MONDAY WOMEN'S CLUB
1209 South Sixth Avenue; 566 East San Juan Avenue
CHC-2019-4355-HCM
ENV-2019-4356-CE

Agenda packet includes:

1. Final Determination Staff Recommendation Report
2. Commission/Staff Site Inspection Photos—September 12, 2019
3. Categorical Exemption
4. Under Consideration Staff Recommendation Report
5. Historic-Cultural Monument Application

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

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2019-4355-HCM
ENV-2019-4356-CE

HEARING DATE: October 17, 2019
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

EXPIRATION DATE: October 29, 2019

Location: 1209 South Sixth Avenue;
566 East San Juan Avenue
Council District: 11 – Bonin
Community Plan Area: Venice
Area Planning Commission: West Los Angeles
Neighborhood Council: Venice
Legal Description: Ocean Park Villa Tract No. 2, Block Q, Lot 1

PROJECT: Historic-Cultural Monument Application for the MONDAY WOMEN'S CLUB

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS:
Kevin Zwang
1619 Garvey Ave., North Suite 207
West Covina CA 91790

Rockport Development, Inc.
80 South Lake Ave., Ste. 660
Pasadena, CA 91101

Bethel Tabernacle Church of God in Christ
1209 Sixth Street
Venice, CA 90291

APPLICANTS:
Naomi Nightingale
415 Sunset Avenue
Venice, CA 90291

Celia Williams
656 San Juan Avenue
Venice, CA 90291

PREPARERS:
Sue Kaplan and David Ewing
763 Nowita Place
Venice, CA 90291

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare the subject property** an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.

2. **Adopt** the staff report and findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachments: Historic-Cultural Monument Application
Commission/Staff Site Inspection Photos—September 12, 2019

FINDINGS

- The Monday Women's Club "exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community" as a rare example of an African American women's clubhouse building in Venice, important for its role in the social history of the African American community in Oakwood.

CRITERIA

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

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

SUMMARY

The Monday Women's Club is a one-story institutional building located at the southwest corner of South Sixth Avenue and San Juan Avenue in Venice. While the architect and year of construction of the property are unknown, permits show that a second structure was moved to the current site in 1926. No information was uncovered about the other structure already on the lot at the time. The subject property served as the longtime location of the Monday Women's Club, an African American women's club located in Venice, from the 1920's until approximately 1947. While the Monday Women's Club and their trustees held the property until 1971, in 1947, Bethel Tabernacle Church of God in Christ moved into the space, which they purchased nearly 30 years later. In 2014, the property was sold to a private entity and it is currently vacant.

The subject property consists of two volumes, both of wood-frame construction and rectangular in plan, connected by an inset hyphen. The north volume is oriented north-south and has smooth stucco cladding with decorative half-timbering, and a hipped roof with wide overhanging boxed eaves. The primary, east-facing elevation of the north volume is three bays wide and has a centered primary entrance accessed via concrete steps leading to a covered concrete porch. The entrance consists of double wood-paneled doors flanked by multi-lite wood hopper windows. Fenestration includes multi-lite wood hopper windows with pebbled glass and wood casement windows. The building's hyphen has a shed roof with an angled overhang and a pair of doors on the east elevation that are reached via a wood ramp. The south volume is oriented east-west and has a front gable roof with overhanging eaves. Fenestration consists of aluminum sliding sash windows. The west-facing elevation is finished in vertical wood shiplap siding.

The Monday Women's Club was one of several African American women's clubs in Southern California estimated to have been active in the Oakwood district of Venice, a historically African

American neighborhood. Initially meeting at a building on the southeast corner of 5th and San Juan Avenues, in 1926, the Monday Women's Club moved to the north portion of the subject property. Women in the Monday Women's Club were excluded from joining nearby, white women's clubs, such as the Santa Monica Bay Women's Club and the Sawtelle Women's Clubs. Based on evidence that suggests the Monday Women's Club was associated with the California Association of Colored Women's Clubs (CWC) and affiliated with the National Association of Colored Women's Clubs (NACW), it is assumed that the women of the Monday Women's Club came together not just for social engagement, but also to improve the lives of African Americans through charitable and political activities. NACW affiliated clubs provided assistance through day care, health services, and job training, the organization also lobbied for women suffrage. However, specific contributions of the Monday Women's Club are not known.

Based on limited building permits and photographs, the property appears to have undergone a number of alterations that include the relocation of a building to the site in 1926; and the construction of a concrete porch and steps, the addition of the hyphen to connect the two buildings, the replacement of some windows, the application of stucco siding to the south section, and the complete remodel of interior spaces, all at unknown dates. At the site inspection, other alterations observed consisted of the application of acoustic plaster on the interior and the infill of some interior doorways.

An Historic Resource Assessment report completed by Jenna Snow in 2016 found the property to be individually eligible under national, state, and local designation programs for its association as the clubhouse for the Monday Women's Club, an African American women's club located in the Oakwood district of Venice.

DISCUSSION

The Monday Women's Club meets one Historic-Cultural Monument criterion: it "exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community" as a rare example of an African American women's clubhouse building in Venice, important for its role in the social history of the African American community in Oakwood.

Since the beginning of the twentieth century, Los Angeles has had a large women's club movement. Following a nationwide trend, the organization of clubs grew to cope with community problems. Local African American women's organizations grew out of churches, mutual aid societies, and literary clubs. As in the case of the Monday Women's Club, many of these organizations were affiliated with the National Association of Colored Women, which formed in response to heightened racism, a need for social services within the African American community, and exclusionary policies of many white-run organizations. While African American and white women's clubs had similar missions and activities, they operated separately. It is estimated that approximately 20 African American women's clubhouses once existed in Los Angeles; however, the subject property appears to be one of only two buildings remaining.

The applicants argue that the property is also "associated with the lives of historic personages important to national, state, city, or local history" for its connection to Venice developer Abbot Kinney. The south volume of the clubhouse was formerly the garage constructed for Kinney's residence (the Kinney-Tabor Residence, HCM #926), and was donated to the club by his wife, Winifred, in 1926. While the applicants point to this as part of a broader pattern of the Kinneys' support for the African American community in Venice, any significant association with the club is tenuous. Although many other individuals, including the members of the Monday Women's

Club, have been associated with the subject property, none of them made any specific or significant historic contributions, and do not appear to rise to the level of historic personages.

Despite the fact that the subject property has experienced alterations over the years, and is currently in a dilapidated condition, it retains sufficient integrity of setting, location, feeling, design, and association to convey its significance. While the south volume, the original Kinney garage, has had several notable interior and exterior alterations that diminishes its integrity, the north volume retains its original cladding materials, windows, doors, and a large meeting space that is readable as the Monday Women's Club auditorium.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

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

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

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

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

> The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.
>
> The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner

consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

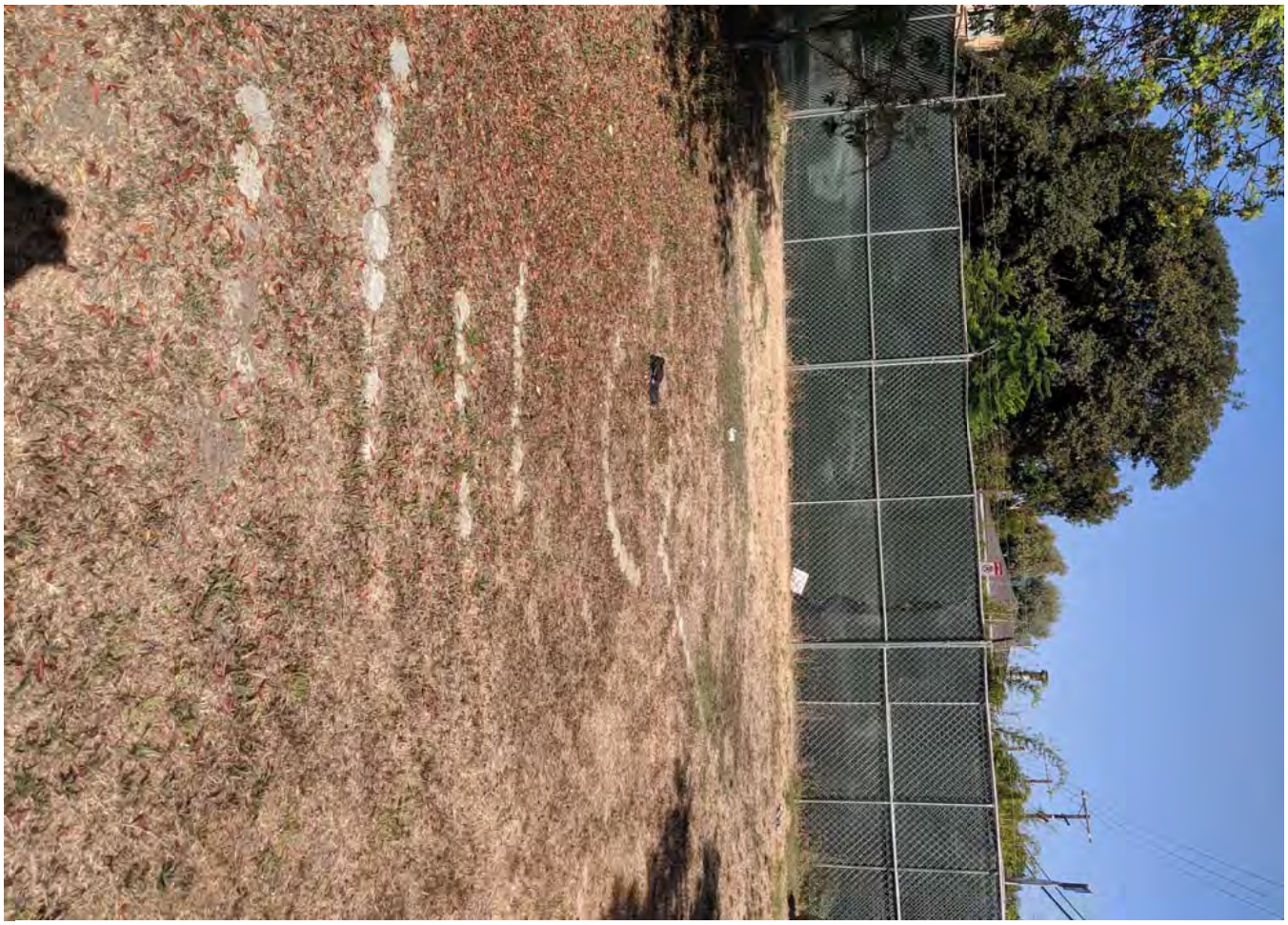
Categorical Exemption ENV-2019-4356-CE was prepared on September 20, 2019.

BACKGROUND

On August 15, 2019, the Cultural Heritage Commission voted to take the property under consideration. On September 12, 2019, a subcommittee of the Commission consisting of Commissioner Kennard visited the property, accompanied by staff from the Office of Historic Resources.


THE VENICE LABYRI


THE VENICE LABYRI
















REAL
RECOGNIZE
REAL LOYALTY
WE$T PHILLADELPHIA
KILLADELPHIA
UPTOP!!
UPPER DARBY
PHILADELPHIA
BRAVE
RAW
WEST SIDE
BEST SIDE
BROTHERLY LOVE
BRAVE GANG
215-610
RIP $TRAP



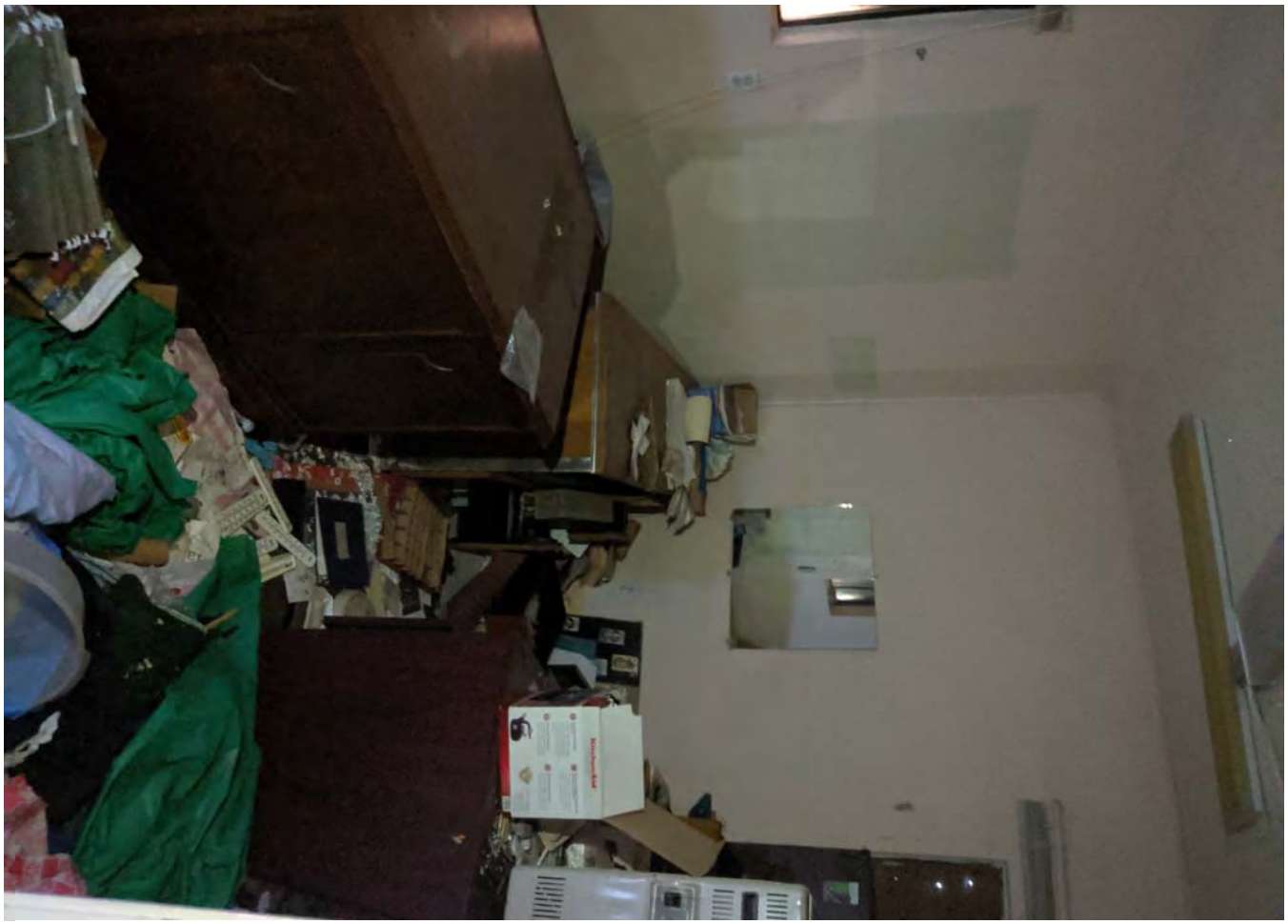






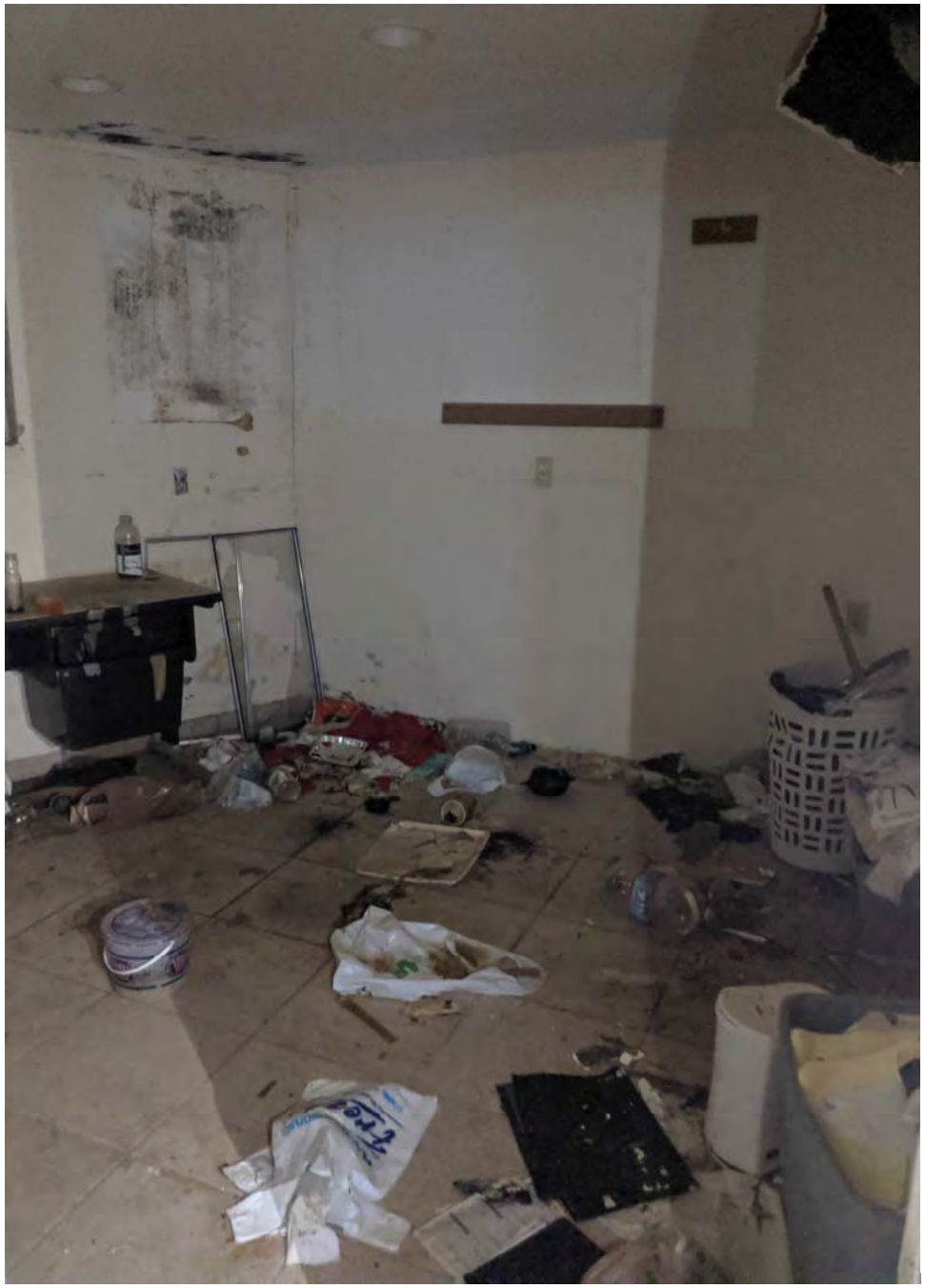


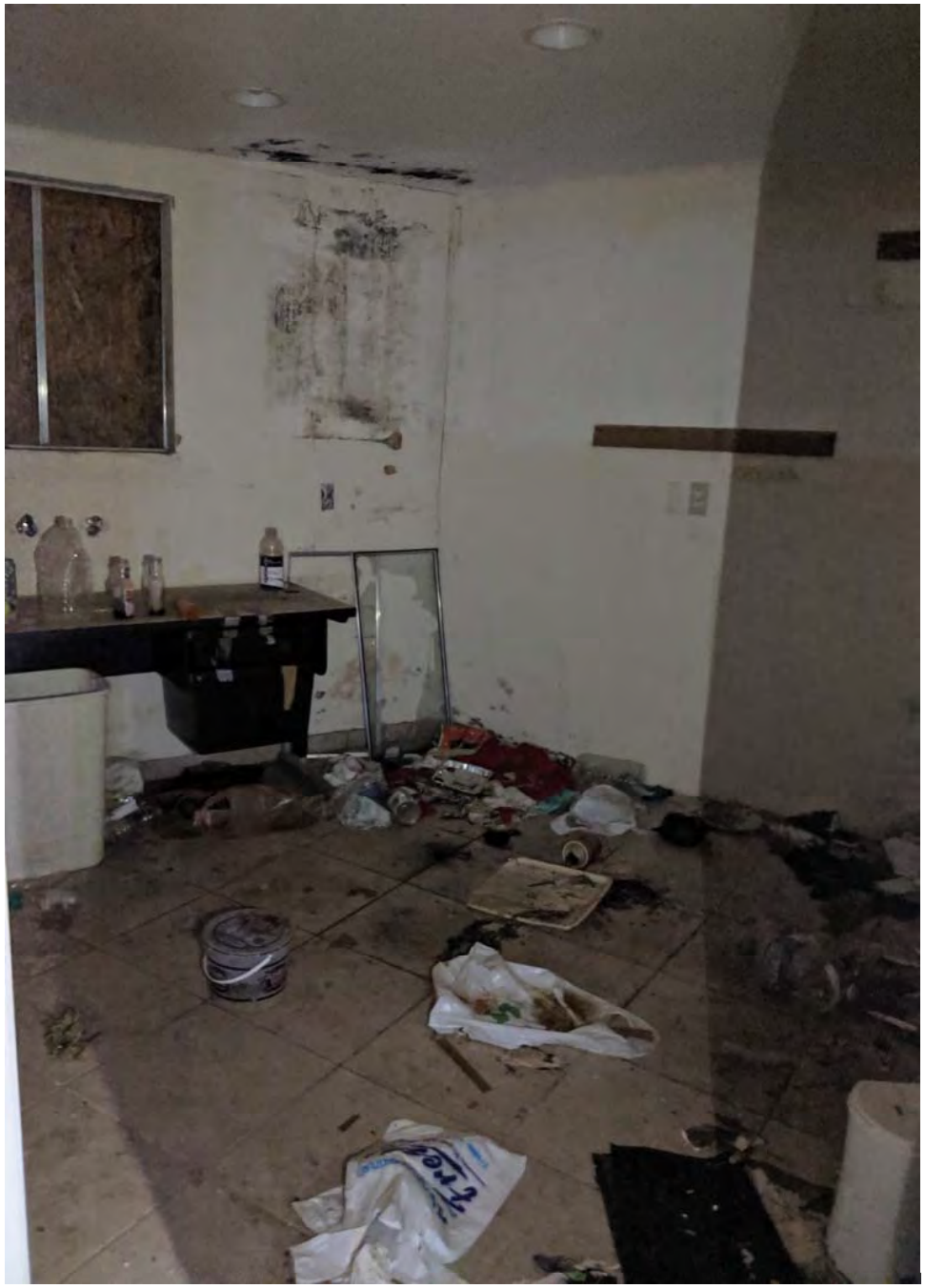


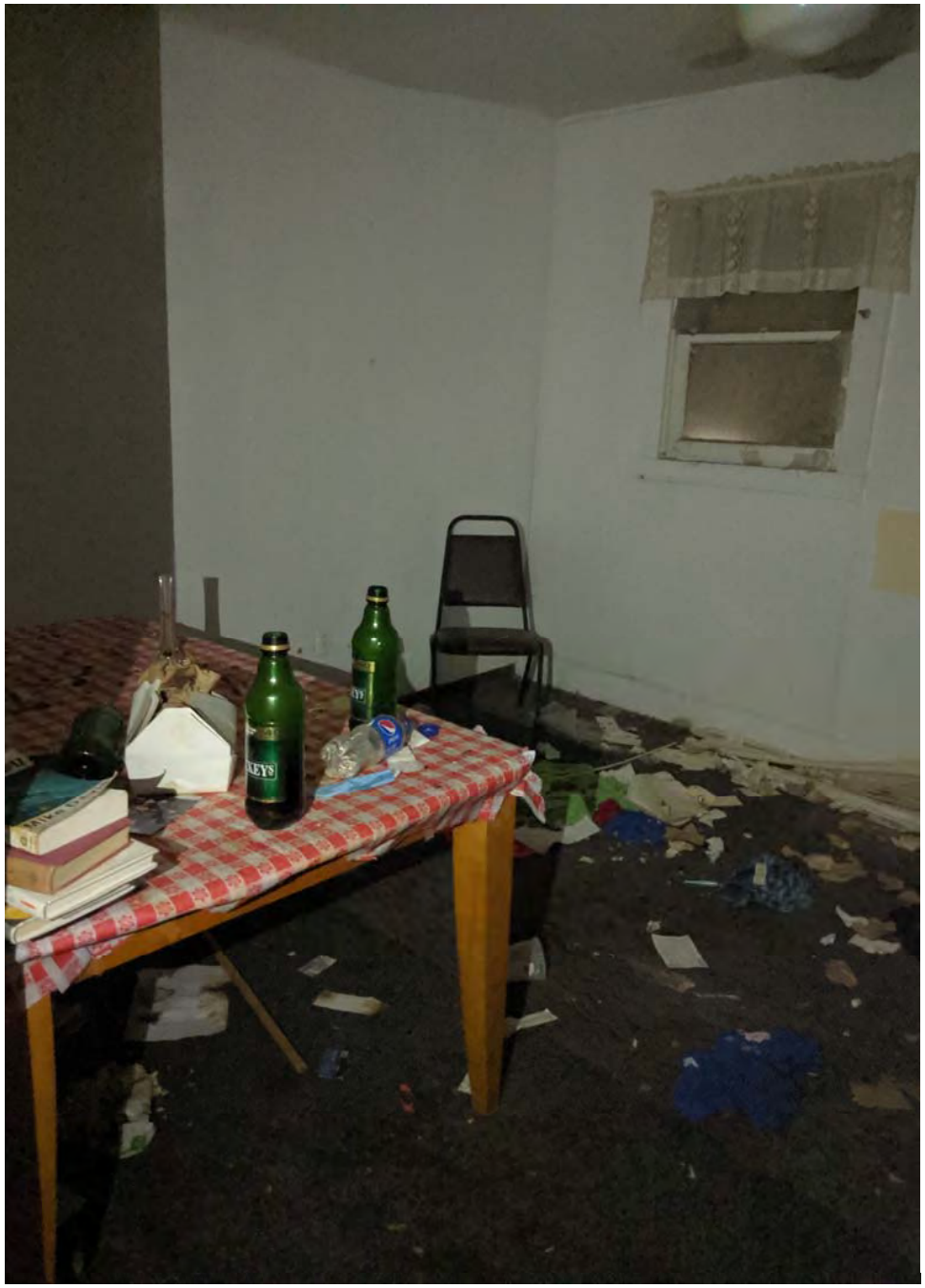























San Juan
NATIONAL
800-352-5675
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COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
CHC-2019-4355-HCM

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2019-4356-CE
PROJECT TITLE Monday Women's Club	COUNCIL DISTRICT 11

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
1209 South Sixth Avenue; 566 East San Juan Avenue, Los Angeles, CA 90291

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
Designation of Monday Women's Club as an Historic-Cultural Monument.

NAME OF APPLICANT / OWNER:
N/A

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Melissa Jones	213-847-3679

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) **8 and 31**

☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

_____

JUSTIFICATION FOR PROJECT EXEMPTION: ☐ Additional page(s) attached

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

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE	STAFF TITLE
Melissa Jones [SIGNED COPY IN FILE]	City Planning Associate

ENTITLEMENTS APPROVED
N/A

FEE:	RECEIPT NO.	REC'D. BY (DCP DSC STAFF NAME)
N/A	N/A	N/A

DISTRIBUTION: County Clerk, Agency Record
Rev. 3-27-2019

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2019-4355-HCM
ENV-2019-4356-CE

HEARING DATE: August 15, 2019
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 1209 South Sixth Avenue;
566 East San Juan Avenue
Council District: 11 - Bonin
Community Plan Area: Venice
Area Planning Commission: West Los Angeles
Neighborhood Council: Venice
Legal Description: Ocean Park Villa Tract No. 2, Block Q, Lot 1

PROJECT: Historic-Cultural Monument Application for the MONDAY WOMEN'S CLUB

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS:
Kevin Zwang
1619 Garvey Avenue, North Suite 207
West Covina, CA 91790

Rockport Development, Inc.
80 South Lake Avenue, Suite 660
Pasadena, CA 91101

Bethel Tabernacle Church of God in Christ
1209 Sixth Street
Venice, CA 90291

APPLICANTS:
Naomi Nightingale
415 Sunset Avenue
Venice, CA 90291

Celia Williams
656 San Juan Avenue
Venice, CA 90291

PREPARERS:
Sue Kaplan and David Ewing
763 Nowita Place
Venice, CA 90291

RECOMMENDATION **That the Cultural Heritage Commission:**

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

2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Monday Women's Club is a one-story institutional building located at the southwest corner of South Sixth Avenue and San Juan Avenue in Venice. While the architect and year of construction of the property are unknown, permits show that a second structure was moved to the current site in 1926. No information was uncovered about the other structure already on the lot at the time. The subject property served as the longtime location of the Monday Women's Club, an African American women's club located in Venice, from the 1920's until 1971, when the property was sold to the Bethel Tabernacle Church of God in Christ. In 2014, the property was sold to a private entity and it is currently vacant.

The subject property consists of two sections, both of wood-frame construction and rectangular in plan, connected by an inset hyphen. The north section is oriented north-south and has smooth stucco cladding with decorative half-timbering, and a hipped roof with wide overhanging boxed eaves. The primary, east-facing elevation of the north section is three bays wide and has a centered primary entrance accessed via concrete steps leading to a covered concrete porch. The entrance consists of double wood-paneled doors flanked by multi-lite wood hopper windows. Fenestration includes multi-lite wood hopper windows with pebbled glass and wood casement windows. The building's hyphen has a shed roof with an angled overhang and a pair of doors on the east elevation that are reached via a wood ramp. The south section is oriented east-west and has a front gable roof with overhanging eaves. Fenestration consists of aluminum sliding sash windows. The west-facing elevation is finished in vertical wood shiplap siding.

The Monday Women's Club was one of several African American women's clubs in Southern California estimated to have been active in the Oakwood district of Venice, a historically African American neighborhood. Initially meeting at a building on the southeast corner of 5th and San Juan Avenues, in 1926, the Monday Women's Club moved to the north portion of the subject property. Women in the Monday Women's Club were excluded from joining nearby, white women's clubs, such as the Santa Monica Bay Women's Club and the Sawtelle Women's Clubs. Based on evidence that suggests the Monday Women's Club was associated with the California Association of Colored Women's Clubs (CWC) and affiliated with the National Association of Colored Women's Clubs (NACW), it is assumed that the women of the Monday Women's Club came together not just for social engagement, but also to improve the lives of African Americans through charitable and political activities. NACW affiliated clubs provided assistance through day care, health services, and job training, the organization also lobbied for women suffrage. However, specific contributions of the Monday Women's Club are not known.

Based on limited building permits and photographs, the property appears to have undergone a number of alterations that include the relocation of a building to the site in 1926; and the construction of a concrete porch and steps, the addition of the hyphen to connect the two buildings, the replacement of some windows, the application of stucco siding to the south section, and the complete remodel of interior spaces, all at unknown dates.

A Historic Resource Assessment report completed by Jenna Snow in 2016 found the property to be individually eligible under national, state, and local designation programs for its association as the clubhouse for the Monday Women's Club, an African American women's club located in the Oakwood district of Venice.

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.

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Monday Women's Club			Select source of proposed name
Other Associated Names:			
Street Address: 1209 S. 6th Avenue		Zip: 90291	Council District: 11
Range of Addresses on Property:		Community Name: Oakwood, Venice	
Assessor Parcel Number: 4239026001	Tract: Ocean Oark Villa Tract No. 2	Block: Q	Lot: 1
Identification cont'd: alt. address 566 E. San Juan Avenue			
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: 1908 ○ Factual ● Estimated	Threatened? Select
Architect/Designer:	Contractor:
Original Use: Clubhouse	Present Use: vacant
Is the Proposed Monument on its Original Site? ● Yes ○ No (explain in section 7) ○ Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style: Select from menu or type style directly into box		Stories:	Plan Shape: Select

FEATURE	*PRIMARY*	*SECONDARY*
CONSTRUCTION	Type: Wood	Type: Select
CLADDING	Material: Select	Material: Wood clapboards
ROOF	Type: Select	Type: Gable
	Material: Select	Material: Select
WINDOWS	Type: Hopper	Type: Select
	Material: Wood	Material: Aluminum
ENTRY	Style: Centered	Style: Select
DOOR	Type: Double	Type: Select

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

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.	
	June 29,1926: Moved from 1 Grand Canal to present site; add foundation
	April 6,1949: wood stoop & wood steps with concrete and install new handrails
	May 6, 1949: pay fee due on above permit

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): Historic Resource Assessment
Other historical or cultural resource designations: SurveyLA: individual resource		

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: Naomi Nightingale / Celia Williams	Company:	
Street Address: 415 Sunset Avenue / 656 San Juan Ave	City: Venice	State: CA
Zip: 90291	Phone Number: (310) 399-5706 / (310) 908-7174	Email: nightingalenaomi@yahoo.com / cwilli7269@

Property Owner Is the owner in support of the nomination? ○ Yes ○ No ● Unknown

Name: Kevin Zwang	Company: Rockport Development Inc	
Street Address: 1619 Garvey Avenue, North Suite 207	City: West Covina	State: CA
Zip: 91790	Phone Number:	Email:

Nomination Preparer/Applicant's Representative

Name: Sue Kaplan (David Ewing)	Company:	
Street Address: 763 Nowita PLace	City: Venice	State: CA
Zip: 90291	Phone Number: (310) 822-0161	Email: sueakaplan@gmail.com

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

10. RELEASE

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

Sue Kaplan	3 April 2019	Sue Kaplan
Name:	Date:	Signature:

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

Office of Historic Resources
Department of City Planning
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Application for Consideration of a Historic Cultural Monument for Monday Women's Club,

1209 6th Avenue, Venice

Submitted 4 July 2019
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To the
Office of Historic Resources, City of Los Angeles
Historic-Cultural Commission, City of Lois Angeles

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Lost History, Last Chance: An Introduction

This application expands on the work of Jenna Snow's Historic Resource Assessment for an Environmental Impact Report in 2016, which stated that the Monday Women's Club (the Clubhouse) at 1209 East 6th St., Venice, CA, "appears individually eligible for listing in the National and California registers, as well as a HCM."[1]

The Monday Women's Club was formed in 1923 or possibly earlier. The Clubhouse was completed in 1926. (App L, 1926) The club might have closed in 1971 or as early as the 1940s.[2] It was only one of two Los Angeles women's clubs to have its own building.[3]

Significance criteria
The Clubhouse is significant for the first two of the three criteria for designation as a Historic Cultural Monument:

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. embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.[4]

[1]Facts cited in the introduction will be footnoted in later sections of the application.

[2] The records aren't clear about how long the club was in operation. The earliest mention in the California Eagle of the Venice club is 1923. Further, notices about the Monday Women's Club seem to have disappeared from the California Eagle in 1938. In 1947, the grant deed was quitclaimed to Mary M. Rhodes, "a married woman, as her separate property" and not as President of the Monday Women's Club. In a building permit of 1949, she identified herself as owner of the property and that the building was leased for two years to a church.

Sholts Boyd, the widower of Nora Belle Boyd and executor for the wills of Martha Sheffield and Nora Belle Boyd, inherited the property and sold the property to the Bethel Tabernacle Church of Christ in 1970. (for full chronology of ownership, see p. 15; App G Grant Deeds, App J Permits and App L California Eagle)

[3] The Wilfandel Club was established over 65 years ago on November 21, 1945 by black women active in the Los Angeles community, Della Williams and Fannie Williams. The Wilfandel Club's goal has been to promote civic betterment, philanthropic endeavors, and general culture. The Wilfandel Club is the oldest African-American women's club in Los Angeles. Club meetings are still held at the Wilfandel Club House at 3425 West Adams Blvd. (www. http://wilfandelclub.com)

[4] Although we are not making the case here for Criterion 3, it is worth exploring further per Ms Snow's evaluation. (see Integrity below, p. 9)

Humble living symbol
The Monday Women's Clubhouse is not a grand structure. It is, however, a unique and important living symbol of the aspirations and accomplishments of a people who migrated from oppression in the deep South to build new lives in the free West. It gives physical testimony to the nature of everyday people's lives and the epoch to which they lent their minds and muscles.

The Monday Women's Club was part of another national movement: Colored Women's Clubs, which joined civic engagement and community service with activism for racial justice and women's rights. It was an affiliate of both the California Association of Colored Women's Clubs (CWC) and the National Association of Colored Women's Clubs (NACW). "Founded in 1896, NACW was the first, and longest operating, black organization in the United States." "By around 1920, there were 28 federations in over 1,000 cities." "By the end of 1910 there were around twenty Colored Women's Clubs in Los Angeles." (App A, HRA p. 18)

Etta V. Moxley
One important personage involved with the Clubhouse was Etta V. Moxley (1870-1950). A board member of the Monday Women's Club and one of the owners of the Clubhouse property, she was prominent in a number of African American church and civic organizations, and was an early president of the CWC. The 1927 annual meeting of the CWC was held at the Clubhouse just six months after it opened its doors. [5]

Abbot & Winifred Kinney
The Clubhouse is also, especially, a testament to the African American community's relationship with Venice's founder, Abbot Kinney, whose widow, Winifred Kinney, donated a large family garage as the basis for the building. This was exemplary of many actions the Kinney's took in support of the African American community. From the beginning of his construction of "The Venice of America," Kinney welcomed black workers, fostered their talents, promoted their enterprises, made sure there was land for them, and helped them purchase it.

The Members
Thirdly, and most importantly, the Club itself is historically significant. Its members made a strong mark on their community and were emblematic of their epoch. Most Colored Women's Clubs were composed of middle class and professional women, and their message of uplift was tinged with a degree snobbery. The Monday Women's Club members, on the other hand, were largely working-class, (App A, p. 18) which suggests a special level of aspiration and dedication to community among the African American women of Venice.

Challenges
The most urgent challenge, of course, is the immediacy of the need for preservation. The value of the Clubhouse, however, comes with challenges inextricable from its history. One is the difficulty of documenting people and movements whose importance were under-appreciated in their own time by the dominant culture's arbiters and institutions. Lack of records for African Americans makes it harder to single out the achievements and contributions of significant

[5] Etta V. Moxley was the first Vice-President of the California Association of Colored Women and the fourth President (1912-1914).

individuals. The *Los Angeles Times, Los Angeles Herald* and the *Santa Monica Outlook*, for instance, did not overindulge in coverage of "the colored," while the "colored press" was small and spread thin.

The history of the Venice African-American community is no different. Although there are telling references and clear inferences to support its significance, the written record on the Monday Women's club is quite sparse. None of the extant books on Venice history, not even those written in the late 20th century, has made more than cursory mention of the rich African American contribution to the creation and ongoing evolution of this community. Although this has started to change with several new books on Venice, it is just in time to witness an intense gentrification accelerating the demolition of the final vestiges of that history in the built environment.

The physical legacy of the African American role in the development of Venice (and conversely, of the unique role of Venice's founder, Abbot Kinney, in fostering a thriving African American community) has been, and continues to be, effaced by redevelopment. The heedlessness with which this has happened has been facilitated by the degree to which African American history has remained under-examined and under-preserved: a vicious cycle.

This makes it more difficult, but all the more important, to memorialize these local strands of our national past, and makes those few remaining physical resources, like the Monday Women's Clubhouse, all the more precious and crucial to save.

I. PHYSICAL DESCRIPTION OF PROPERTY (7A)

Note: The applicants were not able to view the property. Much of our application is taken from the excellent Historic Resource Assessment for 1209 E 6th Avenue *(App A) done by Jenna Snow and submitted to OHR in March, 2016. There is little that we could have added to it, partly because we have not viewed the property but also because it is so complete. We did add a few clarifications in footnotes with the relevant text. References to Maps and figures refer to the HRA prepared by Jenna Snow.(App A)*

Site ([App A:] Maps 1-7, Figures 1-3)

The subject property is located on the southwest corner of East 6th Avenue and San Juan Avenue in the Venice neighborhood of Los Angeles, north of Abbott Kinney Boulevard. The neighborhood is a very dense with residential properties constructed on regular lots along narrow one-way streets. Mature trees are planted in the parkway along 6th Avenue. An area of lawn is located at the north side of the subject property. A labyrinth has been inscribed with stones within the lawn[6]

A construction fence runs along the west and south elevations of the building and a chain-link fence runs along the east property line. A tall, locked gate guards the east elevation.

Exterior Figures 1-13) ([ibid]

The exterior of the subject property can be divided into two sections that are connected by an inset hyphen. The front, primary, north section faces east toward East 6th Avenue and has no discernable style. This section is one story high and rectangular in plan oriented in a north-south direction. The north section has a hipped roof with wide overhanging boxed eaves and a simple fascia.[7]
A contemporary light fixture is placed at northeast corner of roof. Exterior elevations of the north section are finished in smooth stucco siding within a grid of wood beams. All fenestration is covered with plywood on the exterior, but is visible from interior.

The primary, east elevation of the north section is three bays wide. The north bay consists of two, multi-light, wood sash hopper windows with pebbled glass. The building's main entrance is located in the center bay of the east elevation. Reached via a concrete porch and five concrete steps, the main entrance consists of paired, wood-paneled doors flanked by multi-light, wood sash hopper windows with pebbled glass. Metal pipe railings enclose the concrete steps while two square wood posts at either side of the porch support the roof. The main entrance had been covered with plywood, which was removed to allow access for the site visit. The south bay of the east elevation steps out from face of building so that it is almost flush with eave-line. There is no fenestration in south bay, but a secondary entrance faces north. The concrete porch extends to a secondary entrance.

