in 1914,⁴¹ though he continued to reside locally. By 1925, he had an office at 4354 West 3rd Street, Room 201;⁴² and by 1930, he had moved his office to 584 South Spring Street, Room 914.⁴³ Smith died in Los Angeles in 1958. Though Smith had a prolific career working as an architectural designer, he does not appear to have been a licensed architect. Over the years, he is described in city directory as an “architect,” “architectural designer,” “designer,” and “architectural engineer.” For several of his projects, another person is identified as supervising architect. Even though Smith did not have formal training in architecture, he had a prolific career and made substantial contributions to the built environment. He worked on staff for the contracting company Lilly-Fletcher Company from at least 1916⁴⁴ through at least 1921.⁴⁵ Lilly-Fletcher Company was a contracting company known for construction of many automobile industry buildings, as well as warehouses, theaters and apartment buildings. Smith is credited with work on a wide variety of buildings during his tenure with the company (see list of known work by L.A. Smith, Appendix C). By the mid-1920s, Smith had left his position with Lilly-Fletcher Company and was working with local contractor Samuel F. Bard & Company, specifically on design of apartment buildings. Known examples of Smith’s work with Samuel F. Bard include the following buildings:

- 1925: 701 South Gramercy Drive, apartment building for Albert J. Eyraud (extant)⁴⁶
- 1926: Commodore Apartments, 1830 North Cherokee Avenue, five-story apartment building (extant)⁴⁷
- 1926: Chateau Hollywood/Admiral Apartments, 1842 North Cherokee Avenue, five-story apartment-house (extant)⁴⁸
- 1926: Lido Apartments, southwest corner of Wilcox Avenue and Yucca Street (extant)⁴⁹
- 1926: Alexa Artiste, 1746 North Cherokee, four-story apartment building (extant)⁵⁰
- 1926: Hollywood Boulevard between Bronson Avenue and Gower Street, five-story hotel, \$500,000 valuation (does not appear to be extant)⁵¹
- 1926: Wilcox Avenue between Hollywood Boulevard and Yucca Street, five-story apartment building (exact address unknown, matches description of Mayfair Apartments, 1760 Wilcox Avenue, which is extant, HCM No. 867)⁵²

³⁸ “Obituaries,” *Los Angeles Times*, March 16, 1958: C9.

³⁹ “Lewis A. Smith,” 1940 United States Federal Census, Census Place: *Los Angeles, Los Angeles, California*; Roll: *m-10627-00394*; Page: *9A*; Enumeration District: *60-109*, *Ancestry.com*

⁴⁰ “Lewis A. Smith,” 1910 United States Federal Census, Census Place: Los Angeles Assembly District 73, Los Angeles, California; Roll: T624_82; Page: 6A; Enumeration District: 0104; FHL microfilm: 1374095, *Ancestry.com*.

⁴¹ “Lewis Arthur Smith,” Washington, Marriage Records, 1854-2013, Washington State Archives; Olympia, Washington, Reference Number: kingcoarchmr_33426.tif, *ancestry.com*.

⁴² “Lewis A. Smith,” *Los Angeles City Directory*, Los Angeles: The Los Angeles Directory Company, 1925: 1781.

⁴³ “Lewis A. Smith,” *Los Angeles City Directory*, Los Angeles: The Los Angeles Directory Company, 1930: 2090.

⁴⁴ “Lewis A. Smith,” *Los Angeles City Directory*, Los Angeles: The Los Angeles Directory Company, 1916: 1825.

⁴⁵ In 1921, the Lilly-Fletcher Company was described in the *Los Angeles Times* as “instrumental in the development of Figueroa street as automobile row, having leased and built most of the automobile sales and show rooms on that street south of Pico street.”

“Lilly-Fletcher Company,” *Los Angeles Times*, January 1, 1921: III24.

In the 1920s, Lilly-Fletcher Company focused on development of multi-family residential buildings (“Apartment Hotel To Be Built Here,” *Los Angeles Times*, December 31, 1927: A1).

⁴⁶ “Brick Apartments,” *Los Angeles Times*, December 6, 1925: E5.

⁴⁷ “1832 N. Cherokee Avenue,” City of Los Angeles, Department of Building and Safety, Application for the Erection of Buildings, Class B, Permit No. 19971, July 9, 1926.

⁴⁸ “Apartment in Hollywood is to Rise Soon,” *Los Angeles Times*, September 19, 1926: E8.

⁴⁹ “Building Units Announced,” *Los Angeles Times*, November 21, 1926: E1; “1775 N. Wilcox Avenue and 6510 Yucca Street,” Application for the Erection of Buildings, Class “B,” City of Los Angeles, Building Division, Department of Building and Safety, Permit No. 23117, August 13, 1927. *Los Angeles Times* article states L.A. Smith is designer, while building permit states F.A. Brown is architect.

⁵⁰ “New Apartment Building of 200 Rooms to Go Up,” *Los Angeles Times*, March 24, 1926: A1.

⁵¹ “Building Units Announced,” *Los Angeles Times*, November 21, 1926: E1.

⁵² “Building Units Announced,” *Los Angeles Times*, November 21, 1926: E1.

Windshield survey of the above-listed apartment buildings reveals that most were mid-rise apartment blocks constructed in the 1920s and designed to provide housing for the middle class. The buildings were relatively simple in terms of their architectural style. Although at least six known examples appear to be extant, the Commodore stands out for its visual prominence and as a rare remaining example of its type.

In addition to his work on apartment buildings, Smith is also known for his design of neighborhood movie theaters, including those constructed as part of the Bard Theater Chain, which was owned and managed by Samuel F. Bard's brother, Lou Bard.⁵³ Smith is associated with design of at least 13 theaters in the Los Angeles area, several of which have been designated as HCMs. The theaters often appear to have been modest, neighborhood-scale theaters located in what were at the time considered suburban areas. Several of the theaters are more architecturally prominent examples, such as the Vista Theater in Los Feliz and the El Portal Theater in North Hollywood, both of which are extant. Below are lists of Smith's known work.

L.A. Smith's projects with Lilly-Fletcher Company as contractor:⁵⁴

- 1918: Automobile building for Citizens Trust and Savings Bank at northeast corner of Pico and South Hill Streets, designed with Morgan, Walls & Morgan (extant)⁵⁵
- 1919: Two, twenty-two room flat buildings on West Adams Street between Magnolia and Monmouth Avenues (unknown if extant)⁵⁶
- 1919: Two frame and plaster apartment buildings at 1841 to 1855 Argyle Avenue (not extant).⁵⁷
- 1921: New warehouse at the northeast corner of Sixteenth and Valencia Streets for the owner of the Pig'n Whistle Company, with Paul C. Pape as supervising architect (current address not found, unknown if extant)⁵⁸
- 1921: Brick store and motion picture theater building at 2518 West Washington Street (not extant)⁵⁹
- 1921: Lilly-Fletcher Building, southwest corner of 3rd and Western Avenue, Los Angeles (not extant)⁶⁰
- 1921: Rivoli Theater, 4521 South Western Avenue (not extant)⁶¹
- 1921: Tivoli Theater #4, 42nd Street and Central Avenue (not extant)⁶²
- 1921: Casino Theatre, 43rd Street and Central Avenue (appears to be extant at 4273 South Central Ave)⁶³
- 1921: Circle Theatre, 60th Street and South Broadway (appears to be extant at 6001 South Broadway)⁶⁴

L.A. Smith's projects with Samuel F. Bard & Company as contractor:

- 1925: 701 South Gramercy Drive, apartment building for Albert J. Eyraud (extant)⁶⁵

⁵² "Building Units Announced," *Los Angeles Times*, November 21, 1926: E1.

⁵³ Smith's obituary in the *Los Angeles Times* notes, "Mr. Smith built many apartment buildings and was associated for many years with the Bard Theater chain, building most of their theaters. In later years he served in a consulting capacity."

"Obituaries," *Los Angeles Times*, March 16, 1958: C9.

⁵⁴ All buildings are located in the city of Los Angeles

⁵⁵ "Plans for New Garages Shaping: Modern Structures are Projected for Number of Locations," *Los Angeles Times*, April 21, 1918: V1.

⁵⁶ "To Build Plans," *Los Angeles Times*, February 23, 1919: I16.

⁵⁷ "Building Increase Shown in Permits: New Home Construction Gives Zest to Local Field," *Los Angeles Times*, June 1, 1919: V1.

⁵⁸ "Pig'N Whistle Takes Lease on New Factory," *Los Angeles Times*, January 23, 1921: V3.

⁵⁹ "West Washington Theater," *Los Angeles Times*, November 13, 1921: V5.

⁶⁰ "Lilly-Fletcher Building, Los Angeles, CA," Pacific Coast Architecture Database, <http://pcad.lib.washington.edu/building/3235/>, accessed June 1, 2018.

⁶¹ "4521 S. Western Avenue," City of Los Angeles, Board of Public Works, Department of Buildings, Application for the Erection of Class "D" Brick Building, Permit No. 14635, June 27, 1921.

⁶² "Tivoli Theatre #4, Los Angeles, CA," Pacific Coast Architecture Database, <http://pcad.lib.washington.edu/building/3203/>, accessed June 1, 2018.

⁶³ "Casino Theatre, Los Angeles, CA," Pacific Coast Architecture Database, <http://pcad.lib.washington.edu/building/3174/>, accessed June 1, 2018.

⁶⁴ "Circle Theatre, Los Angeles, CA," Pacific Coast Architecture Database, <http://pcad.lib.washington.edu/building/3193/>, accessed June 1, 2018.

⁶⁵ "Brick Apartments," *Los Angeles Times*, December 6, 1925: E5.

The Commodore Apartments Historic-Cultural Monument Nomination

- 1926: Commodore Apartments, 1830 North Cherokee Avenue, five-story apartment building (extant)⁶⁶
- 1926: Chateau Hollywood/Admiral Apartments, 1842 North Cherokee Avenue, five-story apartment-house (extant)⁶⁷
- 1926: Lido Apartments, southwest corner of Wilcox Avenue and Yucca Street (extant)⁶⁸
- 1926: Alexa Artiste, 1746 North Cherokee, four-story apartment building (extant)⁶⁹
- 1926: Hollywood Boulevard between Bronson Avenue and Gower Street, five-story hotel, \$500,000 valuation (does not appear to be extant)⁷⁰
- 1926: Wilcox Avenue between Hollywood Boulevard and Yucca Street, five-story apartment building (exact address unknown, matches description of Mayfair Apartments, 1760 Wilcox Avenue, which is extant, HCM No. 867)⁷¹

L.A. Smith's theater projects, some of which were for Lou Bard's theater chain:⁷²

- 1923: Vista Theater (Bard's Hollywood Theater), 4473 Sunset Boulevard (extant)⁷³
- 1924: Highland Theater, 5604 North Figueroa Street (extant, HCM No. 549)⁷⁴
- 1925: El Portal Theater, 5271 North Lankershim Boulevard (extant, HCM No. 573)⁷⁵
- 1925: Bard's Pasadena Theater (Colorado Theater), 1003 East Colorado Boulevard, Pasadena (not extant).⁷⁶
- 1924-1925: Bard's West Adams Theatre (Adams Theater), 1898 West Adams Boulevard (does not appear to be extant).⁷⁷
- 1924-1925: Beverly Theater, 202 North Beverly Drive, Beverly Hills (not extant)⁷⁸
- 1924-1925: Manchester Theater, Manchester Avenue near South Broadway (not extant)⁷⁹
- 1925, Bard's 8th Street Theatre (Olympic Theater), 313 West 8th Street (extant)⁸⁰
- 1925-1927: Tower Theater, 802 South Broadway (extant, HCM No. 450).⁸¹

Contractor – Samuel F. Bard & Co

⁶⁶ "1832 N. Cherokee Avenue," City of Los Angeles, Department of Building and Safety, Application for the Erection of Buildings, Class B, Permit No. 19971, July 9, 1926.

⁶⁷ "Apartment in Hollywood is to Rise Soon," *Los Angeles Times*, September 19, 1926: E8.

⁶⁸ "Building Units Announced," *Los Angeles Times*, November 21, 1926: E1; "1775 N. Wilcox Avenue and 6510 Yucca Street," Application for the Erection of Buildings, Class "B," City of Los Angeles, Building Division, Department of Building and Safety, Permit No. 23117, August 13, 1927. *Los Angeles Times* article states L.A. Smith is designer, while building permit states F.A. Brown is architect.

⁶⁹ "New Apartment Building of 200 Rooms to Go Up," *Los Angeles Times*, March 24, 1926: A1.

"Building Units Announced," *Los Angeles Times*, November 21, 1926: E1.

⁷⁰ "Building Units Announced," *Los Angeles Times*, November 21, 1926: E1.

⁷¹ "Building Units Announced," *Los Angeles Times*, November 21, 1926: E1.

⁷² All buildings in the city of Los Angeles, unless otherwise noted.

⁷³ "Bard's Theater Grand Opening," Historic Photograph, Photo Date: 1923, Historical Notes, Security Pacific National Bank Collection, Los Angeles Public Library,

<http://photos.lapl.org/carlweb/jsp/DoSearch?&index=tw/&databaseID=968&count=10&tag=245&terms=Bard%27%20Theatre%20grand%20opening>.

⁷⁴ Amy Louise Kazmin, "A Place in History: Preservationists Seek to Save Highland Theatre, Now a Designated Monument," *Los Angeles Times*, September 12, 1991, http://articles.latimes.com/1991-09-12/news/gl-2812_1_highland-park.

⁷⁵ "5275-5287 Lankershim Boulevard," City of Los Angeles Department of Building and Safety, Application for the Erection of Class "A" Building," Permit No. 43943, December 31, 1925.

⁷⁶ "Bard's Pasadena Theatre, Pasadena, CA, Pacific Coast Architecture Database, <http://pcad.lib.washington.edu/building/2405/>, accessed June 1, 2018.

⁷⁷ "Bard's West Adams Theatre, Los Angeles, CA, Pacific Coast Architecture Database, <http://pcad.lib.washington.edu/building/2415/>, accessed June 1, 2018.

⁷⁸ "Beverly Theater," Pacific Coast Architecture Database, <http://pcad.lib.washington.edu/building/2409/>, accessed June 1, 2018.

"Select Theater Location: Realty Company Completes Scientific Survey of Suburban Growth in Choosing Site," *Los Angeles Times*, March 9, 1924: D18.

⁷⁹ "Manchester Theater, Los Angeles, CA," Pacific Coast Architecture Database, <http://pcad.lib.washington.edu/building/2412/>, accessed June 1, 2018.

⁸⁰ "Bard's 8th Street Theater, Los Angeles," Pacific Coast Architecture Database, <http://pcad.lib.washington.edu/building/2523/>, accessed June 1, 2018.

⁸¹ "Tower Theatre, Downtown, Los Angeles," Pacific Coast Architecture Database, <http://pcad.lib.washington.edu/building/937/>, accessed June 1, 2018. With architect S. Charles Lee

Prolific Los Angeles-area contractor Samuel F. Bard had a contracting company that flourished in the 1920s during Los Angeles' development boom. Not only did Bard collaborate frequently with L.A. Smith, he also appears to have worked in partnership with his brother, noted local theater proprietor and developer, Lou Bard. Through his work, Samuel F. Bard constructed numerous apartment buildings and made profound contributions to the built environment, in Hollywood in the 1920s.

Samuel F. Bard was born Samuel Franklyn Berkowitz (1895-1950) in New York to immigrant parents.⁸² By 1915, the family had moved to Los Angeles and had changed their last name to Bard.⁸³ Neither Samuel nor his older brother Lou had any previous experience in real estate development or construction before the 1920s. Between about 1915 and 1922, Samuel worked as the manager of the Bard Poster Mounting Company⁸⁴ and in 1923, he worked as a motion picture exhibitor.⁸⁵ However, only two years later, by 1925, he became co-owner of Arthur Bard & Company, building contractors, which had an office at 421 Union Oil Building, 617 West 7th Street.⁸⁶ The following year, 1926, Samuel F. Bard formed his own contracting firm, Samuel F. Bard & Company.⁸⁷ Although the firm is listed in numerous *Los Angeles Times* articles documenting work on other buildings, the Commodore Apartments stand out for its visual prominence and as a rare remaining example of its type. In addition to the buildings noted above, Samuel F. Bard & Company's known work also includes the following:

- 1926: 2017 Argyle Avenue, four-story apartment building (extant).⁸⁸
- 1926: Alexa Artiste, 1746 North Cherokee Avenue, four-story apartment building (extant).⁸⁹
- 1927: 1215 South Norton Street, four-story apartment building (extant).⁹⁰
- 1927: 5163 Fountain Avenue, four-story, apartment-house (extant).⁹¹

In addition to his work as a contractor, Samuel F. Bard also headed the Knickerbocker Holding Company, which owned the Evelyn-Ambassador, 756 South Normandie Avenue, a three-story brick building containing thirty apartments.⁹² It does not appear the Samuel F. Bard & Company weathered the Great Depression as there is no work attributed to him after 1930.

Owner – Marion P. Raab

Marion Phillip Raab (1891-1973),⁹³ the original owner and developer of the Commodore Apartments, has a rich history in the Los Angeles area, beginning with the life and work of his grandfather, David M. Raab (1841-1903), one of the oldest pioneers of the City of South Pasadena⁹⁴ who founded Raab Creamery Company.⁹⁵ David's son (Marion's father), Phillip Raab (1870-1947), later became the manager of the creamery.⁹⁶ While Marion grew up in South Pasadena, he did not go into the family business. After registering for the draft during World War I and attending University of Southern California where he joined Zeta

⁸² "Samuel Berkowitz," 1900 United States Federal Census, Year: 1900; Census Place: *Manhattan, New York, New York*; Page: 14; Enumeration District: 0114, *Ancestry.com*, "Samuel Franklyn Bard," U.S., Find A Grave Index, 1600s-Current, *Ancestry.com*.

⁸³ "Samuel F. Bard" *Los Angeles City Directory, 1915*: 363.

⁸⁴ "Samuel F. Bard" *Los Angeles City Directory, 1922*: 459.

⁸⁵ "Samuel F. Bard," *Los Angeles City Directory, 1923*: 504.

⁸⁶ "Samuel F. Bard" *Los Angeles City Directory, 1925*: 446. Arthur Bard appears to have been a close relative of Samuel F. Bard. Arthur Bard was one of the only other Bards living in Los Angeles at the time; in 1915, Arthur Bard managed the California Criterion Film Exchange. ("Arthur Bard," *Los Angeles City Directory, 1915*: 363.)

⁸⁷ Samuel F. Bard" *Los Angeles City Directory, 1926*: 440.

⁸⁸ "Four Business Houses to Rise," *Los Angeles Times*, March 11, 1926: A11.

⁸⁹ "New Apartment Building of 200 Rooms to Go Up," *Los Angeles Times*, March 24, 1926: A1.

"Building Units Announced," *Los Angeles Times*, November 21, 1926: E1.

⁹⁰ "Apartment for Norton Street is Contracted," *Los Angeles Times*, March 6, 1927: E 12.

⁹¹ "Apartment for Hollywood to Cost \$525,000," *Los Angeles Times*, June 5, 1927: E1.

⁹² "Chain Adds Four Units to Hotels," *Los Angeles Times*, April 27, 1930: D3.

⁹³ "Marion P. Raab," California Death Index, 1940-1997, *Ancestry.com*.

⁹⁴ "Los Angeles County: Its Cities, Towns and Villages: Pasadena Pioneer Goes to the Beyond," *Los Angeles Times*, September 28, 1903: 13.

⁹⁵ "Incorporations," *Los Angeles Times*, April 8, 1902: A2.

⁹⁶ The family company merged with the Los Angeles Creamery Company around 1915, taking that name

"Los Angeles County: Its Cities, Towns and Villages: Pasadena Pioneer Goes to the Beyond," *Los Angeles Times*, September 28, 1903: 13.

"El Monte Will Get New Creamery Plant," *Los Angeles Times*, July 21, 1928: 8.

Kappa Epsilon fraternity,⁹⁷ he returned to South Pasadena. Although South Pasadena city directories somewhat confusingly identify his profession as a salesman,⁹⁸ Marion Raab appears to have been in business with his father and uncle, Carl Raab, developing buildings in Hollywood in the 1920s. In addition to the Commodore Apartments, the Raab family also developed nearby buildings at 1746 North Cherokee Avenue and 6626 Franklin Avenue. Like Samuel F. Bard & Company, the Raab family does not appear to have developed any buildings after the 1920s.

Prior Nomination

The Commodore Apartments was previously nominated as a City of Los Angeles Historic-Cultural Monument (HCM) in 2012. The Cultural Heritage Commission declined to recommend designation, mostly due to the fact that the building had sustained alterations and lacked integrity. Since that time, lost features of the façade have been restored. In addition, this nomination expands on the significance of the property under criteria 1 and 3. The Commodore Apartments is clearly significant for exemplifying an important pattern of multi-family residential development in Hollywood during the 1920s as well as for its association with L.A. Smith and as an important example of work by the prolific design-build partnership between architectural designer L.A. Smith and contractor Samuel F. Bard & Company.

⁹⁷ “Marion Phillip Raab,” US World War I Draft Registration Cards, 1917-1918, Registration State: California; Registration County: Los Angeles; Roll: 1531198; Draft Board: 6, *Ancestry.com*; State Decisis of the College of Law of the University of Southern California, Los Angeles, California, Vol. X, 1918-1919: 232.

⁹⁸ “Marion P. Raab,” *South Pasadena and San Marino City Directory*, 1926: 112. *Ancestry.com*.