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[6] Installed by local artist, Robin Murez, in 2010, " … for this site, owned by the adjacent church, the serene spiritual path fit conceptually and the in-ground form meets practical needs. Painting the church restored it's [sic] historic Craftsman style. The Mosaic Ball is both sculptural seating and a neighborhood marker."(Robin Murez website http://www.robinmurez.com/section1/labyrinthpage.htm)

[7] This distinct hip roof type is disappearing from Venice as the original Arts and Crafts style homes with hip roofs are demolished or remodeled with the more common gable style.

The north elevation of the north section is two bays wide with a wide, multi-light, wood sash hopper window in each bay. The west elevation has paired wood casement windows with pebbled glass at either side of the elevation. Only a small section of the south elevation is visible due to the location of the hyphen and south section. There is one window opening in the south elevation that is missing its sash and frame.

The hyphen is sided with stucco and has a shed roof with an angled overhang. Paired doors in the east elevation, the only visible elevation, are protected by plywood panels and are reached via a wood ramp.

The rear, south section is one story high and rectangular in plan, oriented in an east-west direction. It has elements of Craftsman style, including a front gable roof with overhanging eaves and venting in the gable peak. The south section is finished in smooth stucco siding (possibly original, (App I, the permit of 1949).[8] The [c]ontemporary decorative painting depicting highly stylized feminine eyes faces East 6th Avenue.[9] Fenestration is covered with plywood on the exterior, but visible from interior and generally consists of contemporary aluminum horizontal sliding sash. The east elevation is one bay wide while the south elevation is three bays wide. The west elevation is finished in vertical wood shiplap siding.

Interior (Figures 14-17) [ibid]
The interior of north section consists of one large room with visible roof beams. An area toward the north is two steps higher than the remainder of room**.** A picture rail and chair rail run around the circumference of the room. The walls and ceiling are finished in a skim-coat of plaster. There is contemporary carpet on floor.

The hyphen and south section have all contemporary finishes, including suspended ceilings, contemporary doors, and floor materials.

Alterations
Very few building permits are available for the subject property, and no historic photographs were located. Based on visual inspection, few alterations have been made to the north section, while the south section has suffered multiple alterations. The earliest building permit available dates from 1926, when a 23 x 45' building was moved to the subject property from No. 1 Grand Canal. Another building was already located at the property. It is likely the north section was relocated, while the south section was already at the site.[10] Further research would be required to confirm this.

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[8] The stucco is original "… A neat stucco with a spacious club room beautiful in its appointments, dining room and dressing rooms and everything that goes to make a women's club house." (App L California Eagle December 3, 1926)

[9] By local Venice muralist Jules Muck.

[10] However, we know now that the north section was the garage from the Abbot Kinney house at 1 Grand Canal (App J permit, 1926), and also that there is no 1209 6th Avenue address listed until the entry in the 1926 Santa Monica Street Directory. Some believe that the southern building was also a part of the Abbot Kinney house garage

No permits are available to indicate date of construction for either building Sanborn map labels the north section "church" and the south section is labeled as a dwelling.[11] The hyphen is evident in the 1950 Sanborn map, but it is not known when it was constructed, whether in 1926 when the north section was relocated or after.[12]

The permit to relocate the north section indicates construction of a new foundation.[13] It appears the concrete steps were also constructed at that time. The pipe metal railings appear to be a later addition. While the rear, south section has been altered with stucco siding and replacement windows, likely resized, there are no permits available. It is not known when the stucco siding was added, although the aluminum sash windows appear to have contemporaneous with alteration of all interior spaces and finishes. (App A HRA) "IV. Property Descriptions and Histories, Physical Description," pp 7-8)

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and may have been placed on the 6th Avenue property at the same time. (Conversation with Sonya Reese Greenland).

[11] It may be likely – Sonya suggested it was a livery at Kinney house.

[12] The Kinney House was originally the Cosmos Club, a women's club founded by Margaret Kinney, Abbot Kinney's first wife. It was built in 1908 and Winifred and Abbot Kinney moved it to 1 Grand Canal in 1916. (http://www.virtualvenice.info/visual/canals.htm) (App K for images. Note in back of house at right is a structure with similar design as northern part of clubhouse.)

[13] Permit issued in 1949 (App J Permits)

II. URGENCY FOR DESIGNATION (PRESENT CONDITION AND ONGOING WORK)

The property was sold to a developer in 2014. No work has begun but on March 29, 2019 a permit application was approved for a Small Lot Subdivision with one large house on each of the subdivided lots. The permit approves the complete demolition of the Monday Women's Club Clubhouse. Appeals of the Tract Map and the CDP have been submitted. A CEQA appeal will also be entered.

The property has been vacant for a long time.

The property was included as an individual contributor in SurveyLA (App C) and a Historic Resource Assessment (App A) was completed (presumably at the direction of OHR) by Jenna Snow, Historic Preservation Consulting, on March 16, 2016.[14] Ms Snow concluded that the Monday Women's Club was an important and significant resource to the history of the Venice African-American community and should be preserved. She advised that the property and structure could be eligible to be listed in a Federal and/or State Historical Registry in addition to the city designation. (App A HRA, p. 23)

An Initial Study, in preparation of an EIR, was submitted in October 2016. It was prepared by Pareto Planning and Environmental Services on behalf of the City of Los Angeles Department of City Planning Major Projects/EIR Analysis Section., Though the study concluded that the proposed project poses a potential significant impact and determined that an EIR was required, it didn't identify the Monday Women's Club as the historic owners of the site.

The Draft EIR, prepared March 2017, acknowledged the significance of the site as the property of the Monday Women's Club: "[t]he proposed project necessitates demolition of the existing 1926 building on the Project Site which is eligible for listing as an historical resource due to association with the Monday Women's Club …" and concluded that the proposed project had "Significant Unavoidable Adverse Impact." (App E Draft EIR, Executive Summary, Table ES-1: Impact Analysis Summary, pp. ES-6)

The Draft EIR gives four alternatives, three of which preserve the building. However, the City chose the developer's objective of financial gain rather than preservation of a city cultural and historic legacy, a benefit for the public. (App E Draft EIR, p. ES-7 and ES-7 ff)[15]

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[14] Much of this application is based on her work.

[15] ES.4 PROJECT OBJECTIVES
As described in Chapter 2, the objectives of the project applicant, Rockport Development, are:
• To develop a project that will realize an increased economic return on the property.
• To provide housing on an infill lot to address the City's housing shortage and contribute to the City's housing stock.
• To replace the existing abandoned church on the Project Site with two single-family detached units suitable for sale.
• To replace the existing legal/non-conforming vacant institutional building on the

The Final EIR, released in August 2018, reiterated the objectives of the developer as the sole objectives for this property. The only alternative suggested was a memorial plaque or art piece (App F Final EIR, "Executive Summary, Feasibility and Achievement of Objectives – The Revised Project", pp. 31ff):

> *"The Revised Project would result in a significant unmitigated historical resource impact, as a result of the demolition of the existing historical resource on the Project Site. As previously explained, under CEQA the destruction of the physical building is an impact, regardless of whether the building is important for its architecture, or for its association events* [sic] *that have made a significant contribution to the broad patterns of California's history and cultural heritage..."* (ibid, p. 32)

The City and Property Owners believe that a commemorative feature would "communicate what was important about the subject property and pass along an appreciation for that history to the next generation." (ibid)

The EIR does not take into consideration the significance of the building's historic setting in proximity to other historic resources nor the impact of its demolition on the significance of its physical relationship to the other historic resources that create that setting, namely its location among three other sites associated with Abbot Kinney and the development of Oakwood as an Africa-American enclave: the Kinney-Tabor house (a block south), the Arthur L. Reese home (immediately behind the site) and the Tabor Family Residences on Westminster. (App I Neighborhood Map)

The women's club is referred to in the Letter of Determination only as a "church." This ignores the HRA's research and conclusion. It erases the significance that the Monday Women's Club holds not only the occupants themselves, but also that they held ownership of the site for 44 years, from 1926 until 1970. (but see footnote 2 above and "Ownership," below).

The substance of the city's decision to grant the SLS and CDP permits is in a "Statement of Overriding Considerations ".(App D Letters of Determination case no. AA-2014-1989-SL)[16] That decision was in error.

Project Site with a use that is consistent with the RD1.5 zoning for the site.
• To comply with the City's Small Lot Design Guidelines.
• To create high-quality indoor and outdoor living environments.

[16] The CEQA Statement of Overriding Consideration is inappropriate and not applicable in this case. A Statement of Overriding Consideration is the ultimate, highest level CEQA exemption, used for when there is an *overriding public benefit to consider*. In this case, the overriding consideration is described as the developer being profitable and the construction of housing, which is for two new (luxury) homes and not affordable housing or any type of housing that would infer a substantial public benefit. Using a Statement of Overriding Consideration to support a developer's profitability and the construction of two new luxury homes is an error and makes a mockery of the CEQA law.

The Applicants believe that the demolition of this significant site would destroy the integrity of location and setting. (see Integrity section below: especially “Location”, “Setting” and “Feeling.”) The applicants are asking that the entire structure be saved from demolition.

In addition, statements of overriding consideration must be supported by substantial evidence in the record, and there is no evidence provided or that could be provided for this misguided “consideration.”

This Statement of Overriding Consideration should only be used to support a project that causes environmental impacts but that serves a higher public purpose. Construction of two new luxury homes for the purpose of the developer’s profitability is not a higher public purpose.

III. SIGNIFICANCE OF PROPERTY (Item 7B)

The property at 1209 6th Avenue (655 San Juan), was home of the Monday Women's Club,[17] a significant black women's organization in the City of Venice and long after its annexation by the city of Los Angeles. It is significant for two of the three criteria for designation as a Historic Cultural Monument:

> 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. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Criterion 3 does not appear applicable. Although the structure is an arts and crafts building that still retains many defining features of style, type, and method of construction, there is no association with a known design professional. However, the northern portion of the building was the garage for Kinney family home when it stood at 1 Grand Canal, and so might reasonably be attributable to the designer of The Cosmo Club, the building that the Kinneys eventually took for their home. Further research would be required to establish such attribution and determine if the designer was significant.

The Historic Resource Assessment (App A) written by Jenna Snow, Historic Preservation Consulting, 2016, presumably commissioned by the current owner prerequisite to demolition and redevelopment, clearly states its importance: "The report concludes that 1209 East 6th Street appears **individually eligible for listing in the National and California registers, as well as a Historic Cultural Monument of the City of Los Angeles** (App A HRA, p. 23) Its association with Abbot Kinney makes this application only stronger. [bold added]

It further clarifies that the building is "[an] important historic resource under CEQA and demolition would result in a significant impact. (HRA, p. 23)

The probable importance of this structure has also been raised in SurveyLA, as a "rare example of 1920s institutional development in the Oakwood neighborhood, an early African-American enclave in Venice…" (App C SurveyLA, Individual Resources, p. 3)

The Monday Women's Club was a black women's group active in Venice from the 1920's – until 1971.[18] It was formed at a time when African-American women were barred from white

[17] In the Santa Monica directories, the club is listed variously as Woman's Monday Club, Womans Monday Club, Womans' Monday Club.

[18] The earliest mention we have found is in the California Eagle of 1923. The exact ending date is unknown, 1970 is based on the grant deeds for when it was sold to the Bethel Tabernacle Church of Christ. (see p. 14 below) It could

women's groups. (See history of African-American women's clubs below; further discussion in App A HRA report, pp. 17-19) The Monday Women's Club was an influential participant in the social and economic life of the black community of Oakwood.

It is not known exactly when the club was founded. Its first mention in the 1925 Santa Monica City Directory is in 1925 as holding meetings at the 1st Baptist Church at 5th Avenue. In 1926 they moved into their own building. It is likely they were meeting before then. Etta V. Moxley, a trustee of the group (App G Grant Deeds) was the president of the National Association of Colored Women's Clubs (NACW) between 1912 and 1914. Her involvement in Women's Clubs could predate her presidency. The Monday Women's Club could go as far back as 1912 or before.

The "SurveyLA Venice Report" was conducted and written by Historic Resources Group, a leading historic preservation consultant for the City of Los Angeles, and concludes that more research would be required to confirm its historical status. The report goes further: "This Pentecostal church may have an association … however this association could not be confirmed. More research is needed to confirm this evaluation. The building appeared vacant at the time of the survey." (App C SurveyLA,Venice Report Historic Districts, Planning Districts and Multi-Property Resources). Of course, we know now that its *historic* significance is not with a church but with the African-American women's organization.

Ownership records are for the most part lacking, our research only turned up Deed Grants beginning in the 1930s but it is known that the Winifred Kinney, Abbot Kinney's widow gave at least the north structure, formally the Kinney residence garage, to the Club, probably the same time that she willed the house to Irvin Tabor. Both were moved in 1926 to their respective sites. (App. J Permits)

The association with Abbot Kinney was identified in the application for the Kinney-Tabor House (HCM 926; 2008) and confirms the association with Abbot Kinney and his widow, Winifred. City Directories identify Winifred Kinney living at 1 Grand Canal; the permit for the move to 1209 6th states that the garage will be moved from 1 Grand Canal. (App. J Permits) "Kinney, purchased approx. 1915 … Upon wife's death in 1927, was bequeathed to longtime Kinney driver, Irving Tabor, … moved home to Oakwood area…" (Kinney-Tabor House HCM, Item 18 Significance. Application for Historic Cultural Monument, Feb. 21, 2008) The permit for the garage move from 1 Grand Canal to 566 San Juan Avenue was dated June 29, 1926 and submitted by Daniel Sheffield as agent.[19] There are two permits for the Kinney house move dated June 16 1926 one for the move of a garage and the second for the house. (App. J Permits)

While the structure in its present condition might not be an exemplary example of period architecture, it does retain many defining features, and as its provenance is now confirmed, those lost features could be determined and the structure could be rehabilitated to substantially its 1926 state.

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also be possible that it ceased existence in 1949 when Mary M. Rhodes leased the building to a church, possibly the Full Gospel Assemblies in Christ or they shared the space. (App J Permits)

[19] Daniel Sheffield also signed the permits for the 605-607 Westminster Avenue move. For Daniel Sheffield's relationship with the Tabors, see footnote 9.

V. SIGNIFICANCE: HISTORIC CONTEXT

A. Significance of Venice

Many threads of American aspiration and experience come together in the community of Venice, originally conceived and built as a seaside resort development and city in its own right by cigarette and oil tycoon, Abbot Kinney, and now a self-consciously idiosyncratic neighborhood of the City of Los Angeles.

It has attracted, over the course of a century plus a decade and a half, a great assortment of people, schemes, movements and changes in fortune reflecting the times.

The history of Venice is well known and documented, beginning with Kinney's offbeat vision for a "Venice of America" which soon devolved into a seaside amusement park. By prohibition the city had fallen on hard times and provided a pliant municipality for bootleggers and gamblers. Oil wells took over much of the beach area for a time and drove out less profitable but more enduring uses. In the fifties and sixties, Venice hosted the beatnik and hippy counterculture, along with outlaw bikers and drug dealers. Venice has had its own "alternative" newspaper, the Beach Head, since 1968. The nineties saw devastating gang warfare.

All the while, it's been a haven for those outside the mainstream of Los Angeles society. The fecundity of these three square miles has produced or nurtured artists, writers, poets, musicians, film stars, architects, designers and architects almost beyond enumeration, and the carnival atmosphere of its beachfront "boardwalk" attracts more visitors than any destination in Southern California besides Disneyland and, embarrassingly, the Grove. His dream of a cultural and entertainment center for Venice is still relevant. Venice is a tourist attraction, an artistic and cultural beacon for Los Angeles.

B. SIGNIFICANCE OF THE OAKWOOD COMMUNITY

The history of Oakwood, Venice's African American enclave, has received much less attention, but is both inseparable from the legacy of Kinney and a unique microcosm of the African American experience.

Kinney combined the entrepreneurism of an increasingly muscular America at the turn of the twentieth century with the equally American aspiration to emulate European culture. His plan was to evoke the splendors of Venice in a sort of theme park resort, complete with canals, gondolas and columned buildings, which he modestly christened as The Venice of America.

To realize this grand dream, he employed many African Americans arriving in the first Great Migration from the deep South, which supplied laborers, craftsmen, and service providers. In this, the story reflects many others across the county's history. But with Kinney, there was a difference; he did not simply exploit African American labor. He promoted the talented and skillful, developed lifelong friendships, and helped black families buy property in Venice. He promoted Arthur Reese, who came to Venice as a janitor, to be his chief designer. He hired a young teenager from Louisiana, Irvin Tabor, to be his chauffeur. They travelled extensively together on business, and Kinney refused to stay in any hotel that wouldn't accept Tabor.

He did all this during a time when the Klan was resurgent in America, and active in many Los Angeles communities including Venice. So, it was not at small risk as a businessman that he gave his black employees and neighbors his committed support.

His forward thinking acted as a social experiment for economic and racial diversity that is still a central part of the Venice culture and character. Historically it has also been the most socially, racially, economically and culturally diverse coastal city in California, and Oakwood has been one of California's only coastal communities where not only were residents predominantly African American, but where African Americans owned their homes.

Unfortunately, the standard histories of Venice have essentially been white histories in which the African American experience has played only an incidental role, under-documented, under-valued, and under-researched.

Many of the original African American families whose forebears built Venice for Abbot Kinney still live in Oakwood. Some still live in the houses those original settlers built. It's a tightknit community. Everybody knows everybody, but lately has seen change. Venice, and Oakwood in particular, has undergone some of the most severe gentrification in the country. Land prices have soared, and many African American residents have sold and moved out, while many others have been pushed out. With their departure, many historic properties have gone on the block. The Monday Women's Club is one of them.

C. SIGNIFICANCE OF THE MONDAY WOMEN'S CLUB

Monday Women's Club (MWC) represents an overlooked historical force within the overlooked contributions of African Americans to the development of Venice, California, which has itself been, and continues to be, a highly idiosyncratic microcosm of national aspiration. That microcosm provides an unusual example of interracial cooperation and appreciation at a time when even the forward-looking Progressive movement was caught up in a national surge of racist rhetoric and violence. The Monday Women's Clubhouse is one of only two extant examples of an African American women's club facility in the City of Los Angeles[20], which at one time had around twenty of these organizations, The Monday Women's Clubhouse is the only club that had an actual clubhouse dating back to the period when that movement reached its

[20] See Introduction above, footnote 3.

height in the 1920s. We know the club was active from the 1920s at least into the 1930s (App H "Los Angeles Negro Directory, 1930-31", and App K *California Eagle*)
Little more is known directly about the aspirations or activities of the Monday Women's Club, as few documents have been located. Many descendants of the members, and of the founders of Venice's African American community, have moved away or been displaced, and local historians over the last several decades have tended to give the history of black Venice short shrift.[21]

However, we know some basic facts about the Monday Women's Club, and we can infer that the Monday Women's Club shared many of the attributes of the larger movement embodied by the National Association of Colored Women's Clubs (NACW) and its affiliate, the California Association of Colored Women's Clubs (CWC), especially since Etta V. Moxley, a trustee of the Monday Women's Club and president of the MWC in 1934 had served as the first Vice-President of the CWC and was president of the CWC from 1912-1914. During her term she developed the Children's Hour, day-care centers (Elizabeth Lindsay Davis, *Lifting as They Climb,* [1933], p. 113)

The CWC was established at least by 1908 with their first president Mrs S. Eliza Warner from Los Angeles. One of her accomplishments was the establishment of The Sojourner Truth Home in downtown Los Angleles, a home for unmarried women and single mothers.
In 1908 the CWC became affiliated with the NACW.[22]

On November 26, 1926, the club moved into their new home on 6th Avenue. The December 3, 1926 edition of the California Eagle, an African-American weekly, reported "The Mnoday [sic], a club of only 16 women, built and opened a most beautiful clubhouse…" [23] On April 28, 1927 they hosted a meeting of the California Association of Colored Women in their clubhouse, only six months after opening the clubhouse. (App L)

We know a good deal about the rise of African American women's clubs as a national movement in this period and about NACW, since "[b]y around 1920, there were 28 federations in over 1,000 cities."

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[21] From notices in the California Eagle, they held fundraisers including dances and game nights, supported students with scholarships, had guests to discuss various subjects. They formally backed Arthur L. Reese in his campaign for member of the Republican County Central Committee. They hosted other organizations and allowed members to hold private events. Among the organizations the club hosted are the Oscar dePriest unit of the Political Study club of California, Delta Sigma Theta, the Philomathians of Santa Monica,

Members of the club also were involved in other groups and endeavors in Venice, often holding positions of leadership. Martha Sheffield was president of The Sunshine Club, a charity organization. Mary Rhodes, president of the Monday Club also led a glee club.

[22] Ibid, p. 113.

[23] Also "The Monday Club which stands as a hih [sic] credit and monument to the genius of the Colored women of the Bay District" (California Eagle, Dec. 10, 1927)

"Founded in 1896, NACW was the first, and longest operating, black organization in the United States…founded in response to heightened racism, a need for social services within the black community, and exclusionary policies of many white-run organizations, including white women's clubs." It would be hard to more clearly state the purpose of these clubs than does NACW's motto, "Lifting As We Climb." (App A HRA, p. 18)

However, the movement was not only about "racial improvement." It was also a women's movement. "The CWC offered women a source of power, and an arena for service, that was unmatched by mixed-gender organizations." For instance, NAWC "lobbied for women's suffrage," as well as "provid[ing] assistance through day care, health services, and job training."[24]

The Monday Women's Club differed from most of its counterparts in at least one way, according to the Assessment: "…members of the Monday Women's Club….do not appear to have been middle class or professional women, this was unusual for NACW membership…". [App A HRA. p. 18]

It's possible this unusual membership was simply because it was formed in the 'twenties, when the movement, near its apex, had expanded beyond its original constituency. However, circumstances in the close-knit microcosm of Venice gave rise to a particular sense of empowerment among a community of immigrants from the rural deep south, with a strong sense of purpose. While they lacked formal education, their talents and ambitions were appreciated and fostered by Venice's founder and developer, Abbot Kinney, and contributed richly to the realization of his vision of Venice. Kinney and his widow maintained close relationships, both business and personal, with leaders in that community. So, while the membership of the MWC were unusual in their lack of formal education, they may have also been unusually empowered by their community.

This might be a fruitful avenue for further research.

D. OWNERSHIP AND DEVELOPMENT CHRONOLOGY

No known primary records about the Monday Women's Club's activities and of the membership exist. It is an area well worth researching. We do know that ownership changed hands several times according to the Deed Grants among the five presumed officers or trustees: Nora Rickman, Martha Sheffield, Etta V. Moxley and Mary M. Rhodes. In 1949, the Clubhouse was leased to a church for two years. (App J Permits)[25]

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[24] Etta Moxley with cooperation from the CWC established the Sojourner Truth House in downtown LA as a refuge for single women and single mothers. Etta Moxley also established the Children's Hour as president of the CWC.

[25] It is certainly possible, as Snow suggests, that the church, the Full Gospel Assemblies in Christ Church, shared the use of the clubhouse with the church. (App A, p. 10) However notices about the Club seem to have disappeared from the California Eagle around 1938 and in lieu of contrary evidence, it is reasonable to speculate that the Club ceased its activities at that time.

In April of 2014, the Bethel Church sold 1209 6th Avenue to AEI Investments, LLC who sold it in June 2014 to Rockport Development Inc, the present owners.

The ownership for the Monday Women's Club (App G Grant Deeds)[26]:

a) October 22, 1931 Cora Hamilton and Harry J. Hamilton grant to Nora Rickman, Evelyn King and Martha Sheffield "joint tenants with right of survivorship."
b) October 23, 1931 "…Nora Rickman, Martha Sheffield and Etta V. Moxley, as trustees of the Women's Monday Club, under a declaration of trust dated October 23, 1931…grant to Mary M. Rhodes…" (mention in Grant Deed of February 9, 1939)
c) February 9,1939 Notarized above by Trustees for Women's Monday Club Etta V. Moxley, Martha Sheffield and Nora Rickman
d) July 9, 1947 Quitclaim to Mary M. Rhodes by Etta V. Moxley, Martha Sheffield and Nora Rickman[27]
e) February 9, 1968 Estate settlement of Mary Rhodes. The Will says that properties be distributed evenly (50%) to the executor Sholts H. Boyd for the estates of Martha H. Sheffield and Nora Belle Boyd
f) May [?], 1968 Settlement of estate of Martha Sheffield. Sholts H. Boyd as executor of Martha J. Sheffield (50%) and to the estate of Nora Belle Boyd (50%)
g) July 25, 1970 Sholts H. Boyd sells to Bethel Tabernacle Church of Christ

[26] The Grant Deeds only go back to 1931 though it is recorded in the California Eagle that they purchased their new building in 1926.

[27] Building Permit issued on April 6, 1949 was submitted by former club president Mary M. Rhodes as sole owner. The permit says that the property is leased to the Church for two years. (App G)

Table 1: Known Addresses (App H Santa Monica City Directories)

	1915-16	1921-22	1923-24	1925[28]	1931 Negro Directory
1209 6th Av (566 San Juan)					
6th and San Juan				Woman's Monday Club	Monday Club House
5th Ave & San Juan	1st Baptist Church	1st Baptist Church	1st Baptist Church	Woman's Monday Club (at 1st Baptist Church)	

[28] The 1925 Directory identify Mary M. Rhodes as President and Bessie Stanton as Secretary.

Table 2: Addresses of Club Trustees

	Occupation	1915-16	1917	1921-22	1923-24	1925	1931 Negro Directory
Mary Rhodes (Houston, Huston)	President; (janitor)	546 Westminster	same	546 Westminster		540 ½ Westminster	yes
Bessie Stanton (Wm E)	Secretary (physician)			501 ½ Broadway	501 Broadway		
Martha Sheffield (Daniel)*[29]	(carpenter/ painter)	546 Westminster	same	559 Westminster (painter)	559 Westminster		
Cora Hamilton (Harry)	(porter)	550 San Juan	same	550 San Juan	San Juan		yes
Nora Boyd (Sholts)	(carpenter)					548 Westminster	

[29] Daniel Sheffield was a neighbor of Irvin Tabor and was the agent on record for a building permit for work done at 605-607 Westminster. (App J Permits)

Houston Rhodes is listed as a porter for the Elks Club. In the 1915-16 Santa Monica Directory, Daniel Sheffield and H H Rhodes share the same address, 546 Westminster, p. 536, as homeowners.

V. INTEGRITY OF PROPERTY

"For a property to be eligible for designation at the local, state or national level, it must meet at least one eligibility criterion listed above and retain sufficient integrity to convey that historic significance. Integrity is defined as physical and visual characteristics necessary to convey its significance. Evaluation of integrity is founded on "an understanding of a property's physical features and how they relate to its significance." The seven aspects of integrity are Location, Design, Setting, Materials, Workmanship, Feeling, and Association." (App A HRA, p.21; Secretary of the Interior. United National Park Service, "VIII. How to Evaluate the Integrity of a Property", https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm)

The Monday Women's Club fulfills most if not all these criteria.

1. Location

The Monday Women's Club at 1209 6th Avenue forms a historic pocket in the Oakwood Planning District neighborhood with three other properties closely identified with Abbot Kinney:

1. Kinney-Tabor House at 1310 6th Avenue (566 Santa Clarita Avenue) (HCM 926)
2. Arthur L. Reese House at 541 Santa Clara Avenue (application to be submitted 2019)
3. Tabor Westminster Family Residences at 605-607 Westminster (HCM 1149)

All four are within a 500-ft radius. (App I Neighborhood Map) This 500-ft radius appear to be the center for the community life in Oakwood. San Juan appears to have been the first street in Oakwood to get electrical lighting. The lights were placed on "ornamental lamp posts."[30]

The first mention of the Club in the Santa Monica Street Directories was in 1925, the first home of the 1st Baptist Church (5th and Santa Clara. In 1926, Monday Women's Club moved down the block into their own space at 6th and San Juan.

The Clubhouse was moved from Abbot and Winifred Tabor's home at One (1) Grand Canal where it was the garage in 1926 and has remained in its present location since. It was moved the same year that the main house was moved to 1310 6th Avenue and became the family home of Irvin Tabor.

It very likely the south building was moved at the same time (*Conversation with Sonya Reese Greenland May 1, 2019). The HRA proposes that the south building was there first. (App J Perm its) No permit records for address 1209 6th or 566 San Juan and no entries for neither 1209 6th nor 566 San Juan are to be found in the Santa Monica Street Directories of 1915-16, 1917, 1921-22, 1923-24, see App J Permits; App H (Santa Monica City Directories)

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[30]. Most of the members of the women's club also lived within this 500-foot area. "This is the street upon which the [property of the First Baptist Church faces and much of the property owned by race people faces this street. This timely improvement will improve property values, to say nothing of the luxurious appearance it gives the street." California Eagle, May 8, 1915

"The period of significance associated with the north portion of the building begins in 1926, when it was moved to the subject property. Thus, although the building had been moved, its significance is associated with its current site and therefore the subject property retains integrity of location." (App A HRA, p. 21)

2. Design

"Design is the composition of elements that constitute the form, plan, space, structure, and style of a property. But properties change through time. Changes made to continue the function of the [design] during its career may acquire significance in their own right. These changes do not necessarily constitute a loss of integrity of design… ." (United National Park Service, "VIII. How to Evaluate the Integrity of a Property", ibid)

Several alterations have been done over the years, but defining features remain that retain the integrity of the architecture and use including the hipped roof with "wide overhanging boxed eaves" (many of the hipped roof structures in Venice have been removed through demolition and remodeling), the wooden paneled doors, the fenestration, and the interior picture- and chair rail still survive. (HRA, p. 7ff)

3. Materials

"Materials are the physical elements combined in a particular pattern or configuration to form the aid during a period in the past. Integrity of materials determines whether or not an authentic historic resource still exists." (United National Park Service, "VIII. How to Evaluate the Integrity of a Property", ibid)

Materials common to the time are present: clapboard and shiplap siding, stucco (an examination will tell if it is cement or if period stucco is a bottom layer). The interior has period wood (oak?) furnishings (pews?). Windows of pebble glass still remain. Though at the time of the not original to the garage, cement steps were probably added at the time of the move.

While much work has been done subsequent to the move, and though there are no records or documents about work other than the original permit, there is enough remaining to convey the arts and crafts style of the buildings.[31]

4. Workmanship

" Workmanship is the physical evidence of the crafts of a particular culture or people during any given period of history. Workmanship is important because it can furnish evidence of the technology of the craft, illustrate the aesthetic principles of a historic period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles." (United National Park Service, "VIII. How to Evaluate the Integrity of a Property", ibid)

[31] The seeming mixture of style and material is indicative of the construction and creation of housing of the time, particularly in Oakwood. Like the Tabor Westminster Family Residences, it is an example of the black community's ability to improvise with the elements they could put their hands on. That in itself is certainly a "method of construction" that is representative of this historic community.

Though not a pristine example of period architecture, enough remains to identify it as in the Arts and Crafts style popular at the time and its use as a clubhouse and later a church.

As originally the garage to Kinney's house, the quality of the workmanship and the defining features can be ascertained by examination of the Kinney-Tabor house a block south. Subsequent work to the Clubhouse could not be reviewed.

It is not possible at this time to determine the additional interior work was done but it does contain defining features is evidence of its original design.

Presently stucco with wood slats, it is not known whether this is original or when they might have been added. [32](**"**An artistic use of such materials as river rock, clinker brick, quarried stone, shingles, and stucco is common." website https://www.oldhouseonline.com/house-tours/bungalows-of-the-arts-crafts-movement) applied subsequent to the move but within the significant time period.)

5. Setting:
"Setting is the physical environment of a historic property that illustrates the character of the place. Integrity of setting remains when the surroundings of an aid to navigation have not been subjected to radical change. Integrity of setting … would be compromised, for example, if it were now completely surrounded by modern development." (United National Park Service, "VIII. How to Evaluate the Integrity of a Property", ibid)

The Women's Club is part of cluster of historic buildings that convey the founding of Venice and the vital social and historical life of early settlement of Venice with structures still standing in their original sites and uses. Two of the buildings are on 6th Avenue and the third is two blocks north on Westminster:

1. The Tabor Kinney House (HCM 926), 1310 6th Avenue;
2. The Arthur Reese House (HCM application being written) which shares the alley with the women's club 541 Santa Clara; and
3. The Tabor Westminster Family Residence (HCM 1149), 605-507 Westminster Avenue. (see App I Neighborhood Map)

Destroying the Clubhouse would adversely affect the significance of these historic resources individually and as a unique group. Other properties are likely to contribute to this setting but are as yet unidentified.

6 and 7. Feeling and Association
"Feeling is the quality that a historic property has in evoking the aesthetic or historic sense of a past period of time. Although it is itself intangible, feeling is dependent upon the aid's significant physical characteristics that convey its historic qualities. Integrity of feeling is enhanced by the continued use of an historic [resource]" (ibid)

[32] See footnote 8, p. 7.

"Association is the direct link between a property and the event or person for which the property is significant. A period appearance or setting for a historic aid … is desirable; integrity of setting, location, design, workmanship, materials, and feeling combine to convey integrity of association." (ibid)

Arthur Reese and Irvin Tabor were cousins. Both worked at the Venice Pier directly with Abbot Kinney. Other Tabors and Reese's lived close by to Arthur and Irvin, cousins and brothers on Santa Clara, San Juan and Westminster. Daniel Sheffield, a neighbor, was the agent of record for permits for The Tabor Westminster Family Residences and the move of the Kinney garage to transformation as a clubhouse for the women of Oakwood. The Kinney House, the Clubhouse and at least one of the bungalows on Westminster were moved from the whites only neighborhoods of Venice. The trustees of the Monday Women's Club also lived in the surrounding blocks.

Though not much is known about the operations and program of the Monday Women's Club, its enclave in the heart of Oakwood, its relationship with the community and leaders of the community, give a strong sense of its association with the community and evokes a time when African-Americans were starting to establish themselves as homeowners and business owners in Venice.

The Monday Women's Club is a special piece of early twentieth-century Oakwood cultural and social life. It offers visitors a visual experience with its four (and probably more) historic structures and people associated with Abbot Kinney and the leaders of the African-American community of Oakwood.

Though there is some loss of integrity to the buildings, there is enough remaining of the original character with the remaining materials and workmanship that support enough integrity to support the application for a HCM. The north section, especially, has fewer alterations and enough of its materials remaining that the demolition of this property (the southern part included) would be a significant loss to the Oakwood community history. "Although some materials have been lost and the design of the south portion somewhat modified, the building overall possess sufficient physical features to convey that original character." (App A HRA, p. 22)

"The north portion of the building, however, has had few alterations, and its original windows and doors are extant beneath contemporary plywood, and therefore it retains integrity of design. Likewise, the north portion of the building retains integrity of materials, while the south portion does not. Loss of materials has resulted in some loss of integrity of workmanship, or evidence of artisans' labor and skill in constructing or altering a building."

VI. CONCLUSION

The 2016 Historic Resource Assessment (Assessment) by Historic Preservation Consulting succinctly states the case for the property's significance and preservation:

> The history of the subject property, including its owners and occupants, as well as its alterations, was researched and evaluated. The conclusion of this historic resource assessment is that the subject property appears eligible for listing in the National or California Registers as well as an individual HCM as a very rare extant clubhouse for a black woman's club apparently founded in the 1920s….The subject property therefore appears to qualify as an historical resource under CEQA and demolition would result in a significant impact. (App A, p.

In addition, it should be noted that no marker has the power of evocation that the presence of the building itself has, a building one can walk inside and visualize the life that took place there, the determination and hope such a club carried as its members went about building their community. A real physical presence of that history can give an awareness of our past and a sense of community that a marker cannot, and so a marker could not meaningfully mitigate the negative impact of the demolition of this historical resource.

As noted above in the Introduction, this raises an important issue regarding the disappearing history of the Oakwood district. It has been largely neglected in the extant histories of Venice. Official documentation is scarce, as it often is in minority communities. And now the development pressures of gentrification are physically erasing much of what may be left, without adequate research, analysis or, frankly, appreciation.

The present applicants for historic preservation of this property have many personal friends and contacts in the Oakwood community to help direct their research efforts and fill in blanks. As noted earlier, conversations with descendants of early African American settlers of Venice brought to light the connection between the Monday Women's Clubhouse and both Abbot and Winifred Kinney. We know now that the North portion of the Clubhouse had been Abbot Kinney's garage and was bequeathed by his widow, Winifred. The permit to move the garage was issued a few days after the permit to move Kinney's house, which Kinney bequeathed to Irvin Tabor.

As a monument, a still-standing Monday Women's Clubhouse, would almost certainly elicit further information.

The Monday Women's Club deserves to keep its rightful place with the Arthur Reese home, the Kinney-Tabor home, and the Tabor Westminster Residences, all within a 500' radius of each other at the heart of Oakwood.

We hope the Office of Historic Resources will also support nomination of the Monday Women's Clubhouse to the National Register of Historic Places and the California Register of Historical Resources.

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This application was prepared by David Ewing and Sue Kaplan on behalf of the Applicants Naomi Nightingale and Celia Williams with contributions from Sonya Reese Greenland and Jataun Valentine and help from Alice Rose Jefferson.

APPENDIX A:
Historic Resources Assessment
(including images for section III)



Historic Resource Assessment
1209 East 6th Avenue
Los Angeles, CA

March 16, 2016

Jenna Snow, Historic Preservation Consulting ● 323/317-3297 ● jenna@preservingbuildings.com

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I. Introduction and Executive Summary

This report provides a historic resource assessment of 1209 East 6th Avenue (subject property, Assessor Parcel Number 4239-026-001) in the Venice neighborhood of Los Angeles. Located at the corner of 6th and San Juan Avenues, the subject property was moved to the site in 1926, and was most recently used by a religious organization.

The City of Los Angeles' Office of Historic Resources is in the process of a citywide historic resource survey known as SurveyLA. In early 2015, SurveyLA completed a historic resources survey of the Venice Community Plan Area.[1] The subject property was included in SurveyLA, but the finding was inconclusive, indicating more research was necessary to determine whether or not it is a potential historical resource.

This historic resource assessment builds on the work of SurveyLA and provides the required additional research to evaluate whether or not the subject property is eligible for individual listing in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), or as a City of Los Angeles Historic-Cultural Monument (HCM), or as a contributing resource to any potential historic district. This report relies heavily on the survey report prepared for SurveyLA, specifically historic contexts, methodology, and evaluation criteria. The evaluation also consulted the National Register Multiple Property Documentation Form for "Historic Resources Associated with African Americans in Los Angeles."[2] This assessment is also based on written guidance published by the National Park Service (NPS) for evaluating historic properties in National Register Bulletin #15,[3] *How to Apply the National Register Criteria for Evaluation,* as well as on guidance provided by the California Office of Historic Preservation and City of Los Angeles Department of Historic Resources, accepted professional practices, and experience with similar properties.

The report concludes that 1209 East 6th Street appears individually eligible for listing in the National and California registers, as well as a HCM. It does not appear that the subject property is located within any potential historic district to which it could contribute. This determination is the result of a site inspection, site-specific and contextual research in primary and secondary sources, and application of significance criteria within the appropriate historic context.

II. Qualifications

This report was prepared by Jenna Snow with editorial support and peer review provided by Leslie Heumann. Ms. Snow visited the site January 26, 2016.

Jenna Snow has an independent historic preservation consulting practice with an office in Los Angeles. She meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History. Prior to founding her practice, Ms. Snow worked at Los Angeles-based Chattel, Inc. between 2002-2014. As a Principal Associate at Chattel, she authored, co-authored, and/or served as project manager for more than 75 historic preservation projects, including a wide

[1] Historic Resources Group, Inc., "Historic Resources Survey Report:, Venice Community Plan Area," prepared for the City of Los Angeles, Department of Planning, Office of Historic Resources, March, 2015.

[2] Teresa Grimes, "Historic Resources Associated with African Americans in Los Angeles," National Register of Historic Places Multiple Property Documentation Form, December 31, 2008.

[3] Rebecca H. Shrimpton, ed., National Register Bulletin, #15, *How to Apply the National Register Criteria for Evaluation,* (National Park Service, 1990) revised 1997 by Patrick W. Andrus. This bulletin is available at the web site, http://www.nps.gov/history/nr/publications/bulletins/nrb15/.

variety of historic resource assessments, impacts analyses, and construction monitoring projects for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. With over fifteen years of professional experience, Ms. Snow has worked on both the east and west coasts, as well as internationally. Ms. Snow holds a M.S. in Historic Preservation from Columbia University and a B.A. in Fine Arts focusing on architectural history from Brandeis University.

Ms. Heumann is an architectural historian with nearly 40 years of experience in all aspects of historic resources evaluation, documentation, preservation, and planning. She has extensive experience in the coordination of cultural resources surveys, assessment of historic significance, and preparation of documentation to support the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), and the National Historic Preservation Act (NHPA). Additional areas of expertise include application of the Secretary of the Interior's Standards for the Treatment of Historic Properties, preparation of Historic American Buildings Survey (HABS) documents, National Register of Historic Places and other registration program applications, and historic school modernization issues. Over the course of her career, Ms. Heumann has participated in historic resources projects in eight western states. Ms. Heumann satisfies the Secretary of the Interior's Professional Qualification Standards as an Architectural Historian. Currently, Ms. Heumann is an independent consultant specializing in a range of historic preservation services.