ATTACHMENTS

1. Maps
2. Contemporary Photos
3. Historic Photos
4. Permit
5. ZIMAS Parcel Profile Report
6. Prior Surveys

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APPENDIX A: TABLE OF BUILDING PERMITS

<i>Date</i>	<i>Permit No.</i>	<i>Work</i>	<i>Owner</i>	<i>Architect</i>	<i>Contractor</i>	<i>Valuation</i>
June 25, 1926	18773	Demolish and remove existing residence.	Illegible	N/A	Illegible	\$200.00
July 9, 1926	19971	Construct new Class "B" apartment house with 64 apartments and 9 hotel rooms.	Marion P. Raab	L.A. Smith	Samuel F. Bard & Co.	\$300,000
April 1, 1927	9106	Erect one fire escape balcony at first floor level at rear the building at end of hall. Run a fire escape stair to the ground. Pipe and stairway to be galvanized.	Marion P. Raab	N.A	Samuel F. Bard	\$150
April 29, 1927	19971	Certificate of Occupancy issued.	N/A	N/A	N/A	N/A
August 22, 1949	19441	Replace dry rot in halls and basement. No structural alteration.	Eddy D. Field, 613 S. Hudson	None	None	\$500
December 4, 1952	48570	Sandblast all plaster surfaces.	Ed Field, 940 S. La Brea	N/A	Sterling Sandblast Co.	\$1,184
July 7, 1955	19800	Parapet correction, Cherokee, north, east, and south exit courts.	Mr. Eddy D. Field, 940 S. La Brea	N/A	Williams Waterproofing and Painting Company	\$900
August 5, 1974	95048	Comply with fire safety ordinance (sprinkler system).	Eddy D. Field, 5217 Hollywood Blvd.	N/A	Grinnell Company	\$35,000
October 3, 1986	47047	Comply with Dorothy Mae Ordinance.	Currey Riach, 3480 Park Sorrento	N/A	Schneider Plumbing	\$22,500 (PC); 37,500 (BP)
May 15, 1987	75083	Earthquake repair, full compliance.	Joan Riach, 420 N. McCaddin Place	Mackintosh & Mackintosh, Engineers	Not selected	\$412,000
March 3, 1988	90750	Change of contractors on permit.	Joan Riach, 420 N. McCaddin Place	Mackintosh & Mackintosh, Engineers	Wilshire Construction	\$210
March 31, 1988	94651	Steel brace frame detail change in basement on Permit No. 75083.	Joan Riach, 420 N. McCaddin Place	Mackintosh & Mackintosh, Engineers	Wilshire Construction	\$15,800
August 22, 2017	17016-10000-06683	Permit to clarify/correct Certificate of Occupancy issued 4/29/1927 based on permits 19971 and 20685. Building is 5-story 64-unit apartment with 9 hotel units. Total 73 units. Repair kitchen cabinets, flooring, damaged tile. No structural wall.	1830 Cherokee LLC	Jonathan Venning Watts	M. Librush Construction Inc.	\$136,000

APPENDIX B: TABLE OF HISTORICAL TENANTS

<i>Year</i>	<i>Name</i>	<i>Occupation</i>
1929		
	Mrs. Rita Stewart	Building Manager, Roland Apartments ⁹⁹
	Marion Jones	Phone Operator ¹⁰⁰
	Albert J. Morrissey	Attorney, Eureka Casualty Co. ¹⁰¹
	Louis C. Gold, Sophy Gold	Furniture, 6564 Hollywood Blvd. ¹⁰²
	Alfred Richards	Unknown ¹⁰³
	George D. Keim	Unknown ¹⁰⁴
	Alvin B. Speer	Unknown ¹⁰⁵
1930		
	Mrs. Emma W. Guilford	Christian Science Practitioner ¹⁰⁶
	Mrs. Virginia Karpe	Manager, Bard's Commodore Apartments ¹⁰⁷
	Colyar Reese, Aileen Reese	Stock salesman, Blyth & Co ¹⁰⁸
	E.R. Holsonbake	Clerk ¹⁰⁹
	George V. Webster (head)	Osteopath Physician
	Klara J. Webster (wife)	None
	George V. Webster, Jr. (son)	None
	Corinne B. Andross (head)	None
	Dick B. Dickerman (son)	None
	Aubrey H. Scotto (head)	Director of motion pictures
	Natalie E. Scotto (wife)	None
	Addie McPhail (head)	Theatrical actress
	Marilyn L. McPhail (daughter)	None
	D. V. Dukes (mother)	None
	Albert Conti (head)	Actor in motion pictures
	Phillip Finkelstein (head)	Grocer in grocery store
	Jennie Finkelstein (wife)	None
	Florence Finkelstein (daughter)	None
	Nicholas C. Caruso (head)	Actor in motion pictures
	William B. Carr (head)	Medical physician
	Marion H. Carr (wife)	None
	Edward Lankow (head)	Singer in motion pictures
	Georginia E. Dewer (head)	None
	Lewis A. Franklin (head)	None
	Frances E. Franklin (wife)	None
	William G. Karpe (head)	Clerk in apartments industry
	Minnie V. Karpe (wife)	Manager in apartments industry
	Robert M. Rucker (head)	Pharmacist at drug store
	Elsa M. Rucker (wife)	None
	Allie M. Franklin (head)	Buyer for department store
	Edward W. Mills (head)	Writer for motion pictures
	Alice A. Mills (wife)	None

⁹⁹ *Los Angeles City Directory*, Los Angeles: The Los Angeles Directory Company, 1929: 2041.

¹⁰⁰ *Los Angeles City Directory*, Los Angeles: The Los Angeles Directory Company, 1929: 1227.

¹⁰¹ *Los Angeles City Directory*, Los Angeles: The Los Angeles Directory Company, 1929: 1580.

¹⁰² *Los Angeles City Directory*, Los Angeles: The Los Angeles Directory Company, 1929: 966.

¹⁰³ *Los Angeles City Directory*, Los Angeles: The Los Angeles Directory Company, 1929: 1805.

¹⁰⁴ *Los Angeles City Directory*, Los Angeles: The Los Angeles Directory Company, 1929: 1249.

¹⁰⁵ *Los Angeles City Directory*, Los Angeles: The Los Angeles Directory Company, 1929: 2010.

¹⁰⁶ *Los Angeles City Directory*, Los Angeles: The Los Angeles Directory Company, 1930: 1041.

¹⁰⁷ *Los Angeles City Directory*, Los Angeles: The Los Angeles Directory Company, 1930: 1283.

¹⁰⁸ *Los Angeles City Directory*, Los Angeles: The Los Angeles Directory Company, 1930: 1875.

¹⁰⁹ *Los Angeles City Directory*, Los Angeles: The Los Angeles Directory Company, 1930: 1169.

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<i>Year</i>	<i>Name</i>	<i>Occupation</i>
	Jackson B. Thorn (head)	Theatrical actor
	Harry Axelbrood (head)	Musician
	Elisha D. Hudson (head)	None
	Gavin Gordon (head) Lottie C. Gordon (sister)	Actor None
	Lillian H. Lease (head) Myrtle R. Nissen (partner)	Saleslady in millinery Cashier at hotel
	Patricia Hart (head) Marvin Hart (son)	Saleslady None
	Bee K. Shoemaker (head) Joanne Shoemaker (daughter)	None None
	Abraham Turk (head) Stella E. Turk (wife)	None None
	Lloyd B. Ainsworth (head) Elise D. Ainsworth (wife)	Salesman for security house None
	Mabel A. Debita (head)	None
	Alice C. Reese (head) Alice S. Reese (daughter) Agnes E. Reese (daughter)	None None None
	Heywood (head)	Saleswoman in photographic industry
	Laura L. Thorne (head) Irving D. Thorne	Manager of apartments None
	Cora A. Lindstrom	None
	Clara Blandick	Manager in motion picture industry
	Walter L. Earnshaw (head) Evelyn R. Earnshaw (wife)	General mgr in beverages industry Nurse in doctor's office
	Bert Wall (head) Betty Wall (wife) Bert D. Wall (son)	Theatrical actor None None
	Effie J. Christman (head) Roland Christman (son)	None None
1940		
	Mrs. Grace Harkness (head) Minnie Hayes (assistant)	Manager, Commodore Apts ¹¹⁰ Assistant Manager
	Dolly Newman (head) Jacqueline Newman (daughter)	No occupation listed Secretary
	William Edmunds (head) Fanchon Edmunds (wife)	Actor in films No occupation listed
	Harry Catlin (head) Clara Catlin (wife)	Owner, retail liquor store
	Clara Brown (head) Ada Brown (daughter) Bertha Brown (daughter)	None Sales lady in department store Manager in motion picture industry
	Arthur Smith (head) Bernice Smith (wife)	Engineer of apartment house None
	George F. Marder (head) Maria H. Marder (wife) Marianne Marder (daughter)	Actor, stage and screen None None
	George Block (head) Ermionie Block (wife)	Part-owner in café None
	Ann Kingsley	Stage actress
	Julius Mayer (head) Esther Mayer (wife)	Clerk at Universal Studios Police Department

¹¹⁰ *Los Angeles City Directory*, Los Angeles: The Los Angeles Directory Company, 1940: 858.

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<i>Year</i>	<i>Name</i>	<i>Occupation</i>
	Joseph Feldman (head) Jeanette Feldman (wife) Irene Feldman (daughter)	Bartender in hotels None None
	Katherine Lee (head) Dolores Lee (daughter) Peter Benson (nephew)	None Actress in plays and films Owner of a furniture store
	Howard Hughes (head) Diana Hughes (wife)	Hotel clerk None
	William Tuck	Auditor for motion picture studios
	Patrick McGochan (head) David Boder (partner)	Radio actor Broker of plays
	Tillie Hoffman (head) Marnie Shapiro (daughter)	None Saleslady for retail store
	Jefferson Parker (head) Florence Parker (wife)	Screenwriter for motion picture studios
	Jack August (head)	Clothing salesman
	Jessie Cruickshank	None
	George De Verdi (head) William Haberkern (partner)	Stage and film actor None
	Kay Miller (head)	Operator of beauty salon
	Joe T. Sawyers (head) Mae Sawyers (wife)	Assistant manager of a restaurant None
	Abraham Goldman (head) Debie Goldman (wife)	Operator of tailoring company None
	William C. Miller (head) Bertha Miller (wife) William C. Miller, Jr. (son)	None Stage and screen actress Clerk in laundry industry
	Sam Lewitt (head)	Camera man at motion picture studio
	Stanley Marlowe (head) Peter Windsor (partner)	Actor in films Clerk in retail shoe store
	Ruth Edmeston (head)	None
	Nellie Johnson (head) Jamie Nell McKeen (nephew)	None Clerk in apartment house
	Lilye B. Fork (head) Bernice Fork (sister)	Secretary in investment banking Assistant auditor at a hotel
	James L. Wright (head) Mabel Wright (wife)	Store salesman None
	Michael Stanley (head) Sallie Stanley (wife) Jerome Stanley (son)	Salesman in retail clothing store None New worker
	Leila Cumming (head) Dorothy Cumming (daughter)	None Script clerk in picture industry
	Lillian Ramsey (head) Vincent Ramsey (son) Thea Ramsey (daughter) Allan Ramsey (son)	Sales lady at dramatic school Laborer in railway mail service Actress in films Actor in films
	Roselaine Cassner (head) Minnie Charkase (partner)	New worker None
	Leah Grassman (head) Julius Glick (partner)	Companion None
	Grace O. Meinig (head)	None
	Bess Britton (head) Helen E. Britton (daughter)	None Stenographer in real estate office
	Evette Harris (head) Julanna Harris (daughter)	Sales lady in retail clothing store None

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<i>Year</i>	<i>Name</i>	<i>Occupation</i>
	Etta Pocker (mother)	None
	Joseph B. Hissey (head)	Meat cutter, retail market
	Anna Hissey (wife)	None
	Luke W. Bear (head)	None
	Helson Cathrall (head)	Musician in orchestra
	Val Cathrall (wife)	None
	Stella Turk (head)	None
	Ernest Adams (head)	Actor in films
	Berdome Adams (wife)	None
	Shirley Adams (daughter)	Actress in films
	Anna Goldstein (head)	None
	Barbara Goldstein (daughter)	None
	Matthew Boulton (head)	Actor in films
	Caroline K. Rider (head)	None
	Anne Wigdon (head)	Model for retail apparel
	Florence B. Compton (mother)	Interior decorator for private homes
	Redino M. Kassandroff (head)	Engineer in air craft industry
	Anna S. Kassandroff (wife)	None
	Edgar J. MacGregor (head)	Director of films and stage
	Oza MacGregor (wife)	Stage actress
	Dorothy Wooldridge (head)	Writer in magazine and newspaper industry
	Armand E. Carrall (head)	Desk clerk in apartment hotel
	Irene Carrall (wife)	None
	Maria Monzo (head)	None
	Jessie Jackson (partner)	Actress in films
	Adolph Smith (head)	Cutter
	Toby Smith (wife)	None
	Clara Smith (daughter)	New worker
	Augusta W. Gunn (head)	None
	Max Katz (head)	Owner of jewelry store
	Birdie Katz (wife)	None
	Mary Lewis (head)	None
	Eleanor Lewis (daughter)	Stenographer for motion picture studios
	Minnie Shewmake (head)	Receptionist in an office
	Orvilla Shewmake (daughter)	Stage singer
	Harry Axelrood (head)	Musician for motion picture studios
	Geraldine Allison (head)	Secretary in motion picture film sales
	Daniel Gool (head)	Violinist in orchestra
	William Thain (head)	Clerk in an apartment house
	Leslie Gross (head)	Secretary for motion pictures
	Jean B. Cohen (head)	Secretary in motion picture studio
	Mary Ann Deighton (head)	Dramatic actress, television, radio, RCA
1956 ¹¹¹		
	Deborah Belkin, Apt 106	
	Charles Lull, Apt 110	
	Charles L. Jacobson, Jr., Apt 112	
	Steve Zorich, Room 209	
	Mildred Gardner, Apt 303	
	Nettiemae Hohstadt, Apt 308	
	Frank X. Finnegan (no apt number given)	
	Harry I. La Meer (no apt number given)	
1960 ¹¹²		

¹¹¹ *Los Angeles Street Address Directory*, The Pacific Telephone and Telegraph Company, 1956: 154.

¹¹² *Los Angeles Street Address Directory*, The Pacific Telephone and Telegraph Company, 1960: 161.

The Commodore Apartments Historic-Cultural Monument Nomination

<i>Year</i>	<i>Name</i>	<i>Occupation</i>
	Loretto Russell, Apt 108	
	Charles L. Jacobson, Jr., Apt 112	
	Horace E. Wolfe, Apt 201	
	Grace Harkness, Apt 203	
	Carrie McGill, Apt 203	
	Steve Zorich, Room 209	
	Mrs. Burney H. Gunn, Apt 212	
	Florence L. Ravanel, Apt 214	
	Bertha D. Colton, Apt 215	
	Edna Liebholdt, Apt 304	
	Toby Smith, Apt 312	
	Maude M. Shapiro, Apt 313	
	Lenore Llewellyn, Apt 315	
	Elizabeth A. Sweeney, Apt 401	
	Mrs. Pascal Hyde, Apt 405	
	Roland C. Gallman, Apt 410	
	Harry Catlin, Apt 412	
	Nina Varela, Apt 501	
	Denham V. Simes, Apt 513	
	Frank X. Finnegan (no apt number given)	
	Jason Wyrick (no apartment number given)	
1965 ¹¹³		
	Linda J. Horton, Apt 107	
	H. Katz, Apt 109	
	E. Norstrum, Apt 110	
	Charles L. Jacobson, Apt 112	
	S. Hill, Apt 203	
	E. Lawrence, Apt 205	
	Rhea Burakoff, Apt 206	
	Sarita Pierce, Apt 211	
	E. M. Dicker, Apt 213	
	W. Engle, Apt 214	
	Bertha D. Colton, Apt 215	
	Lucille Fenton, Apt 303	
	Edna Liebholdt, Apt 304	
	Maude M. Shapiro, Apt 313	
	A. Kaverly, Apt 315	
	Bessie Gerber, Apt 402	
	M. K. Kent, Apt 408	
	R. E. Miller, Apt 409	
	L. B. Rhodes, Apt 411	
	K. Dana, Apt 412	
	F. Cox, Apt 414	
	Mrs. Mina C. Smith, Apt 415	
	Herman Peckar, Apt 501	
	Diane Delaire Warren, Apt 503	
	E. J. Kunimoto, Apt 506	
	C. R. Salvatori, Apt 507	
	Guy T. Baker, Apt 509	
	G. B. De Witt, Apt 510	
	E. Bazo, Apt 512	
	Mrs. Burney H. Gunn, Apt 513	

¹¹³ *Los Angeles Street Address Directory*, The Pacific Telephone and Telegraph Company, April 1965: 61.

The Commodore Apartments Historic-Cultural Monument Nomination

<i>Year</i>	<i>Name</i>	<i>Occupation</i>
	H. M. Gandy, Apt 514	
1973 ¹¹⁴		
	Bob Priest, Jr., Apt 102	
	M. E. Muldowney, Apt 104	
	Walter Miles, Apt 105	
	James T. Iwaki, Apt 106	
	Walter L. Bennett, Apt 108	
	Kwon Hee Nam, Apt 109	
	Emma Norstrum, Apt 110	
	Naomi Ellis, Apt 111	
	Charles L. Jacobson, Jr., Apt 112	
	William J. Prince, Apt 114	
	Elizabeth A. Sweeney, Apt 201	
	Rhea Burakoff, Apt 206	
	Sam L. Miller, Apt 207	
	E. Skold, Apt 302	
	Maude M. Shapiro, Apt 313	
	Olaf Wahl, Apt 314	
	Ruth Saville, Apt 315	
	Stavroula Giannou, Apt 401	
	Frank Gabrielson, Apt 405	
	Faire M. Peck, Apt 409	
	M. Morrison, Apt 410	
	David I. Jenkins, Apt 411	
	Mrs. Mina C. Smith, Apt 415	
	Herman Pecker, Apt 501	
	Louis Rosen, Apt 505	
	C. E. Hancock, Apt 508	
	Guy T. Baker, Apt 509	
	A. E. Quinlan, Apt 510	
	George J. Howard, Apt 511	
	John Quinlan, Apt 514	
1987 ¹¹⁵		
	Sergio Medina Perez, Apt 104	
	Dolores G. Escarvage, Apt 112	
	Larry Kindness, Apt 115	
	Michael Valdes, Apt 204	
	Joaquin Meza, Apt 205	
	Rhea Burakoff, Apt 206	
	Robert Shawley, Apt 208	
	Ron Cherry, Apt 214	
	Ricardo E. Loveman, Apt 301	
	Gregory O. Brown, Apt 304	
	Bernard Campbell, Apt 305	
	Philip Naiks, Apt 309	
	Maude M. Shapiro, Apt 313	
	David M. Slavin, Apt 314	
	J. A. Ponthus, Apt 407	
	Hal Townsend, Apt 412	
	Ken R. Pewthers, Jr., Apt 502	
	Don Deschner, Apt 504	

¹¹⁴ *Los Angeles Street Address Directory*, Pacific Bell, July 1973: 69.

¹¹⁵ *Los Angeles Street Address Directory*, Pacific Bell, 1987: 78.

The Commodore Apartments Historic-Cultural Monument Nomination

<i>Year</i>	<i>Name</i>	<i>Occupation</i>
	Michel Bruno, Apt 505	
	M. Bogard, Apt 515	

APPENDIX C: ARCHITECTURAL DESIGNS ATTRIBUTED TO L.A. SMITH

L.A. Smith's projects with Lilly-Fletcher Company as contractor:¹¹⁶

- 1918: Automobile building for Citizens Trust and Savings Bank at northeast corner of Pico and South Hill Streets, designed with Morgan, Walls & Morgan (extant)¹¹⁷
- 1919: Two, twenty-two room flat buildings on West Adams Street between Magnolia and Monmouth Avenues (unknown if extant)¹¹⁸
- 1919: Two frame and plaster apartment buildings at 1841 to 1855 Argyle Avenue (not extant).¹¹⁹
- 1921: New warehouse at the northeast corner of Sixteenth and Valencia Streets for the owner of the Pig'n Whistle Company, with Paul C. Pape as supervising architect (current address not found, unknown if extant)¹²⁰
- 1921: Brick store and motion picture theater building at 2518 West Washington Street (not extant)¹²¹
- 1921: Lilly-Fletcher Building, southwest corner of 3rd and Western Avenue, Los Angeles (not extant)¹²²
- 1921: Rivoli Theater, 4521 South Western Avenue (not extant)¹²³
- 1921: Tivoli Theater #4, 42nd Street and Central Avenue (not extant)¹²⁴
- 1921: Casino Theatre, 43rd Street and Central Avenue (appears to be extant at 4273 South Central Ave)¹²⁵
- 1921: Circle Theatre, 60th Street and South Broadway (appears to be extant at 6001 South Broadway)¹²⁶

L.A. Smith's theater projects, some of which were for Lou Bard's theater chain:¹²⁷

- 1923: Vista Theater (Bard's Hollywood Theater), 4473 Sunset Boulevard (extant)¹²⁸
- 1924: Highland Theater, 5604 North Figueroa Street (extant, HCM No. 549)¹²⁹
- 1925: El Portal Theater, 5271 North Lankershim Boulevard (extant, HCM No. 573)¹³⁰
- 1925: Bard's Pasadena Theater (Colorado Theater), 1003 East Colorado Boulevard, Pasadena (not extant).¹³¹
- 1924-1925: Bard's West Adams Theatre (Adams Theater), 1898 West Adams Boulevard (does not appear to be extant).¹³²

¹¹⁶ All buildings are located in the city of Los Angeles

¹¹⁷ "Plans for New Garages Shaping: Modern Structures are Projected for Number of Locations," *Los Angeles Times*, April 21, 1918: V1.

¹¹⁸ "To Build Plans," *Los Angeles Times*, February 23, 1919: I16.

¹¹⁹ "Building Increase Shown in Permits: New Home Construction Gives Zest to Local Field," *Los Angeles Times*, June 1, 1919: V1.

¹²⁰ "Pig'N Whistle Takes Lease on New Factory," *Los Angeles Times*, January 23, 1921: V3.

¹²¹ "West Washington Theater," *Los Angeles Times*, November 13, 1921: V5.

¹²² "Lilly-Fletcher Building, Los Angeles, CA," Pacific Coast Architecture Database, <http://pcad.lib.washington.edu/building/3235/>, accessed June 1, 2018.

¹²³ "4521 S. Western Avenue," City of Los Angeles, Board of Public Works, Department of Buildings, Application for the Erection of Class "D" Brick Building, Permit No. 14635, June 27, 1921.

¹²⁴ "Tivoli Theatre #4, Los Angeles, CA," Pacific Coast Architecture Database, <http://pcad.lib.washington.edu/building/3203/>, accessed June 1, 2018.

¹²⁵ "Casino Theatre, Los Angeles, CA," Pacific Coast Architecture Database, <http://pcad.lib.washington.edu/building/3174/>, accessed June 1, 2018.

¹²⁶ "Circle Theatre, Los Angeles, CA," Pacific Coast Architecture Database, <http://pcad.lib.washington.edu/building/3193/>, accessed June 1, 2018.

¹²⁷ All buildings in the city of Los Angeles, unless otherwise noted.

¹²⁸ "Bard's Theater Grand Opening," Historic Photograph, Photo Date: 1923, Historical Notes, Security Pacific National Bank Collection, Los Angeles Public Library,

<http://photos.lapl.org/carlweb/jsp/DoSearch?&index=tw/&databaseID=968&count=10&tag=245&terms=Bard%27s%20Theatre%20grand%20opening>.

¹²⁹ Amy Louise Kazmin, "A Place in History: Preservationists Seek to Save Highland Theatre, Now a Designated Monument," *Los Angeles Times*, September 12, 1991, http://articles.latimes.com/1991-09-12/news/gl-2812_1_highland-park.

¹³⁰ "5275-5287 Lankershim Boulevard," City of Los Angeles Department of Building and Safety, Application for the Erection of Class "A" Building," Permit No. 43943, December 31, 1925.

¹³¹ "Bard's Pasadena Theatre, Pasadena, CA, Pacific Coast Architecture Database, <http://pcad.lib.washington.edu/building/2405/>, accessed June 1, 2018.

¹³² "Bard's West Adams Theatre, Los Angeles, CA, Pacific Coast Architecture Database, <http://pcad.lib.washington.edu/building/2415/>, accessed June 1, 2018.

The Commodore Apartments Historic-Cultural Monument Nomination

- 1924-1925: Beverly Theater, 202 North Beverly Drive, Beverly Hills (not extant)¹³³
- 1924-1925: Manchester Theater, Manchester Avenue near South Broadway (not extant)¹³⁴
- 1925, Bard's 8th Street Theatre (Olympic Theater), 313 West 8th Street (extant)¹³⁵
- 1925-1927: Tower Theater, 802 South Broadway (extant, HCM No. 450).¹³⁶

¹³³ "Beverly Theater," Pacific Coast Architecture Database, <http://pcad.lib.washington.edu/building/2409/>, accessed June 1, 2018.

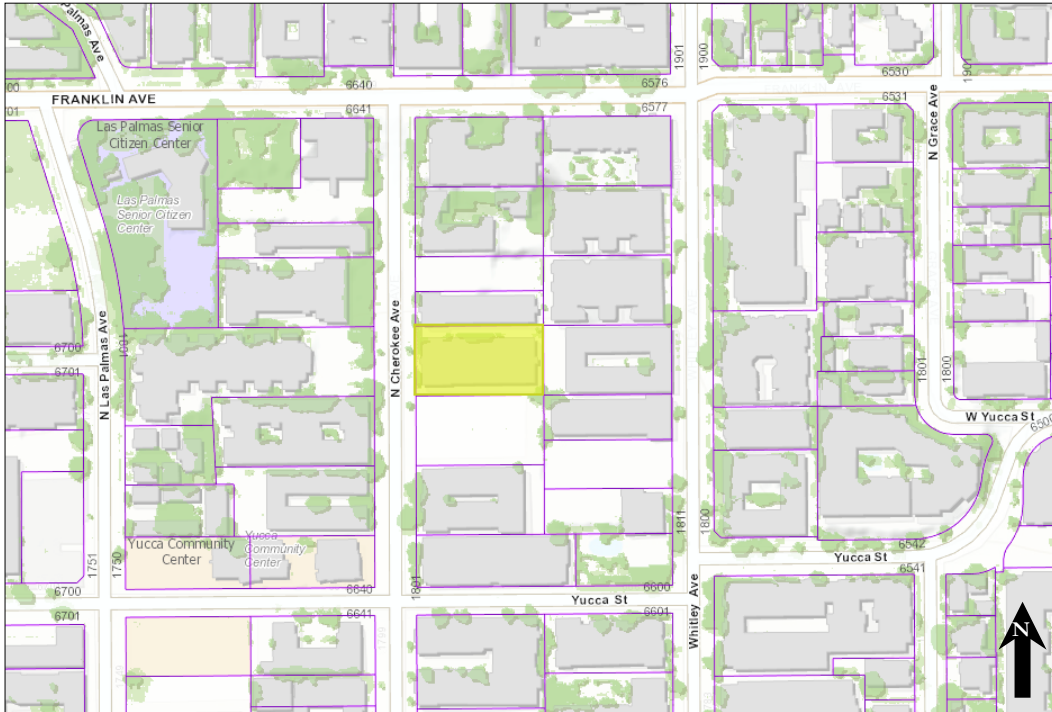
"Select Theater Location: Realty Company Completes Scientific Survey of Suburban Growth in Choosing Site," *Los Angeles Times*, March 9, 1924: D18.

¹³⁴ "Manchester Theater, Los Angeles, CA," Pacific Coast Architecture Database, <http://pcad.lib.washington.edu/building/2412/>, accessed June 1, 2018.

¹³⁵ "Bard's 8th Street Theater, Los Angeles," Pacific Coast Architecture Database, <http://pcad.lib.washington.edu/building/2523/>, accessed June 1, 2018.

¹³⁶ "Tower Theatre, Downtown, Los Angeles," Pacific Coast Architecture Database, <http://pcad.lib.washington.edu/building/937/>, accessed June 1, 2018. With architect S. Charles Lee

Attachment 1: Maps



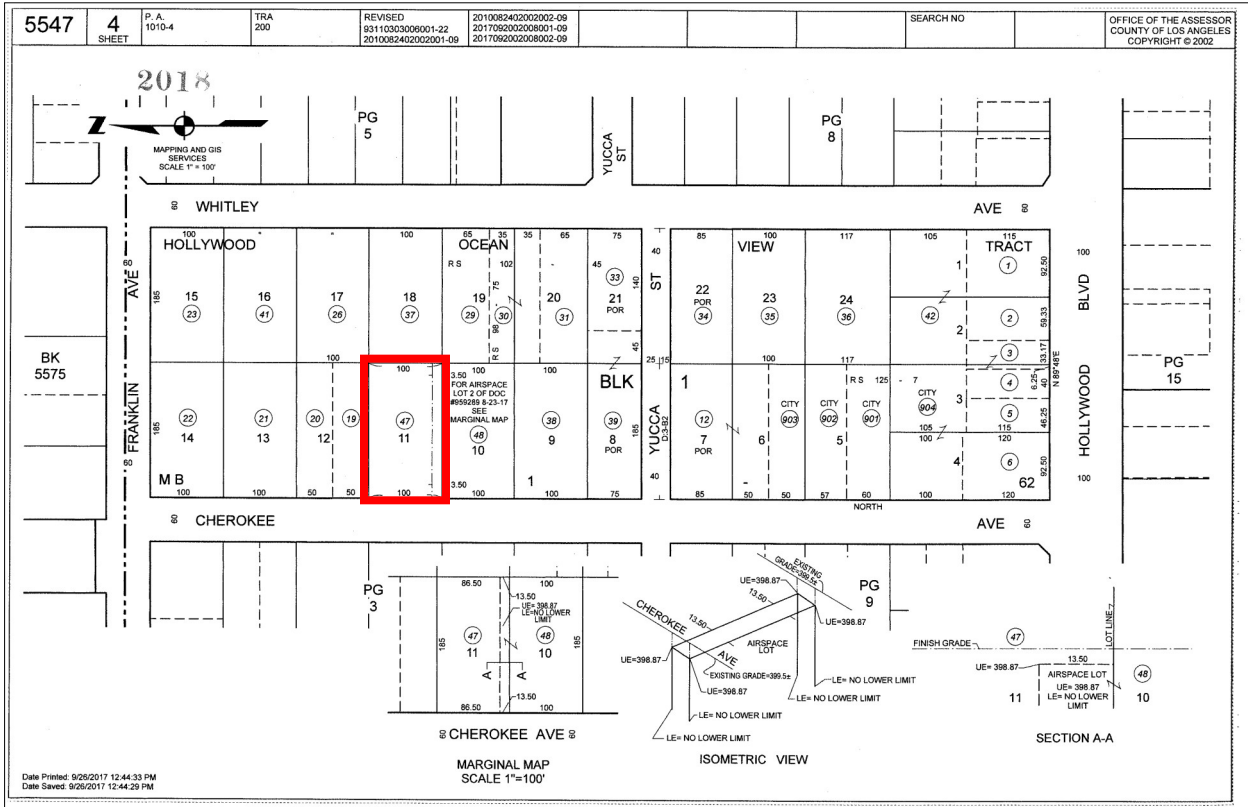
Map 1: Location map, subject property at center in yellow (source: Los Angeles County Assessor)



Map 2: Current aerial, subject property outlined in red (source: Google Earth)

Commodore Apartments, 1830 N. Cherokee Avenue

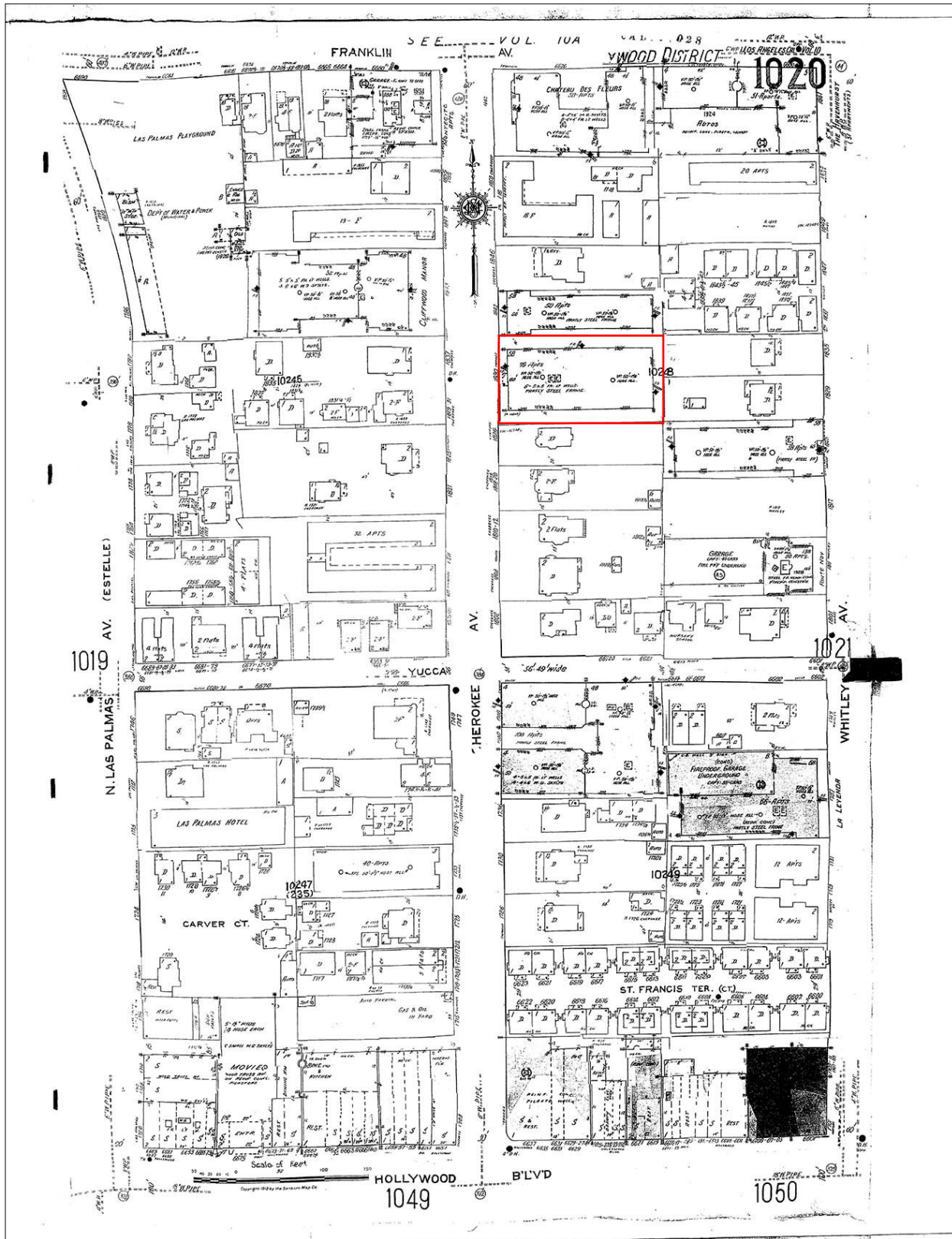
Attachment 1: Maps



Map 3: Parcel map, subject property in red (Source: Los Angeles County Assessor)

Commodore Apartments, 1830 N. Cherokee Avenue

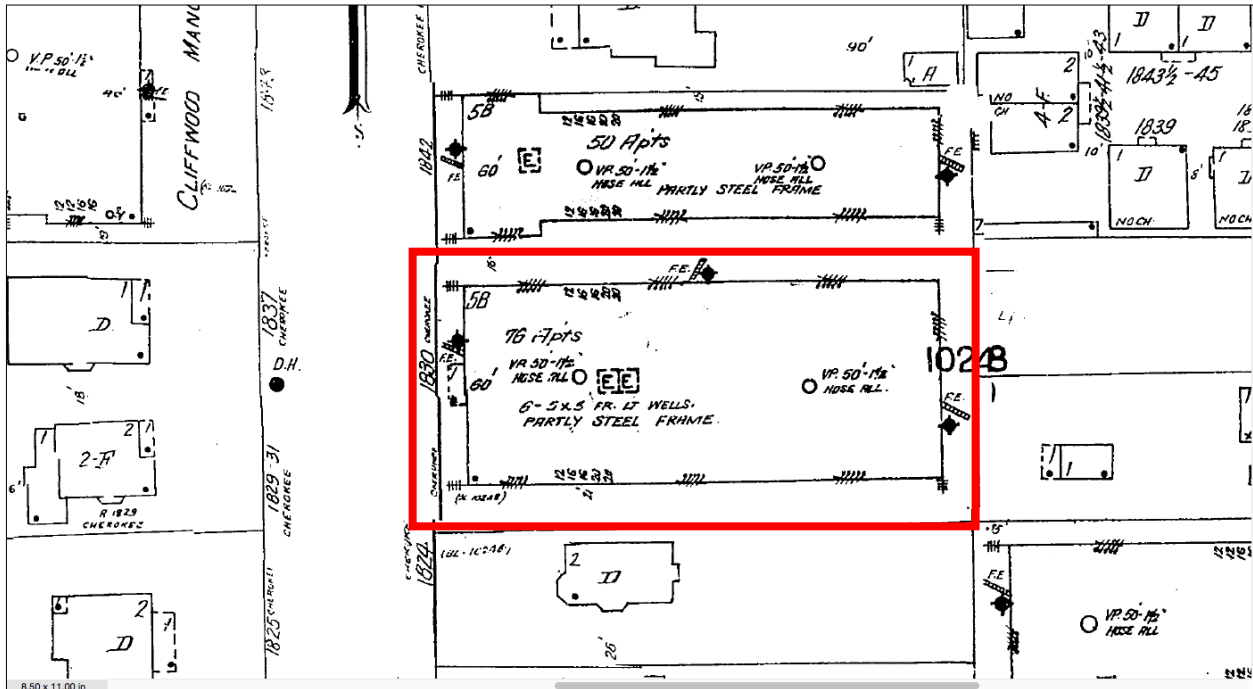
Attachment 1: Maps



Map 4: Sanborn Map, 1951, subject property outlined in red (source: Proquest, Los Angeles Public Library)

Commodore Apartments, 1830 N. Cherokee Avenue

Attachment 1: Maps



Map 5: Sanborn Map, crop of previous (source: Proquest, Los Angeles Public Library)



Figure 1: Commodore Apartments, west elevation, view east (source: Snow, 2018)



Figure 2: Commodore Apartments, north elevation (left) and west elevation (right), view southeast (source: Snow, 2018)

Attachment 2: Contemporary Photos



Figure 3: Commodore Apartments, west elevation, entrance detail, view east (source: Snow, 2018)



Figure 4: Commodore Apartments, south elevation, view northeast (source: Snow, 2018)

Attachment 2: Contemporary Photos



Figure 5: Commodore Apartments, interior, 1st floor lobby, view east (source: Snow, 2017)



Figure 6: Commodore Apartments, interior, 1st floor lobby, view northeast (source: Snow, 2017)

Attachment 2: Contemporary Photos



Figure 7: Commodore Apartments, interior, 1st floor corridor, view east (source: Snow, 2017)



Figure 8: Commodore Apartments, interior, 5th floor corridor, view east (source: Snow, 2017)

Attachment 2: Contemporary Photos



Figure 9: Commodore Apartments, interior, 5th floor unit, living area (typical) (source: Snow, 2018)



Figure 10: Commodore Apartments, interior, 5th floor unit, living area (typical) (source: Snow, 2018)

Attachment 2: Contemporary Photos



Figure 11: Commodore Apartments, interior, 5th floor unit, kitchen (typical) (source: Snow, 2017)



Figure 12: Commodore Apartments, interior, 2nd floor unit, living area (typical) (source: Snow, 2017)

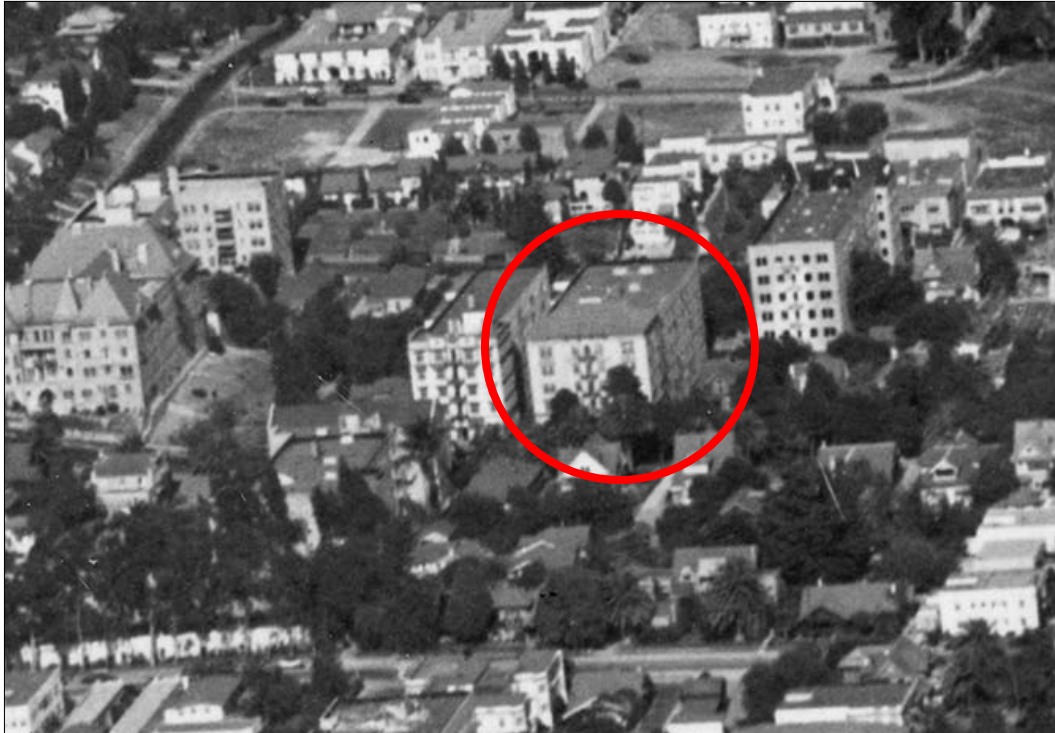
Attachment 3: Historic Photos



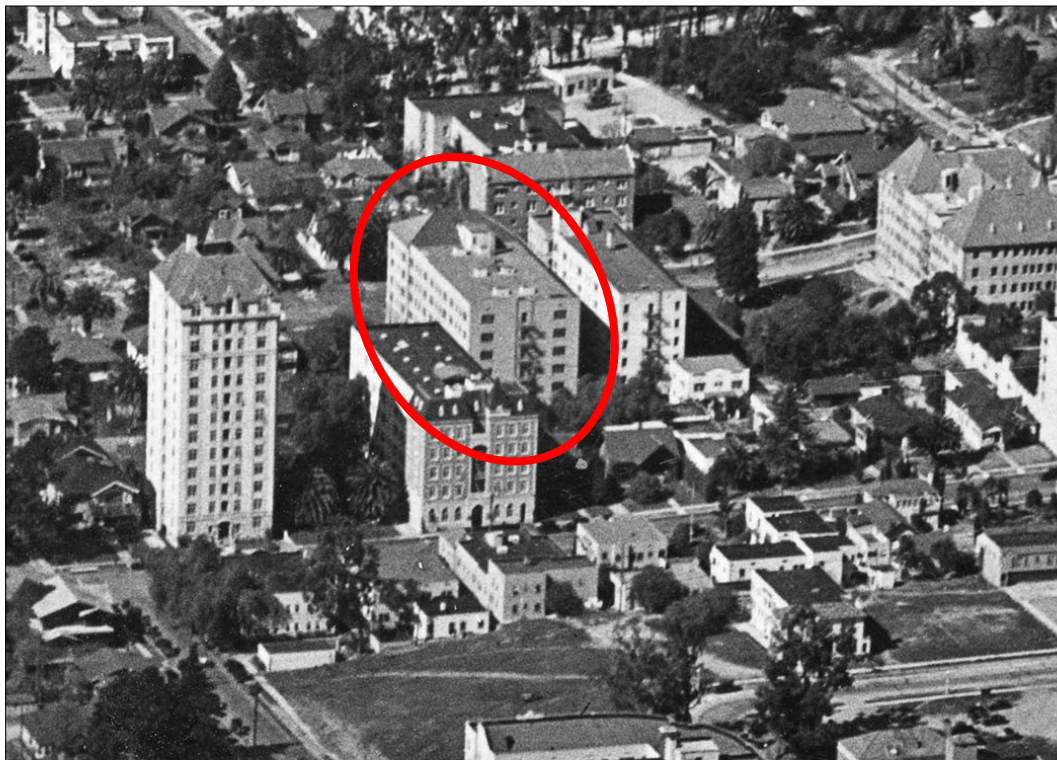
Historic Photo 1: Commodore Apartments, west facade, view northeast, c. 1940 (source: Bison Archives)

Commodore Apartments, 1830 N. Cherokee Avenue

Attachment 3: Historic Photos



Historic Photo 2: Commodore Apartments, west façade and south elevation, view northeast, 1928 (source: UCLA Air Photo Archive)