III. Regulatory Setting

National Register

The National Register of Historic Places is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and indicate what properties should be considered for protection from destruction or impairment,"[4] Administered by the National Park Service, the National Register is the nation's official list of historic and cultural resources worthy of preservation. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. Resources are eligible for the National Register if they meet one or more of the following criteria for significance:

A) are associated with events that have made a significant contribution to the broad patterns of our history; or
B) are associated with the lives of significant persons in our past; or
C) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D) have yielded or may be likely to yield, information important in history or prehistory.[5]

Once a resource has been determined to satisfy one of the above criteria, then it must be assessed for "integrity."[6] Integrity refers to the ability of a property to convey its significance. Evaluation of integrity is based on "an understanding of a property's physical features and how they relate to its significance." The National Register recognizes seven aspects or qualities of integrity: location, design, setting, materials, workmanship, feeling, and association. To retain integrity, a property must possess several, and usually most, of these aspects.

Relationship to Project

The subject property is not listed in the National Register. However, for the reasons stated below, appears to meet National Register eligibility requirements.

California Register

Based substantially on the National Register, the California Register is "an authoritative guide… used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected."[7] For a property to be eligible for listing in the California Register, it must be found by the State Historical Resources Commission to be significant under at least one of the following four criteria:

1) is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; or

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[4] National Register Bulletin #16A: *How to Complete the National Register Registration Form* (National Park Service, 1997).

[5] National Register Bulletin #15, *How to Apply the National Register Criteria for Evaluation* (National Park Service, 1990, revised 2002).

[6] National Register Bulletin #15, *How to Apply the National Register Criteria for Evaluation* (National Park Service, 1990, revised 2002).

[7] California Public Resources Code §5024.1(a), <http://codes.lp.findlaw.com/cacode/PRC/1/d5/1/2/s5024.1>.

2) is associated with the lives of persons important in our past; or
3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values; or
4) has yielded, or may be likely to yield, information important in prehistory or history.

Also included in the California Register are properties which have been formally determined eligible for listing in, or are listed in the National Register; are registered State Historical Landmark Number 770, and all consecutively numbered landmarks above Number 770; and Points of Historical Interest, which have been reviewed and recommended to the State Historical Resources Commission for listing.

The primary difference between eligibility for listing in the National and California registers is integrity. Properties eligible for listing in the National Register generally have a higher degree of integrity than those only eligible for listing in the California Register. There is, however, no difference with regard to significance.

Relationship to Project
The subject property is not listed in the California Register. However, for the reasons stated below, appears to meet California Register eligibility requirements for individual listing.

California Environmental Quality Act (CEQA)
According to CEQA,

> an historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources..., or deemed significant pursuant to criteria set forth in subdivision (g) of §5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant (California Public Resources Code, PRC §21084.1).

If a proposed project were expected to cause substantial adverse change in a historical resource, environmental clearance for the project would require mitigation measures to reduce impacts. "Substantial adverse change in the significance of an historical resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (PRC§15064.5 (b)(1)).

Relationship to Project
As the subject property appears eligible for listing in the National or California Registers, it is a historical resource for purposes of CEQA. Therefore, demolition of the subject property would result in a significant impact to historical resources as defined by CEQA.

City of Los Angeles
There are two categories of local designation for historically significant properties in Los Angeles. Properties may be designated for their individual significance as Historic-Cultural Monuments (HCM) and/or may be included in a Historic Preservation Overlay Zone (HPOZ) if significant as part of a grouping of resources. HCMs and contributors to HPOZs are historical resources under CEQA. §22.171.7 of Los Angeles Administrative Code defines criteria for designation of a Historic-

Cultural Monument (HCM). For ease in applying local eligibility, the following numbers are assigned to the criteria, which align, to a large degree, with National and California Register criteria. Resources eligible for HCM designation are:

1) Historic structures or sites in which the broad cultural, economic or social history of the nation, state or community is reflected and exemplified; identified with important events in the main currents of national, state, or local history; or
2) Historic structures or sites identified with personages in the main currents of national, state or local history; or
3) Historic structures or sites which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction or a notable work of a master builder, designer, or architect whose individual genius influenced his age.

While National and California register criteria apply to individual sites as well as districts, local historic district criteria are contained in separate legislation. According to §12.20.3 of the Los Angeles Municipal Code, which became effective on May 12, 2004, a Historic Preservation Overlay Zone (HPOZ) "is any area of the City of Los Angeles containing buildings, structures, landscaping, natural features or lots having historic, architectural, cultural or aesthetic significance and designated as a Historic Preservation Overlay Zone." Contributing resources must meet at least one of the following criteria:

1. adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time
2. owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city
3. retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the City.

Relationship to Project
The subject property is not individually listed as an HCM. However, for the reasons stated below, it appears to meet eligibility requirements for individual listing. While the subject property is located within an area identified in SurveyLA as the Oakwood Planning District, this area was found not to be eligible as a potential HPOZ.

Venice Community Plan
The subject property is located within the Venice Community Plan Area. The Venice Community Plan Update (Community Plan) was adopted in 2000. The Community Plan includes policies drawn from the Venice Coastal Zone Land Use Plan,[8] and identifies then known historical resources in the area, including four existing HCMs in Venice: the Venice Canal System (HCM No. 270); the Venice Arcades, Columns and Capitals (HCM No. 532); the Venice Division 14 Police Station (HCM No. 595); and the four-story "Binoculars" sculpture at 340 Main Street. It also identifies fifteen structures and buildings recommended for designation as HCMs: Venice City Hall, Lighthouse Street Bridge, Eastwind Community Gardens, Crown Arms, Bay Cities Laundry, Sidewalk Café, Waldorf Hotel, St.

[8] *Venice Local Coastal Program Land Use Plan*. City of Los Angeles, adopted 29 Oct. 1999, CPC File No. 1998-0119LCP, Council File No. 1998-0518, certified by Coastal Commission June 14 2001.

Charles Hotel, Old Venice Jail, Breakwater, Brick Street – 18th Street, 64-72 Market Street, Old Venice Library, Windward Apartments, and 80 Windward Avenue. The document also provides one historic preservation goal for the Community Plan Area, which is, "Preservation and restoration of cultural resources, neighborhoods and landmarks with historical and/or cultural significance" (Goal 17), and its associated objectives, "to ensure that the Community's historically significant resources are protected, preserved and enhanced (Objective 17-1); to preserve and enhance neighborhoods with a distinctive and significant historical character (Objective 17-2); and to encourage private owners of historic properties or resources to conserve their architectural integrity (Objective 17-3)."[9]

[9] *Venice Community Plan Update*, III-3. City of Los Angeles. CPC File No. 97-0047CPU. Council File No. 2000-1505. 29 Sept. 2000 (adopted).

IV. Property Descriptions and Histories

Physical Description

Site (Maps 1-7, Figures 1-3)

The subject property is located on the southwest corner of East 6th Avenue and San Juan Avenue in the Venice neighborhood of Los Angeles, north of Abbott Kinney Boulevard. The neighborhood is a very dense with residential properties constructed on regular lots along narrow one-way streets. Mature trees are planted in the parkway along 6th Avenue. An area of lawn is located at the north side of the subject property. A labyrinth has been inscribed with stones within the lawn. A construction fence runs along the west and south elevations of the building and a chain-link fence runs along the east property line. A tall, locked gate guards the east elevation.

Exterior (Figures 1-13)

The exterior of the subject property can be divided into two sections that are connected by an inset hyphen. The front, primary, north section faces east toward East 6th Avenue and has no discernable style. This section is one story high and rectangular in plan oriented in a north-south direction. The north section has a hipped roof with wide overhanging boxed eaves and a simple fascia. A contemporary light fixture is placed at northeast corner of roof. Exterior elevations of the north section are finished in smooth stucco siding within a grid of wood beams. All fenestration is covered with plywood on the exterior, but is visible from interior.

The primary, east elevation of the north section is three bays wide. The north bay consists of two, multi-light, wood sash hopper windows with pebbled glass. The building's main entrance is located in the center bay of the east elevation. Reached via a concrete porch and five concrete steps, the main entrance consists of paired, wood-paneled doors flanked by multi-light, wood sash hopper windows with pebbled glass. Metal pipe railings enclose the concrete steps while two square wood posts at either side of the porch support the roof. The main entrance had been covered with plywood, which was removed to allow access for the site visit. The south bay of the east elevation steps out from face of building so that it is almost flush with eave-line. There is no fenestration in south bay, but a secondary entrance faces north. The concrete porch extends to a secondary entrance.

The north elevation of the north section is two bays wide with a wide, multi-light, wood sash hopper window in each bay. The west elevation has paired wood casement windows with pebbled glass at either side of the elevation. Only a small section of the south elevation is visible due to the location of the hyphen and south section. There is one window opening in the south elevation that is missing its sash and frame.

The hyphen is sided with stucco and has a shed roof with an angled overhang. Paired doors in the east elevation, the only visible elevation, are protected by plywood panels and are reached via a wood ramp.

The rear, south section is one story high and rectangular in plan, oriented in an east-west direction. It has elements of Craftsman style, including a front gable roof with overhanging eaves and venting in the gable peak. The south section is finished in smooth stucco siding. Contemporary decorative painting depicting highly stylized feminine eyes faces East 6th Avenue. Fenestration is covered with plywood on the exterior, but visible from interior and generally consists of contemporary aluminum

horizontal sliding sash. The east elevation is one bay wide while the south elevation is three bays wide. The west elevation is finished in vertical wood shiplap siding.

Interior (Figures 14-17)
The interior of north section consists of one large room with visible roof beams. An area toward the north is two steps higher than the remainder of room. A picture rail and chair rail run around the circumference of the room. The walls and ceiling are finished in a skim-coat of plaster. There is contemporary carpet on floor.

The hyphen and south section have all contemporary finishes, including suspended ceilings, contemporary doors, and floor materials.

Alterations
Very few building permits are available for the subject property, and no historic photographs were located. Based on visual inspection, few alterations have been made to the north section, while the south section has suffered multiple alterations. The earliest building permit available dates from 1926, when a 23 x 45 building was moved to the subject property from No. 1 Grand Canal.[10] Another building was already located at the property. It is likely the north section was relocated, while the south section was already at the site. No permits are available to indicate date of construction for either building. The 1918 Sanborn Fire Insurance map shows a vacant lot while the 1950 Sanborn map labels the north section "church" and the south section is labeled as a dwelling. The hyphen is evident in the 1950 Sanborn map, but it is not known when it was constructed, whether in 1926 when the north section was relocated or after.

The permit to relocate the north section indicates construction of a new foundation. It appears the concrete steps were also constructed at that time. The pipe metal railings appear to be a later addition. While the rear, south section has been altered with stucco siding and replacement windows, likely resized, there are no permits available. It is not known when the stucco siding was added, although the aluminum sash windows appear to have contemporaneous with alteration of all interior spaces and finishes.

Property History
In 1926, the subject property transferred from Lida Sinclair and Eugene B. Sinclair to Cora Hamilton.[11] The Sinclairs resided at 1385 W. 22nd Street in the West Adams neighborhood of Los Angeles,[12] and Eugene Sinclair worked as a salesman for a wholesale grocer. As the Sanborn Fire Insurance maps do not show any development at the subject property prior to the existing building, it is possible they held the property as an investment. Born in Michigan around 1877, Cora Isabel Hamilton and her husband, Harry J. Hamilton, lived nearby at 550 San Juan Avenue. Cora worked as a maid while Harry worked as a shoe shine.[13] Although they worked in the service industry, Cora and Harry Hamilton managed to own their home by 1920.[14]

[10] City of Los Angeles, Department of Building and Safety, "Application to Alter, Repair, and Demolish," Permit #20378, July 14, 1926.

[11] County of Los Angeles, Deed Books, Instrument No 69, Book 6127, page 130, November 9, 1926,.

[12] *Los Angeles City Directory*, (Los Angeles, CA: Los Angeles Directory Company, 1930).

[13] 1930 United States Federal Census, Los Angeles, CA, Assembly District 57, Enumeration District 19-154, page 10A.

[14] 1920 United States Federal Census, Venice Township, CA; Precinct 4, Enumeration District: 622, sheet 14A.

The same year the property transferred, a building permit was issued to the Monday Women's Club to relocate the building at the subject property from No. 1 Grand Canal. It is unclear where the building was actually moved from, as No. 1 Grand Canal does not appear to have been the factual address. Based on numbering on historic Sanborn Fire Insurance maps, No. 1 Grand Canal would have been located farthest east on the Grand Canal. Neither Sanborn Fire Insurance maps nor historic photographs show a building of proximate size or appearance. In addition to the ambiguity of where the building originated, handwriting on the permit to relocate the building is not clear; the building may have previously functioned as a private lounge or private garages (see Attachment D, Figure 18).

Although records for the Monday Women's Club could not be located, it is likely the women who owned the subject property between 1926 and 1971 were members of the club. Census data indicates that they were all black. Cora Hamilton held the property for only one year, at which time it transferred to Nora Rickman, Evelyn King, and Martha Sheffield. When the subject property transferred to Mary Rhodes in 1939, Etta V. Moxley had been added to the women who held the property as trustees of the Monday Women's Club.[15]

Nora Rickman lived at 231 21st Street in Santa Monica with her husband, James E. Rickman, and her son, Louis R. Rickman, in 1910. James Rickman was a barber while Nora was a janitor at the school house.[16] Nora Rickman worked in a similar capacity for much of the next 30 years, later working as a maid in a hotel.[17] Evelyn King and her husband, Roessler King, lived in the Ocean Park neighborhood of Santa Monica before purchasing a house off of South Vermont Avenue in South Los Angeles.[18] Evelyn King worked as a maid in a club. As early as 1917, Martha Sheffield and her husband, Daniel Sheffield, lived on Westminster Avenue, close to the subject property.[19] Daniel Sheffield worked variously as a house painter and as a janitor at a motion picture studio.[20] Etta V. Moxley and her husband, John W. Moxley, were one of the early black families who lived in Santa Monica in 1900. The couple, along with their daughter Honore E. Moxley, owned their home at 103 7th Street,[21] moving to 621 Colorado Avenue in 1920,[22] and later to 1538 Euclid Street.[23] John Moxley owned his own barber shop. Etta Moxley was very active in the state-wide California Association of Colored Women's Clubs, serving as its fourth president between 1912 and 1914.[24] During her tenure, she supported the establishment of the Sojourner Truth Home in 1913, located at 1119 East Adams Boulevard (extant), the first collective effort undertaken by black women's

[15] County of Los Angeles, Deed Books, Instrument No. 749, Book 16354, Page 328, February 28, 1939

.[16] 1910 United States Federal Census, Santa Monica Township, Enumeration District: 345, sheet 11A.

[17] 1930 United States Federal Census, Santa Monica City, Enumeration District: 19-1497, sheet 18A; 1940 United States Federal Census, Los Angeles, CA, Assembly District 63, Enumeration District: 60-357, sheet 7B.

[18] *Bay Cities Directory, 1927* (Los Angeles: Los Angeles Directory Co, 1927); 1920 United States Federal Census, Los Angeles, CA, Assembly District 62, Enumeration District 19-322, sheet 21A.

[19] *Bay Cities Directory, 1917* (Los Angeles: Los Angeles Directory Co, 1917).

[20] 1920 United States Federal Census, Venice Township, CA; Precinct 4, Enumeration District: 622, sheet 16A; 1930 United States Federal Census, Los Angeles, CA, Assembly District 57; Enumeration District: 19-154, page 6A.

[21] 1900 United States Federal Census, Santa Monica Township, Enumeration District 133, sheet 5.

[22] 1920 United States Federal Census, Santa Monica Township, CA; Enumeration District: 601, sheet 4B.

[23] 1930 United States Federal Census, Santa Monica City, Enumeration District: 19-1447, sheet 6A.

[24] California State Association of Colored Women's Clubs, Inc., "California State Association of Colored Women's Clubs, Inc. booklet," (African American Museum & Library at Oakland: 1953).

clubs throughout Southern California that initially provided living quarters and job training for unmarried women and single mothers.[25]

The Monday Women's Club first appeared in the Bay Cities Directory in 1925. That year, the club met at a building on the southeast corner of 5th and San Juan Avenues.[26] President of the Monday Women's Club in 1925 was Mrs. Mary Rhodes, while Mrs. Bessie Stanton served as secretary. Mary Rhodes lived nearby at 546 Westminster Avenue. Although her husband, Houston Rhodes, worked as a janitor at a dance hall in 1920, the couple were able to purchase their home.[27] By 1930, Houston Rhodes had changed jobs and was working as a janitor at a bank, while Mary Rhodes worked as "practical nurse."[28] Bessie Stanton moved to Los Angeles from Walla Walla, Washington between 1910 and 1920 with her husband, William Stanton, and daughter, Margaret Stanton.[29] While in Walla Walla, William Stanton owned a barber shop. By 1920, the family had moved to Venice where they rented a house at 417 Broadway Street and William Stanton worked as a physician.[30] After her divorce, Bessie Stanton moved again with her daughter, this time to East 41st Street, off of Central Avenue in south Los Angeles.[31]

While the Monday Women's Club and their trustees held the property until 1971,[32] by 1938, the women's club shared the space with the Full Gospel Assemblies in Christ church. Little is known about the pastor, Oscar West, other than what is detailed in his World War II Registration Card: he was born in 1884 in Kansas and resided at 511 Santa Clara Avenue in Venice.[33] No additional information could be found on the Full Gospel Assemblies in Christ Church.[34] In 1947, Bethel Church of God moved into the space,[35] alternately known as the Bethel Tabernacle Church of God in Christ.[36] The church purchased the property in 1971 and held it until 2014.[37]

Although the 1950 Sanborn Fire Insurance map notes the south section was used as a residence, reverse directories prior to 1940 do not list residents. Similarly, the property is not included in either the 1930 or the 1940 United States Federal census, indicating that there were no full-time residents. Prior to 1940, reverse directories for Venice addresses are included in *Santa Monica City Directories*. However, after this time, Venice addresses do not appear in either *Santa Monica City Directories* or *Los Angeles City Directories*. Therefore, it is not possible to determine if or who any residents may be after 1940.

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[25] Douglas Flamming, *Bound for Freedom: Black Los Angeles in Jim Crow America* (University of California Press, 2005), 139.

[26] *Bay Cities Directory, 1925* (Los Angeles: Los Angeles Directory Co, 1925).

[27] 1920 United States Federal Census, Venice Township, CA; Precinct 4, Enumeration District: 622, sheet 13A.

[28] 1930 United States Federal Census, Los Angeles, CA, Enumeration District: 19-154, page 8A

[29] 1910 United States Federal Census, Walla Walla County, Benery Precinct, Enumeration District: 241, sheet 14A.

[30] 1920 United States Federal Census, Venice Township, CA; Precinct 4, Enumeration District: 622, sheet 12A.

[31] 1930 United States Federal Census, Los Angeles, CA, Enumeration District: 305, page 6A.

[32] County of Los Angeles, Deed Books, Instrument No. 1123, February 25, 1971.

[33] World War II Draft Cards (4th Registration) for the State of California; State Headquarters: California; Microfilm Roll: 603155, 1942.

[34] Sources consulted included the historical *Los Angeles Times*, *Los Angeles Sentinel*, and *California Eagle*.

[35] 1968 Santa Monica Cris Cross Directory.

[36] 1971 Santa Monica Cris Cross Directory.

[37] County of Los Angeles, Deed Books, Instrument No. 1123 February 25, 1971; County of Los Angeles, Deed Books, Instrument No. 20140234908 March 7, 2014.

V. Historic Context

The subject property can be placed into several historic contexts, including the Oakwood Planning District, a planning area identified in SurveyLA as potentially significant for its association with the African-American community, as well as the context of black women's clubs. The discussion will start with a developmental history of Venice that is excerpted from the Historic Resources Survey Report prepared for SurveyLA, which provides a background for understanding the environment within which the subject property was constructed.[38]

Development of Venice

> The land comprising the Survey Area [Venice Community Plan Area] was first developed at the turn of the 20th century. In 1891, tobacco magnate and real estate developer Abbot Kinney and his business partner, Francis G. Ryan, purchased a 1.5 mile-long strip of beachfront land located south of Santa Monica. The 275-acre parcel had originally comprised a portion of Rancho La Ballona and was initially settled by the Machado and Talamantes families in the early 1800s. The northern third of the acreage was located in the city of Santa Monica. However, the remainder of the land, located south of present-day Marine Street, was situated in county territory and consisted of wetlands, with sand dunes and marshes that often flooded in the winter.[39] Kinney and Ryan turned their attention to the northern portion of the tract, where they developed a resort community which eventually came to be known as Ocean Park.
>
> Abbot Kinney would likely have dedicated his career to developing Ocean Park; however, in 1898, Francis Ryan died suddenly at the age of 47. Kinney eventually acquired three new business partners in 1902: Alexander Fraser, Henry Gage, and George Merritt Jones. Competition from other developers motivated Kinney and his partners to make improvements to the community of Ocean Park and to expand their development further south into the land comprising present-day Venice…
>
> By 1904, Kinney found himself at odds with his partners. Among other matters, the four men disagreed on how the unincorporated wetlands comprising the southern portion of their holdings should be developed. Abbot Kinney believed that to successfully develop the unincorporated area, it would be necessary to create an independent municipality south of Marine Street.[40] The four men decided to dissolve their partnership and go their separate ways; Kinney won a coin toss employed to divide up the company's assets and selected the southern portion of the tract. Several months later, those residents living south of Marine Street, in the unincorporated portion of the Ocean Park development, voted to establish the

[38] Historic Resources Group, Inc., "Historic Resources Survey Report:, Venice Community Plan Area," prepared for the City of Los Angeles, Department of Planning, Office of Historic Resources, March, 2015., 7-20.
[39] Jeffrey Stanton, *Venice California: 'Coney Island of the Pacific'* (Los Angeles: Donahue Publishing, 1993), 4.
[40] Stanton, 10.

separate city of Ocean Park.[41] It was within this community that Abbot Kinney created his most successful development, Venice of America.

Following the dissolution of the Ocean Park Development Company, Abbot Kinney immediately commenced with plans to develop his own seaside resort community. As a man of means, Kinney had traveled widely throughout Europe and believed that the Italian city of Venice shared many of the same characteristics as the marshland he now owned. He envisioned a themed resort community which would foster a cultural renaissance and recall the exotic character of Venice through a recreation of the famous city's canals. He christened the project "Venice of America." Kinney hired Frank Dunham as building superintendent for the Venice of America project, and directed Dunham to travel to the East Coast and make a study of successful seaside resorts such as Sandy Hook, Coney Island, and Atlantic City. Dunham was also charged with hiring a landscape architect to design the plan for Venice of America. As a proponent of the "City Beautiful" movement, Kinney was keenly interested in the work of Frederick Law Olmsted, who had contributed to the plan for the 1893 World's Columbian Exposition in Chicago – a plan which was developed on reclaimed lowlands along the Lake Michigan shoreline and was oriented around a series of canals.[42] Dunham visited Olmsted's offices; although Frederick Law Olmsted, Sr. had passed away in 1903, it is likely that one of his apprentices – either Arthur Shurcliff, Warren H. Manning, or Beatrix Cadwalader Jones – was hired to design the plan for Venice.[43]

In 1905, a subdivision map was recorded for the Venice of America tract which reflected Abbot Kinney's initial plans for his new development. The plan for the tract was comprehensive and included areas dedicated to recreational, commercial, and residential properties. At the beach, a 1,400-foot pier was constructed. Included among its various attractions were an auditorium, a dance hall, and a nautical-themed restaurant that resembled a ship. A hot saltwater plunge was situated on the beach just north of the pier; in 1908 the plunge was expanded to become the Venice Surf Bathhouse.[44] A boardwalk was planned along present-day Ocean Front Walk, which was noted on Kinney's presentation map as the "Pacific Promenade." Windward Avenue, which extended from the beach to the Bathing Lake and canals further east, was intended to serve as the primary commercial corridor. Visitors and tourists arriving in Venice via streetcar disembarked at Windward, which provided their first glimpse of Abbot Kinney's "Venice-of-America." As a result, Windward Avenue played an important role in establishing the character of Kinney's development in Venice. In an effort to create a cohesive aesthetic in keeping with his vision for the resort town, Kinney stipulated that all building exteriors in the Venice business

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

[42] Stanton, 18.

[43] Stanton, 18.

[44] Jan Loomis, *Westside Chronicles: Historic Stories of West Los Angeles* (Charleston, SC: The History Press, 2012). Resources related to the pleasure pier are no longer extant.

district be constructed "in harmony with the 'Venetian Renaissance' style."[45] He commissioned architects Norman Marsh and Clarence Russell to design the principal buildings for Venice; the two men modeled their designs after Italy's Piazza San Marco, whose buildings featured enclosed colonnaded walkways…

After fifteen years of successful operation, in the 1920s the course of development in Venice was significantly altered by several events which occurred in relatively swift succession. Prohibition, enacted in 1919, had drastically affected the resort's tax revenue. Then, in November 1920, Abbot Kinney died suddenly, leaving his son Thornton Kinney to inherit his father's company. One month later Kinney's Venice pleasure pier was destroyed in a fire. While a new and improved pier was quickly constructed, Thornton Kinney lacked access to the company's trust-bound funds and the town's financial situation became precarious. Additionally, concerns continued to grow regarding the state of the Venice landscape and its public utilities. Abbot Kinney had deeded his canals to the city of Venice in 1912 due to mounting difficulties in maintaining the network of waterways, and by the 1920s they had become a public nuisance. The resort town's roads, water, and sewage systems had been hastily designed and could not accommodate the continuous influx of visitors. Additionally, with the growing popularity of the automobile, the narrow Venice streets offered little space for driving and parking cars. In the eyes of city leaders and business owners, "the canals looked like an opportunity to open up their community to the automobile."[46]

In 1924, the city of Venice announced plans to adapt its system of canals in order to meet the needs of a modern-day transportation infrastructure. The Pacific Electric trolleyways running along present-day Pacific and Electric Avenues would be widened and paved, and the canals would filled and converted to roadways. Residents fought the plan, but after several years of litigation – during which time the city of Venice was consolidated with Los Angeles – the battle was resolved in favor of the city.[47] The original Venice of America canals were filled in and paved in 1929. The canal network to the south, which had originally belonged to the Venice Canal subdivision, was spared as the area was insufficiently populated to levy the necessary property assessment.[48] Today, these canals are the only extant examples of such development in Venice and are designated a Los Angeles Historic-Cultural Monument.

In 1925, the political infighting which had characterized the government of Venice for so many years came to a head. When a series of bond initiatives for public improvement failed to pass in an August election, the city trustees called for a special annexation election to be held on October 2nd.[49] As Jeffrey Stanton recounts, those who were against annexation "pointed out what happened to other cities that had

[45] Stanton, 21.

[46] "The Lost Canals of Venice of America," http://www.kcet.org/updaily/socal_focus/history/la-as-subject/the-lost-canals-of-venice-of-america.html (accessed November 2014).

[47] Venice was consolidated with the City of Los Angeles in 1925.

[48] "The Lost Canals of Venice of America," http://www.kcet.org/updaily/socal_focus/history/la-as-subject/the-lost-canals-of-venice-of-america.html (accessed November 2014).

[49] Stanton, 143.

consolidated with Los Angeles. Their opponents charged that Los Angeles's still "Blue Laws," which contained anti-gambling statutes and also banned Sunday and all night dancing, could close one third of the piers."[50] While both sides were vocal in their respective campaigns, annexation was approved in the October election at a vote of 3,130 to 2,215; Stanton theorizes that many residents had simply become tired of the city's "inept government…"[51]

Consolidation also hastened the economic decline of Venice in the 1930s and 1940s. Los Angeles' "blue laws" eliminated dancing on Sunday and gambling games, and tourism quickly began to decline. Although the pleasure pier was briefly resurrected, the Kinney Company went into bankruptcy and defaulted on its bonds. The pier closed permanently in 1946 and was eventually demolished. Elsewhere, the landscape of Venice was impacted by the discovery of oil on the peninsula in 1929; soon the area was populated with scores of oil derricks. Although the oil boom provided area residents with much-needed income during the Depression, it left the landscape marred by oil derricks for decades to come. The final blow occurred in 1950, when the Pacific Electric Railway abandoned the Venice Short Line route…

By the 1950s both the landscape and character of Venice had begun to experience a marked shift. Development within the community was increasingly driven by presence of the automobile, and in the years following World War II Lincoln Boulevard evolved as an important commercial corridor designed as a major vehicular thoroughfare. Lincoln Boulevard displays several examples of intact signage from the period; over time the Boulevard has become the site of several neighborhood commercial establishments which have retained a strong identity within the community, such as the Fox Theater, La Cabaña Mexican Restaurant, and Lincoln Hardware.

During the late 1950s and 1960s Venice became well-known for its vibrant, free-spirited atmosphere inspired by the growing population of counterculture artists. The "Beat Generation" was lured to the area by Venice's low rent, mild climate, and tolerance of their lifestyle.[52] Prominent local beatniks included John Kenevan and Rocco Brescise, proprietors of the Venice West Café (City Historic-Cultural Monument); political activist John Haag; poets Stuart Perkoff, William Millet and Allen Ginsberg; and artist Earl Newman. The presence of these and other artists eventually provoked a backlash from local business and property owners, and in 1961 the Venice Planning Committee was formed in an effort to "clean up" the community. In an attempt to eradicate the "radical fringe element" that had begun to populate Venice, the Planning Committee recommended that the City of Los Angeles institute a rigorous program of building inspections. City officials identified over 1,000 Venice buildings that required significant repair.[53] Given the economic

[50] Stanton, 143.
[51] Stanton, 143.
[52] Stanton, 195.
[53] "Venice Eclectic: A Context for Venice," Venice Eclectic tour booklet, presented by the Los Angeles Conservancy, April 20, 2013, as part of *Curating the City: Modern Architecture in L.A.*, https://www.laconservancy.org/sites/default/files/files/documents/VeniceEclecticBook_Final4Web_LR.pdf (accessed November 2014).

> decline of the area, many property owners could not afford to repair their buildings and were instead forced to demolish them. Between 1962 and 1965, nearly 550 buildings were demolished throughout the Survey Area, including many examples of early development in Venice...[54]

Oakwood District

The subject property is located within the Oakwood Planning District. SurveyLA identified the Oakwood Planning District as an area of Venice that is significant as a rare example of an early twentieth century African-American enclave in Venice, although it does not retain sufficient integrity to be considered an historic district. The Oakwood Planning District is not considered an historical resource for purposes of California Environmental Quality Act (CEQA) review. SurveyLA's description and summary of the significance of the area is extracted here:

> *Description*
> The Oakwood Planning District is a residential neighborhood located in the northwestern portion of Venice. The district contains approximately 1,800 parcels. It is bounded by Dewey Street to the northwest, Lincoln Boulevard to the northeast, California Avenue to the southeast, Electric Avenue to the southwest, and Hampton Drive to the west.
>
> The district occupies flat terrain less than a mile from the Pacific Ocean. Streets throughout the district exhibit a rectilinear pattern and are arranged in an orthogonal grid. Lots in the district are modest in size, with most parcels less than 0.15 acres. Development in the district is primarily residential, with some institutional properties, primarily churches, scattered throughout. Additionally, there are some commercial manufacturing uses located in the northwestern portion of the district, as well as neighborhood commercial developments along Rose Avenue and Hampton Drive. Original buildings were constructed primarily from 1905 through the 1920s, with a secondary wave of development during the 1940s and 1950s. Today, these early buildings share the block with more recent construction. District features include uniform setbacks, concrete curbs and sidewalks, and landscaped parkways.
>
> *Significance*
> The Oakwood Planning District is significant as a rare example of an early-20th century African-American enclave in Venice. While the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes.
>
> While the district exemplifies trends in residential development during the early 1900s, it is perhaps more notable as an important example of African-American life in Southern California during the 20th century. There were three phases of African-American population expansion in Venice; the first two phases were a direct result of migration from the South as blacks sought improved living conditions, greater financial opportunities, and increased freedom from racially hostile communities. The first of these phases took place in the early 1900s. The population of African-

[54] "Venice Eclectic: A Context for Venice."

Americans in Venice tripled between 1910 and 1920 as blacks arrived to work as manual laborers, service workers, and servants to wealthy white residents. Some of the earliest black residents of Venice settled in the area because they were hired as employees of Abbot Kinney; among these were cousins Arthur Reese and Irving Tabor.

Reese arrived with his family from Louisiana around 1905, intending to establish a janitorial service, and soon invited his cousin Irving Tabor and family to join them in Oakwood. Reese, an artist and sculptor, began making suggestions to Kinney and eventually was hired as the town decorator. He is best known for decorating parade floats simulating Mardi Gras, which became emblematic of Reese's sterling career. Tabor was eventually hired as Abbot Kinney's chauffeur, and the two men forged a special bond. When Abbot Kinney died, he willed his house to Tabor. However, due to racist sentiments elsewhere in Venice, Tabor was compelled to move the house to its present-day location in Oakwood. Both the Reese and Tabor residences remain extant in Oakwood today; the Irving Tabor Residence is designated as a Los Angeles Historic-Cultural Monument.

At the time, housing was sporadically scattered throughout Oakwood, and as much of the land remained undeveloped, it became an early site for black homeownership. It is unclear whether or not racially restrictive housing covenants – already enacted in nearby communities like Santa Monica – were enforced in Ocean Park and Venice. However, de facto segregation in hiring practices and real estate sales restricted the mobility of black residents and led to the development of Oakwood as a predominantly African-American neighborhood. As one black resident later recalled, when asked why her family had chosen to settle in Oakwood, "This was the only place that they would sell to you. We knew."

Early on, Oakwood was also home to a number of neighborhood churches: "By 1912, although there were only thirty-some black residents, there were already two African American churches in Oakwood. Fifty years later, the congregation of the First Baptist Church had grown to include over six hundred members." Several of these early congregations are still present in Oakwood today, serving as important gathering places for the African-American community, including First Baptist Church, Bethel Tabernacle Church of God in Christ, Friendship Baptist Church, and The Nazarene Church (now New Bethel Baptist Church).

The second phase of migration from the Southern states occurred during World War II, when [there was] the need for defense workers at nearby manufacturing facilities, such as Hughes Aircraft in Culver City and McDonnell Douglas in Santa Monica. The population of blacks in in Oakwood tripled again between 1940 and 1950. The third and final phase of migration came during the postwar population boom and subsequent construction of the Santa Monica Freeway. Black and Latino residents who had been evicted from their homes in Santa Monica under eminent domain relocated to Venice. It was not until 1970 that the black population in Oakwood began to decline. By that time, however, many descendants of the neighborhood's earliest African-American families had settled in Oakwood, creating a tradition of third-, fourth-, and fifth-generation residents. Families frequently constructed

additional houses on the same parcel of land, which provided an opportunity for children and grandchildren to become homeowners in Venice.

As the economic environment began to shift during the highly politicized 1960s and 1970s, many African-Americans found it difficult to secure housing and employment; community organizers collaborated with the U.S. Department of Housing and Urban Development (HUD) to construct fourteen low-income housing projects in Oakwood during the early 1970s. These buildings were scattered throughout the entire district and provided assistance to many African-American residents, allowing them to maintain a strong association with the neighborhood.

Despite its significance, the Oakwood Planning District does not possess sufficient integrity to qualify as a historic district. Many of the district's original buildings have undergone some degree of alteration or have been replaced with newer construction, which has compromised the cohesion and integrity of the district as a whole. However, the district continues to convey the feeling of an early-20th century residential neighborhood and retains a strong association as an African-American enclave, with many third-, fourth-, and fifth-generation residents. For these reasons, this area may warrant special consideration for local planning purposes.

Women's Clubs

The Monday Women's Club was one of several black women's clubs in southern California. While black and white women's clubs had similar missions and activities, they operated separately. Racial tensions ran high among white women's clubs in the beginning of the twentieth century. In 1902, the all-white National Federation of Women's Clubs held their biannual convention in Los Angeles. Well before the convention, editorials appeared in the *Los Angeles Times* in support of and opposition to attendance of black women's clubs. At a special meeting of the Los Angeles Ebell Club, one woman, in opposition, stated "I do not think that we, who have not lived in the South, can judge of the colored race and the question involved in this question for the women of the South. The white women of that section have done a great deal to elevate the colored race, and I think we should pay some deference to their opinion."[55] Women in the Monday Women's Club were not welcome in nearby women's clubs, such as the Santa Monica Bay Women's Club (1214 4th Street, Santa Monica, constructed 1913, identified in survey as National Register eligible in 1985-1986), and the Sawtelle Women's Club (1636 Purdue Avenue, Los Angeles, not extant), or the Women's Christian Temperance Union (1431 3rd Street, Santa Monica, not extant). In response to the question on when the Santa Monica Bay Women's Club became racially integrated and allowed black members, a current representative of the club noted that previously black servers had been required to use rear entrances and had separate restrooms accessed from the exterior.[56] It is not known when the Santa Monica Bay Women's Club, or other clubs associated with the General Federation of Women's Clubs, allowed black members.[57]

[55] "Women's Clubs: Dark Issues Discussed," *Los Angeles Times*, March 26, 1901, 11.

[56] Telephone interview, February 23, 2016.

[57] Email correspondence with Michelle Furman, General Federation of Women's Clubs, February 26, 2016.

It is likely the Monday Women's Club was directly associated with the California Association of Colored Women's Clubs (CWC) and affiliated with the National Association of Colored Women's Clubs (NACW). One of the members, and owners of the property, Etta Moxley, was president of the CWC between 1912 and 1914. Founded in 1896, NACW was the first, and longest operating, black organization in the United States. As part of the wider reform effort in the late nineteenth century, the organization formed in response to heightened racism, a need for social services within the black community, and exclusionary policies of many white-run organizations, including white women's clubs. Local black women's organizations grew out of churches, mutual aid societies, and literary clubs and created the basis of the national coalition. NACW's slogan was "Lifting as we Climb," suggesting a commitment to improve their own situation as well as the less fortunate. Although members of the Monday Women's Club identified above do not appear to have been middle class or professional women, this was unusual for NACW membership, which has been perceived as a somewhat elitist organization. Despite its slogan, the organization propagated rhetoric that it was the responsibility of the "privileged" to help those who were "socially inferior."[58] NACW affiliated clubs provided assistance through day care, health services, and job training. The organization lobbied for women suffrage two years before the white-only General Federation of Women's Clubs. NACW experienced its greatest growth between the 1890s and 1920s. In 1900, NACW had 5,000 members. By around 1920, there were 28 federations in over 1,000 cities. The organization experienced a decline during the Great Depression due to drop in membership, financial insecurity, as well as availability of better-funded local agencies providing social services. They reorganized in 1935, with a name change to the National Association of Colored Women's Clubs in 1957.[59]

The California Association of Colored Women's Clubs was organized in 1906 and became an affiliate of NACW in 1908. One of the primary masterminds was Eliza Warner of Los Angeles. While local clubs pursued their own agendas, the California clubs came together at annual conventions to elect statewide officers, exchange information, attend seminars and lectures, and support statewide causes."[60] As Douglas Flamming explained in his book, *Bound for Freedom: Black Los Angeles in Jim Crow America,* "The CWC offered women a source of power, and an arena for service, that was unmatched by mixed-gender organizations."[61]

By the end of 1910, there were around 20 black women's clubs in Los Angeles, most affiliated with the CWC. Those that were not affiliated "still imbibed its spirit."[62] Among the 20 black women's clubs was the Iroquis Friday Morning Club, which, among its other work, created the Ralph Bunche Scholarship Fund in 1927 to assist Ralph Bunche with expenses associated with his Harvard University studies.[63] The Eastside Cooperative, which was organized in 1922, "to foster a better understanding of the Civic, Economic, Political and

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[58] Richard Wormser, "The Rise and Fall of Jim Crow: Jim Crow Stories," PBS, <http://www.pbs.org/wnet/jimcrow/stories_org_nacw.html>.

[59] Thomson Gale, "National Association of Colored Women," copyright 2006E, ncyclopedia.com, <http://www.encyclopedia.com/topic/National_Association_of_Colored_Women.aspx>.

[60] Flamming, 137.

[61] Flamming, 141.

[62] Flamming, 140.

[63] Brian Urquhart, *Ralph Bunche: An American Life*, (W. W. Norton & Company, 1998), 42.

Social conditions of the city and county of Los Angeles," became co-ed in 1929.[64] The Shades of Los Angeles photo collection of the Los Angeles Public Library has photos of several women's clubs, including Federation of Women's Clubs in 1923, the Northwestern Colored Women's Club in 1921, and the Phy-Art-Lit-Mor Club, which was established in 1913 by Vada Somersville, the first Black woman licensed to practice dentistry in the state of California. It is not known if these other women's clubs had their own buildings or where these buildings were located. Reinforcing segregation of black and white women's clubs, the 1930 *Los Angeles City Directory* does not include any of the above women's clubs.[65] Records indicating where these clubs met or if they had a clubhouse could not be located. Only one other black women's clubhouse in Los Angeles was identified, the Wilfandel Club of Los Angeles located at 3425 West Adams Boulevard was not established in 1945.[66]

[64] California Eagle Publishing Co., *Los Angele Negro Directory and Who's Who*, 1930-1931, 96.

[65] It is interesting to note that other ethnic groups also had separate women's clubs, such as the Chinese Women's Club, the Catholic Women's Club, the Syrian Ladies Aid Society, and the Council of Jewish Women of LA.

[66] Wilfandel Club, <http://wilfandelclub.com/>.

VI. Historic Resource Assessment

Individual Eligibility

Because eligibility criteria for local HCM designation align in large degree with eligibility criteria for National and California Registers, the following evaluation considers eligibility under each of the criterion at federal, state and local levels under a single heading. California Department of Parks and Recreation (DPR) survey forms are provided in Exhibit D.

Criterion A/1/1: Is associated with events that have made a significant contribution to the broad patterns of our history and cultural heritage.

The subject property appears significant as the clubhouse for the Monday Women's Club, a black women's club located in the Oakwood district of Venice, which was historically a black neighborhood. Women in the Monday Women's Club were excluded from joining nearby, white women's clubs, such as the Santa Monica Bay Women's Club and the Sawtelle Women's Clubs. Based on evidence that suggests the Monday Women's Club was associated with the CWC, it is assumed that the women of the Monday Women's Club came together not just for social engagement, but also to improve the lives of African-Americans through charitable and political activities. Specific contributions of the Monday Women's Club are not known, as activities of this club were not recounted in the *Los Angeles Times*, or even the *Los Angele Sentinel* or *California Eagle*. As a black women's clubhouse, the subject property is particularly unique. Numerous women's clubs are listed in the National Register for their contribution to their communities with their clubhouses being tangible evidence of those contributions. Few, if any, black women's clubs are included in the National Register, even though they were similarly involved in social and political activities of their communities. The subject property remains an important reminder of black women in Venice who banded together for social interaction and were actively engaged with improving their community and is therefore eligible under criterion A/1/1. The period of significance begins in 1926, when the Monday Women's Club moved the north portion of the building to the subject property and extends to 1971, when the property was sold to the Bethel Tabernacle Church of God in Christ.

The subject property does not appear eligible under criterion A/1/1 as a black, Pentecostal church. While the survey report for SurveyLA notes the importance of neighborhood churches, specifically First Baptist Church, it does not appear that either Full Gospel Assemblies in Christ or Bethel Tabernacle Church of God in Christ was particularly significant aside from a gathering place for religious service. While black churches were crucial anchors of the black community, no information could be located on either congregation; they cannot be shown to have played any role in the political, social, or cultural history of the greater community.

Criterion B/2/2: Is associated with the lives of persons important in our past.

Although many individuals have been associated with the subject property, none rise to the level required to warrant consideration under Criterion B/2/2: association with the lives of persons important in our past. None of the women members of the Monday Women's club stand out individually for any specific or significant historic contribution they made. Furthermore, Oscar West, pastor of Full Gospel Assemblies in Christ, does not appear to have made any significant contributions. Therefore, the subject property is not eligible under Criterion B/2/2.

Criterion C/3/3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values.

The subject property does not embody distinctive characteristics of a type, period, region, or method of construction, nor does it represent the work of an important creative individual or possesses high artistic values. Separated into two sections, the front, north portion of the building has no discernable architectural style and lacks architectural distinction. The rear, south portion has elements of Craftsman style. However, the south portion has been altered with stucco siding and aluminum, horizontal sliding windows. Even if the south portion had not suffered losses of integrity, as discussed further below, it would not have stood out as a distinctive examples of a type, period, region, or method of construction. Furthermore, as there are no building permits, design of the building cannot be associated with the work of any creative individual. Therefore, the subject property is not eligible under Criterion C/3/3

Criterion D/4: Has yielded, or may be likely to yield, information important in prehistory or history.
The subject property cannot be reasonably expected to yield information important in prehistory or history; therefore, it is not eligible under Criterion D/4.

Historic District Eligibility
The subject property and its immediate surroundings were studied as a potential historic district as part of SurveyLA. While SurveyLA did not identify the area as a potential historic district due to an overall loss of integrity, it did identify the Oakwood neighborhood as a potential planning district due to its important history as a black enclave. SurveyLA states, "While the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes." As Oakwood has not been identified as a historic district, there is not a potential historic district to which the subject property could contribute.

Integrity
For a property to be eligible for designation at the local, state or national level, it must meet at least one eligibility criterion listed above and retain sufficient integrity to convey that historic significance. Integrity is defined as physical and visual characteristics necessary to convey its significance. Evaluation of integrity is founded on "an understanding of a property's physical features and how they relate to its significance."[67] The seven aspects of integrity are Location, Design, Setting, Materials, Workmanship, Feeling, and Association.

The period of significance associated with the north portion of the building begins in 1926, when it was moved to the subject property. Thus, although the building had been moved, its significance is associated with its current site and therefore the subject property retains integrity of location. The property generally also retains integrity of setting, which is defined in part as relationships between buildings and other features, or open space. While the north portion of the building on the subject property retains integrity of design, the south portion does not. The south portion has had several, notable alterations, including stucco siding and replacement windows, as well as alteration of all interior spaces and finishes. The north portion of the building, however, has had few alterations, and its original windows and doors are extant beneath contemporary plywood, and therefore it retains integrity of design. Likewise, the north portion of the building retains integrity of materials, while the south portion does not. Loss of materials has resulted in some loss of integrity of workmanship, or evidence of artisans' labor and skill in constructing or altering a building. Despite some losses of

[67] Rebecca H. Shrimpton, editor, *How to Apply the National Register Criteria for Evaluation* (Washington, DC: National Park Service, Department of the Interior, 1998) 44, <http://www.nps.gov/history/nr/publications/bulletins/nrb15/>.

integrity of design, materials and workmanship, the subject property retains a high degree of integrity of feeling. The north portion of the building possesses most of the physical features that are able to convey the building's original character. Finally, the subject property retains integrity of association and is able to convey its earlier relationships and function to an observer as a clubhouse. Although some materials have been lost and the design of the south portion somewhat modified, the building overall possess sufficient physical features to convey that original character.

VIII. CONCLUSION

The history of the subject property, including its owners and occupants, as well as its alterations, was researched and evaluated. The conclusion of this historic resource assessment is that the subject property appears eligible for listing in the National or California Registers as well as an individual HCM as a very rare extant clubhouse for a black woman's club apparently founded in the 1920s. While there does not appear to be any potential historic district to which the subject property could contribute, it is located within the identified Oakwood Planning District, which is important as an African American enclave. The subject property therefore appears to qualify as an historical resource under CEQA and demolition would result in a significant impact.

VIII. Bibliography

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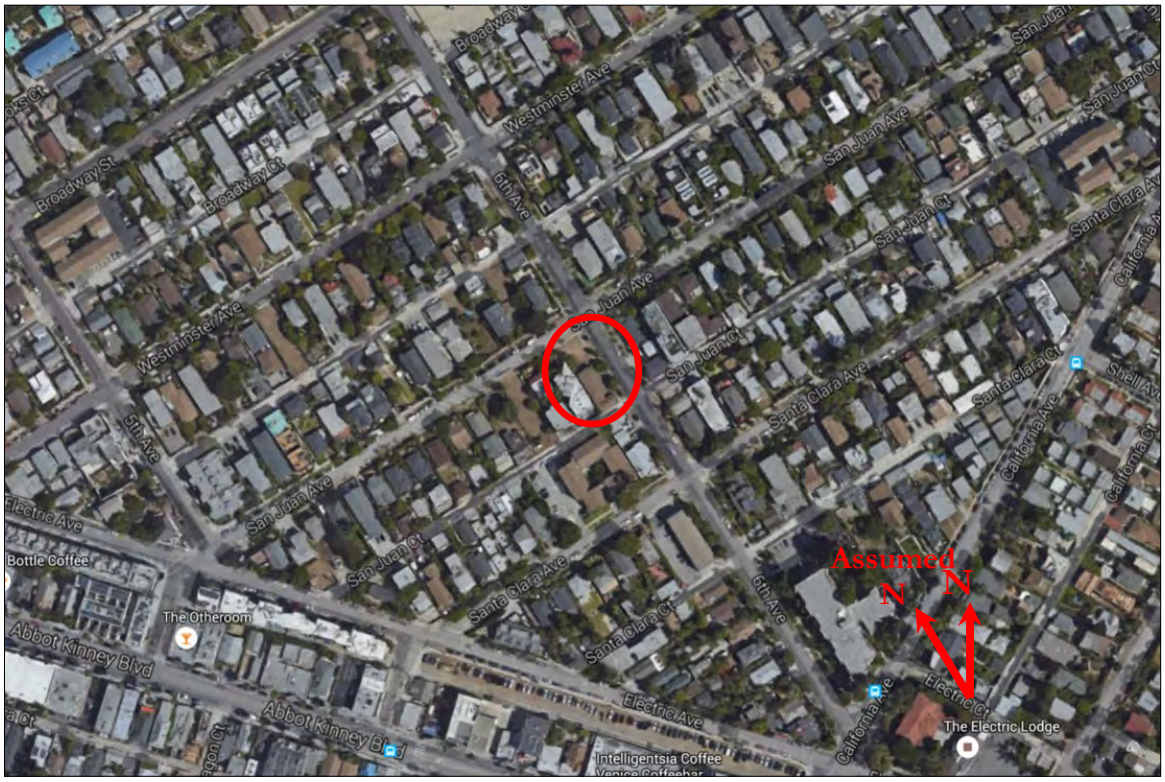
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Attachment A: Maps



Map 1: Location map, subject property circled (Source: Google maps, 2016)



Map 2: Detail of location map, subject property circled (Source: Google maps, 2016)

Attachment A: Maps



Map 3: Location map, subject property highlighted yellow (Source: Los Angeles County Assessor, 2016)

Attachment B: Historic Maps



Map 4: Sanborn Fire Insurance map, subject property circled (updated to 1950)

Attachment B: Historic Maps



Map 5: Detail of previous Sanborn Fire Insurance map, subject property highlighted yellow (updated to 1950)

Attachment B: Historic Maps



Map 6: Sanborn Fire Insurance map, subject property circled (updated to 1970)

Attachment B: Historic Maps



Map 7: Detail of previous Sanborn Fire Insurance map, subject property highlighted yellow (updated to 1970)



Figure 1: Subject property, north section, north elevation, view southeast (Snow, 2016)



Figure 2: North section, east (left) and north (right) elevations, view southwest (Snow, 2016)



Figure 3: North section, east (left) and north (right) elevations, view southwest (Snow, 2016)



Figure 4: North section, east (left) and north (right) elevations, view southwest (Snow, 2016)



Figure 5: North section, east elevation, view southwest (Snow, 2016)



Figure 6: Main entrance, east elevation, view northwest (Snow, 2016)



Figure 7: Hyphen, secondary entrance at east elevation, view west (Snow, 2016)



Figure 8: South section, east elevation, south section, view northwest (Snow, 2016)



Figure 9: South section, south (left) and east (right) elevations, south section, view northwest (Snow, 2016)



Figure 10: South section, south elevation, view northeast (Snow, 2016)



Figure 11: North section, west elevation, north section, view southeast (Snow, 2016)



Figure 12: North section, west elevation, north section, view north (Snow, 2016)



Figure 13: North section, west elevation, south section, view southeast (Snow, 2016)



Figure 14: Interior, north section, view north (Snow, 2016)



Figure 15: Interior, north section, view southwest (Snow, 2016)

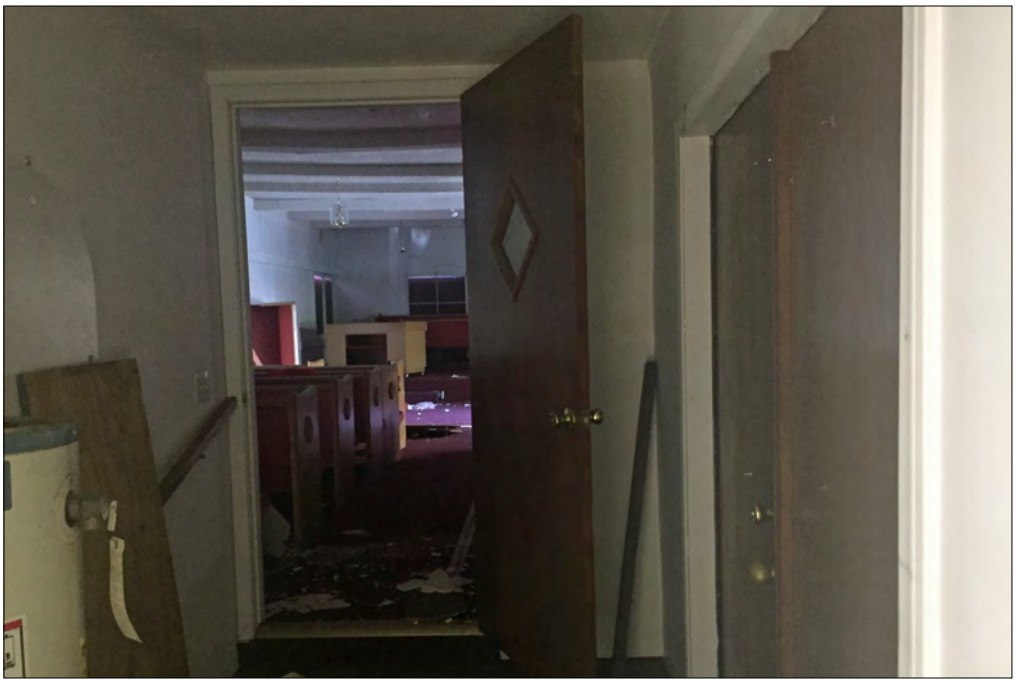


Figure 16: Interior, hyphen between north and south sections, view north (Snow, 2016)

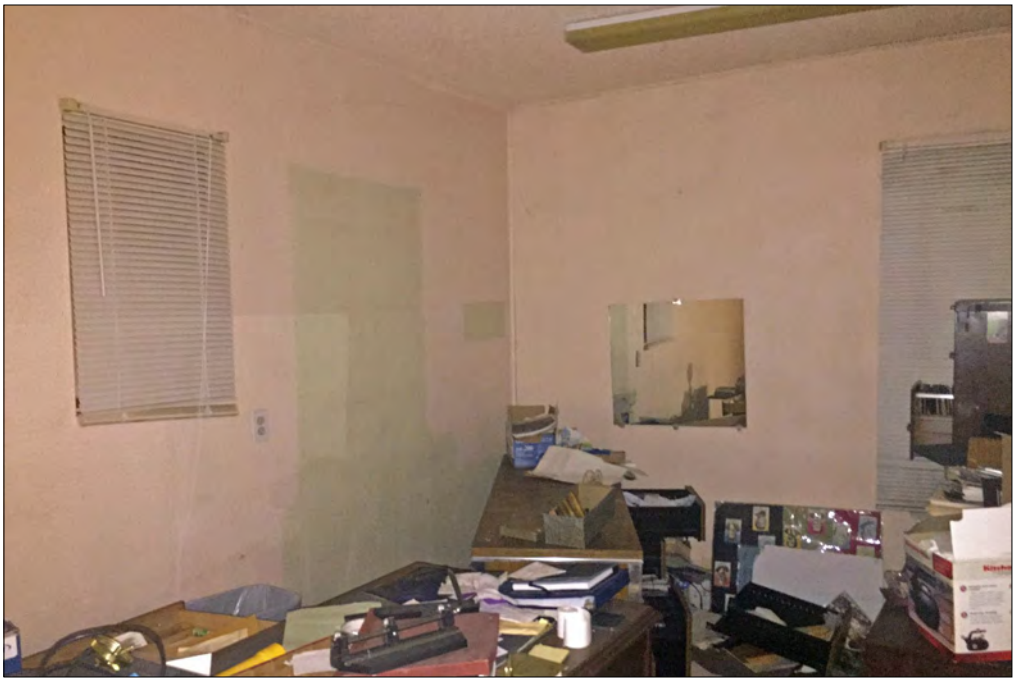
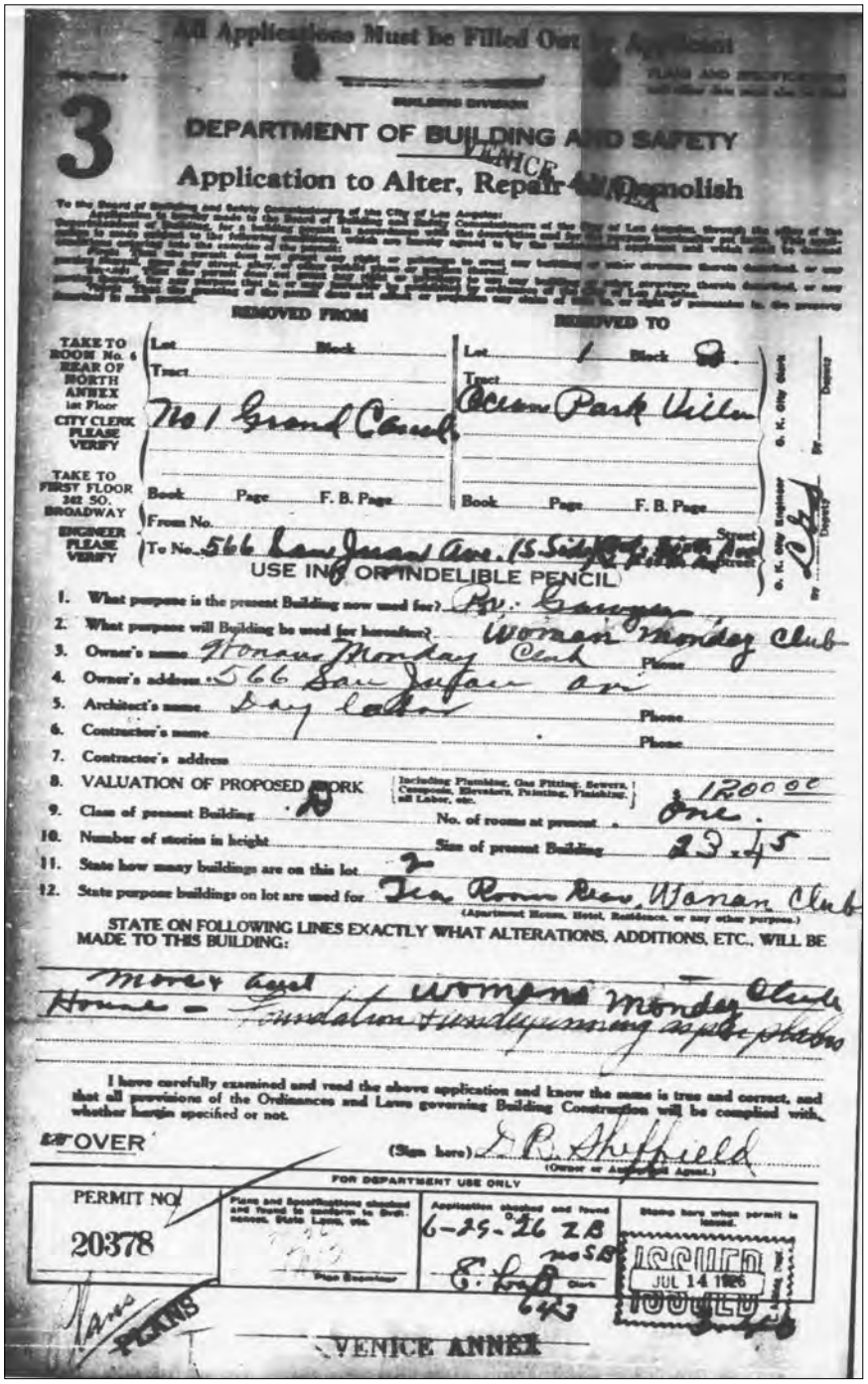


Figure 17: Interior, south section, view southeast (Snow, 2016)

Attachment D: Historic Documents



All Applications Must be Filled Out by Applicant

3

DEPARTMENT OF BUILDING AND SAFETY

VENICE

Application to Alter, Repair or Demolish

REMOVED FROM

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

Lot ... Block ...
Tract ...
No 1 Grand Canal

TAKE TO FIRST FLOOR 202 SO. BROADWAY ENGINEER PLEASE VERIFY

Book ... Page ... F. B. Page ...
From No. ...
To No. 566 San Juan Ave.

REMOVED TO

Lot 1 Block 8
Tract Ocean Park Villa
Book ... Page ... F. B. Page ...

USE INK OR INDELIBLE PENCIL

1. What purpose is the present Building now used for? Dwellings
2. What purpose will Building be used for hereafter? Woman Monday Club
3. Owner's name Woman Monday Club Phone
4. Owner's address 566 San Juan ave
5. Architect's name Day Colton Phone
6. Contractor's name Phone
7. Contractor's address
8. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Concrete, Elevators, Painting, Finishing, all Labor, etc.) 1200 00
9. Class of present Building D No. of rooms at present one.
10. Number of stories in height Size of present Building 23 x 45
11. State how many buildings are on this lot 2
12. State purpose buildings on lot are used for Tea Room Rear, Woman Club (Apartment House, Hotel, Residence, or any other purpose.)

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

Move Assembly Hall of Womans Monday Club
House — Foundation + Basement as per plans

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) J. R. Sheffield
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO 20378

Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.

Application checked and found O.K. 6-29-26 ZB

Stamp here when permit is issued.

ISSUED JUL 14 1926

Plans

VENICE ANNEX

Figure 18: Original club permit to move existing building and convert it to a clubhouse.

APPENDIX B:
ZIMAS and Property Report

City of Los Angeles
Department of City Planning

7/23/2019
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
566 E SAN JUAN AVE
1209 S 6TH AVE

ZIP CODES
90291

RECENT ACTIVITY
AA-2014-1989-PMLA-SL
CHC-2019-4355-HCM
CPC-2018-7548-CPU
DIR-2008-4703-DI
ENV-2019-4356-CE

CASE NUMBERS
CPC-2018-7548-CPU
CPC-2014-1456-SP
CPC-2005-8252-CA
CPC-2000-4046-CA
CPC-19XX-17632
CPC-1998-119
CPC-1987-648-ICO
CPC-1986-824-GPC
CPC-1984-226
CPC-1961-12582
ORD-186104
ORD-175694
ORD-175693
ORD-172897
ORD-172019
ORD-168999
ORD-164844-SA1790
ORD-130338
ORD-121312
DIR-2014-2824-DI
ZAI-1980-15
ZA-2014-1987-CDP
BZA-2814
AA-2014-1989-PMLA-SL
ENV-2014-1988-EIR
ENV-2014-1458-EIR-SE-CE
ENV-2005-8253-ND
ENV-2004-2691-CE
ENV-2002-6836-SP
ENV-2001-846-ND

Address/Legal Information	
PIN Number	108B145 790
Lot/Parcel Area (Calculated)	5,005.4 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID H5
Assessor Parcel No. (APN)	4239026001
Tract	OCEAN PARK VILLA TRACT NO. 2
Map Reference	M B 4-48
Block	Q
Lot	1
Arb (Lot Cut Reference)	None
Map Sheet	108B145
Jurisdictional Information	
Community Plan Area	Venice
Area Planning Commission	West Los Angeles
Neighborhood Council	Venice
Council District	CD 11 - Mike Bonin
Census Tract #	2733.00
LADBS District Office	West Los Angeles
Planning and Zoning Information	
Special Notes	None
Zoning	RD1.5-1
Zoning Information (ZI)	ZI-1874 Los Angeles Coastal Transportation Corridor
	ZI-2273 Venice Coastal Zone
	ZI-2406 Director's Interpretation of the Venice SP for Small Lot Subdivisio
	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Low Medium II Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	Los Angeles Coastal Transportation Corridor
Subarea	None
Specific Plan Area	Venice Coastal Zone
Subarea	Oakwood-Milwood-Southeast Venice
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None

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.

RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 1
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	4239026001
Ownership (Assessor)	
Owner1	ROCKPORT DEVELOPMENT INC
Address	80 S LAKE AVE STE 660 PASADENA CA 91101
Ownership (Bureau of Engineering, Land Records)	
Owner	BETHEL TABERNACLE CHURCH OF GOD IN CHRIST
Address	1209 SIXTH ST VENICE CA 90291
APN Area (Co. Public Works)*	0.113 (ac)
Use Code	7100 - Institutional - Church - One Story
Assessed Land Val.	$1,723,825
Assessed Improvement Val.	$115,817
Last Owner Change	03/17/2016
Last Sale Amount	$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	9-146 9-142 2-425 1-125
Building 1	
Year Built	1926
Building Class	D45
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,068.0 (sq ft)
Building 2	
Year Built	1926
Building Class	D45B
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	1
Building Square Footage	504.0 (sq ft)
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	Calvo Exclusion Area

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

	Coastal Zone Commission Authority
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	4.776216
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.60000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No
Public Safety	
Police Information	
Bureau	West
Division / Station	Pacific
Reporting District	1413
Fire Information	
Bureau	West
Batallion	4
District / Fire Station	63
Red Flag Restricted Parking	No

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CASE SUMMARIES

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

Case Number:	CPC-2018-7548-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	ADOPT COMMUNITY PLAN POLICY DOCUMENT, GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY RE-CODE LA ZONING.
Case Number:	CPC-2014-1456-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	SPECIFIC PLAN AMENDMENT
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-2000-4046-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	
Case Number:	CPC-19XX-17632
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1998-119
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1987-648-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE FOR THE ENTIRE VENICE COASTAL ZONE WHICH WILL TEMPORARILY PERMIT ONLY BUILDING DEVELOPMENT WHICH ISIN CONFORMANCE WITH REGULATIONS SUBSTANTIALLY BASED ON THE CALIFORNIA COASTAL COMMISSIONS INTERPRETIVE GUIDELINES FOR THE AREA
Case Number:	CPC-1986-824-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	
Case Number:	CPC-1984-226
Required Action(s):	Data Not Available
Project Descriptions(s):	AMENDMENT TO THE COASTAL TRANSPORTATION CORRIDOR SPECIFIC PLANTHE PROPERTY LOCATION IS GENERALLY BOUNDED ON THE EAST BY THE SAN DIEGO FWY; ON THE SOUTH BY THE CITY BOUNDARY OF THE CITY OFEL SEGUNDO; THE NORTH BY THE CITY BOUNDARY OF THE CITY OF SANTA MONICA AND ON THE WEST BY THE PACIFIC OCEAN PROPOSED PROJECT BROAD AMENDMENTS TO THE COASTAL TRANSPORTATION CORRIDOR SPECIFIC PLAN
Case Number:	CPC-1961-12582
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	DIR-2014-2824-DI
Required Action(s):	DI-DIRECTOR OF PLANNING INTERPRETATION
Project Descriptions(s):	DIRECTOR'S INTERPRETATION OF A SPECIFIC PLAN PURSUANT TO LAMC SECTION 11.5.7.H. THE INTERPRETATION SHALL ONLY BE APPLICABLE TO THE VENICE COASTAL SPECIFIC PLAN.
Case Number:	ZA-2014-1987-CDP
Required Action(s):	CDP-COASTAL DEVELOPMENT PERMIT
Project Descriptions(s):	PURSUANT TO SECTION 17.50, PARCEL MAP FOR PERMIT TWO SMALL LOTS, PURSUANT TO SECTION 12.28, A ZAA FOR REDUCTION OF FRONT AND SIDE YARD IN CONJUNCTION WITH A SMALL LOT PARCEL MAP, PURSUANT TO SECTION 11.5.7-C, A SPP FOR PLAN APPROVAL FOR THE VENICE SPECIFIC PLAN, AND PURSUANT TO SECTION 12.20, A CDP FOR THE SUBDIVISION OF A LOT FOR TWO NEW LOTS AND DEVELOPMENT OF NEW SFD.
Case Number:	AA-2014-1989-PMLA-SL
Required Action(s):	PMLA-PARCEL MAP SL-SMALL LOT SUBDIVISION
Project Descriptions(s):	PURSUANT TO SECTION 17.50, PARCEL MAP FOR PERMIT TWO SMALL LOTS, PURSUANT TO SECTION 12.28, A ZAA FOR REDUCTION OF FRONT AND SIDE YARD IN CONJUNCTION WITH A SMALL LOT PARCEL MAP, PURSUANT TO SECTION 11.5.7-C, A SPP FOR PLAN APPROVAL FOR THE VENICE SPECIFIC PLAN, AND PURSUANT TO SECTION 12.20, A CDP FOR THE SUBDIVISION OF A LOT FOR TWO NEW LOTS AND DEVELOPMENT OF NEW SFD.
Case Number:	ENV-2014-1988-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT

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Project Descriptions(s):	PURSUANT TO SECTION 17.50, PARCEL MAP FOR PERMIT TWO SMALL LOTS, PURSUANT TO SECTION 12.28, A ZAA FOR REDUCTION OF FRONT AND SIDE YARD IN CONJUNCTION WITH A SMALL LOT PARCEL MAP, PURSUANT TO SECTION 11.5.7-C, A SPP FOR PLAN APPROVAL FOR THE VENICE SPECIFIC PLAN, AND PURSUANT TO SECTION 12.20, A CDP FOR THE SUBDIVISION OF A LOT FOR TWO NEW LOTS AND DEVELOPMENT OF NEW SFD.
Case Number:	ENV-2014-1458-EIR-SE-CE
Required Action(s):	SE-STATUTORY EXEMPTIONS
	CE-CATEGORICAL EXEMPTION
	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	ENVIRONMENTAL IMPACT REPORT
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	ENV-2004-2691-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	SMALL LOT/TOWNHOME ORDINANCE
Case Number:	ENV-2002-6836-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	VENICE COASTAL SPECIFIC PLAN AMENDMENT prepared and adopted by the City Planning Dept. in accordance with the Coastal Act provisions and guidelines.
Case Number:	ENV-2001-846-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	

DATA NOT AVAILABLE

ORD-186104
ORD-175694
ORD-175693
ORD-172897
ORD-172019
ORD-168999
ORD-164844-SA1790
ORD-130338
ORD-121312
ZAI-1980-15
BZA-2814

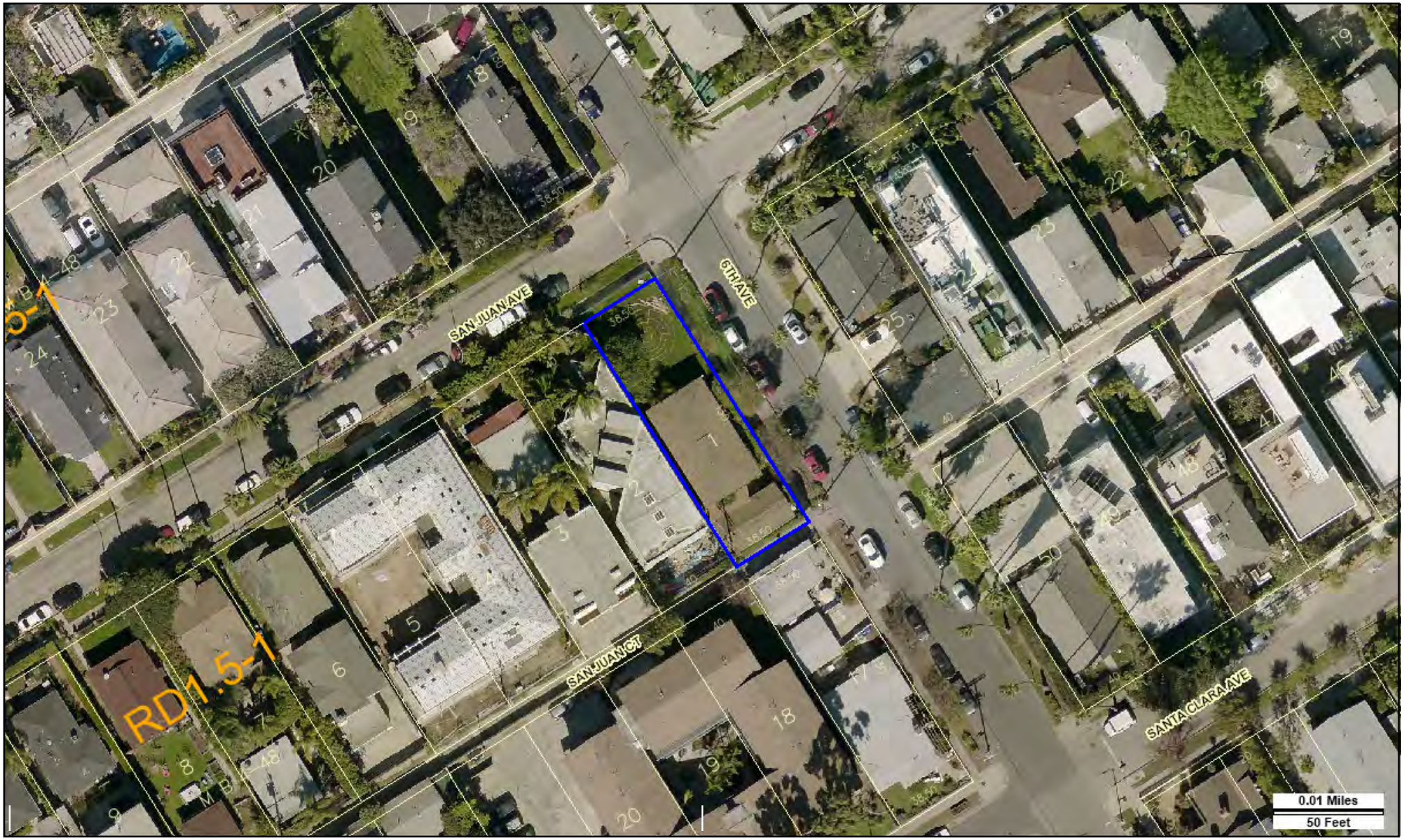
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ZIMAS INTRANET

LARIAC5 2017 Color-Ortho

07/23/2019

City of Los Angeles
Department of City Planning



Address: 1209 S 6TH AVE

APN: 4239026001

PIN #: 108B145 790

Tract: OCEAN PARK VILLA TRACT NO. 2

Block: Q

Lot: 1

Arb: None

Zoning: RD1.5-1

General Plan: Low Medium II Residential

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APPENDIX C:
SurveyLA



Primary Address: 333 S 5TH AVE
Other Address: 333 1/2 S 5TH AVE
Name:
Year built: 1910
Architectural style: Victorian, Vernacular Cottage, hip roof

Context 1:

Context:	Pre-Consolidation Communities of Los Angeles, 1850-1932
Sub context:	No Sub-context
Theme:	Venice, 1850-1925
Sub theme:	Important Events in Venice History, 1850-1925
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of residential development that pre-dates Venice's consolidation with the City of Los Angeles in 1925; most examples from this period do not retain integrity.



Primary Address: 1209 S 6TH AVE
Other Address: 566 E SAN JUAN AVE
Name: Bethel Tabernacle Church of God in Christ
Year built: 1926
Architectural style: No style

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Religion and Spirituality, 1850-1980
Theme:	Religion and Spirituality and Ethnic/Cultural Associations, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Religion/Spirituality
Property sub type:	Religious Building
Criteria:	A/1/1
Status code:	QQQ
Reason:	Rare example of 1920s institutional development in the Oakwood neighborhood, an early African-American enclave in Venice. In the early 20th century, Oakwood was the area in Venice where blacks were permitted to reside relatively unharrassed. Venice had a small black population dating to its founding, who worked in the service industries in nearby hotels, restaurants and amusement facilities. During World War II, the local African-American population increased substantially to work at aerospace and defense industry plants in the area. This Pentecostal church may have an important association with the African-American community that historically resided in this area of Venice; however, this association could not be confirmed. More research needed to complete the evaluation. The building appeared to be vacant at the time of the survey.

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Name: Oakwood Planning District



Description:

The Oakwood Planning District is a residential neighborhood located in the northwestern portion of Venice. The district contains approximately 1,800 parcels. It is bounded by Dewey Street to the northwest, Lincoln Boulevard to the northeast, California Avenue to the southeast, Electric Avenue to the southwest, and Hampton Drive to the west.

The district occupies flat terrain less than a mile from the Pacific Ocean. Streets throughout the district exhibit a rectilinear pattern and are arranged in an orthogonal grid. Lots in the district are modest in size, with most parcels less than 0.15 acres. Development in the district is primarily residential, with some institutional properties, primarily churches, scattered throughout. Additionally, there are some commercial manufacturing uses located in the northwestern portion of the district, as well as neighborhood commercial developments along Rose Avenue and Hampton Drive. Original buildings were constructed primarily from 1905 through the 1920s, with a secondary wave of development during the 1940s and 1950s. Today, these early buildings share the block with more recent construction. District features include uniform setbacks, concrete curbs and sidewalks, and landscaped parkways.

Significance:

The Oakwood Planning District is significant as a rare example of an early-20th century African-American enclave in Venice. While the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes.

In 1891, tobacco magnate and real estate developer Abbot Kinney and his business partner, Francis G. Ryan, purchased a 1.5 mile-long strip of beachfront land located to the south of Santa Monica. The 275-acre parcel, which extended from Strand Street south to Mildred Avenue, had originally comprised a portion of the Rancho La Ballona and was initially settled by the Machado and Talamantes families in the early 1800s. Kinney and Ryan turned their attention to the northern portion of the tract, where they developed the resort community of Ocean Park. In 1898, Francis Ryan died suddenly at the age of 47. Kinney attempted to carry on and eventually acquired three new business partners in 1902: Alexander Fraser, Henry Gage, and George Merritt Jones.

Over time Kinney has become known for his development of the Venice of America tract, which occurred in 1904 following his professional split from the three men and the subsequent dissolution of their business operations. However, in the intervening years Kinney, Fraser, Gage, and Jones invested in expanding and improving the community of Ocean Park under the auspices of the Ocean Park Development Company. Their success, as well as Kinney's later achievements in Venice, spurred development by other investors in the surrounding area, and much of the land comprising the district represents early efforts by individual developers to capitalize on the success of Ocean Park and Venice. The first subdivisions for residential development occurred within the district around 1903; many subsequent tracts were recorded after Venice was officially opened in 1905, and development activity continued through the mid-1920s.

While the district exemplifies trends in residential development during the early 1900s, it is perhaps more notable as an important example of African-American life in Southern California during the 20th century. There were three phases of African-American population expansion in Venice; the first two phases were a direct result of migration from the South as blacks sought improved living conditions, greater financial opportunities, and increased freedom from racially hostile communities. The first of these phases took place in the early 1900s. The population of African-Americans in Venice tripled

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between 1910 and 1920 as blacks arrived to work as manual laborers, service workers, and servants to wealthy white residents. Some of the earliest black residents of Venice settled in the area because they were hired as employees of Abbot Kinney; among these were cousins Arthur Reese and Irving Tabor.

Reese arrived with his family from Louisiana around 1905, intending to establish a janitorial service, and soon invited his cousin Irving Tabor and family to join them in Oakwood. Reese, an artist and sculptor, began making suggestions to Kinney and eventually was hired as the town decorator. He is best known for decorating parade floats simulating Mardi Gras, which became emblematic of Reese's sterling career. Tabor was eventually hired as Abbot Kinney's chauffeur, and the two men forged a special bond. When Abbot Kinney died, he willed his house to Tabor. However, due to racist sentiments elsewhere in Venice, Tabor was compelled to move the house to its present-day location in Oakwood. Both the Reese and Tabor residences remain extant in Oakwood today; the Irving Tabor Residence is designated as a Los Angeles Historic-Cultural Monument.

At the time, housing was sporadically scattered throughout Oakwood, and as much of the land remained undeveloped, it became an early site for black homeownership. It is unclear whether or not racially restrictive housing covenants – already enacted in nearby communities like Santa Monica – were enforced in Ocean Park and Venice. However, de facto segregation in hiring practices and real estate sales restricted the mobility of black residents and led to the development of Oakwood as a predominantly African-American neighborhood. As one black resident later recalled, when asked why her family had chosen to settle in Oakwood, "This was the only place that they would sell to you. We knew."

Early on, Oakwood was also home to a number of neighborhood churches: "By 1912, although there were only thirty-some black residents, there were already two African American churches in Oakwood. Fifty years later, the congregation of the First Baptist Church had grown to include over six hundred members." Several of these early congregations are still present in Oakwood today, serving as important gathering places for the African-American community, including First Baptist Church, Bethel Tabernacle Church of God in Christ, Friendship Baptist Church, and The Nazarene Church (now New Bethel Baptist Church).