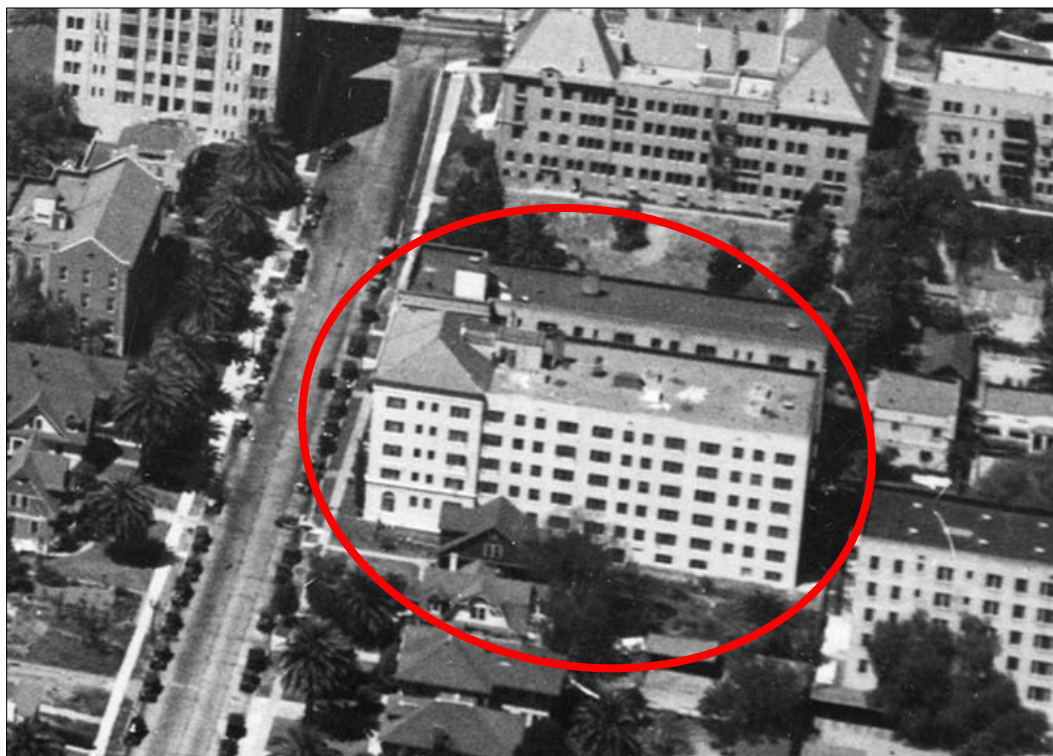
Historic Photo 3: Commodore Apartments, east and south elevations, view northwest, 1930 (source: UCLA Air Photo Archive)

Commodore Apartments, 1830 N. Cherokee Avenue

Attachment 3: Historic Photos



Historic Photo 4: Commodore Apartments, west façade and south elevation, view northeast, 1931 (source: UCLA Air Photo Archive)



Historic Photo 5: Commodore Apartments, south elevation, view northwest, 1934 (UCLA Air Photo Archive)

Commodore Apartments, 1830 N. Cherokee Avenue

Attachment 5: Building Permits

All Applications Must be Filled Out by Applicant

Bldg. Form 1

PLANS AND SPECIFICATIONS
and other data must also be filed

1

DEPARTMENT OF BUILDING AND SAFETY Application for the Erection of Buildings

CLASS "A"-"B"-"C"

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

TAKE TO
ROOM No. 6
REAR OF
NORTH
ANNEX
1st FLOOR
CITY CLERK
PLEASE
VERIFY

Lot No. 11 Block 1
Description of Property Hollywood Ocean View Tract

TAKE TO
FIRST FLOOR
242 SO.
BROADWAY
ENGINEER
PLEASE
VERIFY

District No. 3214 M. B. Page 9 F. B. Page 38
No. 1832 Cherokee Street
Location of Job Act. Franklin Av. & Yucca St
(USE INK OR INDELIBLE PENCIL)

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

- Purpose of Building Temporary Home No. of Rooms 150 No. of Families 9
- Owner's name Marion P. Raab Phone 9th Ave. Rm.
- Owner's address 566 S. of C. Beverly City
- Architect's name J. A. Smith Phone
- Contractor's name JAMUEL F. BARO & Co Phone VA. 0944
- Contractor's address 566 Chamber of Commerce Bldg
- TOTAL VALUATION OF BUILDING {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 300,000.00
- Any other building or permit for a building on lot at present? no How used?
- Size of proposed building 64 x 163 Size of lot 100 x 185 feet
- Number of stories in height 5 Height to highest point 70'
- Material of foundation Concrete Character of soil loam (clay)
- Material of exterior walls Brick
- Material of interior construction wood & steel
- Material of floors Wood
- Material of roof tile & composition

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

OVER 7/11 42

(Sign here)

(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY		
PERMIT NO. 19971	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>7-9-26</u> Kearney Plan Examiner	Application checked and found O. K. <u>7/9/26</u> <u>ZB</u> <u>Reico</u> <u>10'83</u> Clerk
		Stamp here when received RECEIVED JUL 9 1926 INDIVIDUAL

PLANS

19000

FOR DEPARTMENT USE ONLY

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

REMARKS

BLDG. FORM 60

SET-BACK AGREEMENT

(Date) 7/9/26

Mr. J. J. Backus,
Superintendent of Building,
Los Angeles, California.

Dear Sir:

I hereby agree to erect the building and every portion thereof referred to in this application at least 10 feet back from the street property line, except that the eaves or cornice, platforms and unenclosed porches, one story in height, may extend into the area between the main wall of the building and the front property line, in accordance with the action of the City Council in establishing a set-back line for this property; and I further agree not to erect any fence, wall or other structure or any portion thereof, between said set-back line and the street property line.

I hereby agree to accept the permit issued for the erection of this building subject to the foregoing conditions.

[Signed] Marion P. Rank
By F. A. Brown, Owner

[Handwritten signature]
Inspector Notice # 2058

**CITY OF LOS ANGELES
DEPARTMENT**

**OF
BUILDING AND SAFETY**

CERTIFICATE OF OCCUPANCY

Date Certificate Issued:

April 29, 1927, 19

18322 N. Cherokee Address of Building

CC #33058 Owner
..... Owner's Address

199711 (Post Office) (Zone) (State)
206855 Permit Number 1926 Year

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

5 Story, Class B, 146 Rooms, 64 Unit Apartment House

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

G. E. MORRIS
Superintendent of Building

By **COPY**

All Applications Must be Filled Out by Applicant

Bldg. Form 3

PLANS AND SPECIFICATIONS
and other data must also be filed

BUILDING DIVISION

3

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair or Demolish

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

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

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

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

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

REMOVED FROM

REMOVED TO

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st Floor CITY CLERK PLEASE VERIFY TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY	Lot..... Block..... Tract..... Book..... Page..... F. B. Page.....	Lot..... Block..... Tract..... Book..... Page..... F. B. Page.....	O. K. City Clerk O. K. City Engineer	Deputy Deputy
	From No. <u>1830 North Cherokee</u> Street To No. <u>Between Franklin & Yucca</u> Street (USE INK OR INDELIBLE PENCIL)	From No. Street To No. Street		

1. What purpose is the present Building now used for? Residence
2. What purpose will Building be used for hereafter? Demolish & Remove
3. Owner's name Max Co. Inc. Phone Hu 9000
4. Owner's address 175 E. Jefferson St
5. Architect's name..... Phone.....
6. Contractor's name Same Phone.....
7. Contractor's address.....
8. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Ceaspoils, Elevators, Painting, Finishing, all Labor, etc.} \$ 1300
9. Class of present Building D No. of rooms at present 8
10. Number of stories in height 2 Size of present Building 30 x 30
11. State how many buildings are on this lot.....
12. State purpose buildings on lot are used for Residence
(Apartment House, Hotel, Residence, or any other purpose.)

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

Demolish and Remove

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

OVER

(Sign here) A. Remmer
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY			
PERMIT NO. 29661 <u>29661</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. _____ Plan Examiner	Application checked and found O. K. <u>[Signature]</u> _____ Clerk	Stamp here when permit is issued. RECEIVED OCT 13 1926 ISSUED

EP [Signature]

3

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

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Lot No. Tract Location of Building 1830 No. Cherokee Ave

Between what cross streets Yucca and FRANKLIN

USE INK OR INDELIBLE PENCIL. 1. Present use of building APARTMENT HOUSE Families 7 Rooms 100

2. State how long building has been used for present occupancy 16 YEARS

3. Use of building AFTER alteration or moving Family Families 6 Rooms 100

4. Owner EDDY D. FIELD

5. Owner's Address 613 So. HULSTON P.O. L.A. 36

6. Certificated Architect

7. Licensed Engineer

8. Contractor

9. Contractor's Address

10. VALUATION OF PROPOSED WORK 500.00

11. State how many buildings NOW on lot and give use of each APARTMENT HOUSE

12. Size of existing building 10 x 170 Number of stories high 6 Height to highest point

13. Material Exterior Walls Brick Exterior framework BRICK AND

14. Describe briefly all proposed construction and work: REPLACE DRY ROT IN WALLS IN BASEMENT

No structural alteration - All interior alterations

Inspector to check valuation in the field

15. Size of Addition NEW CONSTRUCTION

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

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

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby 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 Eddy D. Field (Owner or Authorized Agent)

DISTRICT OFFICE

FOR DEPARTMENT USE ONLY PLAN CHECKING CHANGE OF OCCUPANCY FEES PERMIT No. LA 19441

3

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

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Lot No. _____

Tract _____

Location of Building 1830 N. CHEROKEE (House Number and Street)

Approved by City Engineer

Between what cross streets? FRANKLIN - YUCCA Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building Apt. Building Families 40 Rooms 4

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

3. Use of building AFTER alteration or moving Same Families 40 Rooms _____

4. Owner ED FIELDS Phone _____

5. Owner's Address 940 SO. LA BREA P. O. _____

6. Certificated Architect _____ State License No. _____ Phone _____

7. Licensed Engineer _____ State License No. _____ Phone _____

8. Contractor Sterling Sandblast Co _____ State License No. _____ Phone _____

9. Contractor's Address 3107 FLETCHER DR _____

10. VALUATION OF PROPOSED WORK \$ 1184

11. State how many buildings NOW ONE on lot and give use of each. _____

12. Size of existing building 102 x 70 Number of stories high 6 Height to highest point 60'

13. Material Exterior Walls Plaster Exterior framework Wood

14. Describe briefly all proposed construction and work: Sandblast all interior plaster surface

NEW CONSTRUCTION

15. Size of Addition x Size of Lot x Number of Stories when complete
16. Footing: Width Depth in Ground Width of Wall Size of Floor Joists x
17. Size of Studs x Material of Floor Size of Rafters x Type of Roofing

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby 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 Ed Fields By Ed Fields

DISTRICT OFFICE

FOR DEPARTMENT USE ONLY

Table with columns: PLAN CHECKING, OCCUPANCY SURVEY, TYPE, GROUP, For Plans See, Filed with, etc.

DO NOT WRITE BELOW THIS LINE

Table with columns: TYPE OF RECEIPT, DATE ISSUED, TRACER NO. (M), RECEIPT NO., CODE, FEE PAID

3

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP	1. LEGAL LOT 11	BLK. 1	TRACT Hollywood Ocean View Tract
ZONE	2. BLDG. ADDRESS 1830 No. Cherokee Ave.		
FIRE DIST.	3. BETWEEN CROSS STS. Franklin Ave. AND Yucca St.		
INSIDE KEY	4. PRESENT USE OF BLDG. Apt. House	NEW USE OF BLDG. Same	
COR. LOT	5. OWNER Mr. Eddy D. Field		
REV. COR LOT SIZE	6. OWNER'S ADDRESS 940 So. La Brea, Los Angeles		
REAR ALLEY	7. CERT. ARCH.		
SIDE ALLEY BLDG. LINE	8. LIC. ENG.		
AFFIDAVITS	9. CONTRACTOR Williams Waterproofing & Painting Co.		STATE LICENSE NUMBER 5991
BLDG. AREA	10. SIZE OF EX. BLDG. 65' x 165' STORIES 5 HEIGHT		
SPRINKLERS REQ'D. SPECIFIED	11. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input checked="" type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		ROOF CONST: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER

3

1830 North Cherokee Ave.

VALIDATION	LA 19800	JUL--755	00843	A - 2 CB	2.00
TYPE	GROUP	MAX. OCC.			
III-A	H-2	No Change	JUL--755	00844	A - 1 CB 5.50

DIST. OFFICE		
C. OF O. ISSUED	P.C. \$2.00	B.P. \$5.50
DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. \$ 900⁰⁰	VALUATION APPROVED <i>[Signature]</i>
PARKING SPACES	13. SIZE OF ADDITION X STORIES HEIGHT	APPLICATION CHECKED <i>[Signature]</i>
GUEST ROOMS	14. NEW WORK: Parapet correction-Cherokee north, MATERIAL EXT. WALLS east, & MATERIAL ROOF south exit courts	PLANS CHECKED <i>[Signature]</i>
FILE WITH	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance. <i>[Signature]</i> SIGNED	CORRECTIONS VERIFIED <i>[Signature]</i>
CONT. INSP.		PLANS APPROVED <i>[Signature]</i>
		APPLICATION APPROVED <i>[Signature]</i>

This form when properly validated is a permit to do the work described.

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

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 11	BLK 1	TRACT Ocean View Hollywood	DIST. MAP 150-185					
2. PRESENT USE OF BUILDING (OS) Apt.	NEW USE OF BUILDING (OS) Same			CENSUS TR 1902.					
3. JOB ADDRESS 1830 N. Cherokee				ZONE R5-1					
4. BETWEEN CROSS STREETS Hollywood Blvd. AND Franklin				FIRE DIST. EBZ					
5. OWNER'S NAME Eddy D. Fried	PHONE			LOT (TYPE) INTERIOR					
6. OWNER'S ADDRESS 5217 Hollywood	CITY ZIP			LOT SIZE 100 x 185					
7. ENGINEER	STATE LICENSE No. PHONE			ALLEY					
8. ARCHITECT OR DESIGNER	STATE LICENSE No. PHONE			BLDG. ONE 10'					
9. CONTRACTOR GRINNELL Co. - C-16	STATE LICENSE No. 280525 PHONE			AFFIDAVITS QC 8068					
10. BRANCH LENDER	ADDRESS CITY								
11. SIZE OF EXISTING BLDG. WIDTH 45 LENGTH 100	STORIES 5	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE ONE						
12. CONST. MATERIAL OF EXISTING BLDG. →	EXT. WALLS BRICK	ROOF WOOD	FLOOR						
13. JOB ADDRESS 1830 N. Cherokee				DIST. OFFICE LA					
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 35000-				CRIT. SOIL					
15. NEW WORK: (Describe) Comply with Fire Safety Ord. (sprinkler system)				GRADING YES					
NEW USE OF BUILDING same				SIZE OF ADDITION	STORIES	HEIGHT	FLOOD		
TYPE IDA	GROUP OCC.	PLANS CHECKED		CONS. YES					
BLDG. AREA	MAX OCC.	TOTAL	PLANS APPROVED	ZONED BY WHEELER					
DWELL. UNITS	GUEST ROOMS	PARKING REQ'D	PROVIDED	APPLICATION APPROVED	FILE WITH Cons				
SPRINKLERS REQ'D SPECIFIED YES	CONT. INSP.	INSPECTION ACTIVITY			INSPECTOR				
P.C. 13642		S.P.C.	B.P. 16050	I.F.	G.P.I.	O.S.	C/O	PM	TYPIST SE

P.C. No. 184400 PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY	AUG-5-74	10067 E	•95048	V - 6 CK	136.42
	AUG-15-74	10068 E	•95048	V - 1 CK	160.50

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. 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 L.A.M.C.)

Signed Eddy D. Fried (Owner or Agent)

Bureau of Engineering	ADDRESS APPROVED	Signature/Date
	SEWERS	
	SEWERS AVAILABLE	
	NOT AVAILABLE	
	SFC PAID	NO SEWER/PLUMBING REQ'D.
	SFC DUE	SFC NOT APPLICABLE
	DRIVEWAY	
	HIGHWAY DEDICATION	REQUIRED
		COMPLETED
	FLOOD CLEARANCE	
Conservation	APPROVED FOR ISSUE <input type="checkbox"/>	NO FILE <input type="checkbox"/>
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)	
Plumbing	PRIVATE SEWAGE SYSTEM APPROVED	
Planning	APPROVED UNDER CASE #	
Traffic	APPROVED FOR	

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLOCK	TRACT	COUNCIL DISTRICT NO.	DIST. MAP
	PHO, 11	1	Hollywood Ocean View 13		150B185
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			ZONE	
(05 Apt. Bldg)	() same			R5-4	
3. JOB ADDRESS					FIRE-DIST.
1830 N. Cherokee Ave.					FBZ
4. BETWEEN CROSS STREETS AND					LOT TYPE
Franklin Ave. Yucca St.					TNT
5. OWNER'S NAME					LOT SIZE
Currey Riach (818) 888-6800					150'x 185'
6. OWNER'S ADDRESS					ALLEY
23480 Park Sorrento #206B					---
7. ENGINEER					BLDG. LINE
					10' B.L.
8. ARCHITECT OR DESIGNER					AFFIDAVITS
					Prior 7/29/62
9. ARCHITECT OR ENGINEER'S ADDRESS					aff 59888
					yd cs 8063
10. CONTRACTOR					zi 1352 CAR
Schneider Plumbing 36-321890 937-7712					DISTRICT OFFICE
11. SIZE OF EXISTING BLDG.					I.A.
WIDTH	LENGTH	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	SEISMIC STUDY ZONE
		5		1(05) Apt. Bldg.	---
12. CONST. MATERIAL OF EXISTING BLDG.					GRADING
Brick Compo					yes
13. JOB ADDRESS					FLOOD
1830 N. Cherokee Ave.					---
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING					HWY. DED.
PC 22,500 BP 37,500					---
15. NEW WORK (Describe)					CONS.
Comply W/ Dorothy Mae ordinance					---
NEW USE OF BUILDING					ZONED BY
(05) apt. bldg.					S. Huonaka
TYPE					FILE WITH
					TIPIST
DWELL UNITS					INSPECTOR
75					Durand
GUEST ROOMS					B & SB-3 (R 1.83)
PARKING REQ'D					
no					
PARKING PROVIDED					
no					
P.C. 125.37					
S.P.C.					
BP 215.00					
I.F.					
O/S					
DIST OFFICE					
I.A.					
P.C. NO.					
5315					
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED					

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 10-3-86 Lic. Class C-36 Lic. Number 321890 Contractor Charles T. Ben (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 to be owned 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 projects with a contractor(s) licensed pursuant to the Contractor's License Law.)
 I am exempt under Sec. _____, B. & P. C. for this reason _____
 Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).
 Policy No. 5305 32-86 Insurance Company State Farm
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
 Date 10-3-86 Applicant's Signature Charles T. Ben
 Applicant's Mailing Address 5531 Venice Blvd.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

CONSTRUCTION LENDING AGENCY

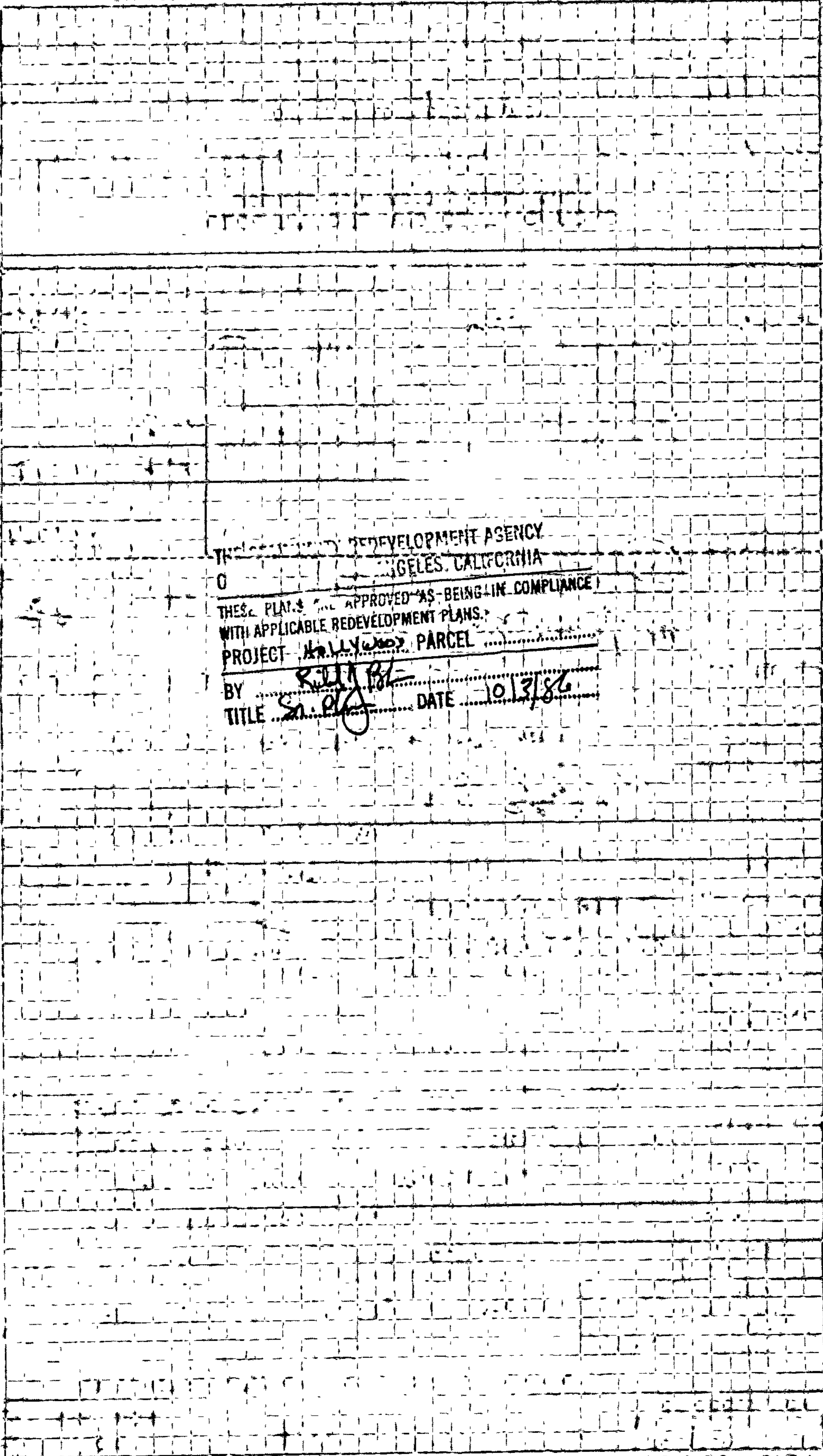
20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
 Lender's Name _____ Lender's Address _____

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 Charles T. Ben Agent 10-3-86 Date
 (Owner or agent having property or other interest) Position

12800700045

ON LOT PLAN SHOW ALL POINTS ON LOT AND USE OF EACH



THE CITY OF LOS ANGELES REDEVELOPMENT AGENCY
 LOS ANGELES, CALIFORNIA
 THESE PLANS ARE APPROVED AS BEING IN COMPLIANCE
 WITH APPLICABLE REDEVELOPMENT PLANS.
 PROJECT HOLLYWOOD PARCEL
 BY *R. J. [Signature]*
 TITLE *SA. [Signature]* DATE 10/3/86

ARTICLE 10, SECTION 10.01, CHAPTER 1, ORDINANCE 175,198

3

APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

ARTICULO 4.7 DE LA LEY DE LA CIUDAD DE LOS ANGELES

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

Form with 15 numbered sections: 1. LEGAL DESCR., 2. PRESENT USE OF BUILDING, 3. JOB ADDRESS, 4. BETWEEN CROSS STREETS, 5. OWNER'S NAME, 6. OWNER'S ADDRESS, 7. ENGINEER, 8. ARCHITECT OR DESIGNER, 9. ARCHITECT OR ENGINEER'S ADDRESS, 10. CONTRACTOR, 11. SIZE OF EXISTING BLDG., 12. CONST. MATERIAL, 13. JOB ADDRESS, 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT, 15. NEW WORK (Describe). Includes handwritten entries like 'Hollywood Ocean View', '1830 N. Cherokee', 'Earthquake Repair - Full Compliance', and '\$ 412,000.00'.

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). 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. Date 5-15-87 Owner's Signature Joan Riach

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. Date Applicant's Signature

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 5-15-87 Applicant's Signature Joan Riach

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 Joan Riach (Owner or agent having property owner's consent) Position 5-15-87 Date

GENERAL ACKNOWLEDGMENT

On this the 15 day of May, 19 87, before me,

ANNA MOSKALENSKY

the undersigned Notary Public, personally appeared

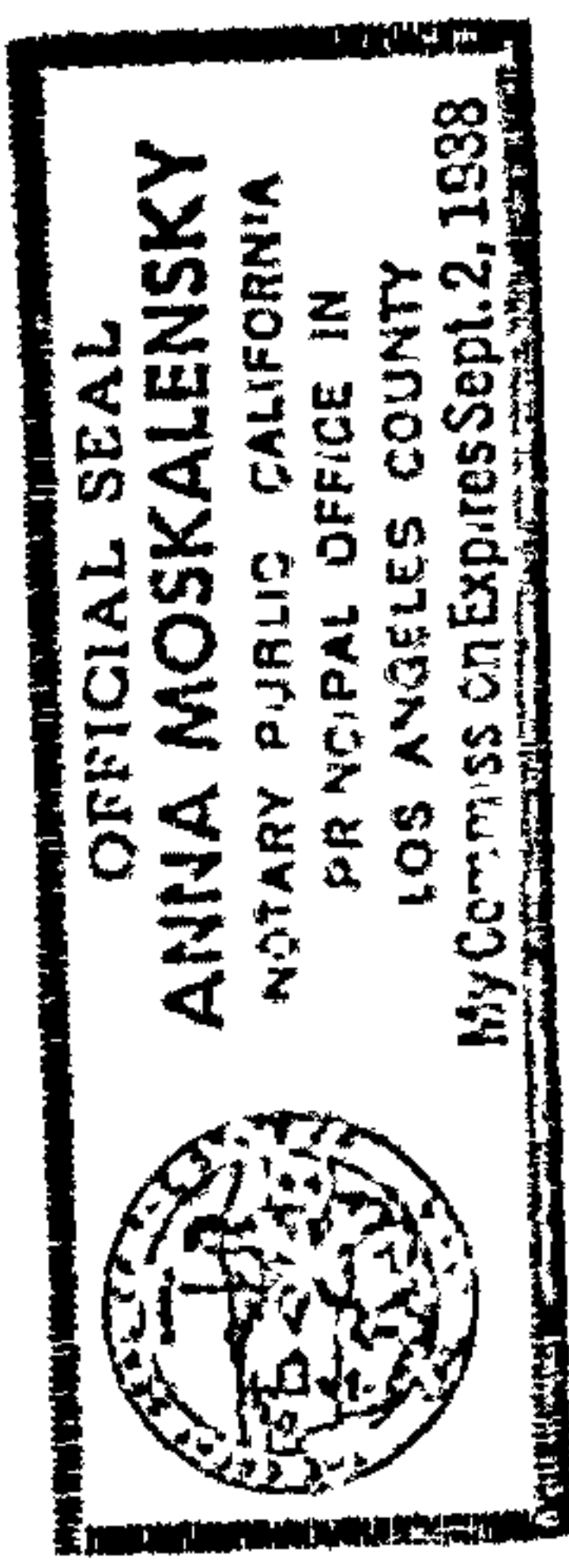
Helen Joan Riach

personally known to me
 proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged that she executed it.
WITNESS my hand and official seal.

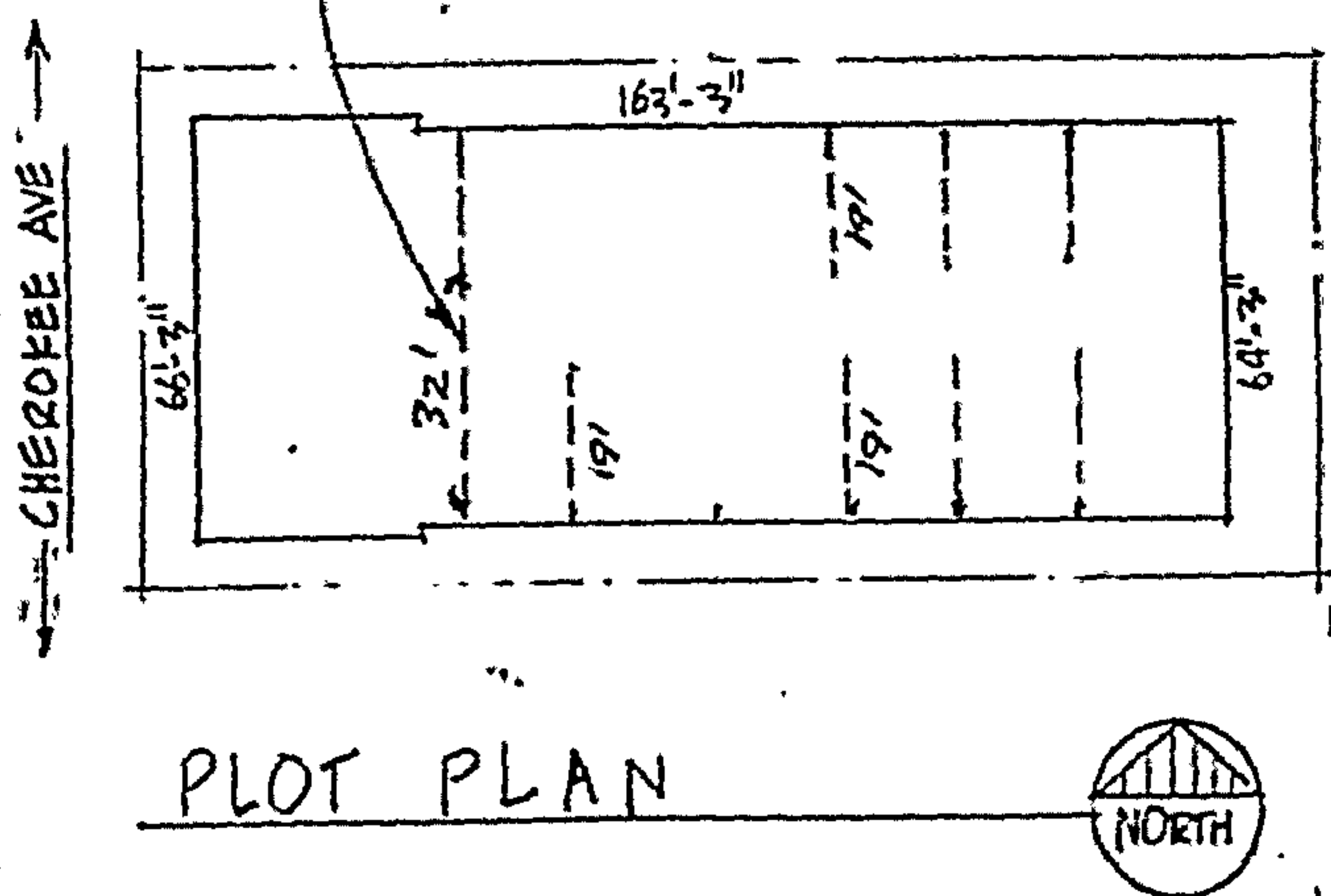
Anna Moskalensky

Notary's Signature

State of California
County of Los Angeles } SS.



BASEMENT LEVEL
CROSS WALLS INDICATED.
UPPER FLOORS ALL EXISTING WALLS OVER 9' HIGH AND 6'6" LONG ARE USED. See Microfilm plans



PLOT PLAN

1234.00 EXP
24.68 P/L
28.84 F.I.
906.40 FINE
43.88 USS
75068 UNIT
U 510 5 09/04/87 2237.80 21.08

3

APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY EARTHQUAKE SAFETY DIVISION

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LOT: 11, BLOCK: 1, TRACT: Hollywood Ocean View, COUNCIL DISTRICT NO.: 13, DIST. MAP: 150B185, CENSUS TRACT: 1902, ZONE: R-S4, FIRE DIST.: FBZ, LOT TYPE: int., LOT SIZE: 100 x 185, 2. PRESENT USE OF BUILDING: Apartments, NEW USE OF BUILDING: same, 3. JOB ADDRESS: 1830 N. Cherokee, 4. BETWEEN CROSS STREETS: Franklin Ave. AND Yucca St., PHONE: 935-9500, 5. OWNER'S NAME: Joan Kiach, 6. OWNER'S ADDRESS: 420 N. McCaddin Pl, LA, CA, 90004, 7. ENGINEER: Mackintosh & Mackintosh, 4875 E. 662-1184, 8. ARCHITECT OR DESIGNER: Mackintosh & Mackintosh, 4875 E. 662-1184, 9. ARCHITECT OR ENGINEER'S ADDRESS: 3838 Oakwood Ave., LA, CA, 90004, 10. CONTRACTOR: Wilshire Const, 501565, 384-9323, 11. SIZE OF EXISTING BLDG.: WIDTH 67, LENGTH 162, STORIES 5, HEIGHT 60, NO. OF EXISTING BUILDINGS ON LOT AND USE: 1, 12. CONST. MATERIAL OF EXISTING BLDG.: URM, ROOF: COMPO, FLOOR: wood/beams, STREET GUIDE: PC Exempt, 13. JOB ADDRESS: 1830 N. Cherokee, 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: \$ 201, 15. NEW WORK (Describe): Change of contractors on permit

NEW USE OF BUILDING: Apartment, TYPE: IIIM, GROUP OCC: R-1, FLOOR AREA: n/c, TOTAL: n/c, PLANS CHECKED: [Signature], APPLICATION APPROVED: [Signature], INSPECTION ACTIVITY: COMB, GEN, NALS, CONS, EQ, DWELL UNITS: n/c, MAX OCC: n/c, GUEST ROOMS: n/c, PARKING REQD: n/c, STD. COMP.: n/c, P.C. NO.: [List], EPL: [List], P.M.: [List], F.H.: [List], G.S.S.: [List], S.O.S.E.: [List], CO: [List], CONT. INSP.: [List], 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 & 22.23 LAMC., 20,00 ERBP, .50 E1-C, 1.00 DSS, 90750 0021, J2353 4 03/02/88, 21.50 CHTD, 90750

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: 3/21/88 Lic. Class: B Lic. Number: 501565 Contractor: [Signature] (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 projects with a contractor(s) licensed pursuant to the Contractor's License Law.) I am exempt under Sec. [] B. & P. C. for this reason. Owner's Signature: [Signature]

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. 3900, Lab. C.). Policy No.: 01-20 Insurance Company: MAPYLAND CASUALTY, Certified copy is hereby furnished. Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety. Date: 7/21/88 Applicant's Signature: [Signature] 2503 W. J. LA 90057 Applicant's Mailing Address: [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. Applicant's Signature: [Signature]

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. 3057, Civ. C.). Lender's Name: [Name] Lender's Address: [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: [Signature] (Owner or agent having property owner's consent) Position: [Signature] Date: [Signature]

Bureau of Engineering

131004

ADDRESS APPROVED 3
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 NO FILE FILE CLOSED

Fire

APPROVED (TITLE 19) (L.A.M.C.-S700)

Housing

HOUSING AUTHORITY APPROVAL

Planning

APPROVED UNDER CASE #

Traffic

APPROVED FOR

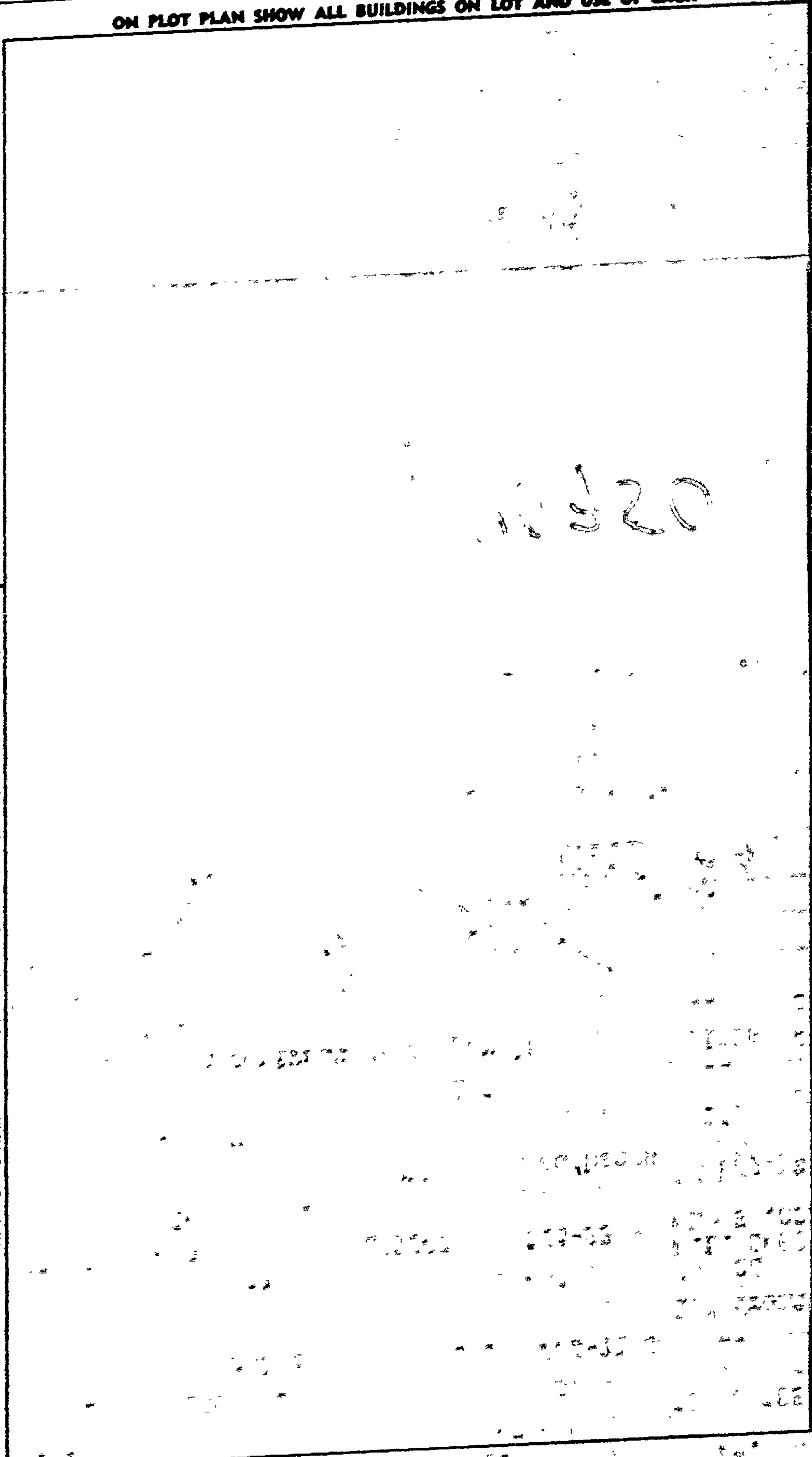
Construction Tax

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

3

3 APPLICATION FOR INSPECTION **300100159**

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 11	BLOCK 1	TRACT Hollywood Ocean View	COUNCIL DISTRICT NO. 13	DEST. MAP 1503185E
2. PRESENT USE OF BUILDING	apartments			NEW USE OF BUILDING	same
3. JOB ADDRESS	1330 N. Cherokee AND Yucca St.			ZONE	RS-4
4. BETWEEN CROSS STREETS	Franklin			FIRE DIST.	FBZ
5. OWNER'S NAME	Joan Biaca			LOT TYPE	int
6. OWNER'S ADDRESS	420 N. McCadden Pl.			LOT SIZE	100 x 185
7. ENGINEER	Hackintosh & Hackintosh			ALLEY	---
8. ARCHITECT OR DESIGNER	Hackintosh & Hackintosh			BLDG. LINE	10' front
9. ARCHITECT OR ENGINEER'S ADDRESS	3838 Oakwood Ave			AFFIDAVITS	21/352
10. CONTRACTOR	WILSHIRE CONSTRUCTION			U.L.	8068
11. SIZE OF EXISTING BLDG.	WIDTH 67	LENGTH 162	STORIES 5	HEIGHT 80	NO. OF EXISTING BLDGS ON LOT AND USE 1
12. CONST. MATERIAL OF EXISTING BLDG.	URBS		WOOD WALLS	ROOF COMPO	FLOOR steel wood/beams
13. JOB ADDRESS	1330 N. Cherokee AVE			STREET GUIDE	PC exempt
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 15000			DISTRICT OFFICE	LA
15. NEW WORK (Describe)	STEEL BRACED FRAME DETAIL CHANGE IN BASEMENT ON LA 75083/87			SEISMIC STUDY ZONE	---
NEW USE OF BUILDING	AFT		SIZE OF ADDITION	STORIES	HEIGHT
TYPE	GROUP OCC.	FLOOR AREA	TOTAL	PLANS CHECKED	FILE WITH
DWELL UNITS	MAX OCC.	PARKING PROVIDED	STD.	INSPECTION ACTIVITY	INSPECTOR
GUEST ROOMS	PARKING REQ'D	CONT. INSP.	LIC FAB	COMB	GEN
PC 8840	GPL	EL 105	EL 105	MAIS	CONS
SFD 600	PM 600	EL 105	EL 105	CONS	---
EF 10400	EL 105	EL 105	EL 105	---	---
LF	FM	EL 105	EL 105	---	---
SG N.A	GSS 399	EL 105	EL 105	---	---
DIST OFFICE LA	S.S.S.	EL 105	EL 105	---	---
AS NO. DS178	CID	EL 105	EL 105	---	---
ENERGY			NONE		

CASHIER'S USE ONLY

88.40	EQPC
104.00	EQBP
6.00	PL/M
1.05	EL-R
.39	OSS
.39	OSS
3.99	OSS
346.51	OCC
37.04/12/89	203.44 CHTD

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 7-31-89 Lic. Class B Lic. Number 501505 Contractor [Signature]

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7041.5, 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 projects with a contractor(s) licensed pursuant to the Contractor's License Law.
 I am exempt under Sec. _____, B. & P. C. for this reason: _____
 Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).
 Insurance Company Marshall-Casualty
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
 Date 7-31-89 Applicant's Signature [Signature]
 Applicant's Mailing Address 2503 W. 7th Suite B LA 90057

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3697, 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 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. 57022.5 LAMC)
 Signed [Signature] Position Prop. Manager Date 7-31-89
 (Owner or agent having property owner's consent)

LA 94651

Bureau of Engineering

1 9 3 0 0 1 0

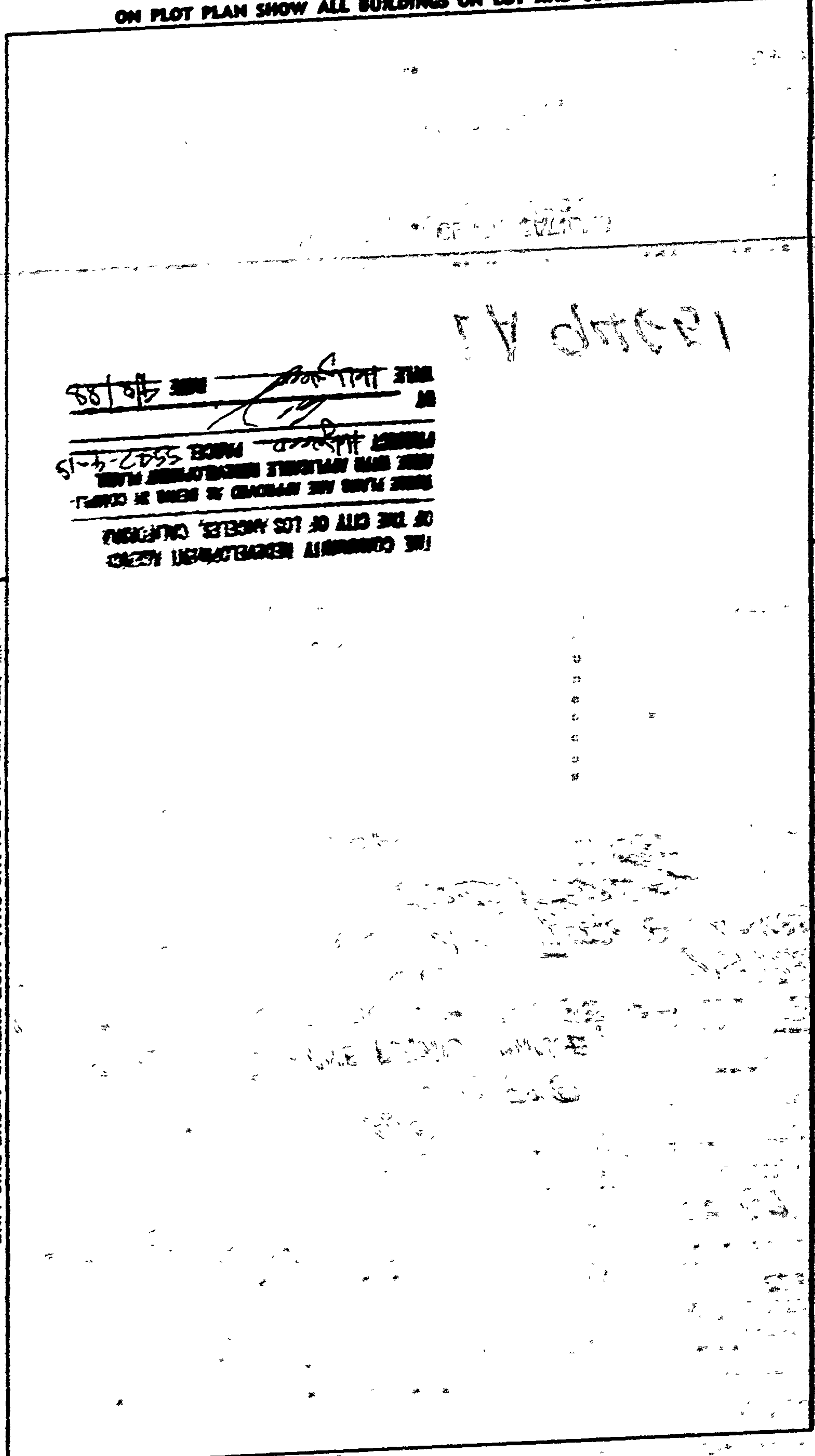
ADDRESS APPROVED	
DRIVEWAY	7 0
HIGHWAY	REQUIRED
DEDICATION	COMPLETED
FLOOD CLEARANCE	
SEWERS AVAILABLE	
NOT AVAILABLE	
SFC PAID	
SFC DUE	