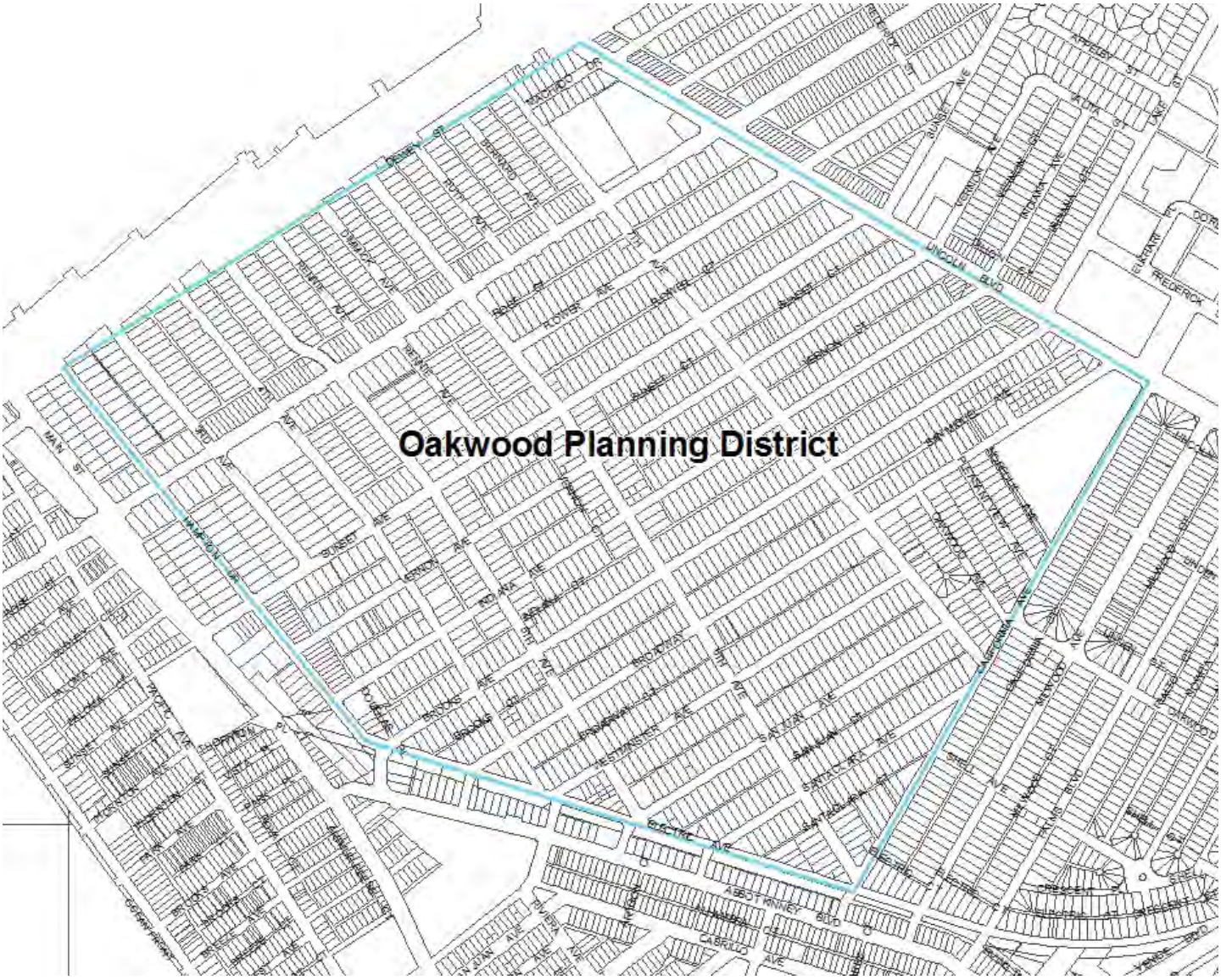
The second phase of migration from the Southern states occurred during World War II, when the need for defense workers at nearby manufacturing facilities, such as Hughes Aircraft in Culver City and McDonnell Douglas in Santa Monica. The population of blacks in in Oakwood tripled again between 1940 and 1950. The third and final phase of migration came during the postwar population boom and subsequent construction of the Santa Monica Freeway. Black and Latino residents who had been evicted from their homes in Santa Monica under eminent domain relocated to Venice. It was not until 1970 that the black population in Oakwood began to decline. By that time, however, many descendants of the neighborhood's earliest African-American families had settled in Oakwood, creating a tradition of third-, fourth-, and fifth-generation residents. Families frequently constructed additional houses on the same parcel of land, which provided an opportunity for children and grandchildren to become homeowners in Venice.

As the economic environment began to shift during the highly politicized 1960s and 1970s, many African-Americans found it difficult to secure housing and employment; community organizers collaborated with the U.S. Department of Housing and Urban Development (HUD) to construct fourteen low-income housing projects in Oakwood during the early 1970s. These buildings were scattered throughout the entire district and provided assistance to many African-American residents, allowing them to maintain a strong association with the neighborhood.

Despite its significance, the Oakwood Planning District does not possess sufficient integrity to qualify as a historic district. Many of the district's original buildings have undergone some degree of alteration or have been replaced with newer construction, which has compromised the cohesion and integrity of the district as a whole. However, the district continues to convey the feeling of an early-20th century residential neighborhood and retains a strong association as an African-

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American enclave, with many third-, fourth-, and fifth-generation residents. For these reasons, this area may warrant special consideration for local planning purposes.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Ethnic Enclaves, 1880-1980
Sub theme:	No SubTheme
Property type:	Residential Neighborhood
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	6LQ
Reason:	The Oakwood Planning District is significant as a rare example of an early-20th century African-American enclave in Venice. While the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes.

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APPENDIX D:
City Planning Department
Letter of Determination

ESTINEH MAILIAN
INTERIM CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS
JACK CHIANG
HENRY CHU
THEODORE L. IRVING
ALETA D. JAMES
FRANKLIN N. QUON
CHARLES J. RAUSCH JR.
FERNANDO TOVAR
DAVID S. WEINTRAUB
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

DEPARTMENT OF
CITY PLANNING

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
(213) 978-1272

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DEPUTY DIRECTOR
(213) 978-1274

http://planning.lacity.org

March 22, 2019

Kevin Zhang (A)(O)
Rockport Development, INC
1619 Garvey Avenue North Suite 207
West Covina, CA 91790

Brian Silveira (R)
Brian Silveira & Associates
23021/2 Strongs Drive
Venice, CA 90291

CASE NO. ZA-2014-1987-CDP
COASTAL DEVELOPMENT PERMIT
1209 South 6th Avenue
Venice Planning Area
Zone : RD1.5-1
D. M. : 108-B145
C. D. : 11
RELATED CASE: AA-2014-1989-SL
CEQA:ENV-2014-1988-EIR
Legal Description: Lot 1, Block Q, Ocean Park Villa Tract No. 2

Approved Actions:

FOUND: based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified 1209 South 6th Street Project Environmental Impact Report (EIR), which includes the Draft EIR, No. ENV-2014-1989-EIR (SCH No. 2016101038), dated March 16, 2017 and the Final EIR, dated August 28, 2018 (1209 6th Avenue Project EIR), as well as the whole of the administrative record, and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the Project;

Pursuant to Los Angeles Municipal Code Section 12.20.2, I hereby APPROVE:

> a Coastal Development Permit to authorize the demolition of an existing vacant church building and the construction of two small lot homes; the project provides a total of five (5) parking spaces including one guest parking space and is located in the single permit jurisdiction of the California Coastal Zone; and

The project approval is based upon the attached Findings and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

1. Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to

the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Plan Implementation Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.

2. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

3. Density. One (1) small lot residence shall be permitted on each newly created lot pursuant to Parcel Map No. AA-2014-1989-PMLA-SL and Small Lot Subdivision Ordinance 176,354. The parcel map will result in two (2) small lots.

3. Height. The subject project shall be limited to three stories, 30 feet to the top of the sloped roof in height.

4. Parking and Access. As shown in "Exhibit A", the subject project shall provide five (5) parking spaces onsite; two covered for each residential unit, and one un-covered guest space.

5. Roof Structures. The Roof Access Structure (RAS) is limited to a height of 34 feet. The area within the outside walls shall be minimized and shall not exceed 100 square feet as measured from the outside walls. Solar equipment, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may not exceed the maximum height by more than five feet.

6. This approval is tied to Case No. AA-2014-1989-PMLA-SL. The applicant shall comply with the conditions of approval listed in Case No. AA-2014-1989-PMLA-SL, which are incorporated herein by reference.

7. No deviations from the Venice Coastal Specific Plan have been requested or approved herein. All applicable provisions of the Specific Plan shall be complied with. The Applicant shall obtain a Venice Sign Off prior to the issuance of any permits.

8. Outdoor lighting shall be designed and installed with shielding so that light does not overflow into adjacent residential properties.

9. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

10. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.

11. Prior to the commencement of site excavation and construction activities, construction schedule and contact information for any inquiries regarding construction activities shall be provided to residents and property owners within a 100-foot radius of the

project site. The contact information shall include a construction manager and a telephone number, and shall be posted on the site in a manner, which is readily visible to any interested party.

12. Prior to the issuance of any permits, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for attachment to the subject case file.

Administrative Conditions

13. Final Plans. Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

14. Notations on Plans. Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.

15. Approval, Verification and Submittals. Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

16. Code Compliance. Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.

17. Department of Building and Safety. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

18. Condition Compliance. Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and/or the Department of Building and Safety.

19. Tribal Cultural Resource Inadvertent Discovery. In the event that objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities[1], all such activities shall temporarily cease on the Project Site until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

- Upon a discovery of a potential tribal cultural resource, the Project Permittee shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed Project; (2) and the Department of City Planning.
- If the City determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be a tribal cultural resource, the City shall provide any effected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Project Permittee and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
- The Project Permittee shall implement the tribe's recommendations if a qualified archaeologist, retained by the City and paid for by the Project Permittee, reasonably concludes that the tribe's recommendations are reasonable and feasible.
- The Project Permittee shall submit a tribal cultural resource monitoring plan to the City that includes all recommendations from the City and any effected tribes that have been reviewed and determined by the qualified archaeologist to be reasonable and feasible. The Project Permittee shall not be allowed to recommence ground disturbance activities until this plan is approved by the City.
- If the Project Permittee does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist, the Project Permittee may request mediation by a mediator agreed to by the Permittee and the City who has the requisite professional qualifications and experience to mediate such a dispute. The Project Permittee shall pay any costs associated with the mediation.
- The Project Permittee may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by the qualified archaeologist and determined to be reasonable and appropriate.
- Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal

1 Ground disturbance activities shall include the following: excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, pounding posts, augering, backfilling, blasting, stripping topsoil or a similar activity

cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton.

- Notwithstanding the above, any information determined to be confidential in nature, by the City Attorney's office, shall be excluded from submission to the SCCIC or the general public under the applicable provisions of the California Public Records Act, California Public Resources Code, and shall comply with the City's AB 52 Confidentiality Protocols.

20. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

(i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

(ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

(iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

BACKGROUND

The project site is a relatively flat, rectangular shaped property comprised of one parcel (Lot 1, Block Q, Ocean Park Villa Tract No. 2) totaling approximately 5,005 square feet of gross lot area (0.11 acres) prior to dedications, and 4,766 square feet after dedications associated with the Revised Project. The site has approximately 38 feet and five inches of frontage along the southern side of San Juan Avenue (a designated Local Street-Standard), 125 feet and four inches along the western side of Sixth Avenue (a designated Local Street-Standard), 38 feet and five inches along the northern side of San Juan Court, (a named public alley), and 125 feet and four inches abutting the eastern side of a single-family unit to the west. The site is currently developed with a 1,068-square-foot vacant church. There are four Non-Protected street trees located along the site's San Juan Avenue and 6th Avenue frontages. All on-site Non-Protected Trees will be replaced at a 1:1 ratio.

The project site is located within the Venice Community Plan within the Oakwood Sub-Area of the Venice Costal Zone Specific Plan, the Venice Local Coastal Program Land Use Plan Area, and the City of Los Angeles Coastal Transportation Corridor Specific Plan Area. The General Plan land use designation for the Project Site is Low Medium II Residential and the site is zoned Restricted Density Multiple Dwelling (RD 1.5-1). The site is not located within a hillside area or BOE Special Grading area, flood zone, landslide, liquefaction, Very High Fire Hazard Severity Zone, Fire District No. 1, or tsunami inundation zone. As the site is located in a methane buffer zone, in accordance with LAMC Section 91.7102 prior to the issuance of a building permit, the site shall be independently analyzed by a qualified engineer that is hired by the applicant. The engineer shall investigate and design a methane mitigation system in compliance with the LADBS Methane Mitigation Standards for the appropriate Site Design Level which will prevent or retard potential methane gas seepage into the building. The applicant shall

implement the engineer's design recommendations subject to DOGGR, LADBS and LAFD plan review and approval.

The project proposes to subdivide the site into two Small Lots, demolish the existing 1,068-square-foot vacant church and construct two new 2,502-square-foot small lot residences (e.g., Lot A and Lot B), each to be developed with one detached single-family unit. Two covered parking spaces would be provided for each single-family unit and one un-covered guest parking space shall be provided for the two units. Parking would be accessed via San Juan Court. Landscaping would be provided for both units along the 6th Avenue frontage of the project. Lot A also includes a landscaped side yard in the front setback of the lot, abutting San Juan Avenue. Both single-family units would be three stories in height (30 feet to top of the sloped roof, 34 feet to the top of the roof access structure).

The design and improvement of the proposed subdivision and Coastal Development Permit are consistent with the Venice Community Plan, Venice Coastal Zone Specific Plan, and the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. San Juan Avenue is a Local Street-Standard dedicated to a width of 60 feet at the project street's frontage, 6th Avenue is a designated Local Street-Standard dedicated to a 60-foot width at the project street's frontage, and San Juan Court is a named alley.

The land uses in the general vicinity of the Project Site are also zoned RD1.5-1 and are characterized by a mix of multi- and single-family units, which vary in building style and period of construction. To the immediate east of the Project Site (across 6thAvenue) are two one-story single-family units separated by a one-story garage. San Juan Court, located immediately to the south, provides a buffer between the Project Site and additional one-story single-family units. One-story single-family units are located to the north (across San Juan Avenue), while a two-story single-family unit abuts the west property line. To the west and south, approximately 0.2 miles south of the project site, in the C2 Zone, commercial uses are located along Abbot Kinney Boulevard.

San Juan Avenue, adjoining the project site to the north, is classified as a Local Street-Standard, which carries a 60-foot width designation. San Juan Avenue is currently dedicated to a 50-foot width at the project's street frontage and is improved with sidewalks, curbs, and gutters. BOE recommends that a 15-foot radius property line return be dedicated at the southerly corner of the intersection of 6th Street and San Juan Avenue. Additionally, a concrete curb, gutter, and a minimum 5-foot wide concrete sidewalk, including the dedicated corner cut area, will be constructed; trees will be planted and a landscaped parkway area will be constructed as part of the project.

San Juan Court, adjoining the project site to the south, is designated as a Public Alley, which carries a 20-foot width designation. San Juan Court is currently dedicated to a 10-foot width at the project's street frontage and is paved but not otherwise improved. BOE recommends that a 5-foot wide strip of land be dedicated along the alley (San Juan Court) to complete a 15-foot wide alley.

6th Avenue, adjoining the project site to the east, is designated as a Local Street – Standard, which carries a 60-foot width designation. 6th Avenue is currently dedicated to a 60-foot width at the project's street frontage and is improved with sidewalks, curbs and

gutters. BOE recommends the reconstruction of the concrete curb and gutter; the repair and replacement of any broken or raised concrete sidewalk; and the planting of trees and landscaping the parkway area along 6th Avenue.

Previous zoning related actions on the site/in the area include:

DIR-2018-1103-CDP – On November 7, 2018, the Designee of the Director of Planning approved a Coastal Development Permit to allow for an addition to a single-family dwelling located at 532 East San Juan Avenue.

DIR-2017-1144-CDP-MEL – Filed on March 20, 2017, an application for Mello Act Compliance in conjunction with the construction of a single-family home located at 635 East Santa Clara Avenue. No hearing has been held. No decision has been made.

DIR-2016-1319-CDP – On November 8, 2016, the Designee of the Director of Planning approved a Coastal Development Permit to allow for an addition to a single-family dwelling located at 528 East San Juan Avenue.

DIR-2016-125-CDP-MEL – On February 6, 2017, the Designee of the Director of Planning approved a Coastal Development Permit and Mello Act Compliance in conjunction with the construction of a three-story single-family dwelling located at 514 East Santa Clara Avenue.

AA-2016-3290-PMLA-SL / DIR-2016-3291-CDP-MEL – Filed on August 31, 2016, a Parcel Map for the subdivision of the subject lot and Coastal Development Permit and Mello Act Compliance in conjunction with the construction of two small lot homes located at 635 East San Juan Avenue. No hearing has been held.

Case No. ZA-2015-607-CDP-ZAA – On May 12, 2016 the Zoning Administrator approved the demolition of an existing one-story single family dwelling unit and construction of a new two-story single family dwelling unit with a detached garage.

Case No. ZA-2015-56-CDP – On October 13, 2015, the Zoning Administrator approved the construction of a new single family dwelling unit, located at 1100 South 6th Avenue.

ZA-2014-4054-CDP-MEL – On February 16, 2017, the Zoning Administrator approved a Coastal Development Permit and Mello Act Compliance in conjunction with the conversion of a duplex into a single-family dwelling located at 628 San Juan Avenue.

ZA-2014-3538-CDP – On August 6, 2015, the Zoning Administrator approved a Coastal Development Permit to allow for the construction of a single-family dwelling located at 550-554 East San Juan Avenue.

AA-2014-1989-PMLA-SL – A concurrent case, approved by the Advisory Agency on September 12, 2018 for the subdivision of one lot(s) into two parcels for the construction of two new small lot homes on the project site.

ZA-2013-4078-CDP-ZAA – On November 18, 2015, the Zoning Administrator approved a Coastal Development Permit and Zoning Administrator Adjustments in conjunction with

the construction of a 30-foot high two-unit condominium building and a 30-foot tall single-family dwelling on two lots located at 1212-1222 Electric Avenue.

Ordinance No. 164,844 – Effective June 21, 1989, implementing Case No. CPC-1986-824-GPC to bring the Zoning Code into conformance with the General Plan, the zoning on the site was changed from R3-1 to RD1.5-1. The Project site was located in Subarea 1790.

Public Hearing

The Public Hearing for this case was heard at 9:30 A.M. on September 12, 2018, jointly by the Hearing Officer and the Deputy Advisory Agency. The Applicant's representative spoke favorably of the project's design and the applicant's outreach with the community, but no other members of the public spoke on the case. The Deputy Advisory Agency approved the subdivision case with the recommended conditions.

Correspondence

Letter dated August 30, 2017
Sue Kaplan, a Venice resident, opposes the project. She asserts that the project will be materially detrimental to the neighborhood. Ms. Kaplan cites case law to infer precedence of Coastal Act policies. She believes the project is not in conformance with the Coastal Act, stating that the project's mass, scale, and character are inconsistent with the surrounding neighborhood. She is concerned with the cumulative impacts of small lot development and asks that a study be done to address such impacts. Ms. Kaplan requests an infrastructure assessment for the project.

Email dated October 7, 2017
Sylvia Lavin, a Venice resident, opposes the project. She is concerned that the development will reduce light and air and increase traffic along California Avenue. She states that the infrastructure of the area cannot support the proposed density. She states that other developed lots have not been sold for over a year. She mentions parking as a critical problem and posits that the project will likely be short-term rentals to serve non-residents.

FINDINGS

COASTAL DEVELOPMENT PERMIT

In order for a coastal development permit to be granted all of the requisite findings maintained in Section 12.20.2 of the Los Angeles Municipal Code must be made in the affirmative.

1. **The development is in conformity with Chapter 3 of the California Coastal Act of 1976.**

   The project proposes the demolition of an existing church building and the construction of two single-family homes as part of a Small Lot Subdivision to merge and subdivide two lots totaling 5,005 square feet (4,766 square feet after dedications) into two lots in the RD1.5-1 Zone. The property is located within the

single permit jurisdiction of the Coastal Zone, the Venice Coastal Zone Specific Plan (Oakwood-Milwood-Southeast Subarea), the Los Angeles Coastal Transportation Corridor Specific Plan, a Calvo Exclusion Area, and within4.7 kilometers from the Santa Monica Fault.

Chapter 3 of the Coastal Act includes provisions that address the impact of development on public services, infrastructure, the environment and significant resources, and coastal access. Applicable provisions are as follows:

Section 30244 requires reasonable mitigation measures to reduce potential impacts on archeological or paleontological resources.

The project consists of the demolition of an existing vacant church building and the construction of two new three-story small lot homes. The subject site is not located within an area with known Archaeological or Paleontological Resources. However, if such resources are later discovered during excavation or grading activities, the project is subject to compliance with Federal, State and Local regulations already in place.

Section 30250 states that new development shall be located in areas able to accommodate it, areas with adequate public services, and in areas where such development will not have significant adverse impacts on coastal resources.

The proposed development is located in the single permit jurisdiction area of the California Coastal Zone. The proposed project is located in an urban residential neighborhood developed with similar single-family dwellings, duplexes and small apartment buildings. Currently, the site contains a vacant church building which is to be demolished and replaced with two, three-story small lot homes over two newly subdivided lots. The proposed density of two dwelling units complies with the density permitted in the Oakwood-Milwood-Southeast Subarea (a maximum of two units per lot). The site is located within a developed neighborhood and the project as designed will be comparable in size, scale and use with the developed area. The property provides access for emergency vehicles on San Juan Avenue as well as 6th Avenue. Sufficient parking and setbacks required by local zoning and building and safety requirements are provided. Each lot will be developed with a single-family dwelling that maintains connections and access to all public services typically required for residential uses, including water and sewage, waste disposal, gas, and electricity. The project is replacing one vacant church building with two new small lot homes and will not overload the capacity of public services and infrastructure. Therefore, the proposed development will be adequately serviced and will not have a significant adverse impact on coastal resources.

Section 30251 states the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

The subject site and surrounding area are relatively flat with no views to and along the ocean; no natural land forms will be altered as part of the project. The property is not located along a bluff with views to the Pacific Ocean. The project proposes the construction of one, three-story small lot home on each subdivided lot. The subject site is situated on South 6th Avenue in a neighborhood zoned RD1.5-1. The existing structures within 100 feet are comprised of mostly one-story and two-story structures, with both flat and varied rooflines. The proposed structures are composed of three stories and a roof-top deck. The massing and scale of the proposed structures are visually compatible with the existing structures in the neighborhood. Across the street from the property are two detached residential units. To maintain visual compatibility with the neighborhood, the project is designed with seamless breaks in the plan, exuding a contiguous appearance across the two structures without abating the individual character of each home. The use of mixed materials is used to soften the appearance of the structure.

Section 30252 states that new development should maintain and enhance public access to the coast.

The project proposes the demolition of a vacant church building and the construction of two new small lot homes over two new small lots. The subject site is located within 0.60 miles of the Pacific shoreline. The project provides four onsite parking spaces for residents and one guest parking space for the two units. No permanent structures will be erected within the public right-of-way and public access to the coast will not be obstructed.

Section 30253 requires new development to minimize risks to life and property in areas of high geologic, flood, and fire hazard, minimize impacts along bluffs and cliffs, and protect special communities and neighborhoods that are popular visitor destination points for recreational uses.

The project site is a flat lot located in an area designated for residential development. The project is not located by a bluff and is not directly adjacent to any popular visitor destinations. The property is located within 4.7 kilometers from the Santa Monica Fault and a liquefaction zone. Therefore, the project must comply with Zoning, Building, and Fire Safety Code regulatory compliance measures and requirements that minimize risks to life and property in hazard areas.

As conditioned, the proposed project is in conformity with Chapter 3 of the California Coastal Act. The resulting single-family homes will have no adverse impacts on public access, recreation, public views or the marine environment, since the site is within a developed residential area located 0.6 miles away from

the shoreline. The project will neither interfere with nor reduce access to the shoreline or beach. There will be no dredging, filling or diking of coastal waters or wetlands, and there are no sensitive habitat areas, archaeological or paleontological resources identified on the site. The proposed project will not block any designated public access views.

2. **The development will not prejudice the ability of the City of Los Angeles to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act of 1976.**

Coastal Act Section 30604(a) states that prior to the certification of a Local Coastal Program ("LCP"), a coastal development permit may only be issued if a finding can be made that the proposed development is in conformance with Chapter 3 of the Coastal Act. The Venice Local Coastal Land Use Plan ("LUP") was certified by the California Coastal Commission on June 14, 2001; however, the necessary implementation ordinances were not adopted. The City is in the initial stages of preparing the LCP; prior to its adoption the guidelines contained in the certified LUP are advisory.

The project consists of the development of two, three-story, single-family dwellings with a rooftop deck, in conjunction with a preliminary parcel map to subdivide one lot to create two newly subdivided small lots pursuant to LAMC Section 17.53 and the Small Lot Subdivision Ordinance (Ordinance No. 176,354). The subject site is zoned RD1.5-1 with a General Plan Land Use Designation of Low Medium II Residential and is located in the Oakwood-Milwood-Southeast Subarea of the Venice Coastal Zone Specific Plan. The following are applicable policies from the Venice Coastal Zone Specific Plan:

Policy I.A.1 identifies general residential development standards regarding roof access structures and lot consolidation restrictions.

The project proposes a roof access structure that is no more than 100 square feet in area, measured from the exterior walls and is less than 10 feet in height. The project will subdivide one lot to create two small lots.

Policy I.A.7 describe the intention to accommodate multi-family development in the areas designated Low Medium II Density provided that the project complies with the density and development standards set forth in the LUP.

Use: Single-family and multi-family structures are allowed. The project consists of the construction of two single-family homes, one on each newly sub-divided lot.

Density: One unit per 1,500 square feet of lot area is permitted. Lots smaller than 4,000 square feet are limited to a maximum density of two units. The project proposes a density of two dwelling units.

Yards: Yards shall be required in order to accommodate the need for fire safety, open space, permeable land area for on-site percolation of stormwater, and on-site recreation consistent with the existing scale and character of the

neighborhood. After taking out areas for street dedication, the following yard setbacks are provided:

LOT	FRONT	REAR	WEST SIDE	EAST SIDE
A	11'5"	0'	5'	5'
B	10'	5'	0	0

Height: Building height shall not exceed 34 feet to top of stair shaft and 30 feet to top of roof slope. The portion that exceeds 30 feet in height shall be setback from the required front yard one foot for every foot in height above 30 feet. The proposed project features both flat and varied rooflines that comply with the requirements set forth.

Policy II.A.3 outlines the Parking Requirements for the project.

Pursuant to Z.I. No. 2406, required parking for subdivision projects shall be the parking requirements for multiple dwelling uses, based on the width of the pre-subdivided lot, under Section 13.D of the Venice Coastal Zone Specific Plan. Five (5) parking spaces are required; 2 spaces for each dwelling unit plus a minimum of 1 guest parking space per four units. The project meets this requirement by providing five parking spaces onsite. As proposed, Lot B contains four covered parking spaces with two spaces designated for each individual lot and an additional guest parking space to be shared between the two homes.

Pursuant to Z.I. No. 2406 (Case No. DIR-2014-2824-DI-1A) where provisions in the Venice Coastal Zone Specific Plan differ from provisions contained in the Los Angeles Municipal Code, the Venice Coastal Zone Specific Plan shall supersede those other regulations. Where provisions are silent in the Venice Coastal Zone Specific Plan, regulations of the Los Angeles Municipal Code apply.

The proposed project is consistent with the policies of the Land Use Plan and the standards of the Specific Plan and will not prejudice the ability of the City to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act.

3. **The Interpretive Guidelines for Coastal Planning and Permits as established by the California Coastal Commission dated February 11, 1977 and any subsequent amendments thereto have been reviewed, analyzed and considered in light of the individual project in making this determination.**

The Los Angeles County Interpretative Guidelines were adopted by the California Coastal Commission (October 14, 1980) to supplement the Statewide Guidelines. Both regional and statewide guidelines, pursuant to Section 30620 (b) of the Coastal Act, are designed to assist local governments, the regional commissions, the commission, and persons subject to the provisions of this chapter in determining how the policies of this division shall be applied to the coastal zone prior to the certification of a local coastal program.

As stated in the Regional Interpretative Guidelines, the guidelines are intended to be used "in a flexible manner with consideration for local and regional conditions, individual project parameters and constraints, and individual and cumulative impacts on coastal resources." In addition to the Regional Interpretative Guidelines, the policies of Venice Local Coastal Program Land Use Plan (the Land Use Plan was certified by the Coastal Commission on June 14, 2001) have been reviewed and considered.

The project includes the demolition of an existing vacant church building and the construction of two new small lot homes, in conjunction with a Small Lot Subdivision to merge and subdivide one lot to create two new small lots. The Regional Interpretive Guidelines have been reviewed and the proposed project is consistent with the requirements with the policies of the LUP and other applicable provisions of the Specific Plan.

4. **The decision of the permit granting authority has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code, which provides that prior decisions of the Coastal Commission, where applicable, shall guide local governments in their actions in carrying out their responsibility and authority under the Coastal Act of 1976.**

The project consists of the development of two, three-story, small lot homes, each with a roof deck and is located within the single permit jurisdiction of the Coastal Zone, where the local jurisdiction (City of Los Angeles) issues Coastal Development Permits. The Coastal Commission will render decisions on appeals of the City's Coastal Development Permits or Coastal Exemptions. The Coastal Commission took action on the following residential projects in the Venice Coastal Zone:

- In April 2018, the Commission approved an Administrative Permit for the demolition of a one-story single-family dwelling and the construction of a two-story, 3,330 square-foot single-family dwelling with an attached two-car garage, within the dual permit jurisdiction, located at 2800 S. Dell Avenue (Application No. 5-18-0086).

- In February 2018, the Commission approved a coastal development permit for the construction of a three-story, 4,579 square-foot single-family home with three onsite parking spaces on a vacant lot located at 210 E. Linnie Canal (Application No. 5-17-0598).

- In August 2017, the Commission found No Substantial Issue with an appeal of a Coastal Development Permit issued by the City of Los Angeles, upholding the City's approval of a coastal development permit for the demolition of a two-story single-family dwelling and construction of a new two-story, 3,004 square foot single-family dwelling, in the single permit jurisdiction, located at 2318 Clement Avenue (Appeal No. A-5-VEN-15-0036).

- In June 2017, the Commission found No Substantial Issue with an appeal of a Coastal Development Permit issued by the City of Los Angeles and approved

the remodel of a 948 square-foot single-family dwelling comprised of a new second story, resulting in a 2,482 square-foot, two-story (28 feet in height) single-family dwelling with a two-car garage, located at 938 Amoroso Place. (Appeal No A-5-VEN-17-0018).

- In June 2017, the Commission found no substantial issue with a City approval of a coastal development permit for the demolition of a one-story single-family home and the construction of a two-story, 3,400 square-foot single-family dwelling with an attached two-car garage and roof deck on a lot located at 2325 Wilson Avenue (Application No. A-5-VEN-17-0016).

- In February 2017, the Commission approved a coastal development permit for the demolition of a one-story single-family home and the construction of a two-story, 2,702 square-foot single-family dwelling with an attached two-car garage and rooftop deck on a lot located at 3021 Stanford Avenue (Application No. 5-16-0685).

- In March 2016, the Commission found No Substantial Issue with an appeal of a Coastal Development Permit issued by the City of Los Angeles, upholding the City's approval for the demolition of a single-family dwelling, a small-lot subdivision of a 4,670 square-foot lot into two lots, and the construction of a new two-story single-family dwelling on each lot, located at 758 Sunset Avenue (Appeal No. A-5-VEN-15-0071).

- In October 2014, the Commission found No Substantial Issue with an appeal of a Coastal Development Permit issued by the City of Los Angeles, upholding the City's approval for the demolition of two single-family dwellings and a detached garage on a 6,752 square-foot lot and the subdivision of the lot into three lots in conjunction with the construction of three single-family dwellings, on each lot with an attached garage, located at 644 Sunset Avenue and 607 7th Avenue (Appeal No. A-5-VEN-14-0041).

This decision of the permit granting authority has been guided by applicable decisions of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code, which provides that prior applicable decisions of the Coastal Commission shall guide local governments in their actions in carrying out their responsibility and authority under the Coastal Act of 1976.

5. **The development is not located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, and the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.**

Section 30210 of the Coastal Act states the following in regards to public access:

> In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, right of private property owners, and natural resources from overuse.

Section 30211 of the Coastal Act states the following in regards to public recreation policies:

> Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

The subject property is located approximately 0.6 miles from the Pacific coast. The project could have a cumulative effect on public access to the coast if it resulted in a loss of on-street parking spaces or did not provide adequate parking for the dwellings. The project provides five (5) parking spaces; Lot B contains a large four car garage with two spaces allocated for each residence, and it also contains an uncovered guest parking space. All parking spaces are accessed from the alley. By increasing parking capacity and shifting vehicle traffic to the alley, the project enhances the public right-of-way. As proposed, the project will not conflict with any public access or public recreation policies of the Coastal Act.

6. **An appropriate environmental clearance under the California Environmental Quality Act has been granted.**

The project was reviewed by the Los Angeles Department of City Planning, Major Projects Section (serving as Lead Agency) in accordance with the requirements of the CEQA. An Initial Study was prepared in accordance with Section 15063(a) of the State CEQA Guidelines. Pursuant to the provisions of Section 15082 of the State CEQA Guidelines, the City then circulated a Notice of Preparation (NOP) to State, regional and local agencies, and members of the public for a 30-day period commencing on October 14, 2016. The purpose of the NOP was to formally inform the public that the City was preparing a Draft EIR for the project, and to solicit input regarding the scope and content of the environmental information to be included in the Draft EIR.

Written comment letters responding to the NOP were submitted to the City by public agencies and interested organizations. Comment letters were received from various public agencies. The NOP and NOP comment letters are included in Appendix A of the Draft EIR.

The Draft EIR evaluated in detail the potential effects of the project. It also analyzed the effects of a reasonable range of four alternatives to the project, including a "No Project" alternative. The Draft EIR for the project (State Clearinghouse No. 2016101038), incorporated herein by reference in full, was prepared pursuant to CEQA and State, Agency, and City CEQA Guidelines (Pub. Resources Code § 21000, et seq.; 14 Cal. Code Regs. §15000, et seq.; City of Los Angeles California Environmental Quality Act Guidelines). The Draft EIR was circulated for a 47-day public comment period beginning on March 16, 2017 to May 1, 2017. A notification of the release of the Draft EIR was published by the City in the Los Angeles Times newspaper notifying interested parties of the availability of the Draft EIR for the Project. This notice was also mailed to government agencies, interested parties, entities that commented on the Initial

Study, and owners and occupants residing within 500 feet of the Project Site. The notice included information on how to access the Draft EIR. The Draft EIR was also made available for review on the City's Department of City Planning website and at three libraries. A NOC and Draft EIR was also submitted to the State Clearinghouse. Copies of the written comments received are provided in the Final EIR. Pursuant to Section 15088 of the CEQA Guidelines, the City, as Lead Agency, reviewed all comments received during the review period for the Draft and responded to each comment in the Final EIR.

The City released a Final EIR for the project on August 28, 2018, which is hereby incorporated by reference in full. The Final EIR is intended to serve as an informational document for public agency decision-makers and the general public regarding objectives and components of the project. The Final EIR addresses the environmental effects associated with implementation of the project, identifies feasible mitigation measures and alternatives that may be adopted to reduce or eliminate these impacts, and includes written responses to all comments received on the Draft EIR during the public review period. Responses were sent to all public agencies that made comments on the Draft EIR at least 10 days prior to certification of the Final EIR pursuant to CEQA Guidelines Section 15088(b). In addition, all individuals that commented on the Draft EIR also received a copy of the Final EIR. The Final EIR was also made available for review on the City's Department of City Planning website. Copies of the Final EIR were also made available at three libraries and the City Department of Planning. Notices regarding availability of the Final EIR and the Notice of Public Hearing were sent to those within a 500-foot radius of the project site, as well as individuals who commented on the Draft EIR, or provided comments during the NOP comment period.

A duly noticed public hearing for the project was held by the Hearing Officer/Deputy Advisory Agency on behalf of the Zoning Administrator on September 12, 2018.

The documents and other materials that constitute the record of proceedings on which the City's CEQA findings are based are located at the Department of City Planning, Environmental Review Section, 221 North Figueroa Street, Suite 1350, Los Angeles, California 90012. This information is provided in compliance with CEQA Section 21081.6(a)(2).

FINDINGS OF FACT (CEQA)

The City of Los Angeles, as lead agency, acting through the Department of City Planning, prepared an environmental impact report (EIR), consisting of a Draft EIR, Final EIR, and the Errata to the Final EIR under case number ENV-2014-1988-EIR (SCH No. 2016101038). Pursuant to the California Environmental Quality Act (California Public Resources Code Sections 21000-21189.57)(CEQA), the EIR is intended to serve as an informational document for public agency decision-makers and the general public regarding the objectives and components of the project at 1209 6th Avenue, in the Venice Community Plan Area and Venice Coastal Zone Specific Plan Area in the City of Los Angeles. The Project involves the demolition of an existing 1,068 square foot vacant church and the subdivision of the existing lot into two new small lots (e.g., Lot A and Lot B). Under the Revised Project Lot A would be 2,455 square feet in area and Lot B would be 2,311 square feet in area. Each lot would be developed with one detached Small Lot

single-family unit, both of which would be three stories in height (34 feet to top of stair shaft/ 30 feet to top of roof slope/25 feet to top of flat roof). Unit A would include 3,203 square feet of residential floor area and Unit B would include 2,258 square feet of residential floor area (exclusive of garages, balconies and decks). The total square footage of each Unit including balconies, stairwells, etc., would be 4,371 square feet for Lot A and 3,357 square feet for Lot B. Both single-family units would be set-back from the surrounding roadways, with landscaped areas along San Juan Avenue and 6th Avenue. A total of five (5) onsite parking spaces are provided and located on Parcel B; two covered parking spaces are allocated to each unit plus one additional guest parking space located on the driveway apron to be shared among the two dwelling units. Driveways and vehicular access are from San Juan Court (the adjacent alley).

In a determination letter dated March 22, 2019, the City's Deputy Advisory Agency (DAA) certified the EIR; adopted the environmental findings prepared for the Project as well as a statement of overriding considerations and a mitigation monitoring program (MMP); and approved the Project's vesting tentative tract map (VTTM).

CEQA and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387) allow the City to rely on the previously certified EIR unless a Subsequent or Supplemental EIR is required. Specifically, CEQA Guidelines Sections 15162 and 15163 require preparation of a Subsequent or Supplemental EIR when an EIR has been previously certified or a negative declaration has previously been adopted and one or more of the following circumstances exist:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

    a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

    b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

    c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Likewise, Public Resources Code Section 21166 states that unless one or more of the following events occur, no Subsequent or Supplemental EIR shall be required by the lead agency or by any responsible agency:

- Substantial changes are proposed in the project which will require major revisions of the environmental impact report;
- Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or
- New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

SECTION 2. CEQA FINDINGS

FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the1209 6th Avenue Project EIR No. ENV-2014-1988-EIR (SCH No. 2016101038); and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project.

SECTION 3. MITIGATION MONITORING PROGRAM

All mitigation measures in the previously adopted Mitigation Monitoring Program attached as Exhibit "B", are imposed on the project through Condition of Approval No. 60, to mitigate or avoid significant effects of the proposed Project on the environment and to ensure compliance during Project implementation.

ADDITIONAL MANDATORY FINDINGS

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that the subject property is not located in the Flood Zone.

TIME LIMIT – OBSERVANCE OF CONDITIONS

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. Pursuant to LAMC Section 12.25 A.2, the instant authorization is further conditional upon the privileges being utilized within three years after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried

on diligently so that building permits do not lapse, the authorization shall terminate and become void.

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles, the Marvin Braude Constituent Service Center in the Valley or at the Development Services Center's Public Counter at the Los Angeles Department of Building and Safety Building in West Los Angeles. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077, (818) 374-5050, 310-231-2901 or through the Department of City Planning website at http://planning.lacity.org. The applicant is further advised to notify any consultant representing you of this requirement as well.

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than $2,500 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

APPEAL PERIOD - EFFECTIVE DATE

The Director's determination in this matter will become effective after 10 working days, unless an appeal therefrom is filed with the Department of City Planning. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any

appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at http://planning.lacity.org. Public offices are located at:

Metro Public Counter	Valley Public Counter	West Los Angeles Public Counter
201 N. Figueroa St., 4th Floor	6262 Van Nuys Blvd., 2nd Floor	1828 Sawtelle Blvd., 2nd Floor
Los Angeles, CA 90012	Los Angeles, CA 91401	Los Angeles, CA 90025
(213) 482-7077	(818) 374-5050	(310) 231-2901

Furthermore, this Coastal Development Permit shall be subject to revocation as provided in Section 12.20.2-J of the Los Angeles Municipal Code, as authorized by Section 30333 of the California Public Resources Code and Section 13105 of the California Administrative Code.