SEWERS

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



THE CITY OF LOS ANGELES
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 15-4-255 FROM - 12345
 THESE PLANS ARE APPROVED AS SHOWN ON THESE
 DRAWINGS IN ACCORDANCE WITH THE
 ORDINANCES OF THE CITY OF LOS ANGELES, CALIFORNIA
 THE COMMUNITY DEVELOPMENT DEPARTMENT

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

RECEIVED

1830 N Cherokee Ave



Permit #: B17LA04325
Plan Check #: B17LA04325
Event Code:

17016 - 10000 - 06683
Printed: 08/22/17 07:46 AM

Bldg-Alter/Repair Apartment Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 08/22/2017 Last Status: Issued Status Date: 08/22/2017
---	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
HOLLYWOOD OCEAN VIEW TR 1		11		M B 1-62	150A185 307	5547 - 004 - 044

3. PARCEL INFORMATION Alquist Priolo - YES Area Planning Commission - Central LADBS Branch Office - LA Bldg. Line - 10 Council District - 13	Certified Neighborhood Council - Hollywood Hills West Community Plan Area - Hollywood Census Tract - 1902.02 District Map - 150A185 Energy Zone - 9	Hillside Grading Area - YES Earthquake-Induced Liquefaction Area - Yes Near Source Zone Distance - .3 School Within 500 Foot Radius - YES Thomas Brothers Map Grid - 593-E4
--	---	---

ZONES(S): [Q]R4-2

4. DOCUMENTS	ZI - ZI-1352 Hollywood Redevelopment Proje	ZI - ZI-2441 Alquist-Priolo Earthquake Fault	ORD - ORD-129279	ORD - ORD-182960
	ZI - ZI-2277 Hollywood Redevelopment Proje	ZI - ZI-2452 Transit Priority Area in the Cit	ORD - ORD-165656-SA205	ORD - ORD-44162
	ZI - ZI-2374 LOS ANGELES STATE ENTER	YC - YD-8068	ORD - ORD-173562	ORD - ORD-52556
	ZI - ZI-2433 Revised Hollywood Injunction	RENT - YES	ORD - ORD-182173-SA3:2B	ORD - ORD-52853

5. CHECKLIST ITEMS	Std. Work Descr - Interior Non-struct. Remc	Std. Work Descr - Seismic Gas Shut Off Valve
	Permit Flag - Not a Fire Life Safety Project	
	Std. Work Descr - Patch Plaster/Drywall	

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): 1818 1830 CHEROKEE LLC 6404 WILSHIRE BLVD NO 800, LOS ANGELES CA 90048 --
Tenant:
Applicant: (Relationship: Agent for Owner) BRUCE A. MILLER & ASSOC. INC. - 533 S. FREMONT AVE 803, LA CA 90071 -- (213) 625-2592

For Cashier's Use Only W/O #: 71606683

7. EXISTING USE	PROPOSED USE
(05) Apartment	

8. DESCRIPTION OF WORK
PERMIT TO CLARIFY AND/OR CORRECT CERTIFICATE OF OCCUPANCY ISSUED ON 4/29/1927 BASED ON PERMITS 19971 AND 20685. BUILDING IS A 5 STORY 64 UNIT APARTMENT WITH 9- HOTEL UNITS. REPAIR KITCHEN CABINETS, FLOORING, REPAIR DAMAGE TILE. TOTAL 73 UNITS. NO STRUCTURAL WALL

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Cristina Salazar	DAS PC By:
OK for Cashier: Somkiat Supanyachotskul	Coord. OK:
Signature:	Date: 08/22/2017

11. PROJECT VALUATION	Final Fee Period
Permit Valuation: \$136,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS
Misc. (See Comments)
Plot Plan

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

LA M CA 101107490 8/22/2017 7:46:13 AM	
BUILDING PERMIT COMM	\$871.00
BUILDING PLAN CHECK	\$0.00
EI RESIDENTIAL	\$38.08
DEV SERV CENTER SURCH	\$27.27
SYSTEMS DEVT FEE	\$54.54
CITY PLANNING SURCH	\$52.26
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$43.55
CA BLDG STD COMMISSION SURCHARGE	\$6.00
BUILDING PLAN CHECK	\$0.00
Sub Total:	\$1,102.70

Permit #: 170161000006683
Building Card #: 2017LA88203
Receipt #: 0101779081



* P 1 7 0 1 6 1 0 0 0 0 0 6 6 8 3 F N *

1050918201742448

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

17016 - 10000 - 06683

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** * SEPARATE PERMIT REQUIRED FOR ELECTRICAL, HVAC, AND PLUMBING WORK. ATTACHMENT: WORK LOG FROM HOUSING REGARDING THE 64 UNIT APARTMENT WITH 9 HOTEL ROOMS.

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

15. BUILDING RELOCATED FROM:**16. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS****CLASS****LICENSE #****PHONE #**

(A) WATTS, JONATHAN VENNING

1657 BRYN MAWR AVENUE,

SANTA MONICA, CA 90405

B

C21311

(213) 327-0646

(C) M LIBRUSH CONSTRUCTION INC

541 SOUTH SPRING ST STE 213,

LOS ANGELES, CA 90013

B

933238

(213) 327-0646

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

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

License Class: B License No.: 933238 Contractor: M LIBRUSH CONSTRUCTION INC

18. WORKERS' COMPENSATION DECLARATION

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

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

Carrier: MIDWEST EMPLOYERS CSLTY. CO.

Policy Number: BNUWC0137115

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: **MICHAEL LIBRUSH**

Sign: 

Date: 08/22/2017



Contractor



Authorized Agent

Work Log

550676	7/1/2016 3:33:00 PM	<p>On June 13, 2016 Principal Inspector Daniel Snyder and Senior Inspector Albert Romero re-reviewed the property research and both concurred that the approved use of the structure known as 1830 Cherokee ave. is a 64 unit apartment House and 9 Hotel rooms. On July 1, 2016 the property Manager Michael Izenberg director of Operations visited the East office and provided a copy of the as built plans. The plans reflect a previous inspection which was conducted by both Francisco Guerrero and myself. the purpose of the inspection was to clarify inspector Guerrero's concern that the structure showed no signs of alterations and that the Hotel rooms all appeared to be of original construction. Senior inspector Romero concurred that a Department error may have occurred and Senior Inspector Romero would review the permit history and CFO with Principal Inspector Daniel Snyder. A revised determination was made that the approved use of the structure is in fact a legal 64 unit apartment and 9 Hotel rooms. The Notice is to be corrected to reflect the approved use. On June 13 Daniel Snyder uploaded the permit information for the corrected unit count determination.</p>	Albert Romero
--------	---------------------------	---	---------------



9/2/14

dc 6/22/17

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Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B17LA04325

Apartment

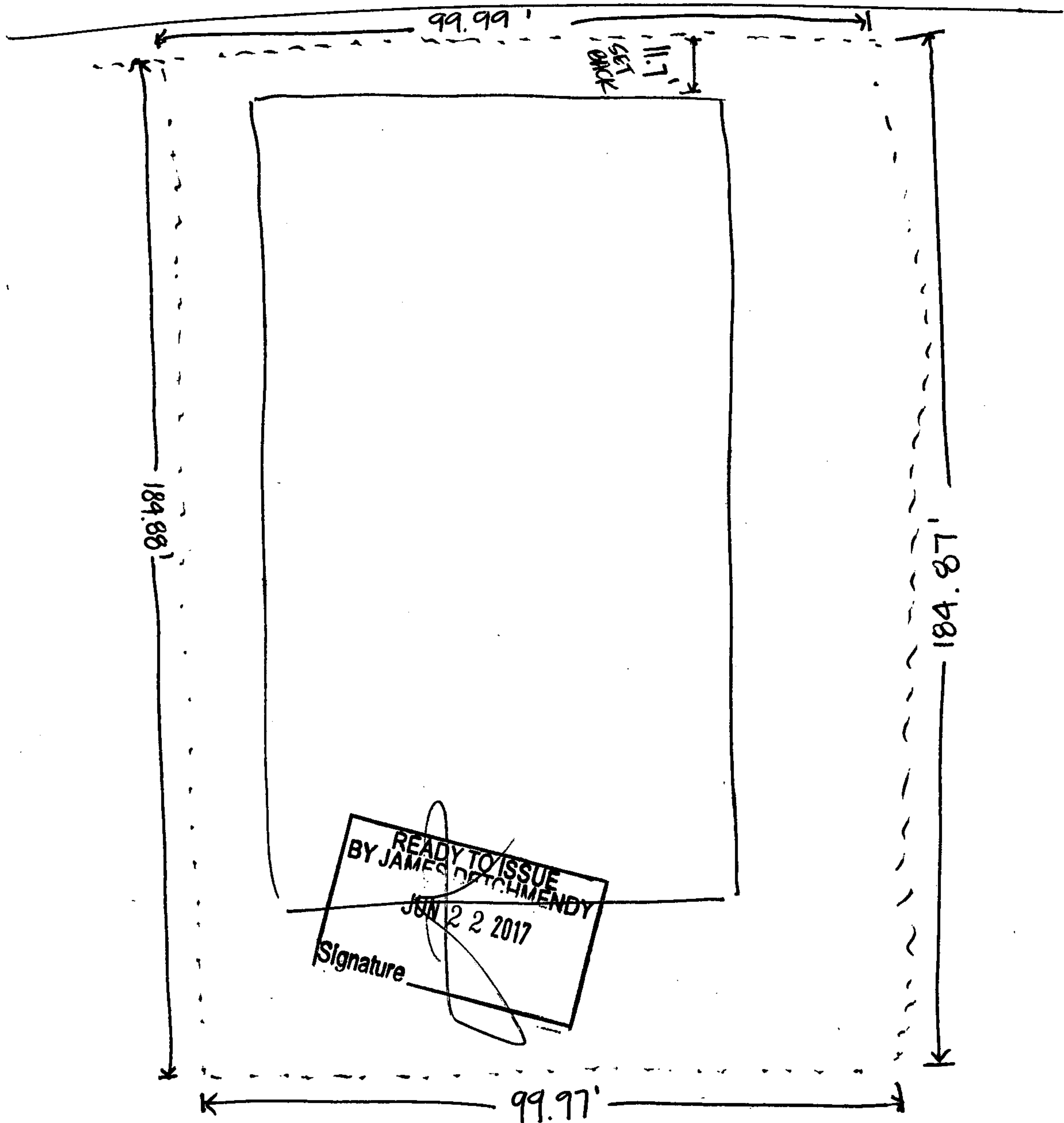
Initiating Office: METRO

Plan Check

Printed on: 06/22/17 14:47:47

PLOT PLAN ATTACHMENT

NORTH CHEROKEE AVE.



READY TO ISSUE
 BY JAMES DETCHMENDY
 JUN 22 2017
 Signature _____

1050918201742448

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

Attachment 6: ZIMAS Parcel Profile Report



City of Los Angeles Department of City Planning

10/5/2018 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1832 N CHEROKEE AVE

ZIP CODES

90028

RECENT ACTIVITY

Adaptive Reuse Incentive Spec. Pln-
Ord 175038

CHC-2018-5811-HCM

ENV-2018-5812-CE

ENV-2012-2931-CE

CASE NUMBERS

CPC-2016-1450-CPU

CPC-2014-669-CPU

CPC-2005-6082-CPU

CPC-2003-2115-CRA

CPC-1999-324-ICO

CPC-1999-2293-ICO

CPC-1997-43-CPU

CPC-1986-835-GPC

ORD-52853

ORD-52556

ORD-44162

ORD-182960

ORD-182173-SA3:2B

ORD-173562

ORD-165656-SA205

ORD-129279

YD-8068

AA-2014-908-PMEX

AA-2016-1840-PMEX

CHC-2012-2929-HCM

ENV-2017-1262-EAF

ENV-2016-1451-EIR

ENV-2014-909-CE

ENV-2014-670-SE

ENV-2012-2930-CE

ENV-2005-2158-EIR

AFF-59888

AF-17-0959290-COC

Address/Legal Information

PIN Number	150A185 307
Lot/Parcel Area (Calculated)	15,990.8 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID E4
Assessor Parcel No. (APN)	5547004047
Tract	HOLLYWOOD OCEAN VIEW TRACT
Map Reference	M B 1-62
Block	1
Lot	11
Arb (Lot Cut Reference)	None
Map Sheet	150A185

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Hollywood Hills West
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1902.02
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	[Q]R4-2
Zoning Information (ZI)	ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE ZI-2277 Hollywood Redevelopment Project ZI-2433 Revised Hollywood Injunction ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2441 Alquist-Priolo Earthquake Fault Zone ZI-1352 Hollywood Redevelopment Project
General Plan Land Use	High Density Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
SN: Sign District	No

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.

Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
CRA - Community Redevelopment Agency	Hollywood Redevelopment Project
Central City Parking	No
Downtown Parking	No
Building Line	10
500 Ft School Zone	No
500 Ft Park Zone	Active: Yucca Community Center Active: Las Palmas Senior Citizen Center

Assessor Information

Assessor Parcel No. (APN)	5547004047
Ownership (Assessor)	
Owner1	1818 1830 CHEROKEE LLC
Address	1775 N ORANGE DR STE 100 LOS ANGELES CA 90028
Ownership (Bureau of Engineering, Land Records)	
Owner	1818-1830 CHEROKEE, LLC
Address	1775 N ORANGE DR 100 LOS ANGELES CA 90028
APN Area (Co. Public Works)*	0.367 (ac)
Use Code	0500 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$3,771,118
Assessed Improvement Val.	\$2,348,801
Last Owner Change	08/23/2017
Last Sale Amount	\$9
Tax Rate Area	200
Deed Ref No. (City Clerk)	959289 868418 2405752 2033937 191730 1585030 1174749 1-799 1-798 0-802
Building 1	
Year Built	1926
Building Class	C65
Number of Units	70
Number of Bedrooms	20
Number of Bathrooms	70
Building Square Footage	49,966.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None

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

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

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.271717008
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	Yes
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Promise Zone	Los Angeles
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None

Housing

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

Public Safety

Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	636
Fire Information	
Bureau	West
Batallion	5
District / Fire Station	27
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2014-669-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	CPC-2005-6082-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	Data Not Available
Case Number:	CPC-2003-2115-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	First Amendment to the Hollywood Redevelopment Plan
Case Number:	CPC-1999-324-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	
Case Number:	CPC-1999-2293-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE.
Case Number:	CPC-1997-43-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	CPC-1986-835-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AMENDMENTS AND ZONE CHANGES FOR THE HOLLYWOOD COMMUNITY PLAN REVISION/ZONING CONSISTENCY PROGRAM
Case Number:	AA-2014-908-PMEX
Required Action(s):	PMEX-PARCEL MAP EXEMPTION
Project Descriptions(s):	PARCEL MAP EXEMPTION, PURSUANT TO 17.50B3(C), TO PERMIT A BELOW GRADE LOT LINE ADJUSTMENT BETWEEN TWO LEGAL PARCELS BELOW GRADE FOR THE PURPOSE OF ACCOMMODATING A PROPOSED SUBTERRANEAN PARKING GARAGE
Case Number:	AA-2016-1840-PMEX
Required Action(s):	PMEX-PARCEL MAP EXEMPTION
Project Descriptions(s):	LOT LINE ADJUSTMENT BETWEEN TWO LOTS
Case Number:	CHC-2012-2929-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	DESIGNATION AS A HISTORIC-CULTURAL MONUMENT.
Case Number:	ENV-2017-1262-EAF
Required Action(s):	EAF-ENVIRONMENTAL ASSESSMENT
Project Descriptions(s):	HAUL ROUTE APPLICATION TO EXPORT APPROXIMATELY 15,850 CY OF DIRT.
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2014-909-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PARCEL MAP EXEMPTION, PURSUANT TO 17.50B3(C), TO PERMIT A BELOW GRADE LOT LINE ADJUSTMENT BETWEEN TWO LEGAL PARCELS BELOW GRADE FOR THE PURPOSE OF ACCOMMODATING A PROPOSED SUBTERRANEAN PARKING GARAGE
Case Number:	ENV-2014-670-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	ENV-2012-2930-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	DESIGNATION AS A HISTORIC-CULTURAL MONUMENT.

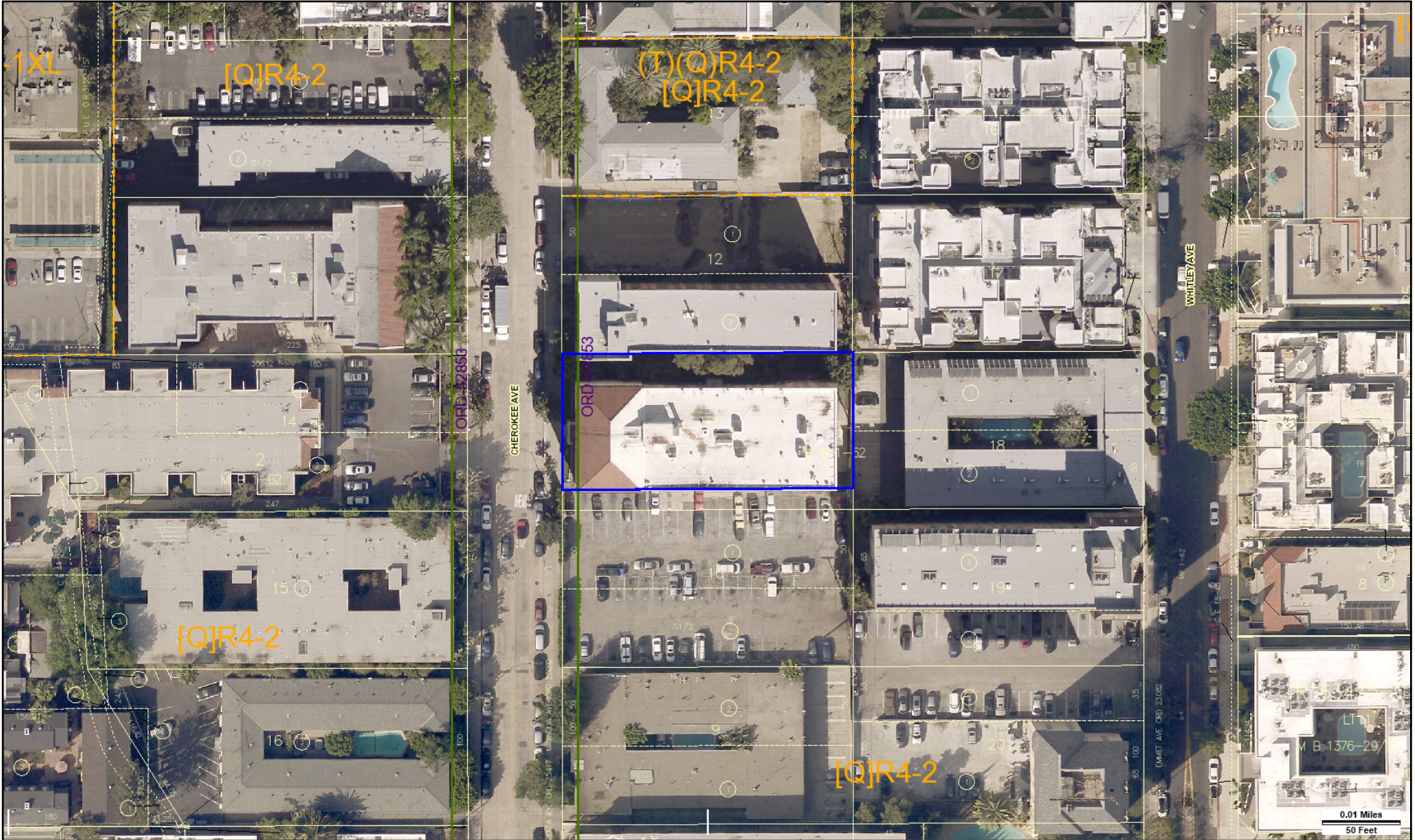
This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Case Number:	ENV-2005-2158-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	AF-17-0959290-COC
Required Action(s):	COC-CERTIFICATE OF COMPLIANCE
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

- ORD-52853
- ORD-52556
- ORD-44162
- ORD-182960
- ORD-182173-SA3:2B
- ORD-173562
- ORD-165656-SA205
- ORD-129279
- YD-8068
- AFF-59888

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.