Provided no appeal has been filed by the above-noted date, a copy of the permit will be sent to the California Coastal Commission. Unless an appeal is filed with the California Coastal Commission before 20 working days have expired from the date the City's determination is deemed received by such Commission, the City's action shall be deemed final.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

VINCENT P. BERTONI, AICP
Director of Planning

CHARLES J. RAUSCH, JR
Associate Zoning Administrator

Approved by:

Heather Bleemers, Senior City Planner

Reviewed and Prepared by:

for

Adam Villani, City Planner
(213) 847-3688

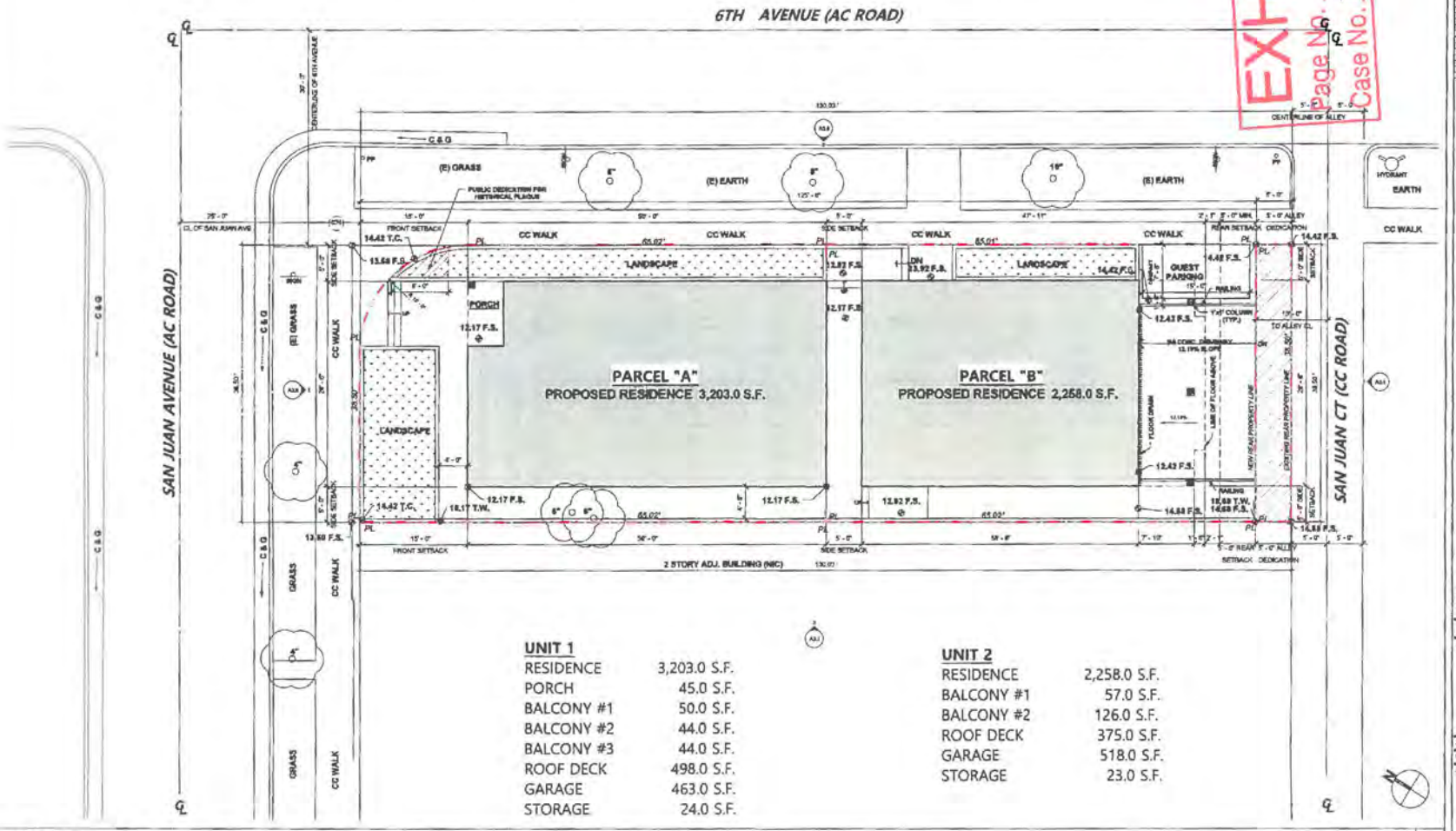


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UNIT 1

RESIDENCE	3,203.0 S.F.
PORCH	45.0 S.F.
BALCONY #1	50.0 S.F.
BALCONY #2	44.0 S.F.
BALCONY #3	44.0 S.F.
ROOF DECK	498.0 S.F.
GARAGE	463.0 S.F.
STORAGE	24.0 S.F.

UNIT 2

RESIDENCE	2,258.0 S.F.
BALCONY #1	57.0 S.F.
BALCONY #2	126.0 S.F.
ROOF DECK	375.0 S.F.
GARAGE	518.0 S.F.
STORAGE	23.0 S.F.

PROPOSED SITE PLAN

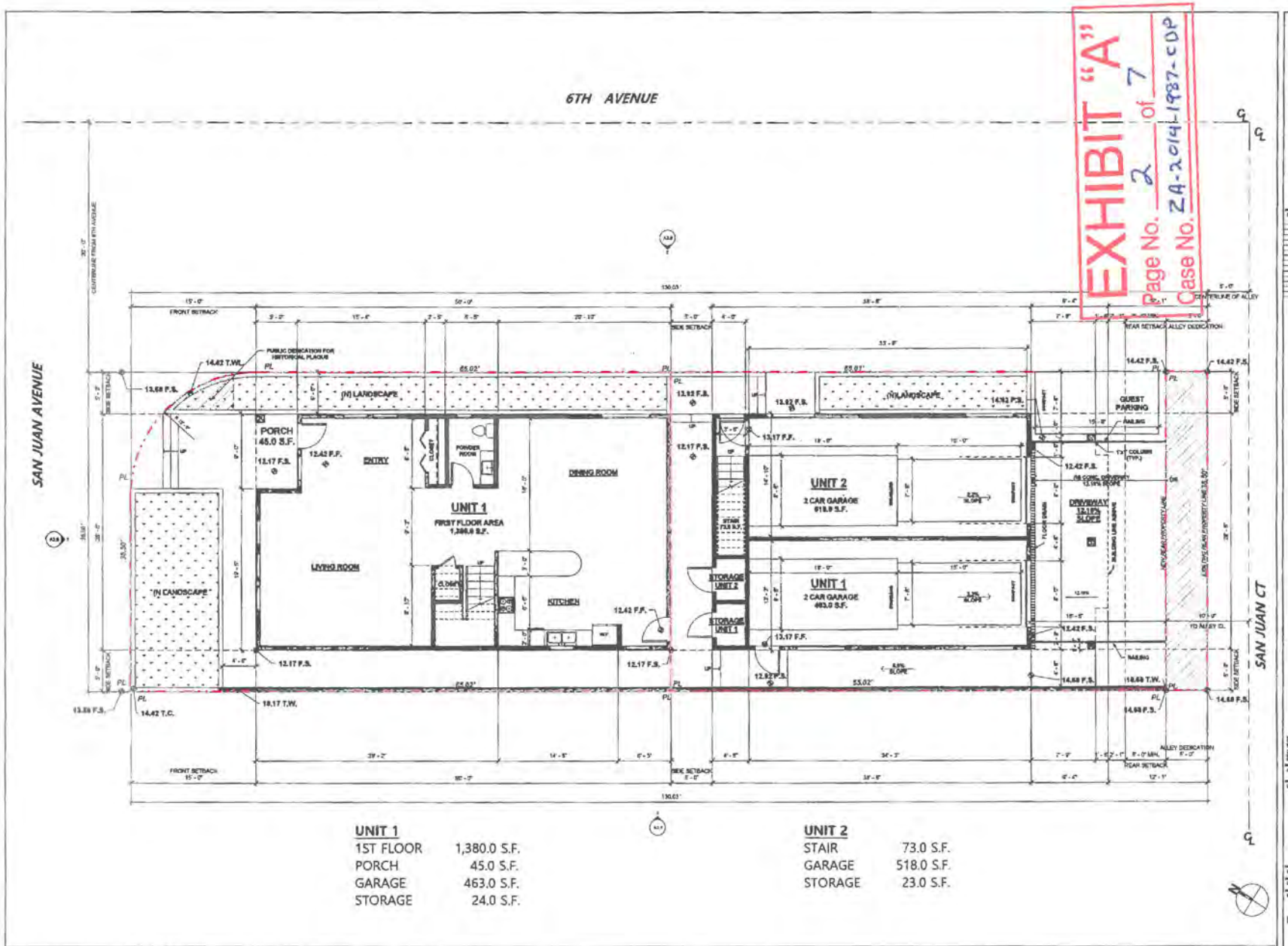
3/16"=1'-0" | 1

TCS

PROJECT: SMALL LOT SUBDIVISION
PROJECT ADDRESS: 566 E. SAN JUAN AVENUE, VENICE, CA 90291

PROPOSED SITE PLAN

A1.0



UNIT 1

1ST FLOOR	1,380.0 S.F.
PORCH	45.0 S.F.
GARAGE	463.0 S.F.
STORAGE	24.0 S.F.

UNIT 2

STAIR	73.0 S.F.
GARAGE	518.0 S.F.
STORAGE	23.0 S.F.

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TCS

SMALL LOT SUBDIVISION
PROJECT ADDRESS: 566 E SAN JUAN AVENUE, VENICE, CA 90291

PROPOSED FIRST FLOOR PLAN

A2.0

PROPOSED FIRST FLOOR PLAN 1/4"=1'-0" 1



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UNIT 1

2ND FLOOR	1,197.0 S.F.
BALCONY 1	50.0 S.F.
BALCONY 2	44.0 S.F.
BALCONY 3	44.0 S.F.

UNIT 2

2ND FLOOR	1,174.0 S.F.
BALCONY #1	57.0 S.F.

TCS

PROJECT: SMALL LOT SUBDIVISION
PROJECT ADDRESS : 956 E. SAN JUAN AVENUE, VENICE, CA 90291

SCALE 1/4" = 1'-0"
DATE 10-23-17
SHEET: PROPOSED SECOND FLOOR PLAN
A2.1

PROPOSED SECOND **FLOOR PLAN** 1/4"=1'-0" 1

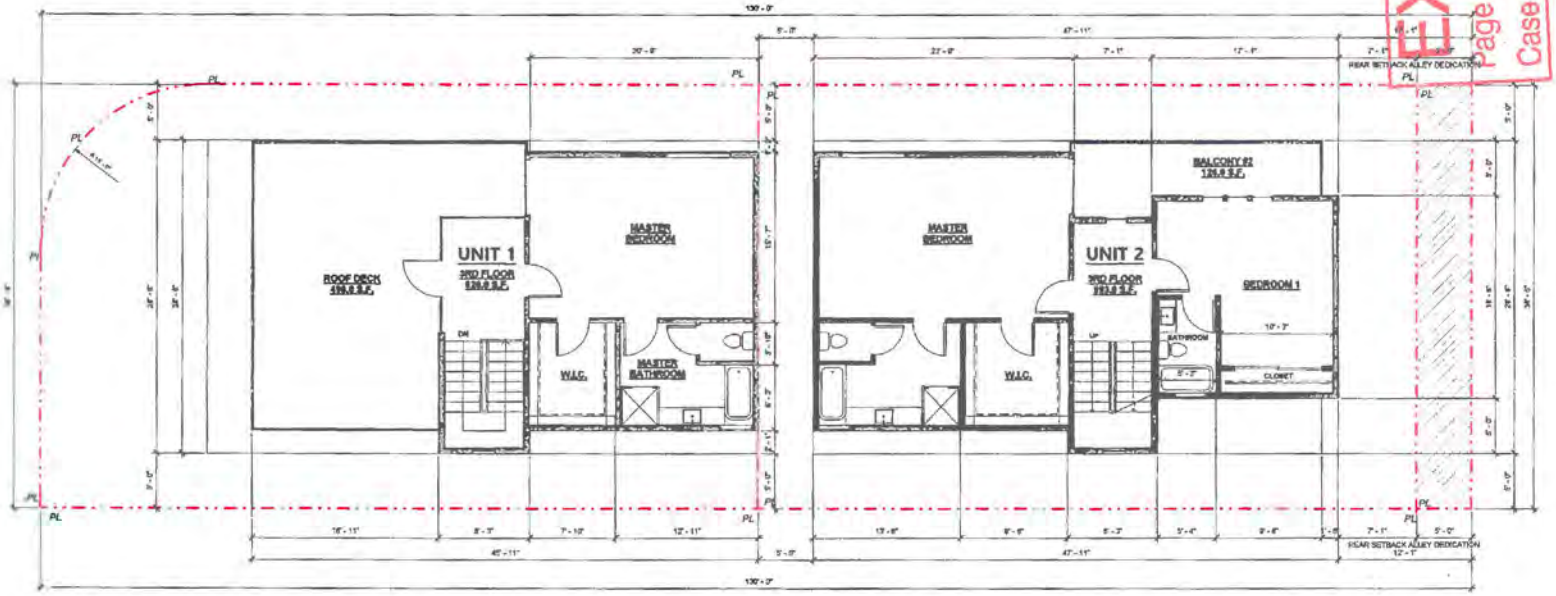


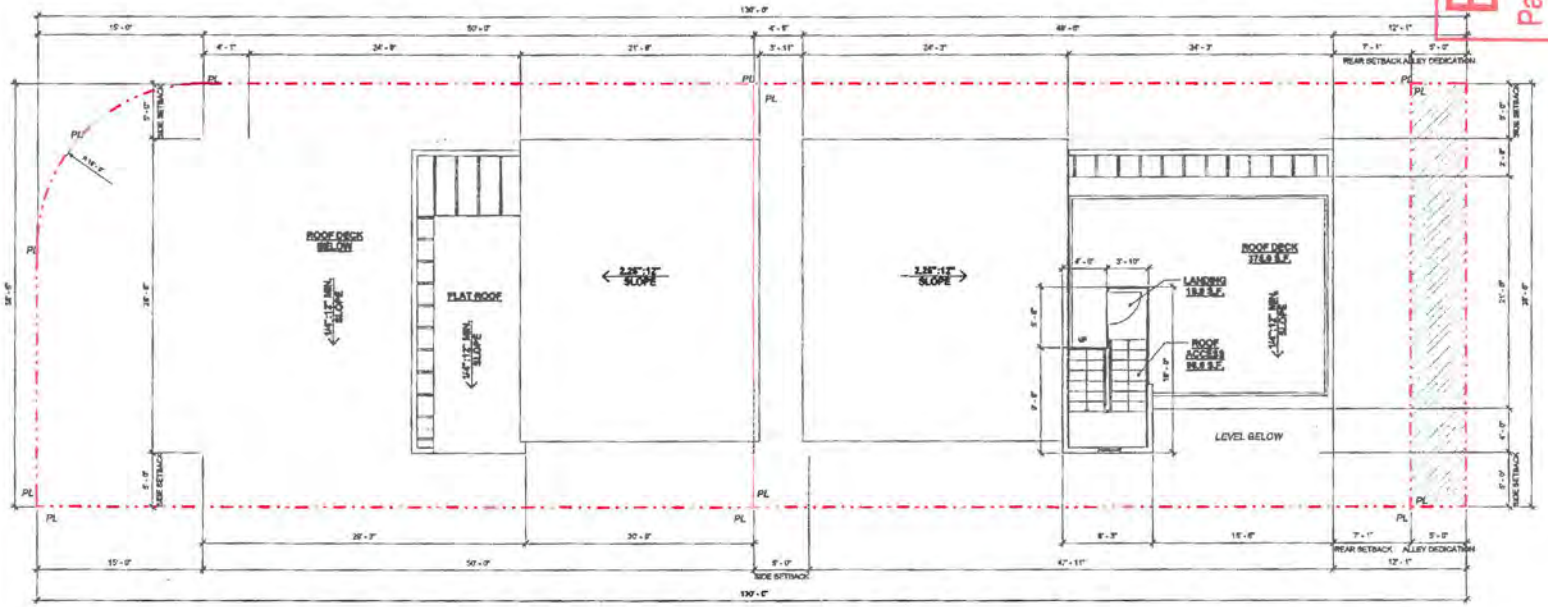
EXHIBIT "A"
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TCS

PROJECT: SMALL LOT SUBDIVISION
PROJECT ADDRESS: 565 E. SAN JUAN AVENUE, VENICE, CA 90291

SCALE: 1/4" = 1'-0"
DATE: 10-23-17
SHEET: PROPOSED THIRD FLOOR PLAN
A2.2

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UNIT 2

ROOF DECK	375.0 S.F.
LANDING	18.0 S.F.

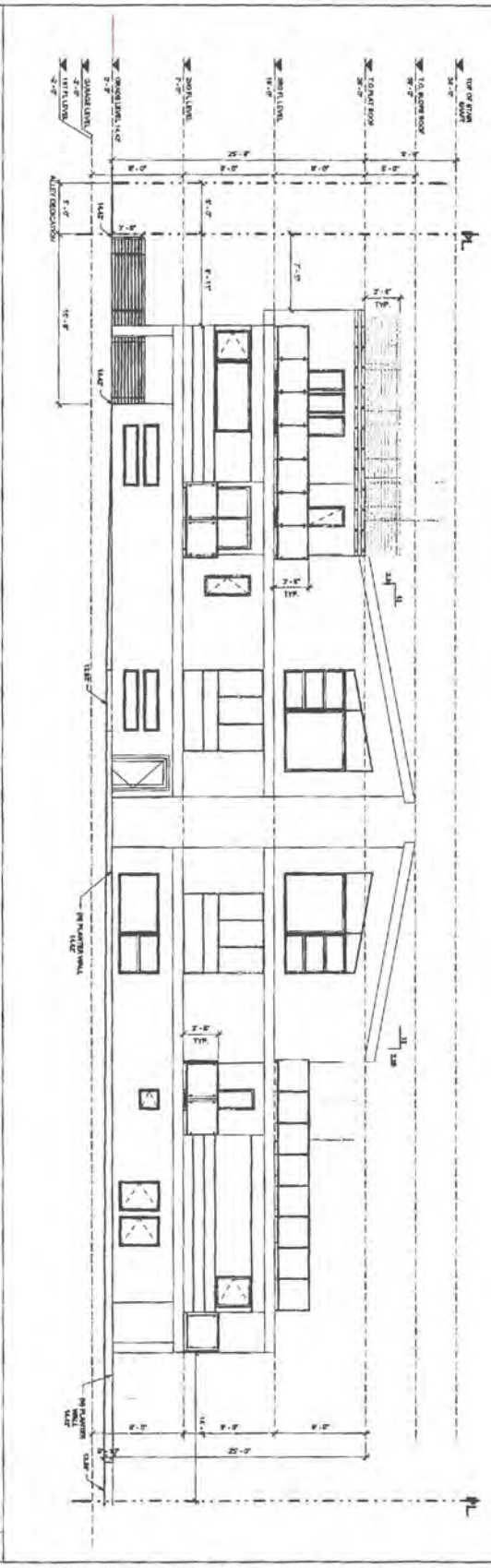
PROPOSED ROOF PLAN 1/4"=1'-0" 1

TCS

PROJECT: SMALL LOT SUBDIVISION
PROJECT ADDRESS: 668 E. SAN JUAN AVENUE, VENICE, CA 90291

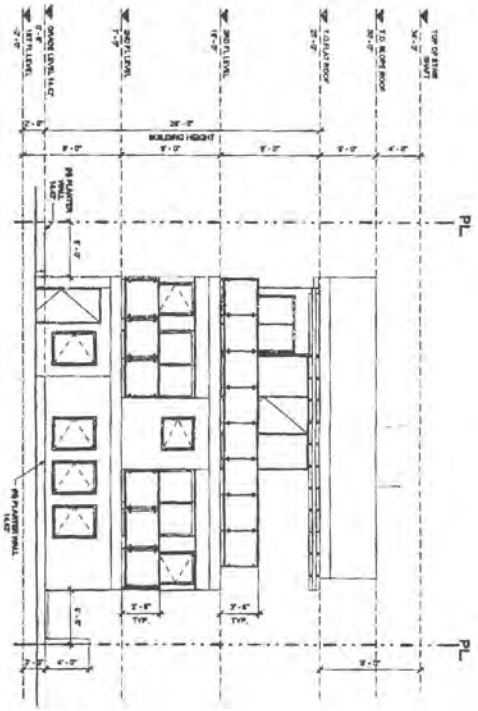
SCALE 1/4" = 1'-0"
DATE 10-25-17
SHEET: PROPOSED ROOF PLAN
A2.3

PROPOSED ELEVATION AT 6th AVENUE



2 1/4"=1'-0"

PROPOSED ELEVATION AT SAN JUAN AVENUE



1 1/4"=1'-0"

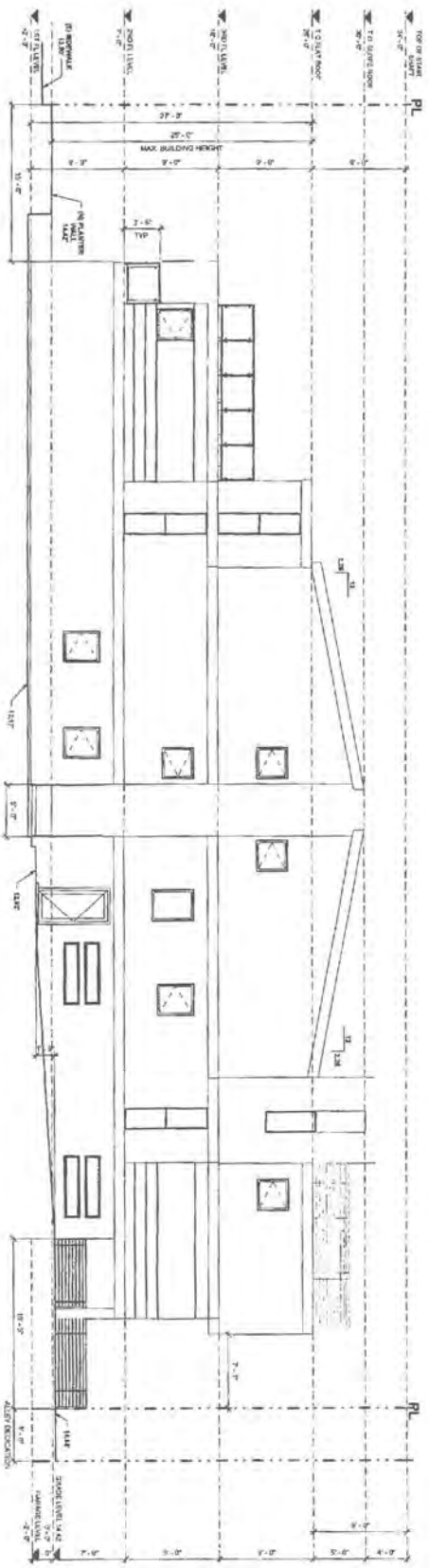
EXHIBIT "A"
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A3.0 ELEVATIONS

PROJECT:
SMALL LOT SUBDIVISION
PROJECT ADDRESS : 508 E. SAN JUAN AVENUE, VENICE, CA 90291

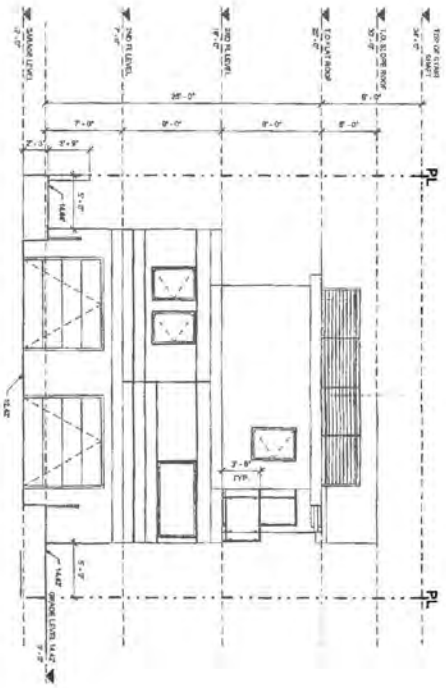
TCS

PROPOSED SOUTHWEST ELEVATION



1/4"=1'-0" 2

PROPOSED ELEVATION @ ALLEY



1/4"=1'-0" 1

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A3.1

ELEVATIONS

PROJECT:

SMALL LOT SUBDIVISION

PROJECT ADDRESS : 559 E. SAN JUAN AVENUE, VENICE, CA 90291

TCS
architecture
engineering
planning
land-use consultation
1125 West 6th Street Unit 205, Los Angeles, California 90017
Tel. 213. 327. 0188

APPENDIX E:
Draft Environmental Impact Report
Executive Summary/Introduction

EXECUTIVE SUMMARY

This Environmental Impact Report (EIR) analyzes the potential environmental impacts associated with a proposed Project at 1209 6th Avenue in the Venice Community Plan Area and Venice Coastal Zone Specific Plan Area in the City of Los Angeles.

An Initial Study was prepared for the Project in order to determine the environmental issues to be addressed in this EIR. The Initial Study is included in **Appendix A** of this EIR. The Initial Study found the proposed Project would have less than significant impacts to:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources (archeological and paleontological)
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems

The reasons for these determinations are contained in the Initial Study in **Appendix A**. Because the Project would result in less than significant impacts in these issue areas, these issue areas are not included in the body of the EIR.

While not specifically analyzed in the Initial Study[1], impacts to tribal cultural resources would be less than significant due to the nature of the proposed Project, the fact that the Project Site is currently developed, and existing regulations that protect previously unknown, but discovered cultural resources, as detailed in Section V(b) of the Initial Study for the Project include in **Appendix A,** and further explained in the discussion of Areas of Controversy, below.

[1] The Initial Study was completed and the Notice of Preparation was released prior to the tribal resources category being adopted.

The EIR, instead, focuses on the one issue area, which was identified as potentially significant in the Initial Study or identified as requiring further analysis during the EIR scoping process:

- **Cultural Resources** – As required by SurveyLA, a comprehensive program that identifies and categorizes significant historic resources throughout the City, a Historic Resource Assessment was conducted to determine if the building on the Project Site was an historical resource. The Historic Resource Assessment for the Project Site, determined that the existing building on the Project Site is potentially eligible for listing in the California Register, the National Register, and as a City Historic-Cultural Monument, for it's association with the Monday Women's Club, a black women's club located in the Oakwood district of Venice, which was historically a black neighborhood, and that the subject property remains an important reminder of black women in Venice who banded together for social interaction and were actively engaged with improving their community. The cultural resources section of this EIR, therefore, addresses the proposed Project's potential to impact this individual historical resource.

ES.1 PROJECT LOCATION AND CHARACTERISTICS

The Project Site is located at 1209 6th Avenue.[2] The Project Site is approximately 0.12 acres and is currently developed with a 1,068 square foot vacant church.[3] The site is bounded by San Juan Avenue on the north, a single-family unit to the west, 6th Avenue to the east and San Juan Court to the south. The Project Site is located in the Venice Community Plan Area within the Oakwood Sub-Area of the Venice Coastal Zone Specific Plan. Regional access to the Project Site is provided via Pacific Coast Highway (PCH), approximately 0.5 miles east of the Project Site and via Interstate 10 Freeway (I-10), approximately 2 miles north of the Project Site. Abbot Kinney Boulevard and Venice Boulevard provide local access to the site and are approximately 0.2 miles and 0.4 miles south of the Project Site, respectively.

Under the proposed Project, the existing 1,068 square foot vacant church located on the Project Site would be demolished. The existing small lot would be subdivided into two new small lots (e.g., Lot A and Lot B) of approximately 2,502 square feet each. Each lot would be developed with one detached approximately 3,006 square-foot single-family unit, with an additional 418 square feet of garage, patio and covered porch areas, and three parking spaces (one covered and two uncovered spaces). The two single-family units would be constructed with mid-block driveway access off 6th Avenue. The two separate driveways would be located in the center of the existing parcel and would provide for carport access

[2] Additional addresses affiliated with the proposed Project include: 566 East Juan Avenue.

[3] Additional information about the existing building on the Project Site is provided in Section 3.1 under the subheading: 1209 6th Avenue – Physical Description.

Both single-family units would be three stories in height (29 feet tall) with a varied roof. Each unit would have four bedrooms and four bathrooms. A pool would be located in the rear lot setback of the lot abutting San Juan Court, while landscaping would be provided in the front yard setback of the lot abutting San Juan Avenue.

ES.2 AREAS OF KNOWN CONTROVERSY

The City determined that an EIR is required for the proposed Project, due to the presence of a presumed historical resource on the Project Site. As a result, a Notice of Preparation (NOP) was prepared and circulated on October 14, 2016 for the required 30-day review period. To comply with AB 52, letters to Native American Tribes in the area were also sent during this same period. The City received the 13 comment letters on the Notice of Preparation for the proposed Project and a petition with 10 signatures. The letters and petition are contained in **Appendix A**. Cultural Resource concerns are addressed in Section 3-1 of this EIR.

Letters were received from:

- Governor's Office of Planning and Research State Clearinghouse and Planning Unit
- The California Department of Transportation
- South Coast Air Quality Management District
- City of Los Angeles Fire Department
- The Native American Heritage Commission
- Gabrieleno Band of Mission Indians – Kizh Nation
- Walter W. Davy Jr. and Kathleen Dantini
- Kirby Shankin
- Suzanne Roberts
- Brian O'Connel and Merilee Newman
- Noah Mills
- Walter W. Davy Jr. and Kathleen Dantini
- Bruce Campbell

The petition with 10 signatures included the following three issues: the scale of the project; the loss of on-street parking resulting from project curb cuts along 6th Avenue; and the adequacy of the project applicant's maintenance of the Project Site.

Although no specific alternatives were suggested during the NOP comment period, a number of commenters requested a reduction in the scale of the proposed Project. Alternatives 1, 2 and 3 represent a reduction in scale, as compared to the proposed Project.

A number of commenters on the Notice of Preparation also requested that driveways and vehicular access for the proposed Project be provided via the alley. An alternative to the Project that includes vehicular and driveway access via the alley, rather than 6th

Avenue has been considered and rejected as infeasible. As noted in an Inter-Department Memorandum from the Los Angeles Department of Transportation (LADOT) contained in **Appendix B**:

> LADOT has determined that vehicle access from the southerly abutting alley (San Juan Court) for the proposed project is "not feasible" and therefore access should be permitted on 6th Avenue. San Juan Court is a sub-standard narrow alley (10 feet wide) which would make a safe vehicular access in and out of to the proposed project not possible. This determination is based on a field investigation conducted by DOT which verified the current alley characteristic as reported by the project applicant. Therefore, vehicular access to each of the proposed single family dwelling unit's two-car garages should be allowed via proposed full access driveways on 6th Avenue.

The Gabrieleno Band of Mission Indians – Kizh Nation requested that *a* certified Native American Monitor to be on site during any and all ground disturbances. However, the Native American Heritage Commission did not identify the proposed Project as being located in an area with known resources. As detailed in Section V(b) of the Initial Study for the Project include in **Appendix A:**

> Section 15064.5 of the *State CEQA Guidelines* defines significant archaeological resources as resources which meet the criteria for historical resources, or resources which constitute unique archaeological resources. The Project Site is located in an urbanized area of the Venice Community Plan Area and has been previously disturbed and developed. No known archeological resources are present on the previously disturbed site.
>
> The proposed Project would be subject to the numerous laws and regulations, cited below that require state, and local agencies to consider the effects of a proposed project on potentially buried cultural resources. These laws and regulations stipulate a process for compliance, define the responsibilities of the various agencies proposing the action, and prescribe the relationship among other involved agencies. They provide guidance concerning analytical techniques and approaches to defining compliance measures where potentially significant impacts may occur, such that in the event that archaeological resources are uncovered on the Project Site during grading or other construction activities, the Project Applicant must notify the City of Los Angeles Planning Department immediately and work must stop within a 100-foot radius until a qualified archeologist, to be approved by the City, has evaluated the find. Construction activity may continue unimpeded on other portions of the Project Site. If the find is determined by the qualified archeologist to be a unique archeological resource, as defined by Section 21083.2 of the

Public Resources Code, the site shall be treated in accordance with the provisions of Section 21083.2 of the Public Resources Code. If the find is determined not to be a unique archeological resource, no further action is necessary and construction may continue. Compliance with these protocols would reduce impacts to a less than significant level. No further analysis is required in the EIR.

For these reasons, the City has determined that a Native American Monitor will not be needed unless archaeological resources are uncovered on the Project Site.

The South Coast Air Quality Management District requested that an air quality analysis be prepared for the proposed Project. An air quality analysis using the suggested air quality model was conducted as part of the preparation of the Initial Study included in **Appendix A**. As detailed in Section III of the Initial Study, air quality impacts were determined to be less than significant.

ES.3 ENVIRONMENTAL SUMMARY

The City of Los Angeles has directed the preparation of this EIR to examine potentially significant environmental impacts associated with the proposed Project and to identify mitigation measures and alternatives capable of avoiding or substantially lessening those impacts. A summary of the environmental impacts and mitigation measures is presented in **Table ES-1**.

The analysis in this EIR contains the words “significant” and “less than significant” in the discussion of impacts. These words specifically define the degree of impact and coincide with language used in the California Environmental Quality Act (CEQA) Guidelines. As required by CEQA, mitigation measures have been included to avoid or reduce potentially significant impacts, where they are identified. Where mitigation would require project redesign, alternatives have been provided which would lessen impacts. Impacts which cannot be completely mitigated, even with the inclusion of all mitigation measures, are identified by CEQA as “unavoidable significant impacts”.

TABLE ES-1
IMPACT ANALYSIS SUMMARY

Issue Area	Mitigation Measures	Level Of Significance
Cultural Resources		
Potential Historic District: The project is not located in a potential historic district.	None required.	**No Impact**

TABLE ES-1 IMPACT ANALYSIS SUMMARY		
Issue Area	**Mitigation Measures**	**Level Of Significance**
Individual Historic Resource: The proposed project necessitates demolition of the existing 1926 building on the Project Site which is eligible for listing as an historical resource due to association with the Monday Women's Club, a black women's club that operated in the Oakwood District from 1926, when the Monday Women's Club moved the north portion of the building to the subject property and extended to 1971, when the property was sold to the Bethel Tabernacle Church of God in Christ.	**Mitigation Cultural-1** - Prior to issuance of a demolition permit, the City of Los Angeles Department of City Planning Office of Historic Preservation (OHR) shall retain for its records a written narrative and photo documentation of the existing structure located on the Project Site. The written narrative and photo documentation shall comply with the following requirements: • An architectural historian who meets the *Secretary of the Interior's Professional Qualifications Standards* in architectural history shall prepare a written narrative description of the existing structure located on the Project Site. The format of the written narrative shall be based on Historic American Buildings Survey (HABS) guidance for such written narrative documentation. • The photo documentation shall be prepared by a professional photographer with experience documenting historic buildings under direction of an architectural historian who meets the *Secretary of the Interior's Professional Qualifications Standards* in architectural history. • Photographic documentation shall include one set of large (4 x 5-inch) and medium (6 x 7-centimeter) format black and white negatives and two sets of 8 x 10 inch photographic prints on black and white paper. • Film, contact prints, and enlargements shall be archivally processed. The written narrative and photo documentation shall be submitted to OHR for review and comment. Upon review and comment and when final edits are approved by OHR, the original documentation package items shall be deposited in the collection of the Los Angeles Public Library (negatives, proof sheets, one set of 8 x 10 inch prints, written narrative, any other specified documentation) and in the collection of the California Historical Resource Information Center (one set of 8 x 10 inch prints, written narrative, State of California Department of Parks and Recreation "DPR" series forms, any other specified documentation).	**Significant Unavoidable Adverse Impact**

TABLE ES-1 IMPACT ANALYSIS SUMMARY		
Issue Area	**Mitigation Measures**	**Level Of Significance**
Cumulative Impact: The project would result in a less than cumulatively considerable contribution to the loss of historical resources within the City.	None required.	**Less Than Significant Without Mitigation**

ES.4 PROJECT OBJECTIVES

As described in Chapter 2, the objectives of the project applicant, Rockport Development, are:

- To develop a project that will realize an increased economic return on the property.
- To provide housing on an infill lot to address the City's housing shortage and contribute to the City's housing stock.
- To replace the existing abandoned church on the Project Site with two single-family detached units suitable for sale.
- To replace the existing legal/non-conforming vacant institutional building on the Project Site with a use that is consistent with the RD1.5 zoning for the site.
- To comply with the City's Small Lot Design Guidelines.
- To create high-quality indoor and outdoor living environments.

ES.5 ALTERNATIVES TO THE PROJECT

As described more fully in Chapter 5 of this EIR, four alternatives are evaluated in this EIR. The four alternatives are analyzed in order to determine their impact on the historical resource on the Project Site. The existing building on the Project Site is important for its association during the period 1926-1971 with a black women's club in the Oakwood neighborhood of Venice, the Monday Women's Club, not for its architecture. The four alternatives are:

ALTERNATIVE 1 – NO PROJECT / NO CHANGE

Alternative 1 is the No Project / No Change alternative required by CEQA. Under Alternative 1, the proposed Project would not be approved and the existing environmental setting would be maintained. There would be no change to the existing building or use. There would be no subdivision of the Project Site. The existing vacant institutional building would remain on the site. Maintenance of the property would continue at current levels, with an attempt made to rent the structure. However, it is

unlikely that the structure would rent in its current condition, which includes severe existing damage to the roof over the north section. In the absence of a tenant, the building would remain fenced. Existing structural deterioration would not be remedied and would likely continue.

Although Alternative 1 would eliminate the significant, unmitigatable cultural resource impact of the proposed Project resulting from the demolition of the existing building, it would, in the long term represent demolition by neglect, thereby resulting in the same significant impact on the historical resource. Under Alternative 1, the story of the Monday Women's Club and the association of the building with that use would remain untold and unknown to the General Public.

ALTERNATIVE 2 – TWO SMALL LOT SINGLE-FAMILY UNITS CONSISTENT WITH THE SECRETARY'S STANDARDS

Alternative 2 is designed to be consistent with *Secretary's Standards* and therefore, pursuant to CEQA Guidelines §15064.5(b)(3), would result in a less than significant impact to the historical resource. Under this alternative, the property would be subdivided into two small lots, the northern lot and the southern lot.

The approximately 988 square foot north section of the existing building would be relocated to the northern lot, while the remainder of the building would be demolished. On the northern lot, on-site parking would be provided via a driveway off San Juan Avenue either in the 15-foot front yard setback, or underground parking and exterior stair access either on the south or west elevation would be constructed prior to moving the building. The building would be set on a new foundation, maintaining the existing setback from 6th Avenue, and the concrete steps and porch would be reconstructed. The building would be rehabilitated at its new site.

On the southern parcel, a new, approximately 3,006 square-foot single-family unit, with 418 square feet of garage, patio and covered porch areas (3,424 square-foot total area) consistent with the existing project plan for that lot would be constructed in a contemporary style.

Alternative 2 would eliminate the significant, unmitigatable historical resource impact of the Project resulting from the demolition of the existing resource. Alternative 2 would be consistent with the *Secretary's Standards*, and therefore would result in a less than significant historical resource impact. However, under Alternative 2 the story of the Monday Women's Club and the association of the building with that use would remain untold and unknown to the General Public.

ALTERNATIVE 3 – TWO SMALL LOT SINGLE-FAMILY UNITS WHICH ARE NOT CONSISTENT WITH SECRETARY'S STANDARD'S BUT WHICH DO NOT RESULT IN MATERIAL IMPAIRMENT

Alternative 3 would not be consistent with the *Secretary's Standards*, but would not result in "material impairment" of the historical resource. It would therefore result in a less than significant impact to the historical resource under CEQA. Under this alternative the property would be subdivided into two small lots, the northern lot and the southern lot.

The approximately 988 square foot north section of the existing building would be relocated to the northern lot, while the remainder of the existing building would be demolished. On the northern parcel, parking would be provided via a driveway off San Juan Avenue either in the 15-foot front yard setback, or underground parking and exterior stair access either on the south or west elevation would be constructed prior to moving the building. The building would be set on a new foundation, maintaining the existing setback from 6th Avenue, and the concrete steps and porch would be reconstructed. A new, second floor addition would be added at the southwest corner of the relocated portion of the existing building. The new second floor addition would be up to 50 percent of the floor area of the existing north section of the building, resulting in approximately up to 1,482 square feet of residential space on the north lot. The second story addition would be setback from the northeast corner of the building with walls flush with the south and west elevations of the relocated north section. Construction of the second floor may require demolition of the south and west elevations of the relocated portion of the existing building and construction of new south and west elevations to structurally support the second floor addition. If this were required, new walls for the south and west elevations would be reconstructed to maintain the same dimensions of the north section and finished with salvaged siding or siding that matches the existing. New load bearing walls may also need to be constructed on the interior of the relocated north section. The visible portion of the remaining north section roof would be replaced in kind, with the wide overhanging boxed eaves design retained. The second floor addition would be designed in a compatible style that is differentiated from the existing north section of the existing building, but maintains a similar mass, scale, and proportions. The first floor space would be adaptively reused for residential use by adding interior demising walls/load bearing walls and stairs to the second floor. New electrical, mechanical, and plumbing would be installed, as well as kitchen and bathroom facilities.

On the southern lot, a new, approximately 3,006 square-foot single-family unit, with 418 square feet of garage, patio and covered porch areas (3,424 square-foot total area) consistent with the existing Project plan for that lot would be constructed in a contemporary style.

Alternative 3 would eliminate the significant, unmitigatable historical resource impact of the proposed Project resulting from the demolition of the existing resource. However,

under Alternative 3 the story of the Monday Women's Club and the association of the building with that use would remain untold and unknown to the General Public.

ALTERNATIVE 4 – PROPOSED PROJECT WITH ADDITION OF A PUBLIC ART COMPONENT

Alternative 4 is the proposed Project with the addition of a public art installation commemorating the historical use of the property by the Monday Women's Club. This alternative is designed to reduce the impact by preserving information about what is important – the association with the Monday Women's Club, and providing a method to pass along that information and an appreciation of the Monday Women's Club to members of the public.

Under this alternative, the existing historical resource on the Project Site would be demolished and the project as proposed would be constructed. The property would be subdivided into two small lots and an approximately 3,006 square-foot single-family unit, with 418 square feet of garage, patio and covered porch areas (3,424 square-foot total area) consistent with the existing Project plan constructed on each lot.