Address: 1832 N CHEROKEE AVE

Tract: HOLLYWOOD OCEAN VIEW TRACT

Zoning: [Q]R4-2

APN: 5547004047

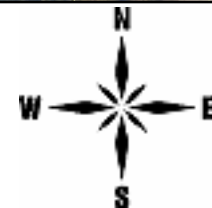
Block: 1

General Plan: High Density Residential

PIN #: 150A185 307

Lot: 11

Arb: None



Attachment 7: Prior Surveys

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

RECEIVED
OMB Approved
No. 1024-0009
OCT 31 2011
NPS Office Use Only
Project No. 016

NPS Office Use Only
NRIS No. _____

NOV 07 2011

NPS Office Use Only
Project No. 016

Instructions: Read the instructions carefully before completing application. No certifications will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of Property: The Commodore Apartments

Address of Property: Street: 1830 N. Cherokee Avenue

City: Los Angeles

County: Los Angeles

State: California

Zip: 90028

Name of historic district: (none)

- National Register district certified state or local district potential district

2. Check nature of request:

- certification that the building contributes to the significance of the above-named historic district (or National Register property) for the purpose of rehabilitation.
 certification that the structure or building, and where appropriate, the land area on which such structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes
 certification that the building does not contribute to the significance of the above-named historic district.
 preliminary determination for individual listing in the National Register.
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

RECEIVED

APR - 4 2012

3. Project contact:

Name: Andrea Humberger, Administrative Principal, Historic Resources Group

Street: 12 S. Fair Oaks Avenue

City: Pasadena

State: California

Zip: 91105

Daytime Telephone Number: (626) 793-2400 x103

Historic Resources Group, LLC

4. Owner:

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name: Alan Nissel

Signature _____

Date

10-26-11

Organization: Wilshire Skyline, Inc.

Social Security or Taxpayer Identification Number: _____

90-0242137

Street: 6404 Wilshire Blvd., Suite 800

City: Los Angeles

State: California

Zip: 90048

Daytime Telephone Number: (323) 651-0900

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application - Part 1" for the above-named property and hereby determines that the property:

- contributes to the significance of the above-named district (or National Register property) and is a "certified historic structure" for the purpose of rehabilitation.
 contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
 does not contribute to the significance of the above-named district.

Preliminary determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
 does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
 appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
 appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
 does not appear to qualify as a certified historic structure.

Date

National Park Service Authorized Signature

National Park Service Office/Telephone No.

See Attachments

NRHP/202-354-2229

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

COMMENTS SHEET
Historic Preservation Certification Application

Property name: Commodore Apartments

Project Number: 26639

Property address: 1830 North Cherokee Avenue, Los Angeles, CA

COMMODORE APARTMENTS
Los Angeles County, CA
Preliminary Determination for Individual Listing
NATIONAL REGISTER PART 1 REVIEW COMMENTS

The Commodore Apartments represent a modest interpretation of Mediterranean Revival style design in Los Angeles, California, dating from 1926. The building was part of the wave of substantial redevelopment that accompanied the growth and expansion of Hollywood during the early decades of the twentieth century in reaction to the expansion of the local film industry. From a community of small, single-family residences, the areas north of Hollywood Boulevard were largely rebuilt starting around World War I with higher density apartment buildings, courtyard apartments, and high-rises designed in various period styles and modes, including assorted Moderne and decorative, period revival architectural forms.

While a number of the completed apartment complexes illustrated elegant, high-style examples of period design that stand out as premier examples of their style and property type (El Cabrillo, Halifax Apartments), or were rare examples of a particular building form (Whitley Court), the five-story, Commodore represents one of the more modest examples of this prominent redevelopment trend intended for middle and working class residents. While a cursory analysis of extant examples of the apartment building property type in the Hollywood area, (see the 1998 NR nomination for Halifax Apartments) does not place the Commodore among the more outstanding examples, it nonetheless reflects a solid representative example of an important local resource type.

Pursuit of individual listing will require a strong analytical study of the apartment house property type in Hollywood to identify important sub-types or property forms, such that not all the period apartment houses are lumped together for comparison and evaluation purposes, but important trends or patterns might allow for the justification of a broader range of resources. Within any such sub-type individual examples would still need to be carefully compared to other extant examples to identify the most significant examples. The nomination will need to carefully document and emphasize the critical role and importance of these high-density residential properties to the historic character of the Hollywood area.

Consideration should be given to the notion that the Commodore might be a better candidate for listing in the National Register as a contributing resource within some form of historic district. A district either centered on the residential development area north of Hollywood Boulevard, or part of an amended Hollywood Boulevard Commercial and Entertainment District designation.

The National Park Service has reviewed and approved the submitted application noted above. These comments must be addressed in future submissions related to this project.

3/24/12
Date


National Park Service Signature

202354-2229
Telephone Number

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or #: (Assigned by recorder) Commodore

P1. Other Identifier: Commodore

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 1830 N CHEROKEE AVE City: LOS ANGELES Zip: 90028

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5547004040

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: residential B) Setting (general): residential area C) General characteristics. Architectural Style: Beaux Arts Plan: rectangular No. of vertical divisions: 3 No. Stories: 5 Siding/Sheathing: stucco: textured, All Visible, altered: yes Roof: hipped, medium, cornice red tile Construction: unknown D) Specific features. Fenestration: wood, double-hung, front, side, arranged in trios Primary Entrance: front, single door, distinctive entry, entry vestibule altered G) Alterations or changes to the property. Retains integrity: medium, setting, location, workmanship, association, design, feeling

*P3b. Resource Attributes: (List attributes and codes) HP03

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo:

(View, data, accession #)

01/27/09

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1926

Assessor

*P7. Owner and Address:

CHEROKEE VENTURES LLC
940 VIA LIDO NORD
NEWPORT BEACH, CA 92663

*P8. Recorded by:

Jenna Snow
Chattel Architecture, Planning & Preserva
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/27/2009

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")

Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Archeological Record District Record Linear Feature Record Milling Station Record

Rock Art Record Artifact Record Photograph Record Other (List): _____

*Resource Name or # (Assigned by recorder): Hollywood North MFR Historic District

D1. Historic Name:

D2. Common Name:

*D3. **Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

This potential historic district is located from Cherokee Avenue on the west to Ivar Avenue on the east with Franklin Avenue as the northern boundary and Yucca Street generally as the southern boundary, although there are some contributing properties located a few lots south of Yucca Street. There are 41 contributing properties that are all multi-family residential. This is an area with a high concentration of multi-family residential properties that range from luxury apartment hotels to bungalow courts and retains a distinctly urban quality. Many of the properties are located at the street line. There are few street trees and little landscaping in front of properties.

*D4. **Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

This potential historic district is located from Cherokee Avenue on the west to Ivar Avenue on the east with Franklin Avenue as the northern boundary and Yucca Street generally as the southern boundary, although there are some examples of properties located a few lots south of Yucca Street. See district map and table of district contributors/non-contributors.

*D5. **Boundary Justification:**

This area represents a high concentration of luxury multi-family residential buildings that retains a strong sense of time and place from the 1919 through 1940.

*D6. **Significance: Context:** Residential development, 1911-1945

Theme: Multifamily Development in Hollywood, 1911-1945

Period of Significance: 1919--1940

Applicable Criteria: A/1

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

This concentration low-rise apartment housing in the area immediately north of Hollywood Boulevard afforded proximity to amenities and transportation located on the commercial corridor. Despite the pervasive American ideal of single family ownership evidenced at the turn of the twentieth century, there was, nonetheless, a growing trend in large cities across the nation towards people living together in collective dwelling arrangements. Initial, the communal living arrangements of apartment living aroused much suspicion among the middle class as being morally suspect, a concern from which Hollywood was not immune. During the 1920s and 1930s, Hollywood was undergoing rapid urbanization parallel with a significant rise in population density and apartment housing became an increasingly attractive option to both prospective tenants as well as to speculative land developers. Given that large parcels of land were available for development to both sides of Hollywood Boulevard in the 1920s but that a large concentration of larger-scale apartment dwellings were only located in the northern area, it appears likely that either formal or informal regulations were put into place that dictated the scale of apartment buildings that could be erected in certain areas. During the 1920s, the Apartment House Association of Los Angeles made efforts to self-regulate where apartment buildings might be built, in an effort to forestall more official government regulations.

Contributing properties to the potential historic district are designed in a wide variety of architectural styles and are range from two stories high to ten stories high. Buildings are also often bestowed with names, and decorative signage was employed to further their presence within the built landscape in an attempt distinguish them from competing apartment houses. Common signage employed during this era included rooftop neon signage that, as highly visible elements in the landscape, could effectively announce the building's presence for miles, and more modest blade signs, also often executed in neon, mounted vertically to a building.

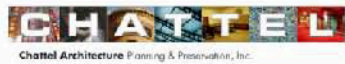
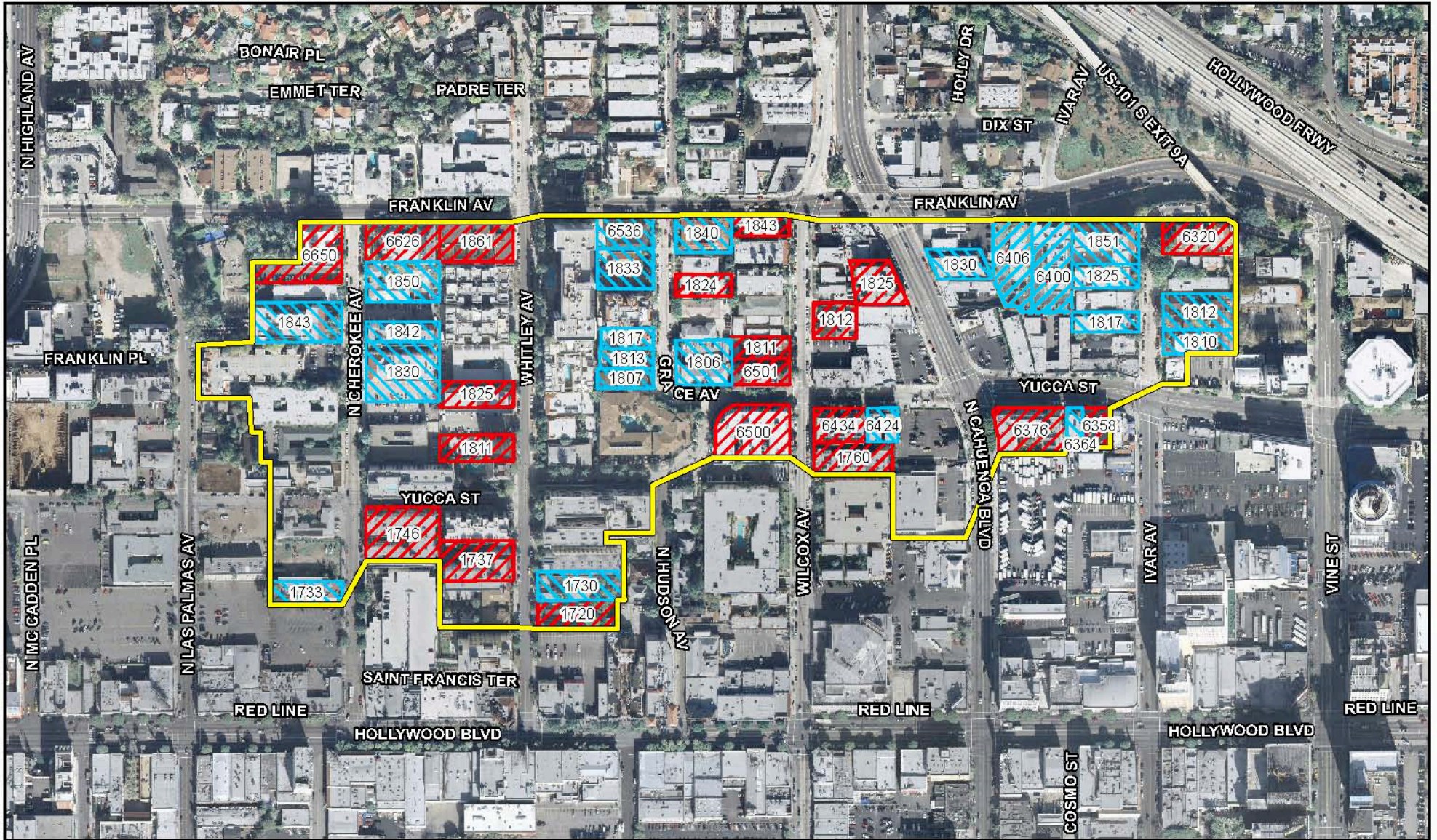
D7. References (Give full citations including the names and addresses of any informants, where possible.):

Gish, Todd Douglas. *Building Los Angeles: Urban Housing in the Suburban Metropolis, 1900-1936*. Ph.D. Dissertation: University of Southern California, 2007.




*D8. **Evaluator:** Jenna Snow

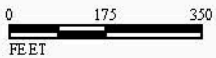
Date: 9/9/2009

Affiliation and Address: Chattel Architecture, Planning & Preservation, Inc.
13417 Ventura Blvd.
Sherman Oaks, CA 91423



LEGEND

-  Potential Historic District
-  District Contributor
-  Individually Significant Contributor



CRA Historic Architecture Survey
Hollywood North MFR

HISTORIC RESOURCES INVENTORY

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

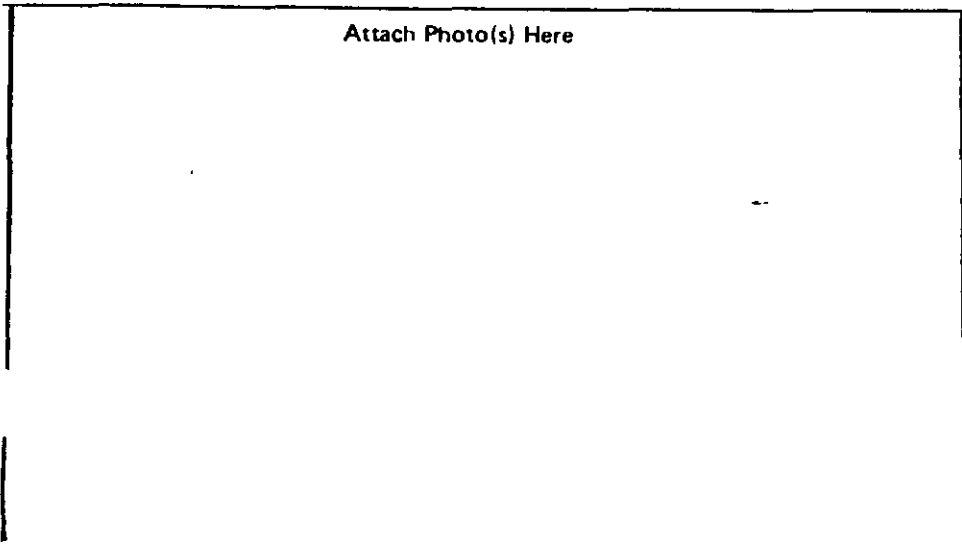
IDENTIFICATION

1. Common name: Cherokee Apartment Houses
2. Historic name: _____
3. Street or rural address: 1830 Cherokee; 1842 Cherokee; 1843 Cherokee
City Los Angeles Zip 90078 County Los Angeles
4. Parcel number: See continuation sheets
5. Present Owner: See continuation sheets Address: _____
City _____ Zip _____ Ownership is: Public _____ Private X
6. Present Use: Apartments Original use: Apartments

DESCRIPTION

- 7a. Architectural style: See continuation sheets
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Cherokee Avenue, a broad, north-south street which terminates at Franklin, is the setting for three apartment buildings of four and five stories. All three are designed in revival styles, and two, the Commodore and the Admiral, are so similar as to suggest the same architect. While both of these apartments, located on the east side of the street, are sited very close to the sidewalk with minimal landscaping, the third, Cliffwood Manor, directly across the street, is graced with a front lawn and a palm. All three contribute to the decidedly urban flavor of many of the streets near Franklin, which were developed in the twenties with large and mid-size apartment buildings.



8. Construction date: Estimated _____ Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1984

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

SIGNIFICANCE

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

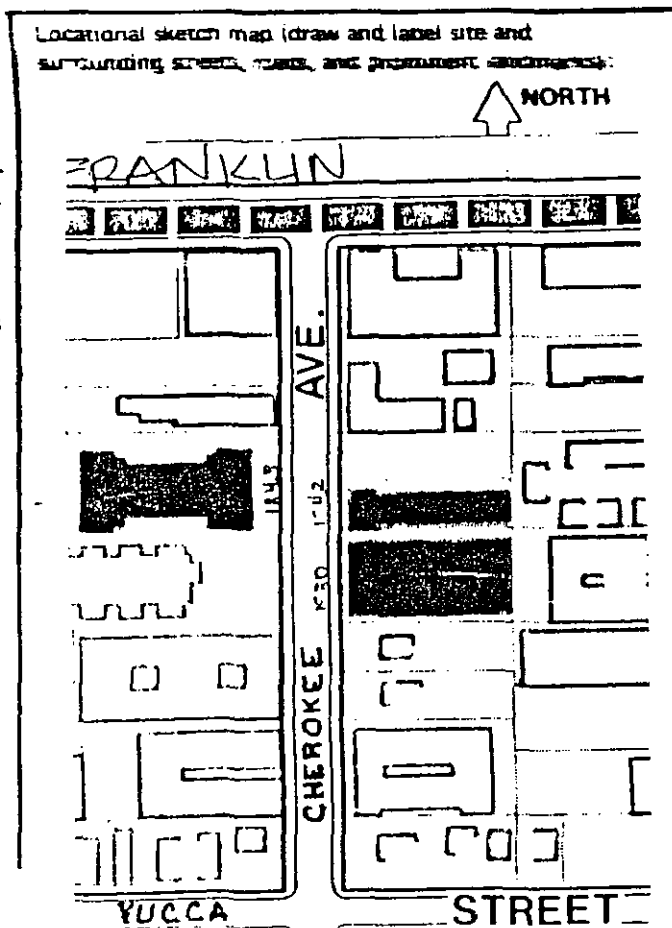
A grouping of three apartment buildings constructed in the late 1920s, the Commodore, the Admiral and Cliffwood Manor are representative of the change which took place in the Ocean View Tract at that time. The area shifted from a preponderance of large single family residences to multi-unit complexes located conveniently close to the commercial center on Hollywood Boulevard. Apartment complexes such as these provided housing for new arrivals in Hollywood and for a fairly transient film industry population. The buildings are designed in versions of popular revival styles and feature symmetrical exteriors with central entrances and sparse detailing. L. A. Smith designed the Admiral in 1926, the same year in which the Commodore and Cliffwood were constructed. Among others in the Hollywood and greater Los Angeles area, Smith also designed the apartment complex at 1800 N. La Brea. These structures are part of a larger apartment district in the 1700 and 1800 blocks of Cherokee and Whitley, and support in size, scale, and design some of the most elegant and imposing apartments in Hollywood. The Montecito, Chateau d'Fleurs, La Leyenda, and others in this area were apartment-hotels with national reputations which often catered to film industry (See continuation sheet).

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

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

See continuation sheet

22. Date form prepared September, 1984
 By (name) L. Heumann, C. McAvoy
 Organization Hollywood Heritage/CRA
 Address: P. O. Box 2586
 City Hollywood Zip 90078
 Phone: (213) 874-4005



19. Significance

executives and actors. With its proximity to Hollywood Boulevard, the apartment complex has a decidedly urban atmosphere, although the slope of the hill, the wide street, and the open space between buildings preserve a sense of spaciousness.

Name of Grouping: Cherokee Apartment Houses

Common name: Commodore Apartments

Address: 1830 Cherokee Ave., Los Angeles, 90028

Parcel Number: 5547-004-018

Legal Description: Hollywood Ocean View Tract lot 11, block 1

Present Owner: Helen J. Riach Tr
420 N. McCadden Pl, Los Angeles, CA 90004

Architectural Style: Mediterranean

Description: Very similiar to the Admiral Apartments next door to the north, the Commodore is a five story building with Mediterranean decorative elements. The brick structure presents a plastered facade to the street. Quoining frames the bays to either side of the central entrance on the ground floor. Altered, the entry now projects from the facade in the shape of a cut-out cube. A molded cornice bands the building above the first floor. The second through fifth levels contain tripartite casement windows in the raised end bays and three double-hung sash windows in the slightly recessed central bay. Simple entablatures top the second and fifth story and bay openings, and corbeled balconets further embellish those on the fifth floor. The central bay on the upper floor is distinguished by roundheaded casements set above a course of arched corbeling. A heavily ornamented frieze of medallions, garlands, cornucopia and brackets wraps the roofline, above which a parapet correction has erased the original roof design. In addition to the entry and roof alterations two lower story arched openings have been enclosed and a few windows have been re-glazed.

Construction date:

Architect: Attributed to L.A. Smith

Builder: Attributed to Samuel F. Bard & Co.

Alterations: Entry, parapet

Name of Grouping: Cherokee Apartment Houses

Common Name: Admiral of Hollywood

1842 Cherokee Ave., Los Angeles, CA 90028

Parcel Number: 5547-004-019

Legal Description: Hollywood Ocean View Tract s 50 ft of lot 12, block 1

Present Owner: Shalom Ben-Levy, et al
9025 Wilshire Blvd., #320, Beverly Hills, CA 90211

Architectural Style: Mediterranean Revival

Description: A selection of decorative elements associated with the Mediterranean Revival has been incorporated into the design of this five story apartment building. Built of brick, the structure has severely utilitarian side and rear elevations and a stuccoed west facade. It is symmetrical in composition and topped by a flat roof. A typical three-part design is observed. The base or ground floor is framed by quoins, topped by a stringcourse, and contains a central entry flanked by engaged, spiraled, columnettes. Four bays of paired one-over-one sash and a central bay of single windows opening onto a fire escape comprise the second through fourth floor facade. Plain entablatures embellish each pair of windows. Above a stringcourse, the fifth floor and parapet are the focus for most of the decorative elements of the design. Pilasters patterned with urns and scrollwork separate the bays, and shields, festoons, and diamond-shaped plasterwork appear in the parapet. Metal awnings have been added to several upper story windows. Rising up from Cherokee with only a marginal setback, the building appears to have had no major alterations.

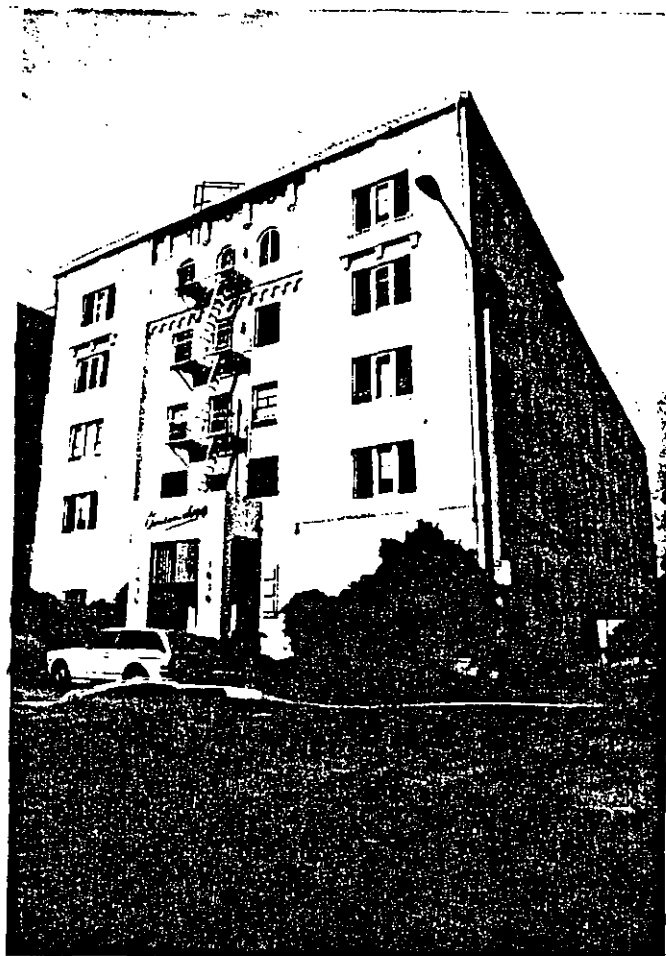
Construction date: 1926

Architect: L. A. Smith

Builder: Samuel F. Bard & Co.