In order to communicate the property's significant historic association with the Monday Women's Club, a public art installation would be included as a **Design Feature** and constructed on the Project Site, at either the corner of 6th Avenue and San Juan Avenue, or along the San Juan Avenue frontage of the Project Site. It is currently anticipated that the public art installation would be constructed at the corner of 6th Avenue and San Juan Avenue on a triangular portion of the Project Site with approximately 11 feet of frontage on 6th Avenue and 11 feet of frontage on San Juan Avenue, representing approximately 60.5 sq. ft. of the Project Site to be set aside for the art installation. The project applicant has been in discussion with a local Venice artist, known for public art works in the Venice area that commemorate the history of the area, on the development of a preliminary concept for the art installation. The purpose of any art installation constructed on the site under Alternative 4 will be to commemorate the use of the site by the Monday Women's Club. The Alternative includes installation of an art piece consistent with the described concept, or art installation serving the same purpose that is acceptable to the project applicant and the City. The current preliminary concept involves the installation of 4 or 5 roughly life-size steel-frame and wire female figures depicting archetypical club members from the period of significance, with several of the women gathered around a representation of a table and possibly a chair. As preliminarily envisioned, the construction method would be similar to that used for the Venice Camels art installation at 600 Main Street.[4] The steel-frame and wire structure would be set in concrete and would function as permanent topiary frame, which would have the option to be covered with vines. Drip irrigation for the vines would be provided as part of the landscape irrigation for the unit on the northern parcel. Under the preliminary concept, the installation would include an

[4] See: http://veniceupdate.com/2015/09/13/murez-with-a-camel/ or http://www.venicepublicart.com/camelpage%202015.html

etched metal sign explaining that the art installation commemorates the Monday Women's Club, and providing a brief history of the club and its significance, as well as context on the Oakwood neighborhood. A photo of the existing building on the site would be etched on the sign. If desired by the City, the sign would also provide the web address for the SurveyLA record for the Project Site.

Alternative 4 would result in a significant unmitigated historical resource impact, as a result of the demolition of the existing historical resource on the Project Site. As previously explained, CEQA treats the destruction of the physical building as an impact, regardless of whether the building is important for its architecture, or for its association events that have made a significant contribution to the broad patterns of California's history and cultural heritage. However, Alternative 4 would, through art, communicate what was important about the site and pass along an appreciation for that history to the next generation.

THE ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Table ES-2 provides a comparison of the impacts of the proposed Project and the alternatives in terms of the unavoidable Project impacts. The extent of cultural resource impacts is the main differences in the impacts of the alternatives. Table ES-2 also provides a comparison of the ability of the proposed Project and alternatives to meet project objectives.

As shown in **Table ES-2**, Alternative 2 and Alternative 3 would be environmentally superior to the proposed Project as impacts to the historical resource could potentially be reduced to a level considered less than less than significant, through the retention of the character-defining features of the north section of the existing building. Since Alternative 2 is consistent with the *Secretary's Standards*, it would be considered superior to Alternative 3. As shown in **ES-2**, these two alternatives would meet most of the basic project objectives. However, the net effect of Alternative 2 and Alternative 3 on the likely economic return on the property, and thus the economic feasibility of these two alternatives, is unknown, but clearly be less than under the proposed Project. Alternative 4 would result in a significant unmitigated historical resource impact as a result of the demolition of the existing historical resource on the Project Site. However, unlike the other alternatives, Alternative 4 would, through art, communicate what was important about the site and pass along an appreciation for that history to the next generation.

TABLE ES-2
COMPARISON OF THE PROJECT AND ALTERNATIVES

	Project	Alternative 1 - No Project	Alternative 2 – Consistent with Secretary's Standard	Alternative 3 – No Material Impairment	Alternative 4 - Project and Public Art
Number of Units	2	0	2	2	2
Approximate Square Footage /1/	3,006 and 3,006	1,068	Approximately 988 and 3,006	Approximately 1,482 and 3,006	3,006 and 3,006
Cultural Resource Impact					
Cultural Resources – Impact	Significant Unmitigated Impact	Significant Unmitigated Impact	Less Than Significant Impact	Less Than Significant Impact	Significant Unmitigated Impact
Conveys Story of Monday Women's Club	No	No	No	No	Yes
Compliance With Objectives					
Increased Economic Return	Yes	No	Unknown - Less than proposed Project	Unknown – Less than proposed Project	Yes – Similar to proposed Project
Provides Infill Housing	Yes	No	Yes – Second Unit approximately 988 s.f.	Yes – Second Unit approximately up to 1,482 s.f.	Yes – Similar to proposed Project
Two Single-Family Detached Units	Yes	No	Yes - Less square footage in second unit	Yes - Less square footage in second unit	Yes – Similar to proposed Project
Consistent with RD1.5 Zoning	Yes	No	Yes	Yes	Yes – Similar to proposed Project
Complies With Small Lot Design Guidelines	Yes	No – Not Applicable	Yes - Less Than Project	Yes - Less Than Project	Yes – Similar to proposed Project
High Quality Indoor and Outdoor living Environments	Yes	No	Yes - Less Than Project	Yes - Less Than Project	Yes – Similar to proposed Project
/1/ Square footage is exclusive of garage, patio and porch areas.					

APPENDIX F:
Final Environmental Impact Report.
Executive Summary/Introduction.
"Analysis of the Environmental Impacts of the Revised Project"

AREA FOR COMMEMORATION OF MONDAY'S WOMENS CLUB

As detailed in **Section 3.1 of the DEIR**, according to the Historic Resource Assessment, the Project Site is important under Criterion A/1/1 for its association with events that have made a significant contribution to the broad patterns of our history and cultural heritage. As detailed in the **Environmental Setting of Section 3.1** of the DEIR, the building at the Project Site is significant as the clubhouse for the Monday Women's Club, a black women's club located in the Oakwood district of Venice, which was historically a black neighborhood. The period of historical significance began in 1926, when the Monday Women's Club moved the north portion of the building to the subject property[7] and extended to 1971, when the property was sold to the Bethel Tabernacle Church of God in Christ. The existing building on the Project Site is therefore presumed a historical resource as defined by CEQA. As detailed in **Section 3.1 of the DEIR**, the subject property was not found eligible as a contributor to a historic district or for its church use, or any other use.

The Revised Project includes a triangular area (approximately 8 feet by 5 feet by 9 feet 4 inches), shown in yellow of **Figure 1.15**, on the Project Site at the corner of San Juan Avenue and 6th Avenue that can be used for a plaque, public art piece, or sign to commemorate the Monday Women's Club and to convey the history of this use of the site.

ANALYSIS OF THE ENVIRONMENTAL IMPACTS OF THE REVISED PROJECT

Under the Revised Project, the existing historical resource on the Project Site would be demolished and replaced with two Small Lot Subdivision single-family residences. Like the proposed DEIR Project, the Revised Project would be subject to **Mitigation Cultural-1** (see **Table 1.3** in the Executive Summary) prior to the start of any construction work. The Revised Project would also include the following design feature:

> **Design Feature 1** - In order to communicate the property's significant historic association with the Monday Women's Club, a commemorative plaque, commemorative signage, or public art installation will be constructed on the Project Site, at the corner of 6th Avenue and San Juan Avenue. The purpose will be to commemorate the use of the site by the Monday Women's Club. The project applicant shall install an art piece consistent with the concept described in the Draft EIR for Alternative 4, or commemorative plaque, signage, or other art

[7] Consistent with 36 C.F.R. § 800.16(l)(1) of the National Historic Preservation Act, the term "subject property" is used to refer to the Project site and the associated building. Specifically, per 36 C.F.R. § 800.16(l)(1): "***Historic property*** means any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties." Per Appendix IV – Glossary of National Register Term, of the National Register Bulletin "*How to Complete the National Register Form,*" property is defined inclusively as: "**Property**---area of land containing a single historic resource or a group of resources, and constituting a single entry in the National Register of Historic Places." The term "subject property" is used herein to distinguish between the building and the property as whole.

installation serving the same purpose, which is acceptable to the project applicant and the City.

It is currently anticipated that the commemorative feature would be installed at the corner of 6th Avenue and San Juan Avenue on a triangular portion of the Project Site with approximately 8 feet of frontage on 6th Avenue and 5 feet of frontage on San Juan Avenue, as shown in yellow of **Figure 1.15**. It is anticipated that this area is sufficient for the installation of a plaque, sign, or small public art piece to commemorate the Monday Women's Club and to convey the history of this use of the site.

Under the preliminary concept, the installation would include an etched metal sign or plaque explaining that installation commemorates the Monday Women's Club, and providing a brief history of the club and its significance, as well as context on the Oakwood neighborhood. A photo of the existing building on the site would possibly be etched on the sign or plaque. If desired by the City, the sign would also provide the web address for the SurveyLA record for the Project Site.

Cultural Resource Impacts – Revised Project

The following discussion provides the same type of impact analysis as provided for the proposed Project and the four alternatives addressed in the Draft EIR. The Revised Project would have the same level of impacts as the proposed Project analyzed in the Draft EIR and would be subject to the same mitigation measures.

Consistency With The Secretary's Standards

An explanation of the Secretary's Standards is provided in **Section 3.1 of the Draft EIR**. As detailed below, this alternative does not conform with the *Secretary's Standards*.

Standard 1: "A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships. "

> **Not in Conformance** – The Revised Project would require demolition of the entire building at the subject property. Therefore, it does not conform with Standard 1 as it would not be used as it was historically or be given a new use that requires minimal change.

Standard 2: "The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."

> **Not in Conformance** - The Revised Project does not conform with Standard 2. The building at the subject property would be demolished and the historic character of the property would not be retained and preserved. However, the Revised Project would convey the historic significance of the subject property through the installation of the commemorative design feature.

Standard 3: "Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken."

> **Not in Conformance** - The Revised Project does not conform with Standard 3. The building at the subject property would be demolished.

Standard 4: "Changes to a property that have acquired historic significance in their own right will be retained and preserved."

> **Not in Conformance** - The Revised Project does not conform with Standard 4 as the building at the subject property will be demolished.

Standard 5: "Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved."

> **Not in Conformance** - The Revised Project does not conform with Standard 5 as distinctive materials, features, finishes that characterize the property will not be preserved.

Standard 6: "Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence."

> **Not in Conformance** - The Revised Project does not conform with Standard 6 as deteriorated historic features will not be repaired.

Standard 7: "Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used."

> **Not in Conformance** - The Revised Project does not conform with Standard 7 as the building at the subject property will be demolished.

Standard 8: "Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken."

> **Not Applicable** - Standard 8 is not applicable to the Revised Project as there are no archeological resources present.

Standard 9: "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

Not in Conformance - The Revised Project does not conform with Standard 9 as the new buildings at the subject property would destroy the existing north section.

Standard 10: "New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

Not in Conformance - The Revised Project does not conform with Standard 10 as the building at the subject property will be demolished, an irreversible action.

Material Impairment

The Revised Project is not in conformance with the *Secretary's Standards* and would materially impair the building at the subject property by complete demolition. As the building would be demolished, there would be nothing left for an early member of the Monday Woman's Club who revisited the site to recognize as her clubhouse. The Revised Project would result in loss of the following character defining features of the building at the subject property:

Overall Visual Aspects:

Significant

- Location within Oakwood neighborhood
- Setback from 6th Avenue
- Primary, north section
- Rectangular plan of north section
- One story height
- Regularly spaced fenestration along three elevations of north section

Contributing

- Hipped roof on north section with wide overhanging boxed eaves

Visual Character at Close Range:

Significant

- Smooth stucco siding of north section with grid of wood beams
- Concrete entry porch, steps, wood posts, and main entry at east elevation
- Multi-light, wood sash hopper windows with pebble glass
- Paired wood casement windows with pebble glass along west elevation of north section

Contributing

- Metal pipe railings at main entrance

Visual Character of Interior Spaces:

Significant

- Configuration of north section as one, large room
- Picture rail and chair rail around interior of north section
- Visible ceiling beams in north section

Summary

The Revised Project would result in a significant unmitigated historical resource impact, as a result of the demolition of the existing historical resource on the Project Site. As previously explained, under CEQA the destruction of the physical building is an impact, regardless of whether the building is important for its architecture, or for its association events that have made a significant contribution to the broad patterns of California's history and cultural heritage. However, the Revised Project would, through the commemorative design feature, communicate what was important about the subject property and pass along an appreciation for that history to the next generation.

National Register Bulletin; Telling the Stories: Planning Effective Interpretive Programs for Properties Listed in the National Register of Historic Places states that "we have an obligation to communicate the powerful stories these places [those listed in the National Register] have to tell to the public. Only in this way can we inspire the passion, commitment, and action that is necessary to ensure that the places we care about will survive to educate future generations."[8] In fact, the preamble of the National Historic Preservation Act specifically notes that the purpose of preservation is so that "the historical and cultural foundations of the Nation should be preserved as a living part of our community life and development."[9] Both these documents underscore the importance of education and interpretation as an integral part of preservation of physical objects. Without education and interpretation, the physical building is not a living part of the community. The Revised Project through interpretation may more effectively tell the important story of the Monday Woman's Club than preservation of the physical building without interpretation.

Feasibility and Achievement of Objectives – The Revised Project

As with the proposed Project, the following fundamental project objectives **would be met** by the Revised Project:

- **To develop a project that will realize an increased economic return on the property –** Similar to the proposed Draft EIR Project, two Small Lot Subdivision single-family units would be constructed on the Project Site under the Revised Project. Development of the Revised Project would result in a similar economic return as the proposed Draft EIR Project.

[8] Ron Thomson and Marilyn Harper, *National Register Bulletin; Telling the Stories: Planning Effective Interpretive Programs for Properties Listed in the National Register of Historic Places*, (Washington, D.C.: National Park Service, 2000), 6.

[9] National Historic Preservation Act, as amended through December 2014, adopted 1966, §1 (2).

- **To provide housing on an infill lot to address the City's housing shortage and contribute to the City's housing stock –** Similar to the proposed Draft EIR Project, under the Revised Project two Small Lot Subdivision single-family units would be located on the Project Site.

- **To replace the existing abandoned church on the Project Site with two single-family detached units suitable for sale –** Under the Revised Project, the abandoned church would be replaced with two Small Lot Subdivision infill single-family units, the same as the proposed Draft EIR Project.

- **To replace the existing legal/non-conforming vacant institutional building on the Project Site with a use that is consistent with the RD1.5 zoning for the site –** Under the Revised Project, two Small Lot Subdivision single-family units would be constructed, consistent with the RD1.5 zoning for the site, the same as the proposed Draft EIR Project.

- **To comply with the City's Small Lot Design Guidelines -** The Revised Project would comply with the City's Small Lot Design Guidelines.

- **To create high-quality indoor and outdoor living environments -** As the design of the two Small Lot Subdivision single-family units under the Revised Project, includes balconies and roof decks, the Revised Project would similarly create high-quality indoor and outdoor living environments.

1.8 ENVIRONMENTAL SUMMARY

The City of Los Angeles has directed the preparation of this EIR to examine potentially significant environmental impacts associated with the proposed Draft EIR Project and the Revised Project and to identify mitigation measures and alternatives capable of avoiding or substantially lessening those impacts. A summary of the environmental impacts and mitigation measures is presented in **Table 1.3**. The Revised Project would have the same impacts as the proposed project, as discussed in Section 2.0 of the FEIR.

The analysis in this EIR contains the words "significant" and "less than significant" in the discussion of impacts. These words specifically define the degree of impact and coincide with language used in the CEQA Guidelines. As required by CEQA, mitigation measures have been included to avoid or reduce potentially significant impacts, where they are identified. Where mitigation would require project redesign, alternatives have been provided which would lessen impacts. Impacts that cannot be completely mitigated, even with the inclusion of all mitigation measures, are identified by CEQA as "unavoidable significant impacts".

TABLE 1.3 IMPACT ANALYSIS SUMMARY – REVISED PROJECT		
Issue Area	**Mitigation Measures**	**Level Of Significance**
Cultural Resources		
Potential Historic District: The project is not located in a potential historic district.	None required.	**No Impact**
Individual Historic Resource: The project necessitates demolition of the existing 1926 building on the Project Site which is eligible for listing as an historical resource due to association with the Monday Women's Club, a black women's club that operated in the Oakwood District from 1926, when the Monday Women's Club moved the north portion of the building to the subject property and extended to 1971, when the property was sold to the Bethel Tabernacle Church of God in Christ.	**Mitigation Cultural-1** - Prior to issuance of a demolition permit, the City of Los Angeles Department of City Planning Office of Historic Preservation (OHR) shall retain for its records a written narrative and photo documentation of the existing structure located on the Project Site. The written narrative and photo documentation shall comply with the following requirements: • An architectural historian who meets the *Secretary of the Interior's Professional Qualifications Standards* in architectural history shall prepare a written narrative description of the existing structure located on the Project Site. The format of the written narrative shall be based on Historic American Buildings Survey (HABS) guidance for such written narrative documentation. • The photo documentation shall be prepared by a professional photographer with experience documenting historic buildings under direction of an architectural historian who meets the *Secretary of the Interior's Professional Qualifications Standards* in architectural history. • Photographic documentation shall include one set of large (4 x 5-inch) and medium (6 x 7-centimeter) format black and white negatives and two sets of 8 x 10 inch photographic prints on black and white paper. • Film, contact prints, and enlargements shall be archivally processed. The written narrative and photo documentation shall be submitted to OHR for review and comment. Upon review and comment and when final edits are approved by OHR, the original documentation package items shall be deposited in the collection of the Los Angeles Public Library (negatives, proof sheets, one set of 8 x 10 inch prints, written narrative, any other specified documentation) and in the collection of the California Historical Resource Information Center (one set of 8 x 10 inch prints, written narrative, State of California Department of Parks and Recreation "DPR" series forms, any other specified documentation).	**Significant Unavoidable Adverse Impact**

TABLE 1.3 IMPACT ANALYSIS SUMMARY – REVISED PROJECT		
Issue Area	**Mitigation Measures**	**Level Of Significance**
Cumulative Impact: The project would result in a less than cumulatively considerable contribution to the loss of historical resources within the City.	None required.	**Less Than Significant Without Mitigation**

APPENDIX G:
Grant Deed

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Pages: 0003

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03/17/16 AT 08:00AM

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PAID:	25.00

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23

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2

RECORDING REQUESTED BY
Lawyers
WHEN RECORDED MAIL TO:
Rockport Dev. Inc.
1619 W. Garvey Ave.
N. # 207
Westcovina, CA 91790



2

SPACE ABOVE THIS LINE IS RESERVED FOR RECORDER'S USE

TITLE

Corrective Grant deed

1

239

RECORDING REQUESTED BY
LAWYERS TITLE
RECORDING REQUESTED BY:
Lawyers Title

AND WHEN RECORDED MAIL TO:

Rockport Develoment Inc.,
1619 W. Garvey Avenue N. #207
West Covina, CA 91790

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 216530169 Escrow No.: 018153-MG

CORRECTIVE GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) ~~@~~ No Consideration
DOCUMENTARY TRANSFER TAX is $NONE
computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[ ] Unincorporated area [X] City of Los Angeles **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Rockport Development, Inc., a California Corporation, (who acquired title as rockport Development, Inc., a California Limited Liability Company)

hereby GRANT(s) to:

Rockport Development Inc., a California Corporation

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

Lot 1 of Block Q of Ocean Park Villa Tract No. 2 in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 4, Page 48 of Maps, in the Office of the County Recorder of said County.

THIS CORRECTIVE DEED is being recorded to correct the vesting on that certain grant deed that recorded on October 30, 2014, as Instrument no.#20141147174

Also Known as: 1209 6th Street, Los Angeles, CA 90291
AP#: 4239-026-001

DATED: March 15, 2016

Rockport Development Inc.,
by: _____
Kevin Zhang, Pres.

The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11928(d).

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Los Angeles
On March 15, 2016
before me, Aaron J Leal,
A Notary Public personally appeared
Kevin Zhang

who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

AARON J. LEAL
Commission # 2020276
Notary Public - California
San Bernardino County
My Comm. Expires May 15, 2017

Signature _____ (Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

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14

DAR - Title Company (Hard Copy)

THIS FORM IS NOT TO BE DUPLICATED

160

RECORDING REQUESTED BY:
First American Title Company

AND WHEN RECORDED MAIL TO:

Rockport Development Inc
1654 El Camino Street
Pomona, CA 91768

10/30/2014
20141147174

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 4639378-60 Escrow No.: 500-007163-MF

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) (4/4)

DOCUMENTARY TRANSFER TAX is NOT OF PUBLIC RECORD

[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[ ] Unincorporated area [X] City of Los Angeles **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

AEI Investments, LLC, a California Limited Liability Company

TRANSFER TAX
NOT A PUBLIC RECORD

hereby GRANT(s) to:

Rockport Development Inc, a California Limited Liability Company

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
Lot 1 of Block Q of Ocean Park Villa Tract No. 2, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 4, Page 48 of Maps, in the Office of the County Recorder of said County.

See Exhibit "A"

Also Known as: 1209 6th Avenue, Venice, CA 90291
AP#: 4239-026-001

DATED: June 13, 2014

Signature Page attached hereto and made a part hereof

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

1 of 4

Title Order No : 4639378-60
Escrow No.: 500-007163-MF

A.P. # 4239-026-001

Signature Page

AEI Investments, LLC, a California Limited Liability Company

By: Joshua Pettula
Joshua Pettula, Authorized Signer

STATE OF CALIFORNIA
COUNTY OF Los Angeles
On June 25, 2014
before me, Cecilia L Palmer,
A Notary Public personally appeared
Joshua Pettula

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature Cecilia L Palmer (Seal)

CECILIA L. PALMER
Commission # 1941032
Notary Public - California
Los Angeles County
My Comm. Expires Jun 16, 2015

Order Number: 4639378
Page Number: 5

4

Exhibit "A"

LEGAL DESCRIPTION

Real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

LOT 1 OF BLOCK "Q" OF OCEAN PARK VILLA TRACT NO. 2, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4239-026-001

This page is part of your document - DO NOT DISCARD

20140234908

Pages: 0005

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County, California

03/07/14 AT 08:00AM

FEES:	31.00
TAXES:	6,720.00
OTHER:	0.00
PAID:	6,751.00

LEADSHEET

201403070300011

00008934794

006070808

SEQ:
14

DAR - Title Company (Hard Copy)

THIS FORM IS NOT TO BE DUPLICATED

t60

2

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO:

AEI Investments, LLC
11100 Santa Monica Blvd #260
LA CA 90025

03/07/2014

20140234908

SPACE ABOVE THIS LINE IS RESERVED FOR RECORDER'S USE

TITLE

Grant Deed

3

FATCOLA/RESALE

RECORDING REQUESTED BY:
First American Title Company

AND WHEN RECORDED MAIL TO:

AEI Investments, LLC
11100 Santa Monica Blvd., Suite 260
Los Angeles, CA 90025

THIS SPACE FOR RECORDER'S USE ONLY

Title Order No.: 4577878 Escrow No.: 01-040866-VR

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is $1,320.00 CITY TRANSFER TAX $5,400.00
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[ ] Unincorporated area [X] City of Los Angeles AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Bethel Tabernacle Church of God in Christ, a Corporation

hereby GRANT(s) to:

AEI Investments , LLC., a California Limited Liability Company

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

Lot 1 of Block Q of Ocean Park Villa Tract No. 2 as per Map recorded in Book 4, Page 48 of Maps, in the Office of the County Recorder of Los Angeles County, California

Also Known as: 1209 6th Avenue, Venice Area, Los Angeles, CA 90291
AP#: 4239-026-001

DATED February 26, 2014
STATE OF CALIFORNIA
COUNTY OF Los Angeles
On March 3rd, 2014
before me, Vache Amirian
A Notary Public in and for said State personally appeared Harold G. Smith

Bethel Tabernacle Church of God in Christ, a Corporation
By:
Harold G. Smith, Authorized Signer

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

VACHE AMIRIAN
COMM. #1988100
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Apr. 17, 2016

Signature (Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

14

4

RECORDING REQUESTED BY:
First American Title Company

AND WHEN RECORDED MAIL TO:

AEI Investments, LLC
11100 Santa Monica Blvd., Suite 260
Los Angeles, CA 90025

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 4577878 ~99 Escrow No.: 01-949886-VR

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is **CITY TRANSFER TAX**
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[ ] Unincorporated area [X] City of Los Angeles AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Bethel Tabernacle Church of God In Christ, a California Corporation

hereby GRANT(s) to:

AEI Investments, LLC, a California Limited Liability Company

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
Lot 1 of Block Q of Ocean Park Villa Tract No. 2 as per Map recorded in Book 4, Page 48 of Maps, in the Office of the County Recorder of Los Angeles County, California
Also Known as: 1209 6th Avenue, Venice Area, Los Angeles, CA 90291
AP#: 4239-026-001

DATED March 5, 2014
STATE OF CALIFORNIA
COUNTY OF _____
On _____
before me, _____,
A Notary Public in and for said State personally appeared
_____
_____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Bethel Tabernacle Church of God In Christ, a Corporation

By: _____
Harold G. Smith, Authorized Signer

Signature _____ (Seal)
MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

5

I certify under penalty of perjury that the forgoing is true and correct.

3 / 7 / 14
Date

Alicia / DPS

Executed in ~~BREA, CA~~.
Norwalk, CA

424 SOUTH BEVERLY DRIVE
BEVERLY HILLS, CALIFORNIA 90212
879 3811 - 553 8533

ENTERED

FILED

JUN 11 1976

John L. Cochran, Acting County Clerk

BY JUNE BEST, DEPUTY

Attorney for Moving Parties

BOOK ... PAGE ...

FEB 0 44

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF LOS ANGELES

FEE $17 G 5

Estate of

SHOLTS H. BOYD,

Deceased.

NO. WEP 10920

ORDER VACATING AND SETTING ASIDE JUDGMENT, AND ALLOWING OBJECTIONS TO BE FILED.

The motion of HIRAM BOYD, HENRY BOYD, SABRY BOYD, BLANCHE RAY, and BLANCHE RAY, Administratrix of the Estate of Cora B. Benton, the Moving Parties, for Order Vacating and Setting Aside "Judgment Settling First and Final Account and Report of Executrix; Allowing Extraordinary Fees and for Final Distribution," and for Order permitting Objections to be filed, came on regularly to be heard on June 11, 1976, in Department "K", Los Angeles Superior Court, Santa Monica, California, the Honorable EDWARD RAFFEDIE, Judge Presiding; LYNN SNOW appearing as counsel for the moving parties, and STAN FLINEMAN appearing as counsel for the Executrix, MATTIE HARRIS.

Upon proof made to the satisfaction of the Court that the motion ought to be granted, and good cause appearing therefor,

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. PAST. 1 P.M. OCT 3 1991

IT IS HEREBY ORDERED, that the motion be and it is hereby granted and the Judgment Settling First and Final Account and Report of Executrix; Allowing Extraordinary Fees; and for Final Distribution Under Will, entered on April 16, 1976, be, and it hereby is, set aside and vacated.

The estate assets and heirs affected by this order which supersedes, vacates and sets aside the Judgment for Final Distribution entered on April 16, 1976, are as follows:

1. To BLANCHE RAY, adult, property commonly known as 546 Westminster Avenue, Venice, California, legally described as:

Lot 6, Block P of the Ocean Park Villa Tract No. 2, as per map recorded in Book 4, Page 48 of Maps in the office of the County Recorder of said County $ 15,500.00

Plus the cash net income of $116.07.

2. To HIRM BOYD, also known as HIRAM BOYD, property commonly known as 548 Westminster Ave., Venice, California, legally described as:

Lot 5, Block P, Ocean Park Villa Tract No. 2, as per map recorded in Book 4, Page 48 of Maps, records of Los Angeles County, free and clear of encumbrance except restrict-ons and reservations now of record $ 16,500.00

LYNN SNOW
ATTORNEY AT LAW
424 S. BEVERLY DRIVE
BEVERLY HILLS,
CALIFORNIA 90212

2. 91 1564419

Subject to a lien in the sum of $1,372.99, payable to MATTIE HARRIS, Executrix of the Estate of SHOLTS H. BOYD, Deceased.

3. To HENRY BOYD, property commonly known as 612 Brooks Avenue, Venice, California, legally described as:

Lot 19 in Block K of Ocean Park Villa Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 4, Page 23 of Maps in the office of the County Recorder of said County. $ 10,000.00

Subject to a lien in the sum of $1,246.38, payable to MATTIE HARRIS, Executrix of the Estate of SHOLTS H. BOYD, Deceased.

4. To SARRY BOYD, property commonly known as 679 San Juan Avenue, Venice, California, legally described as:

Lot 27, Block M of Ocean Park Villa Tract #2, as per map recorded in Book 4, Page 48 of Maps, in the office of the County Recorder of said County $ 10,000.00

LYNN SNOW
ATTORNEY AT LAW
484 S. BEVERLY DRIVE
BEVERLY HILLS,
CALIFORNIA 90212

3. 91 1564419

Plus the net income of $478.42.

5. To EVELYN BROWN, a promissory note secured by a deed of trust on Lots 190-191, Tract 5317 of Book 108, Pages 1-5 of Los Angeles County, California, said security also known as 29212 North Val Verde Road, Saugus, California.

6. To LeROY HARRIS all tools belonging to the decedent.

7. To BLANCHE RAY, Executrix of the Estate of CORA BENTON, Deceased, property commonly known as 563 Westminster Avenue, Venice, California, legally described as:

Lot 20 in Block 1 of the Ocean Park Villa Tract in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 4, Page 23 of Maps, in the office of the County Recorder of said County. $ 14,000.00

Plus the sum of $63.16 net income from said property and all real estate owned by the decedent in the State of Texas.

8. To MATTIE HARRIS, a promissory note secured by a deed of trust on:

Lot 1, Block Q of Ocean Park Villa Tract #2 as per map recorded in Book 4, Page 48 of Maps, of Los Angeles Recorder's

FINN SNOW
TORNEY AT LAW
S. BEVERLY DRIVE
VERLY HILLS,
LIFORNIA 90212

91 1564419

Office, commonly known as 1209 - 6th Avenue, Venice, California, payable by The Bethel Church of God in Christ, a California corporation;

Personal property located at 681 San Juan Avenue, Venice, California, and real property commonly known as 681 San Juan Avenue, Venice, California, legally described as:

Lot 26 in Block M of the Ocean Park Villa Tract #2 in the City of Los Angeles as per map recorded in Book 4, Page 48, Maps records of Los Angeles County. $ 22,500.00

Subject to a lien on said property in the sum of $958.93, payable to MATTIE HARRIS, Executrix of the Estate of SHOLTS H. BOYD, Deceased.

Two yellow metal rings, one small and one larger clear stone; miscellaneous jewelry.

IT IS FURTHER ORDERED, that the Objections heretofore presented for filing by the Moving Parties, be filed and that said Objections are hereby set for hearing on July 9, 1976, in Department "K", at 10:00 A.M., Los Angeles County Superior Court in Santa Monica, California.

DATED: June 15, 1976.

HON. EDWARD RAFEEDIE,
Judge, Los Angeles Superior Court

LYNN SNOW
ATTORNEY AT LAW
466 N. BEVERLY DRIVE
BEVERLY HILLS,
CALIFORNIA 90210

5.

91 1564419

THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.

SEP 2 A 1991

ATTEST JAMES H. DEMPSEY, Executive Officer/Clerk of the Superior Court of the State of California for the County of Los Angeles.

By D.R. Callicoat, Deputy

RECORDING REQUESTED BY

RECORDING REQUESTED BY
WEST COAST TITLE COMPANY

AND WHEN RECORDED MAIL TO

Name
Street Address
City & State

THE BETHEL CHURCH OF GOD IN CHRIST
a California Corporation
1209 6th Avenue
Venice, California

1123

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
Min. 2 Past 8 A.M. FEB 25 1971
Registrar-Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name
Street Address
City & State

SAME ADDRESS AS ABOVE

DOCUMENTARY TRANSFER TAX $ 16.50
Dennis Miller - Mutual Escrow Company
SIGNED—PARTY OR AGENT FIRM NAME

COMPUTED ON FULL VALUE OF PROPERTY CONVEYED

Grant Deed

D.T.T. S. FEE $2

TO 409 CA 12-69 THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FEB 25 1971

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SHOLTS H. BOYD, a widower

hereby GRANT(S) to

BETHEL TABERNACLE CHURCH OF GOD IN CHRIST, a corporation.

the following described real property in the City of Los Angeles
County of Los Angeles, State of California:

Lot 1 of Block "Q" of Ocean Park Villa Tract #2 as per map recorded in book 4 page 48 of Maps, in the office of the county recorder of said county

Dated July 15, 1970

Sholts H. Boyd
Sholts H. Boyd

STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.

On July 15, 1970 before me, the undersigned, a Notary Public in and for said State, personally appeared

Sholts H. Boyd

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Signature W. Wandean Miller

Name (Typed or Printed)

OFFICIAL SEAL
WANDEAN MILLER
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Mar. 10, 1974
13011 Washington Blvd., Los Angeles, Calif. 90066

(This area for official notarial seal)

Title Order No. 93051-CF Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

1123

Recording Requested By
WEST COAST TITLE CO.
95037 BT

1122

FILED
MAY 7 1968
WILLIAM G. WILSON, County Clerk
BY L. Gonzales
DEPUTY

STAN FLINKMAN
Attorney at Law
3109 Main Street
Santa Monica, California

EX 61439 CR 43727

Attorney for Executor

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
Min. Past 8 A.M. FEB 25 1971
Registrar-recorder

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF LOS ANGELES

FEE $4.40 4E

In the Matter of the Estate of

MARTHA J. SHEFFIELD

Deceased.

NO. WEP 5552

ORDER APPROVING FIRST AND FINAL ACCOUNT AND DECREE OF DISTRIBUTION AND FOR STATUTORY FEES

SHOLTS H. BOYD, Executor of the Last Will and Testament of MARTHA J. SHEFFIELD, Deceased, having on the 1st Day of April, 1968, rendered and filed herein a full account and report of his administration in said estate, which said account was for a final settlement, and having with said account filed a petition for the final distribution of said estate, and said account and petition coming on regularly to be heard the 3rd day of May, 1968, at 9:00 a.m., in Department West A of the above-entitled court, the Honorable DAVID W. WILLIAMS, Judge presiding, notice thereof having been given as required by law, the Court, after hearing the evidence and finding that all the allegations of the petition are true, and that the account is settled showing on hand assets in the amount of $54,650.00, which consists of real property; that the beneficiary has advanced the necessary cash in order to take distribution of real property in kind; that the property of said estate is separate property, and all inheritance taxes due from the distributees have been paid; and all personal and real property taxes have been paid or secured; hereby approves said report and

STAN FLINKMAN
ATTORNEY AT LAW
SUITE 208
9TH & BEVERLY DRIVE
BEVERLY HILLS,
CALIFORNIA 90212
CRESTVIEW 4-8787

orders distribution of said estate as follows:

IT IS ORDERED, ADJUDGED AND DECREED that due notice to creditors of said estate has been given; that the Executor has in his possession belonging to said estate the property hereinafter described at the value of the appraisement, and that said report be in all respects approved; that all of the acts and proceedings of petitioner as Executor of said estate are approved; that the statutory attorney's fees paid to STAN FLINKMAN in the sum of $1840.62 is hereby approved; that in pursuance of and according to the provisions of the Last Will of said deceased and by operation of law, the property hereinafter described, and all other property belonging to said estate, whether described herein or not, be distributed 50% to SHOLTS H. BOYD, and 50% to SHOLTS H. BOYD as Executor of the estate of NORA BELLE BOYD. The property of said estate hereby distributed, so far as the same is known is described as follows:

REAL PROPERTY:

559 Westminister Ave., Venice, Calif - a 3-bedroom home and apartment legally described as:

Lot 21 in Block "I" of Ocean Park Villa Tract, in the City of Venice, County of Los Angeles, State of California, as per map recorded in Book 4 Page 23 of Maps, in the office of the County Recorder of said County. $14,000.00

563 Westminister Ave., Venice, Calif - a single 2-bedroom home, legally described as:

Lot 20 in Block "I" of the Ocean Park Villa Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 4, Page 23 of Maps, in the office of the County Recorder

FEB 25 1971

STAN FLINKMAN
ATTORNEY AT LAW
SUITE 606
[illegible]
BEVERLY HILLS,
CALIFORNIA 90212
CRESTVIEW 6-8787

of said County. $13,000.00

612 Brooks Ave., Venice, Calif - a duplex, legally described as:

Lot 19 in Block "K" of Ocean Park Villa Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 4 Page 23 of Maps in the Office of the County Recorder of said County. 13,000.00

PERSONALTY:

Furnishings at 559 Westminister Ave., Venice,Calif. 100.00

PROPERTY TO BE DISTRIBUTED FROM ESTATE OF MARY M. RHODES - WEP 5085:

PARCEL 1 - An undivided 1/2 interest in real property commonly known as 546 Westminister Ave., Venice, Calif., legally described as:

Lot 6, Block P of the Ocean Park Villa Tract No. 2, as per map recorded in Book 4, Page 48, of Maps in the Office of the County Recorder of said County. 6,000.00

Household furniture and furnishings at 546 Westminister Ave., Venice, Calif. 50.00

PARCELS 2 & 3 - An undivided 1/2 interest in real property commonly known as 29212 N. Val Verde Road, Saugus, California, legally described as:

Lot 190 Tract 5317 Book 108 Pages 1 to 5 inclusive of maps Records of said County 2,000.00

AND

Lot 191 Tract 5317 of Book 108 Pages 1 - 5 inclusive of maps of Records of Los Angeles County. 500.00

/ / / / /

E. STAN PLINKIAN
ATTORNEY AT LAW
SUITE 206
336 S. BEVERLY DRIVE
BEVERLY HILLS,
CALIFORNIA 90212
CRESTVIEW 6-2757

-3-

FEB 25 1971

1122

PARCEL 4 -. An undivided 1/2 interest in real property commonly known as 1209 - 6th Avenue, Venice, Calif., legally described as:

Lot 1 of Block Q of Ocean Park Villa Tract No. 2, as per map recorded in Book 4, Page 48, of Maps, Records of Los Angeles County, Calif.

6,000.00

DATED: MAY 7 , 1968.

David W. Williams

DAVID W. WILLIAMS, Judge

OK
dm

FEB 25 1971

1122

THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.

ATTEST: SEP 3 1970 19

WILLIAM G. SHARP, County Clerk and Clerk of the Superior Court of the State of California, for the County of Los Angeles

By J. Flaherty DEPUTY

STAN FLINKMAN
ATTORNEY AT LAW
SUITE 406
[illegible] S. BEVERLY DRIVE
BEVERLY HILLS,
CALIFORNIA 90212
CRESTVIEW 6-3737

-4-

3376

STAN FLINKMAN
Attorney at Law
3109 Main Street
Santa Monica, California
EX 61439
Attorney for Executor

THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.
SAME HAVING BEEN FILED March 25 1969
AND ENTERED March 26, 1969
JUDGMENT BOOK WE 41 PAGE 53
ATTEST April 3 19 69
WILLIAM G. SHARP, County Clerk and Clerk of the Superior Court of the State of California in and for the County of Los Angeles
BY _____ DEPUTY

APR 7 1969

SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES

In the Matter of the Estate of
NORA BELLE BOYD,
Deceased.

NO. WEP 5798
ORDER APPROVING FIRST AND FINAL ACCOUNT AND WAIVER OF ACCOUNTING, DECREE OF DISTRIBUTION AND FOR STATUTORY FEES

FEE $3.00 SF

SHOLTS H. BOYD, Executor of the Last Will and Testament of NORA BELLE BOYD, Deceased, having on the 10th day of February, 1969, rendered and filed herein a full account and report of his administration in said estate, which said account was for a final settlement, and having with said account filed a petition for the final distribution of said estate, and waived an accounting, and said account and petition coming on regularly to be heard the 21st day of March, 1969, at 9:00 a.m., in Department West A of the above-entitled court, the Honorable Mario L. Clinco, Judge presiding, notice thereof having been given as required by law, the Court, after hearing the evidence and finding that all the allegations of the petition are true, and that the account is settled showing on hand assets in the amount of $40,975.00, consisting of real and personal property; that the beneficiary has advanced the necessary cash in order to take distribution of real property in kind; that the property of said estate is separate property, and all inheritance taxes due from the distributee have been paid; and all personal and real property taxes have been paid

STAN FLINKMAN
ATTORNEY AT LAW
SUITE 408
315 S. BEVERLY DRIVE
BEVERLY HILLS,
CALIFORNIA 90212
CRESTVIEW 6-8757

or secured; hereby approves said report; orders distribution of said estate as follows:

IT IS ORDERED, ADJUDGED AND DECREED that due notice to creditors of said estate has been given; that the Executor has in his possession belonging to said estate the property hereinafter described at the value of the appraisement, and that said report be in all respects approved; that all of the acts and proceedings of petitioner as Executor of said estate are approved; that the statutory attorney's fees paid to STAN FLINKMAN in the sum of $1359.00 is hereby approved; that in pursuance of and according to the provisions of the Will of said deceased and by operation of law, the property hereinafter described, and all other property belonging to said estate, whether described herein or not, be distributed to SHOLTS H. BOYD. The property of said estate hereby distributed, so far as the same is known is described as follows:

1962 Cadillac Automobile, License No. 9N12202

REAL PROPERTY:

Received from Estate of Mary M. Rhodes - WEP 5085 - an undivided 75% interest. 546 Westminster Avenue, Venice, California:

Lot 6, Block P of the Ocean Park Villa Tract No. 2, as per map recorded in Book 4, Page 48 of Maps in the office of the County Recorder of said County.

Household furniture and furnishings at 546 Westminster Avenue, Venice, California.

29212 N. Val Verde Road, Saugus, California:

Lot 190 Tract 5317 Book 108, Pages 1 to 5 inclusive of maps, Records of said County

AND

Lot 191 Tract 5317 of Book 108 pages 1 - 5 inclusive of Maps of Records of Los Angeles County.