Name of Grouping: Cherokee Apartment Houses

Address: 1830 Cherokee Ave.



Address: 1842 Cherokee Ave.

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT COMMODORE APARTMENTS
2. STREET ADDRESS 1830 N. CHEROKEE AVENUE
CITY LOS ANGELES ZIP CODE 90028 COUNCIL DISTRICT 13
3. ASSESSOR'S PARCEL NO. 5547004044
4. COMPLETE LEGAL DESCRIPTION: TRACT HOLLYWOOD OCEAN VIEW TRACT
BLOCK 1 LOT(S) 11 ARB. NO. NONE
5. RANGE OF ADDRESSES ON PROPERTY 1830 N. CHEROKEE AVENUE
6. PRESENT OWNER WILSHIRE SKYLINE, INC.
STREET ADDRESS 6404 WILSHIRE BLVD., SUITE 800 E-MAIL ADDRESS: atnissel@wilshireskyline.com
CITY LOS ANGELES STATE CA ZIP CODE 90048 PHONE (323) 651-0900
OWNERSHIP: PRIVATE PUBLIC
7. PRESENT USE APARTMENT BUILDING ORIGINAL USE APARTMENT BUILDING

DESCRIPTION

8. ARCHITECTURAL STYLE MEDITERRANEAN REVIVAL
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET, 1 PAGE MAXIMUM)
SEE ATTACHED, P. 1
- _____
- _____
- _____
- _____
- _____
- _____
- _____

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT COMMODORE APARTMENTS

10. CONSTRUCTION DATE: 1926 FACTUAL: ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER L.A. SMITH, ARCHITECT

12. CONTRACTOR OR OTHER BUILDER SAMUEL F. BARD & CO.

13. DATES OF ENCLOSED PHOTOGRAPHS July 2011
(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)

14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE

15. ALTERATIONS SEE ATTACHED, P. 3

16. THREATS TO SITE: NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
 ZONING OTHER _____

17. IS THE STRUCTURE: ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED
WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

SEE ATTACHED, P. 4

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) SEE ATTACHED, P. 8

20. DATE FORM PREPARED 10/01/2012 PREPARER'S NAME JOHN LoCASCIO

ORGANIZATION HISTORIC RESOURCES GROUP STREET ADDRESS 12 S. FAIR OAKS AVENUE, STE 200

CITY PASADENA STATE CA ZIP CODE 91105 PHONE (626) 793-2400

E-MAIL ADDRESS: john@historicia.com

9. PHYSICAL DESCRIPTION

The Commodore Apartments, located at 1830 North Cherokee Avenue, on the east side of the street between Yucca Street and Franklin Avenue in Hollywood, is a five-story plus raised basement, unreinforced brick apartment hotel building. The apartment hotel was designed by architect Lewis A. ("L.A.") Smith in the Mediterranean Revival style and completed in 1926. It contains 73 residential units.

Exterior

The building is rectangular in plan, with a hipped roof clad in clay barrel tiles over its front (west) quarter and a flat roof with parapet over the remainder. The primary (west) façade faces North Cherokee Avenue and has a classical symmetrical composition with base, middle, and top. The first floor is clad in scored, smooth plaster with decorative quoins at the corners; it is topped with a continuous stringcourse that runs under the second floor windows. The stringcourse forms the base for the four upper stories which are clad in roughly textured stucco. There is a decorative cast stone entablature at the roofline on the primary façade that extends around approximately one-quarter of the north and south facades. The primary façade has a vertical emphasis; it is divided vertically in tripartite fashion, with slightly projecting end bays framing a wider central bay.

The main entrance is located at street level in the center of the west façade. It is sheltered by a simple flat-roofed stucco-clad portico. The metal and glass entrance door, with fixed sidelights and security screening, has a Churrigueresque-style arched transom above and a decorative cast stone surround with scrolled ends. To either side of the entrance are small three-light wood casement windows, blocked on the interior, that have been concealed with decorative sheet metal screens.

The windows on the west façade are wood, with the exception of three aluminum replacement units in the central windows on the fifth floor. The fenestration pattern accentuates the vertical division of the façade. The projecting end bays feature a tripartite window at each floor, composed of a fixed three-light sash between two, two-over-two double hung units. At the second and fifth floors, these end windows are fitted with decorative cast stone lintels. On the fifth floor, the end window has a decorative cast stone balconettes below, supported on cast stone corbels. The south window has a decorative wrought iron railing; this feature is missing from its northern counterpart. The windows in the end bays of the second floor have been blocked. The central bay has three windows at each floor. On the second, third, and fourth floors these are four-over-four double hung wood windows. The central window at each of these floors is narrower and has a lower sill to provide access to the fire escape that runs up the middle of the west façade from the second to the fifth floors. The left and right windows in the middle bay of the second floor are fitted with wrought iron grilles. The three fifth-floor windows of the middle bay are round headed windows with decorative

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cast stone surrounds and spandrels, ornamented with shields and a foliate pattern. These spandrels rest upon an arched corbel table of decorative cast stone that runs the width of the central bay at the fifth floor level. The cast stone entablature at the top of the façade features a frieze with decorative foliage, shields, and rosettes. In the central bay, the cornice is supported by large corbels.

The south façade has textured stucco cladding and a regular fenestration pattern of alternating pairs of large and small windows. The small windows are individual one-over-one wood double hung units; the large windows are tripartite units consisting of a one-over-one double hung window flanked by two narrower two-over-two double hung units. Shorter windows at grade provide natural light to the basement and are covered with iron grilles. Exterior steps lead down to a well where double doors provide exterior access to the basement. The plaster base and decorative cast stone decoration of the west façade continue on the south façade for about a quarter of its length, forming a slightly projecting bay at the western end. The north façade is almost a mirror image of the south. There are two round headed windows consisting of three-light wood French casements with semicircular transoms that appear to be original; a third window between these two has been blocked. A fire escape is located on the north façade above a secondary entrance to the ground floor. To either side are capped outlets for wall sconces.

The east façade is clad in textured stucco and has a central one-over-one wood double hung window on each floor giving access to the fire escape. These are flanked by tripartite wood windows to each side. The windows on the first floor have been blocked.

Interior

The main entry leads into the lobby, which is located at street level. The metal and glass security door is set within an arched opening. The transom above the door has been painted out on the interior. The lobby floor is clad in resilient tile, the walls are smooth, scored plaster, and the ceiling is float finish plaster. A plaster modillion cornice runs around the room. On the east wall, opposite the entrance, an arched opening frames the steps that lead up a half story to the first floor corridor. The north wall has three arched openings fitted with decorative iron grilles that lead up one step into a lounge.

The lounge, like the lobby, has smooth, scored plaster walls, a plaster modillion cornice, and a float finish plaster ceiling. The floor is carpeted. The north wall has two arched windows. The east wall has a decorative tile mantelpiece set on a raised hearth of Roman brick; tile and brick have been painted over.

The first-floor corridor runs from the lobby to the rear fire escape, with apartment units to either side. Two elevators on the north side of the hallway and two stairwells lead to the upper floors. The west stair is lit by a skylight and continues up to the rooftop mechanical penthouse and down to the basement. The upper stories contain studio and one-bedroom

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apartments, each equipped with a private bath, and opening off of the single hallway running the length of the building on each floor. The fire escapes are accessed through windows at the west, north, and east sides of the building.

The apartment units have wood or carpeted floors, smooth plaster walls, and float finish plaster ceilings. Much of the interior wood trim and casework appears to be original, including original built-in kitchen cabinets and bedroom closets, Shaker-style interior doors, baseboards, casings, and picture rails. Some bathrooms have original fixtures and tile floors.

The basement contains a laundry room, furnace room, and storage rooms. Some of these appear to have originally been residential units. These open off of the single hallway running the length of the building. The basement floor is scored concrete, covered with resilient tile in some spaces, and the exterior walls are brick. The interior walls are smooth plaster. The basement is accessed from the two elevators, from the west interior stair, and from an exterior stair on the south side.

15. ALTERATIONS

The architectural design of the Commodore remains substantially unaltered. Those alterations that have been made, such as infilling or replacing windows, are reversible.

On the exterior, the small lobby windows to either side of the front door have been blocked but are still intact; historic photos indicate that they were once covered with decorative wrought iron grilles. Three first-floor arched windows on the west and north façades have been filled in, as have two second-floor windows on the west façade and two first-floor windows on the east façade. The three fifth-floor central windows on the west façade have been replaced with aluminum sliders. The double-hung windows flanking the fire escape on the second, third, and fourth floors are also replacements; a photograph dated c. 1940 indicates that these were originally French casements. The wrought iron railing is missing from the north balconette on the west façade.

The entrance portico was altered after 1940. A historic photograph of the Commodore taken c. 1940 shows a Classical entrance portico with paired Composite columns, the outer ones with spiral shafts, supporting an entablature and balcony with cast stone ornamentation.

The textured exterior stucco is not original, although it resembles the heavily textured stucco visible in historic photographs. Building permits show that the building was re-stuccoed in 1952. A fire sprinkler system was installed at an unknown date. The building was seismically retrofitted in 1987 and suffered only cosmetic damage in the 1994 Northridge earthquake.

Some of the interior and exterior finishes have been covered or replaced. The resilient flooring in the lobby, the carpet in the lounge and corridors, and the interior and exterior paint do not appear to be original.

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18. SIGNIFICANCE

The Commodore apartment building is significant as a reflection of the broad cultural, economic, and social history of Los Angeles in the early 20th century. The Commodore is an excellent representative of multi-story, multi-family, middle income residential development in the era of Hollywood's most spectacular growth in the 1920s and 1930s. This growth was largely due to the rapid expansion of the film industry during this period. It is located in a neighborhood populated with other examples of this building type, constructed at a time when economic realities and the need for additional housing dictated increased population density in Hollywood. The five story building was designed by prolific Los Angeles architect L.A. Smith in the Mediterranean Revival style. It was built in 1926 by Samuel F. Bard & Co. at a cost of \$300,000.¹ The original owners were E. Roland and Marion R. Raab.² The Commodore was originally known as the Roland Apartments,³ but within a few years the name was changed to Bard's Commodore Apartments.⁴ The building retains a high degree of integrity and numerous character-defining features on the interior and exterior.

Multi-family residential development in Hollywood

By the 1920s, southern California, and Los Angeles in particular, had become a destination for many people seeking the promise of good jobs and a temperate climate. Within a ten-year period almost one and a half million people had relocated to the greater Los Angeles area lured by the oil, real estate, and film industries.⁵ Hollywood was the center of the burgeoning motion-picture industry. Many employed in the film business, from craftspeople to writers to talent, sought to live near the studios. This huge influx of people and capital resulted in an unparalleled building boom. The demand for housing was intense, and developers responded by erecting high-quality, multiple-family residences to ensure that the city was "well equipped to comfortably accommodate her many guests and to provide delightful homes for those who do not want to 'buy and build,' or who are waiting for the new home to be completed."⁶

The development of the Commodore and the other apartment buildings in its vicinity was the result of this heavy period of growth and urbanization in Hollywood. As motion picture studios were establishing large plants throughout Hollywood in the 1920s and 1930s, there was a growing need for affordable housing units in proximity for the people who would be working on the studio lots, either as actors or as behind-the-camera talent. As a result, many of the older single-family residences on Hollywood Boulevard and adjacent streets to the north were demolished in favor of commercial buildings and apartments. In particular, the secondary streets north of Hollywood Boulevard were developed with apartment buildings

¹ *Southwest Builder and Contractor*, July 9, 1926.

² *Southwest Builder and Contractor*, July 9 and 16, 1926.

³ *Los Angeles City Directory*, 1929.

⁴ *Los Angeles City Directory*, 1932.

⁵ Historic Resources Group, "The Halifax Apartments: National Register of Historic Places Nomination Form," 1998.

⁶ *Hollywood Today*, 1928.

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that created a zone between the bustling commercial district and the exclusive hillside residential neighborhoods such as Whitley Heights. The apartment buildings filled a need for denser, less expensive housing for the large number of new arrivals to the city and for those who preferred apartment living. Other apartment districts were initiated in the same period at nearby locations, including the Wilshire corridor, West Hollywood, and Rossmore Avenue, all of which serviced the Hollywood area. Multi-family properties in the Hollywood area have been extensively researched through survey (1988-2011) and in individual local and National Register applications (1997-2009) in the context of hotel and multi-family residential architecture in Hollywood associated with the entertainment industry and as excellent examples of architectural styles. The National Register of Historic Places nomination submitted for the Halifax Apartments, which was designated in 1998, examined over forty properties built during the 1920s and 1930s as part of the context of apartment building construction in Hollywood. These included the Commodore; its neighbor to the north, the Admiral, also designed by L.A. Smith and built by Samuel F. Bard & Co.; Cliffwood Manor across the street at 1843 N. Cherokee; and nearby buildings like Chateau des Fleurs, the Fleur de Lys, the Fontenoy, the Havenhurst, and the Montecito, all constructed between 1926 and 1930. These properties were also identified as excellent examples of major apartment buildings in Period Revival styles (excepting the Montecito, an Art Deco landmark). Many of these structures, including the Commodore, have been determined eligible for listing on the National Register of Historic Places. The more ornate and exclusive of these buildings naturally attracted residents of higher social status and greater economic means, while less lavish but still stylish multi-family housing complexes were accessible to those on a more limited income.

The Commodore is an excellent example of this building type, in particular a multi-story apartment building that successfully met the demand for middle-class housing in Hollywood. Its residents would have included recent arrivals to Hollywood, studio workers, and lesser-known actors like Gavin Gordon, who lived at the Commodore in 1930.⁷ Gordon never achieved Hollywood stardom but worked consistently as a supporting player for forty years. He appeared opposite Greta Garbo in *Romance* (1930), the year he lived at the Commodore; he also played Gregory Orloff opposite Marlene Dietrich's Catherine the Great in *The Scarlet Empress* (1934) and had a small but memorable role as Lord Byron in the opening scene of James Whale's *The Bride of Frankenstein* (1935). He worked regularly through the 1940s, '50s and '60s in supporting roles and bit parts in films and in television series like *Alfred Hitchcock Presents*, *The Red Skelton Hour* and *Green Acres*.⁸ Many actors and musicians continued to live in the building in subsequent decades, most notably the rock group KISS.

Mediterranean Revival style architecture

The Mediterranean Revival style is a combination of architectural elements found in the countries along the Mediterranean Sea coast, especially Spain and Italy. The architectural style

⁷ *Los Angeles City Directory*, 1930.

⁸ "Gavin Gordon," *The Internet Movie Database*, <http://www.imdb.com/name/nm0330200/> (Accessed August 7, 2011).

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was popular in the United States during the 1920s and 1930s and is predominantly associated with Florida and California. The style was used most commonly applied to large buildings such as hotels, commercial structures and apartment buildings. Character-defining features typically include rectangular floor plans, red clay tile roofs, stuccoed walls, arched door and window openings, and symmetrical primary façades. Wrought iron grilles and railings, balconies, decorative columns, and applied ornament are also common features. Patios, loggias, and courtyards are also sometimes incorporated.

The Commodore is an excellent example of a Mediterranean Revival-style, multi-story, middle-class apartment building. It retains a high degree of integrity and numerous character-defining features including a rectangular floor plan, symmetrical primary façade, stuccoed walls, red tile roof, arched entry door and window openings, wrought iron railings, and applied cast stone ornament.

Lewis A. Smith, Architect

Architect Lewis A. Smith, known as L.A., was born in Ohio about 1868 and was living in Los Angeles by 1910. He is significant as the architect of approximately 40 southern California theaters in the 1920s, including several for the Bard's and Fox West Coast theater chains.⁹ Among Smith's most significant works in Los Angeles are the Highland Theatre Building at 560 N. Figueroa Street (LA HCM 549); the El Portal Theater at 5365-5271 Lankershim Boulevard (LA HCM 573); the Rivoli at 46th Street and Western Avenue; and the West Washington Theater at 2518 West Washington Boulevard.¹⁰ Some of his other theater commissions include the Bard's Hollywood Theatre (now the Vista Theatre) at 4473 Sunset Boulevard; the Rialto Theatre in South Pasadena, listed in the National Register in 1976; and the Fox Theatre in Riverside, also listed in the National Register.¹¹

Smith also designed many elegant automobile showrooms along Figueroa Boulevard, and as chief architect for the Lilly-Fletcher Co. was responsible for the design of their commercial developments and apartment buildings throughout Los Angeles. He designed factories, hotels, apartment buildings, and residences, including the Withers Residence at 2731 Woodshire Drive (LA HCM 648) and the Villa Elaine apartments at 1241-1249 N. Vine Street (LA HCM 675).¹² Smith was adept at designing in a wide variety of styles including Spanish Colonial

⁹ "Lewis A. Smith," *Pacific Coast Architecture Database (PCAD)*,
<http://www.digital.lib.washington.edu/architect/architects/863> (Accessed August 7, 2011).

¹⁰ *Historic Significance, Jessie D'Arche Apartment Residence*, Los Angeles Department of City Planning Recommendation Report, Case No. CHC-2007-706-HCM, April 5, 2007.

¹¹ "Lewis A. Smith," *Pacific Coast Architecture Database (PCAD)*,
<http://www.digital.lib.washington.edu/architect/architects/863> (Accessed August 7, 2011).

¹² *Historic Significance, Jessie D'Arche Apartment Residence*, Los Angeles Department of City Planning Recommendation Report, Case No. CHC-2007-706-HCM, April 5, 2007.

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Revival, Churrigueresque, Mediterranean Revival and Egyptian Revival. L. A. Smith died in Los Angeles sometime after 1930.¹³

Conclusion

The Commodore apartment building is significant as a reflection of the broad cultural, economic, and social history of Los Angeles in the early 20th century. It is part of a larger pattern of development exhibited by the collection of multi-family residences north of Hollywood Boulevard that were developed largely to house people relocating to Los Angeles to work in the growing motion picture industry. The Commodore is an excellent example of this type of multi-story, middle class housing designed in popular architectural styles of the period. It retains a high degree of integrity, and continues to convey its historic significance.

The National Park Service has determined that the Commodore Apartments appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.¹⁴

¹³ "Lewis A. Smith," *Pacific Coast Architecture Database (PCAD)*,
<http://www.digital.lib.washington.edu/architect/architects/863> (Accessed August 7, 2011).

¹⁴ National Park Service, "The Commodore Apartments Historic Preservation Certification Application, Part 1- Evaluation of Significance," Project Number 26639, March 26, 2012.

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Southwest Builder and Contractor, July 9, 1926.

Southwest Builder and Contractor, July 9 and 16, 1926.

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Commodore Apartments, c. 1940, principal (west) façade. *Photo courtesy of Bison Archives*

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1830

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ON SUNDAYS

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Commodore

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3
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1830
The
COMMODORE
OF HOLLYWOOD







1830
The
COMMODORE
OF HOLLYWOOD









UNION SQUARE

Grid of windows on the building facade.

31

30

29

28

27



Cambridge

















EXIT





EXIT

509





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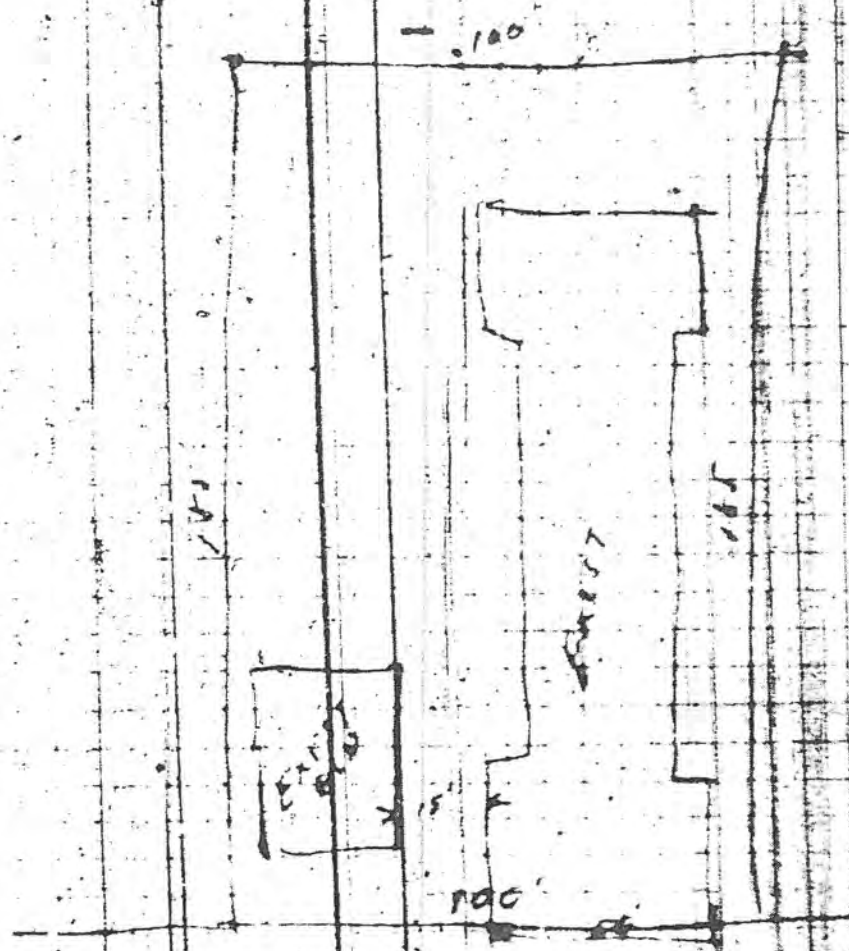
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