-2-

STAN FLINKMAN
ATTORNEY AT LAW
SUITE 606
315 S. BEVERLY DRIVE
BEVERLY HILLS,
CALIFORNIA 90212
CRESTVIEW 4-3737

APR 7 1969

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
1 Min. Past 2 P.M. APR 7 1969
RAY E. LEE, Registrar-Recorder

1209 - 6th Avenue, Venice, California:
Lot 1 of Block Q of Ocean Park Villa Tract No. 2, as per map recorded in Book 4, Page 48 of Maps, Records of Los Angeles County, California.

Received from Estate of Martha J. Sheffield - WEP 5552 - an undivided 50% interest - 559 Westminister Avenue, Venice, California - a 3-bedroom home and apartment:
Lot 21 in Block I of Ocean Park Villa Tract, in the City of Venice, County of Los Angeles, State of California, as per map recorded in Book 4, Page 23 of Maps, in the office of the County Recorder of said County.

563 Westminister Avenue, Venice, California - a single 2-bedroom home:
Lot 20 in Block I of the Ocean Park Villa Tract in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 4, Page 23 of Maps, in the office of the County Recorder of said County.

612 Brooks Avenue, Venice, California, a duplex:
Lot 19 in Block K of Ocean Park Villa Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 4 Page 23 of Maps in the Office of the County Recorder of said County.

Furnishings at 559 Westminister Avenue, Venice, California.

DATED: March 25, 1969.

Mario L. Clinco
MARIO L. CLINCO, Judge

STAN FLINKMAN
ATTORNEY AT LAW
SUITE 406
210 S. BEVERLY DRIVE
BEVERLY HILLS
CALIFORNIA 90212
CRestview 4-2727

-3-

APR 7 1969

3376

Book 25276 Page 199

Quitclaim Deed

WE, ETTA V. MOXLEY, a widow, NORA D. RICKMAN, a widow, and MARTHA SHEFFIELD and DANIEL B. SHEFFIELD, husband and wife,

in consideration of TEN- *Dollars,*

to us *in hand paid, the receipt of which is hereby acknowledged, do hereby Remise, Release and forever Quitclaim to*

MARY M. RHODES, a married woman, as her separate property,

all that real property situated in the City of Los Angeles (Venice)

County of Los Angeles *, State of California, described as follows:*

Lot 1 of Block Q of Ocean Park Villa
Tract No. 2, as per map recorded in
Book 4, Page 48, of Maps, Records of
Los Angeles County, California.

To Have and to Hold *to the said grantee*.... her *heirs or assigns*.

Witness our *hand* s *this* 9th *day of* July 1947

Nora D. Rickman
Etta V. Moxley
Martha Sheffield
Daniel B. Sheffield

Book 25271 Page 209

STATE OF CALIFORNIA,
County of Los Angeles } ss.

On This [illegible] day of July A.D. 1947 before me,
[illegible]
a Notary Public in and for said County and State, personally appeared
Etta V. Bagley, Nora D. Hudson, Martin Merrifield,
and Daniel P. Merrifield,
known to me
to be the person... whose name... subscribed to the within
Instrument, and acknowledged to me that ... executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[illegible]
Notary Public in and for said County and State.

Fee $ [illegible]

Deed
Quitclaim

Owner No. 2700
When recorded, please send this Instrument to
Security First Nat. Bank
650 Maitland Bld.

DOCUMENT No. [illegible]
RECORDED AT REQUEST OF
Security First Nat'l Bank
OCT 8 1947
10 min 9 A.M.
Book 25271 Page 199
OFFICIAL RECORDS
County of Los Angeles, Calif.
Fee $ 1.00 Folio 3
MARIE B. BEATTY, County Recorder
By [illegible] Deputy

$0

Date [illegible] 19

Fee $

RECORDING REQUESTED BY

STAN FLINKMAN
Attorney at Law
3109 Main Street
Santa Monica, California

EX 61439 CR 43727

Attorney for Executor

2640

THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.
SAME HAVING BEEN FILED 2/19/68
ATTEST FEB 20 1968
WILLIAM G. SHARP County Clerk and Clerk of the Superior Court of the State of California for the County of Los Angeles
BY W. Clerk

SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES

FEE 3.60 3 R.1

In the Matter of the Estate of
MARY M. RHODES,
Deceased.

NO. WEP 5085

ORDER APPROVING FIRST AND FINAL ACCOUNT AND DECREE OF DISTRIBUTION AND FOR STATUTORY COMPENSATION AND FEES

SHOLTS H. BOYD, Executor of the Last Will and Testament of MARY M. RHODES, Deceased, having on the 9th Day of January, 1968, rendered and filed herein a full account and report of his administration in said estate, which said account was for a final settlement, and having with said account filed a petition for the final distribution of said estate, and said account and petition coming on regularly to be heard this 16th day of February, 1968, at 9:00 a.m., in Department West A of the above-entitled court, the Honorable DAVID W. WILLIAMS, Judge presiding, notice thereof having been given as required by law, the Court, after hearing the evidence and finding that all the allegations of the petition are true, and that the account is settled showing on hand assets in the amount of $29,100.00, which consists of real property, except for $100.00 personalty; that the beneficiary has advanced the necessary cash in order to take distribution of real property in kind; that the property of said estate is separate property; and all inheritance taxes due from the distributees have been paid; and all personal and real property taxes have been paid or secured;

STAN FLINKMAN
ATTORNEY AT LAW
SUITE 408
300 S. BEVERLY DRIVE
BEVERLY HILLS, CALIF.
CRESTVIEW 4-5727

Non-Order Search
Doc: CALOSA:19680226 02640
Page 1 of 3
Requested By: jsalinas, Printed: 4/29/2019 4:28 PM

hereby approves said report and orders distribution of said estate as follows:

IT IS ORDERED, ADJUDGED AND DECREED that due notice to creditors of said estate has been given; that the Executor has in his possession belonging to said estate the property hereinafter described at the value of the appraisement, and that said report be in all respects approved; that all of the acts and proceedings of petitioner as Executor of said estate are approved; that the statutory attorney's fees paid to STAN FLINKMAN in the sum of $1130.35 is hereby approved; that the statutory Executor's commission paid to petitioner in the sum of $1130.35 is hereby approved; that in pursuance of and according to the provisions of the Last Will of said deceased and by operation of law, the property hereinafter described, and all other property belonging to said estate, whether described herein or not, be distributed 50% to SHOLTS H. BOYD as Executor of the Estate of MARTHA B. SHEFFIELD, and 50% to SHOLTS H. BOYD as Executor of the estate of NORA BELLE BOYD. The property of said estate hereby distributed, so far as the same is known is described as follows:

Real property commonly known as 546 Westminster Ave., Venice, California, legally described as:

Lot 6, Block P of the Ocean Park Villa Tract No. 2, as per map recorded in Book 4, Page 48, of Maps in the office of the County Recorder of said County.

Household furniture and furnishings at 546 Westminster Avenue, Venice, California.

Real Property commonly known as 29212 N. Val Verde Road, Saugus, California, legally described as:

Lot 190 Tract 5317 Book 106 Pages 1 to 5 inclusive of maps Records of said county

AND

STAN FLINKMAN
ATTORNEY AT LAW
SUITE 608
315 S. BEVERLY DRIVE
BEVERLY HILLS, CALIF.
CRESTVIEW 4-3727

Non-Order Search
Doc: CALOSA:19680226 02640

Requested By: jsalinas, Printed: 4/29/2019 4:28 PM

Lot 191 Tract 5317 of Book 108 pages 1 - 5 inclusive of Maps of Records of Los Angeles County.

Real property commonly known as 1209 - 6th Avenue, Venice, California, legally described as:

Lot 1 of Block Q of Ocean Park Villa Tract No. 2, as per map recorded in Book 4, Page 40, of Maps, Records of Los Angeles County, California.

DATED: February 16, 1968.

David W. Williams
DAVID W. WILLIAMS, Judge

RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIF.
12 Min. Past 1 P.M. FEB 26 1968
RAY E. LEE, County Recorder

STAN FLINKMAN
ATTORNEY AT LAW
SUITE 408
315 S. BEVERLY DRIVE
BEVERLY HILLS, CALIF.
CRESTVIEW 4-3727

Non-Order Search
Doc: CALOSA:19680226 02640
Page 3 of 3
Requested By: jsalinas, Printed: 4/29/2019 4:28 PM

Grant Deed

Cora Hamilton and Harry J. Hamilton, husband and wife, in consideration of One and no/100 Dollars, to them in hand paid, receipt of which is hereby acknowledged, do hereby Grant to Nora Rickman, a married woman, Evelyn King, a married woman and Martha Sheffield, a married woman, as joint tenants with the right of survivorship, the real property in the City of Los Angeles, County of Los Angeles, State of California, described as Lot one (1) of Block Q of Ocean Park Villa Tract No. 2, as per map recorded in Book 4, Page 48 of Maps, Records of said County. To Have and to Hold to said Grantees, their heirs or assigns. Witness our hands this 22nd day of October, 1931.

Cora Hamilton
Harry J. Hamilton

State of California, County of Los Angeles,)ss. On this 22nd day of October, 1931, before me, - a Notary Public in and for said County, personally appeared Cora Hamilton and Harry J. Hamilton, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same.

Witness my hand and official seal. E. R. Jester, Notary Public
(Notarial Seal) in and for said County and State. My Com. Exp. March 30, 1935.

324 11180

#1804. Copy of original recorded at request of Grantee, Nov. 24, 1941, [illegible] P.M.
Copyint #15a. Compared. C.L.Logan, County Recorder, by [illegible] Deputy.
$1.00-3. R.

329 16334

U.S.I.R.S.$1.00 cancelled. Grant Deed.

In consideration of $1.00 and other valuable consideration, receipt of which is hereby acknowledged, I/We, Nora Rickman, Martha Sheffield and Etta V. Moxley, as trustees of the Woman's Monday Club, under a declaration of trust dated October 23, 1931, and filed for record concurrently herewith, and Nora Rickman and Martha Sheffield, as individuals, do hereby Grant to Mary M. Rhodes, a married woman, as her separate property and estate, all that real property in the City of Los Angeles (Venice), County of Los Angeles, State of California, described as: Lot 1 of Block Q of Ocean Park Villa Tract No. 2, as per map recorded in Book 4 Page 40 of Maps, Records of Los Angeles County, California. To Have and to Hold to the said grantee her heirs or assigns forever. Witness our hands this 9th day of February, 1939.

Woman's Monday Club
By Etta V. Moxley
Martha Sheffield
Nora D. Rickman As Trustees

Martha Sheffield
Nora D. Rickman

State of California, County of Los Angeles } ss. On this 9th day of February, 1939, before me, Samuel J. Crawford a Notary Public in and for said County, personally appeared Nora Rickman Martha Sheffield and Etta V. Moxley as trustees of the Woman's Monday Club, under a declaration of trust dated October 23, 1931, and filed for record on the day of February, 1939, and Nora Rickman and Martha Sheffield, as individuals, known to me to be the persons whose

names are subscribed to the within instrument, and acknowledged that they executed the same. Witness my hand and official seal.

(Notarial Seal) Samuel J. Crawford, Notary Public in and for said County and State.

#749. Copy of original recorded at request of Title Ins. & Tr. Co. Feb 28, 1939, 8:30 A.M. Copyist #55 Compared Mame B. Beatty, County Recorder, By W. M. Bamford (?) Deputy $1.30-4 T

APPENDIX H:
Permits

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

VENICE ANNEX

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	Lot ..... Block ..... Tract ..... No 1 Grand Canal ..... Book ..... Page ..... F. B. Page	Lot 1 Block 8 Tract Ocean Park Units ..... Book ..... Page ..... F. B. Page .....
TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY	From No. ..... Street To No. 566 San Juan Ave. (S. Side) Bet. Sixth Ave & Fifth Ave Street	

O. K. City Clerk ..... By ..... Deputy

O. K. City Engineer ..... By ..... Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Private Residence
2. What purpose will Building be used for hereafter? Woman's Monday Club
3. Owner's name Woman's Monday Club Phone .....
4. Owner's address 566 San Juan Ave
5. Architect's name Day & Calder Phone .....
6. Contractor's name ..... Phone .....
7. Contractor's address .....
8. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) $ 12000.00
9. Class of present Building D No. of rooms at present One
10. Number of stories in height 2 Size of present Building 23 x 45
11. State how many buildings are on this lot 2
12. State purpose buildings on lot are used for Tea Room Rear Woman Club
(Apartment House, Hotel, Residence, or any other purpose.)

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

Move & erect 1 Woman's Monday Club House — Foundation of brick pilasters as per plans

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) D. R. Kirkfield
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O.K.	Stamp here when permit is issued.
20378	6-19-26 Plan Examiner	6-25-26 ZB 2nd SB E. L. B. Clerk 643	RECEIVED JUL 14 1926 ISSUED

New Plans

VENICE ANNEX

13. Size of new addition 9 x 60 No. of Stories in height 1

14. Material of foundation Conc. Size footings 12 x 6 Size wall 12 Depth below ground 6

15. Size of Redwood Mudsills 2 x 6 Size of interior bearing studs 4 x 4

16. Size of exterior studs 4 x 4 Size of interior non-bearing studs 3 x 4

17. Size of first floor joists 2 x 6 Second floor joists x

18. Will all provisions of State Housing Act be complied with? Yes

I have carefully examined and read the above blank 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.

(Sign here): O. B. Shofner
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

3

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

Form B-3 DEC. 11-48

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 1 2 & Q

Tract

Location of Building [redacted] (Street Number and Street)

Between what cross streets

Approved by City Engineer

Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building CHURCH (Store, Dwelling, Apartment House, Hotel or other purpose) Families 0 Rooms 1
2. State how long building has been used for present occupancy
3. Use of building AFTER alteration or moving CHURCH Families 0 Rooms
4. Owner [illegible] (Print Name) Phone
5. Owner's Address P. O.
6. Certificated Architect State License No. Phone
7. Licensed Engineer State License No. Phone
8. Contractor [illegible] State License No. Phone
9. Contractor's Address
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment thereto or thereon.) $ 1 A
11. State how many buildings NOW on lot and give use of each. (1) Church (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 20 x 40 Number of stories high 1 Height to highest point 22
13. Material Exterior Walls STUCCO (Wood, Steel or Masonry) Exterior framework WOOD (Wood or Steel)
14. Describe briefly all proposed construction and work.

REPLACE WOOD STOOP & WOOD STEPS
WITH CONCRETE & INSTALL NEW HAND RAILS

NO FIRE CHIEF

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
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 the 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 [illegible] (Owner or Authorized Agent)

DISTRICT OFFICE VENICE DIST.

By

FOR DEPARTMENT USE ONLY

PLAN CHECKING

Date
Receipt No.
Valuation $
Fee Paid $

CHANGE OF OCCUPANCY

Area of Bldg. Sq. Ft.
Date
Receipt No.
Fee Paid $

FEES

Bldg. Per.
Cert. of Occupancy
Total

TYPE V	GROUP Z-2	Allowable No. Occupants	Inside Lot	Key Lot	Lot Size 32.5 x 120	40 Ft. rear alley; Ft. side alley; Sq. Ft.
REINFORCED CONCRETE: Bldg. Cement; Type of Bldg. (Existing Bldg.)			Corner Lot	Corner Lot Reversed		
PERMIT No. V 812		Plans and Specifications checked		Zone C-3	Fire District No.	District Map No. 717
		Corrections Verified		Bldg. Line Ft.	Street Widening Ft.	Apr 6 - 1948 Issue here when Permit is issued
PLANS Rec'd.		Plans, Specifications and Application completed and approved. For Plans Fee / Plan Check		Application checked and approved Chief / Clerk Conference Inspection	PERMITS Sprinkler Equipment Elevator Included Yes No	Inspector

Print

May 13, 2019

Document Report

Documents

Document Number(s)
1926LA18191

Record Description
Record ID: 9121985
Doc Type: BUILDING PERMIT
Sub Type: BLDG-ALTER/REPAIR
Doc Date: 06/19/1926
Status: None
Doc Version: None
AKA Address: None
Project Name: None
Disaster ID: None
Subject: None
Product Name: None
Manufacturer's Name: None
Expired Date: None
Receipt Number: None
Case Number: None
Scan Number: None
Dwelling Units: None
Comments: This document shows the following information: Type Const 1 = D; S tories = 1.

Property Address(es)
1310 S 6TH AVE

Legal Description(s)
Tract:
Block: **Lot:** **Arb:**
Modifier: **Map Reference:**

PIN(s)
129B189 1012
108B145 931

Assessor Number(s)
5072-018-005
4239-029-017

District Offices(s)
VE

Film RBF
Type: HIST P1162; 001; 0663

Print

May 13, 2019

Document Report

Documents

Document Number(s)
1926LA18190

Record Description
Record ID: 9121984
Doc Type: BUILDING PERMIT
Sub Type: BLDG-ALTER/REPAIR
Doc Date: 06/19/1926
Status: None
Doc Version: None
AKA Address: None
Project Name: None
Disaster ID: None
Subject: None
Product Name: None
Manufacturer's Name: None
Expired Date: None
Receipt Number: None
Case Number: None
Scan Number: None
Dwelling Units: None
Comments: This document shows the following information: Type Const 1 = D; S tories = 1; Units Total = 1.

Property Address(es)
1310 S 6TH AVE

Legal Description(s)
Tract:
Block: **Lot:** **Arb:**
Modifier: **Map Reference:**

PIN(s)
129B189 1012
108B145 931

Assessor Number(s)
5072-018-005
4239-029-017

District Offices(s)
VE

Film RBF
Type: HIST P1162; 001; 0661

All Applications Must be Filled Out by Applicant

Bldg. Form 3

PLANS AND SPECIFICATIONS and other data must also be filed

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.

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY	REMOVED FROM	REMOVED TO
	Lot ..... Block	Lot ..... Block .....
	Tract	Tract VENICE ANNEX
TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY	Book ..... Page ..... F. B. Page	Book ..... Page ..... F. B. Page .....
	From No. 605 1/4 End	605 1/2 Westminster Street
	To No. But 6 Ft End	7 Ft Left Ave Street

O.K. City Clerk

By ..... Deputy

O.K. City Engineer

By ..... Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Res 2 families
2. What purpose will Building be used for hereafter? "
3. Owner's name Sabas Tabor Phone
4. Owner's address 507 Westminster
5. Architect's name Phone
6. Contractor's name day work Phone
7. Contractor's address
8. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $ 150 see plans
9. Class of present Building D No. of rooms at present 6
10. Number of stories in height 1 Size of present Building 40 x 27
11. State how many buildings are on this lot 6
12. State purpose buildings on lot are used for 1 family Res's

(Apartment House, Hotel, Residence, or any other purpose.)

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

Move & add new fdn 2 bath rooms & screen porch, remove front porch, and add new porch (no required Wmc Comm)

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) D.B. Sheffield
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued.
12777 12777	[illegible] Plan Examiner	4/26/26 [illegible] Clerk	ISSUED APR 27 1926 DUPLICATE

PLANS

VENICE ANNEX

2,50

13. Size of new addition 12 x 14 No. of Stories in height 1

14. Material of foundation Concrete Size footings 12 Size wall 6 Depth below ground 6"

15. Size of Redwood Mudsills 2 x 6 Size of interior bearing studs ____ x ____

16. Size of exterior studs 4 x 12 Size of interior non-bearing studs ____ x ____

17. Size of first floor joists ____ x ____ Second floor joists ____ x ____

18. Will all provisions of State Housing Act be complied with? Yes

I have carefully examined and read the above blank 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.

(Sign here) D B Sheffield
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

There will be an unobstructed passageway, at least 10 feet wide, extending from any dwelling on lot to a public street, or to a public alley at least 10 feet in width.

D B Sheffield
Owner or Authorized Agent

APPENDIX I:
Santa Monica City Directories

RESIDENT AGENTS FOR
Hartford Fire Ins. Co. of Hartford, Conn.
London & Lancashire Fire Ins. Co. of Liverpool, England

The H.W. Reed Co.
Real Estate
Home 4094 160 Pier Ave., Ocean Park Sunset 101

RESIDENT AGENTS FOR
Oriental Fire Insurance Company
of Hartford Conn.

L. E. McBRIDE
(Minnesota Investment Co.)

Real Estate
Insurance
Investments
Notary Work

P. E. DUNBAR
Office Manager

462 Santa Monica Boulevard
Sawtelle, Cal.

Home Phone 1681

First Presbyterian Church Rev W H Cornet pastor Arizona av se cor 3d, S M
First Spiritualist Church 206 N 4th, S
Fischer Lozetta Mrs h 2104 Shell av, V
Fischer Matilda h 133 Georgina av, S M
Fischer Otto entertainer r 2104 Shell av, V
Fisette Gilbert lab h ws 16th bet Utah av and Santa Monica blvd, S M
Fisette Hazel Mrs r 1248c 4th, S M
Fish Chas O h 25 Westminster av, V
Fish Chas O jr r 25 Westminster av, V
Fish Isaac (Fish & Rhodes) h 334 S 2d, S
Fish Wm shoemkr Beckon & Cunningham r 123½ Pier av, O P
Fish Wm H h 950 Ohio av, S
Fish & Rhodes (Isaac Fish, Mrs M E Rhodes) grocers 334 S 2d, S
Fisher Bryan r 736 Amoroso pl, V
Fisher Caleb B h 1217 3d, S M
Fisher Carrie Mrs (Fisher & Miller) h 6 Ozone av, V
Fisher Chas F h 736 Amoroso pl, V
Fisher Clara A Mrs h 214 Wilshire blvd, S M
Fisher Edna wid L T h 1247 8th, S M
Fisher Fred E ice cream mkr Imperial Ice Co r 52½ Ozone av, V
Fisher Geo photoplayer r 31 Breeze av, V
Fisher Harry C real est r 214 Wilshire blvd, S M
Fisher Jeannette G Mrs h 513 7th, S M
Fisher Lydia tchr 15th St School, S
Fisher Robt C h 909 Arizona av, S
Fisher & Miller (Mrs Carrie Fisher, Mary L Miller) props The Edgewater fur rms 6 Ozone av, V
Fisherson Chas trav slsmn r 100 Dudley av, V
Fisherson Hannah r 100 Dudley av, V
Fisherson Hyman tailor h 100 Dudley av, V
Fisherson John slsmn r 100 Dudley av, V
Fisherson Lena r 100 Dudley av, V
Fisherson Max clk r 100 Dudley av, V
Fisk Edwin M h 1508 Wilshire blvd, S M
Fisk J Guard phys h 117 Wavecrest av, V
Fiske Arthur M electr S M Supply Co h 1101 Utah av, S M
Fitch Allie L N Mrs h 311 Wilshire blvd, S M
Fitch Clara Mrs bkpr Imperial Ice Co r 2710 Highland av, O P
Fitch Harry R h 2710 Highland av, O P
Fitch Ora A druggist h 151½ Hill, O P

THE THURSTON ROAD MAPS
"BEST BY TEST" :: BOOK STORES AND GARAGES SELL THEM

GOLDEN STATE PLANT

Home 1209; Pac. 483 W **Wholesale and Retail**

Home 4708
Sunset 138-J

Geo. D. Hughes

Everything in

Sheet Metal and Heating

Skylights Cornice Gutters

Hot Air and Gas Heating

We sell the best Gas Floor Furnace

Hotel and Restaurant Work

Estimates Cheerfully Given

2924 Main Street Ocean Park

401 Willis Apts
Slaughter H A
403 McClelland G B
rear, McDowell J C
Barnett M C
409 Johnson J L
413 Silver Rebecca Mrs
414 Bracke Fred
414a MacDonald S C
414b Crookson T M
416 Vacant
417 Mason R S
417½ Hanes W F
421 Vacant
505 Slater Edith Mrs
506 Vacant
506½ Dreyer J H
Cheney E B
507 Allen G H (bakery shop)
514 Conterno Chas gro
518 Vacant
527 Redman Otto
533 Vacant
545 Phillips John
546 Rhodes H H
Sheffield D B
549 Bolden Hugh
558 Sercey Simon
Brooks C C
559 Mills E B Mrs
560 Vacant
611 Vacant
613 Tabor C G
615 Pahl F H
616 Ermatinger A H
618 Slater Geo
642 Gelwicks E S
646 Begeman Carrie Mrs
648 Vacant
651 Coleman G W
654 Afner Ernest
655 Bernethy Millie Mrs
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661½ Smith E H
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38 Moyer D B

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208 Herder Geo
214 Colby C E
220 Clough Marie Mrs
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228 Gordon Anna Mrs
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250 Cole F C
299b Bryant M E

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118 Prescott A C real est
214 Fisher C A Mrs
216 Thomas J C
220 First Church of Christ Scientist
Christian Science Reading Room
223 Hutton Sutherland
225 Vacant
rear, Bradshaw F A
229 Hofner J C
308 Vacant
310 Lockwood Grace Mrs
311 Fitch A L N Mrs
312 Languth F C
313 Chase I F Mrs
409 Noel Apts
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601 Hubbard S M Mrs
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Reynolds Hugh M stage carp h 1311 5th, S M
Reynolds John auto opr h 310 5th av, V
Reynolds Jos photo player h 1228½ 6th, S M
Reynolds Lucille Mrs r 230 Venus Canal, V
Reynolds Marion S moved to San Bernardino
Reynolds Ralph h 15 Paloma av, V
Reynolds Wm h 931 8th, S M
Reynolds Wm jr clk r 931 8th, S M
Rhein Chas G auto opr h 609 San Juan av, V
Rhind John painter h 2036 5th, O P
Rhoades Edwd J bkpr h 301 N 15th, S
Rhoades Joshua A h 2905 Lake, O P
Rhoades Lucy E wid Nelson r 301 N 15th, S
Rhoder Frank contr r 115 S 6th, S
Rhodes Houston H janitor h 546 Westminster av, V
Rhodes Mary Mrs r 156 Kinney, O P
Rhodes Mary E (Fish & Rhodes) r 334 S 2d, S
Rhodes Rosie E wid J G h 304 Colorado av, S
Rhynearson Geo h 447 S 7th, S
Rice C C eng h 2121 Ocean av, O P
Rice Edwd W waiter h 526 Indiana av, V
Rice Ernest E rancher r S 13th nw cor Kansas av, S
Rice Florence wid John h S 13th nw cor Kansas av, S
Rice Jenne W Mrs prin Washington School r 525 Wilshire blvd, S M
Rice Leon H h 1412 17th, S M
Rice Lucy wid Leonard r 132½ Ashland av, O P
Rice L C h 17 Park av, V
Rice Mabel G bkpr r S 13th sw cor Kansas av, S
Rice Mahlon C clk h 200 Trolleyway, V
Rice Mary B Mrs r 307 Montana av, S M
Rice Nettie B tchr Garfield School r S 13th nw cor Kansas av, S
Rice Surney A rancher h S 13th sw cor Kansas av, S
Rice Wm H (Jones & Rice) h ns Mayfield 1 e of Chelsea av, W
Rich Benj h 237b Pacific, O P
Rich Edwd L foreman h 614 Flower av, V
Richards Ann Mrs r 1538 4th, S M
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115 Smith Amanda Miss
117 Squires G D
118 Woman's Club
119 Pierce R P
121 Wilhelm Mary Mrs
123 Huff S P Mrs
127 Whittlesey F E
129 Elsdon Elizabeth Mrs
137 Rogers Albt
138 White F K Mrs
139 Henderson R S
rear, Newell D A
201 Ewing Elizabeth Mrs
rear, Lawrence Albt
205 Burzell G W
211 Vacant
rear, West E S Mrs
216 Needham Chas
217 Georgia S S
221 Flesher Alfd
224 Stewart Matthew
225 Cooper T M
rear, Vacant
231 Peck G W phys
232 Crane C S
245 Misner W O
303 Wiseman A B
309 Clark L H
311 Taylor J B
314 Burns H L
321 Elson J A Mrs
324 Abbott J W
325 Brickett C H
329 Stone H W Mrs
337 Roberts J C
339 Thomas H R Mrs
342 Sanderson B A Mrs
343 Patterson Wm
402 Courtright J R
408 Vacant
411 Varney J P
412 Minor F G
423 Ward John
442 Wright Robt
434 Bryant A J
511 Wearne J W
515 Robbins M W
516 Streeter Geo
525 Wells J M
641 Charles J R
643 Charles J C
703 Woodruff P W
1 s of Virginia av, Jacks Marion

SIXTH AV (Venice) South from city limits to California av 1 e of Rennie av

303 Thames Steve
305 Shaffer J C
307 Kelly J J
309 Iuvone Gaetano
rear, Vacant
347 Gillman W H
349 Bartlett Carolyn Mrs
606 Heryford A R
612 Vacant
612½ Vacant
614 Vacant
615 Johnston J A
618 Holway H A
709 Vacant
709½ Vacant
711 Vacant
714 Myler M W
806 Lloyd James
809 Wilmot C A
1121 Andre Russell
1212 Vacant
1214 Stevens W G
1221 Vacant
1317 Burk C A
1321 Tonkin T J
1325 Munter Emil
rear, Schrein Jos
Pundt Peter
Woodfine Jeremiah
1327 Vacant
rear, Taylor Elizabeth Mrs
McCord Leo
Halgrave Robt
1328 Haver F E
1328½ Jaquess G H
1330 Cover J D
1332 Howland J S
1335 Duron Manuel
1337 Angeloty Carl jr
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Colored M E Church (Phillips Chapel), 4th se cor Bay, O P Rev W B Butler pastor

East Santa Monica M E Church, 19th se cor Arizona av, S M, Rev John Gabrielson pastor, h 1247 20th, S M

Evangelical Lutheran Pilgrim Church (English and German), 1533 6th, S M, Rev W F Troeger pastor, r 1503 same

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First Baptist Church, Santa Monica blvd sw cor 6th, S

First Baptist (colored), 501 San Juan av, V, Rev W H Dickerson pastor

First Christian Church of Ocean Park, Washington blvd ne cor Rose av, V, Rev R L Johnston pastor

First Christian Church of Santa Monica, 1348 5th, S M, Rev L G Parker pastor, h 1307 8th, S M

First Church of Christ Scientist, 220 Wilshire blvd, S M

First Church of Christ Scientist, S 7th nw cor Colorado av, S

First Church of Christ Scientist of Venice, Brooks av sw cor 2d av

First Methodist Episcopal Church of Santa Monica, Arizona av sw cor 4th, S M, Rev C D Hicks pastor, h 1225 8th, S M

First Methodist Episcopal Church, 129 S 7th, S, Rev Fredk Miller pastor, h 131 same

First Presbyterian Church, Arizona av se cor 3d, S M, Rev W H Cornett pastor

First Spiritualist Church of Sawtelle, 201 S 6th, S

Free Methodist Church, Colorado av se cor S 6th, S, Rev Harry G Freemantle pastor, h 610 Colorado av, S

Free Methodist Mission, 720 Arizona av, S M, Rev H G Freemantle pastor

Holiness Chapel, 201 N 2d, S, Mrs Anna R Clark pastor, r 207 same

Liberal Spiritualist Church, 206 N 4th, S, Ada Avilla pastor

Mission Tabernacle, 720 Arizona av, S M, Rev H G Freemantle pastor, h 610 Colorado, S

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615 Copeland L D
629 Carvil Harry
Dieter E C
701 Mayr W A
730 Jones E B
745 Briggs J A jr real est
807 Wilson F J
821 Ammon C R
835 Hayward F G
907 Wernigk Reinhard
937 Haire Saml
Zukin Jos
1217 Manahan R H
1440 Donovan Mary
1504 Dixon Walter
1600 Rober Ernest
West Los Angeles Nursery

San Juan Av (Venice) North from 1201 Washington blvd to Ballona av 3 w of Brooks av
501 First Baptist Church (Colored)
505 Teal Solomon
507 Carter Amanda drsmkr
Nicken E L drsmkr
510 Vacant
512 Barfield Henry
515 Vacant
516 Fant J B
Payne Elijah Rev
518 Yamamoto H
519½ Dorris C T
521 Hume Edwd
521½ Hirleman Wilbur
523 McRae S K
524 Duncan Geo
540 Button R E
541 Jeffers A M
541½ Altman E B Mrs
546 Reese Edwd
549 Lee J A
550 Hamilton Harry
554 Sylvestri Frank
562 Kleimer L L
600 Vacant
609 Hughes Marion
611 Anderson J D
Van West Adrian
615 Vacant
617 Mizuki K
621 Vacant
621½ Dunlap C E
648 Kelly W M
652 Simon F J
653 Payne P C
656 Langworthy A P
658 Agnew A E
658a Barnett L D
658b Duff T
659 Bunker G A
660 Lawing Patk
661 Henning J C
662 Gant C E
663 Taylor Z E
664 Spicker V K
665 Vacant
666 Perrin J L
667½ Carlson Hannah
671 Eagle W R
677 Christie Everett
678 Tata Rudolph
696 Flynn Anna Mrs

San Miguel Av (Venice) East from Ballona av to Lincoln blvd 1 s of Brooks av
825 Cunningham Morton
827 Myers Rose Mrs

Phone
21045

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BUILDINGS AND APARTMENTS

Allen Hotel 1123 Central Ave AD 4191
American Woodmen 4108 Central Ave HU 7917
Apex Nite Club 4011 So Central HU 7777

Baumann Bldg 5000 Central Ave
Blodgett Bldg 2510 Central Ave
Carlton Apartments 3306 Griffith Ave
Central Playgrounds and Pool 1363-67 E 22nl St RI 3623 WE 5677

Chaplain Apts 1066 E 47th St
Clark Hotel 1824 Central Ave WE 7719
Clotile Apts 1151 E 20th St WE 6554
Chrisman Apts 1328 E 21st St
Cosmopolitan Bldg 843 Central Ave
Community Art Center 1449 E Washington AT 6049

Damon and K P Hall 822 Central Ave
Dunbar Hotel 4025 Central Ave AD 4191
Dunbar Hospital 1393 E 15th St WE 4641
Eastside Mothers Home 1657 E 22nd St WE 5513
Eden Hotel 1100 E Adams HU 1307
Elks Rest 3616 Central Ave (Golden West Lodge No 86) AD 9017

Elite Hotel 1217 Central Ave MA 5555
Erskine Apts 1464 Central WE 4917
Eunice Apts 5117 Ascot

Federated Women's Clubs AT 0608

Garber Apts 1131 E Washington WE 4893
Golden Leaf Court 886¼ E 55th St
Gordon Apts 3438 McKinley Ave HU 2603-M
Gaylord The 1171 E 10th St

Harrison Apts 1161 E 40th St
Hotel Thomas 2409 Cntral Ave RI 3896
Helen Hunt Jackson Branch Library 2330 Naomi HU 0210

Industrial Council (Edna Green Smith Sec) AD 6398

Johnson Court 1126 E 42nd St
Jordan-Towles Bldg 2403 Central Ave

La Vada Apts 248 Vernon Ave H U7379
Lincoln Hotel 538 Ceres Ave Me 5864
Los Angeles Forum 1209½ Central (Eugene Fisher Secy) MA 4186

Masonic Hall 1209½ Central Ave MA 4186
Masonic Temple (Prince Hall) 1055 E 50th St
Monday Club House 6th Ave and San Juan Venice
Mary Alexander Apts 1501 E 22nd St
Medical Dental Pharmeceutical Ass'n of Calif (Pres Dr B A Jordan) 2403 Central Ave RI 1332
Inter-Denominational Ministers Alliance (Sec Rev Ralph King) 3616 S Raymond EX 1730

N A A C P (Sec Zella Taylor) 4108 Central HU 7919
Nemo Apts 2209 Hooper Ave

Sojourner Truth Home 1119 E Adams HU 3417

Urban League 2504 Central Ave AD 4371

Vernon Br Library 4504 S Central Ave AX 2523

Y M C A (28th St Br) 1006 E 28th St AD 7193
Y W C A (12th St Br) 1108 E 12th St MA 5085

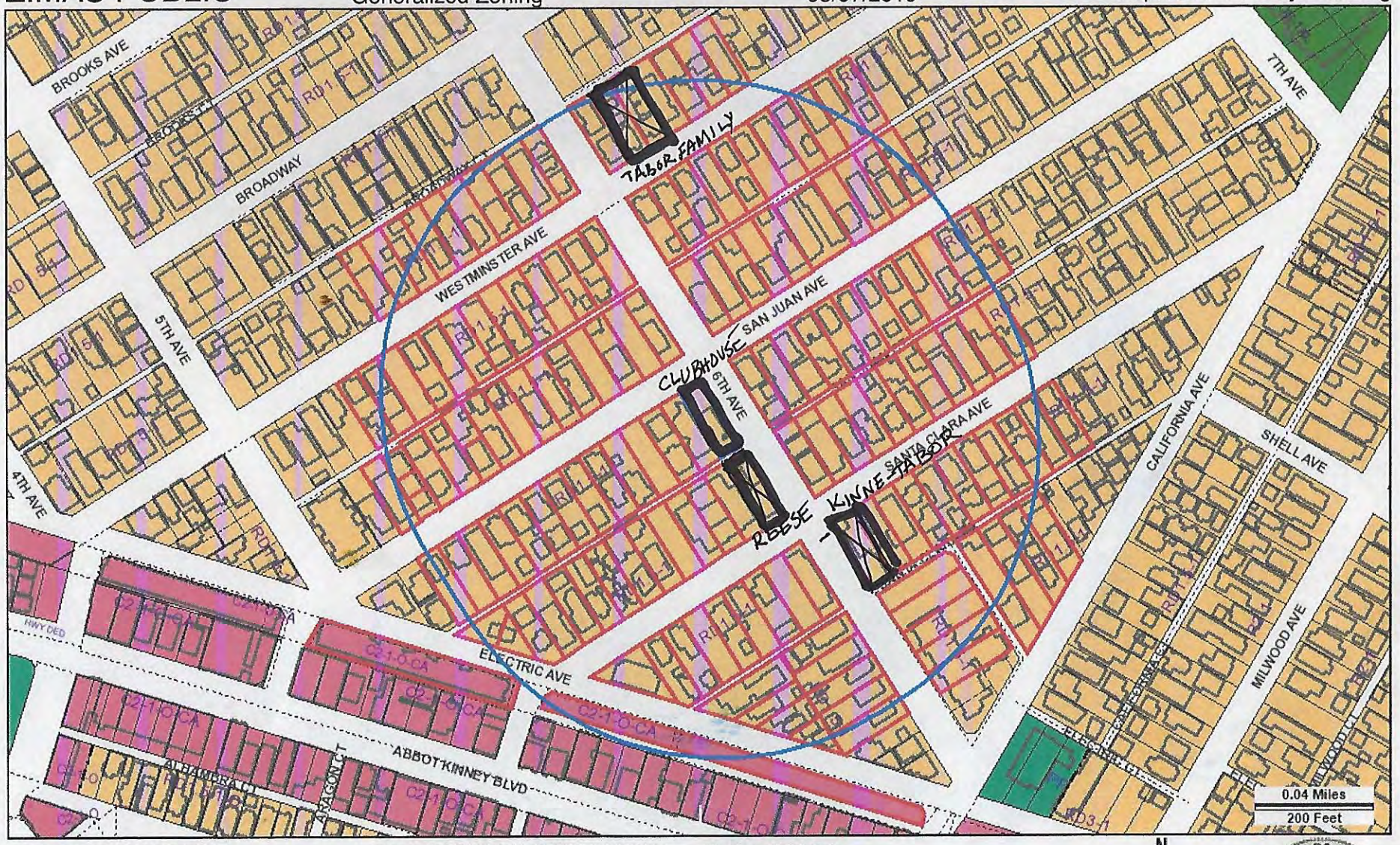
APPENDIX J:
Neighborhood Map:
Four Historic Resources

ZIMAS PUBLIC

Generalized Zoning

05/07/2019

City of Los Angeles
Department of City Planning



Address: 1209 S 6TH AVE

APN: 4239026001

PIN #: 108B145 790

Tract: OCEAN PARK VILLA TRACT NO. 2

Block: Q

Lot: 1

Arb: None

Zoning: RD1.5-1

General Plan: Low Medium II Residential

N
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S

Streets Copyright (c) Thomas Brothers Maps, Inc.

APPENDIX K:
Historic Images

Two views of the Cosmos Club at 1Grand Canal, 1908. Note garage at right rear with similar wood slat design.

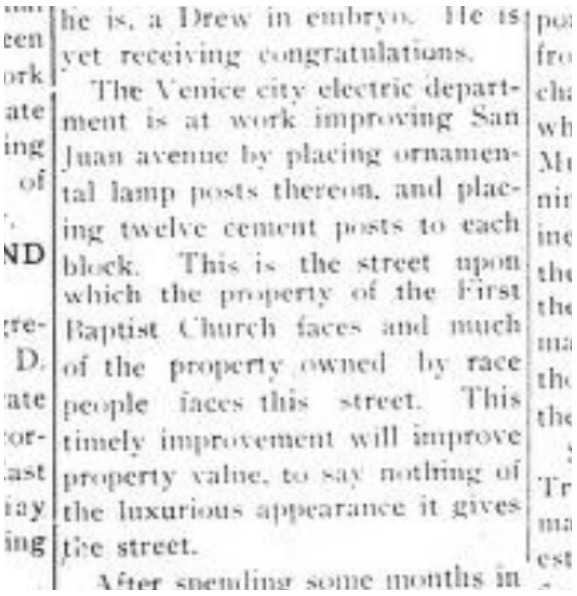

COSMOS CLUB
gettyimages
University of Southern California
1049043666


COSMOS CLUB

APPENDIX L:
California Eagle

Selected notices from 1923-1937
(some years are not available)

Eagle, May 8, 1915

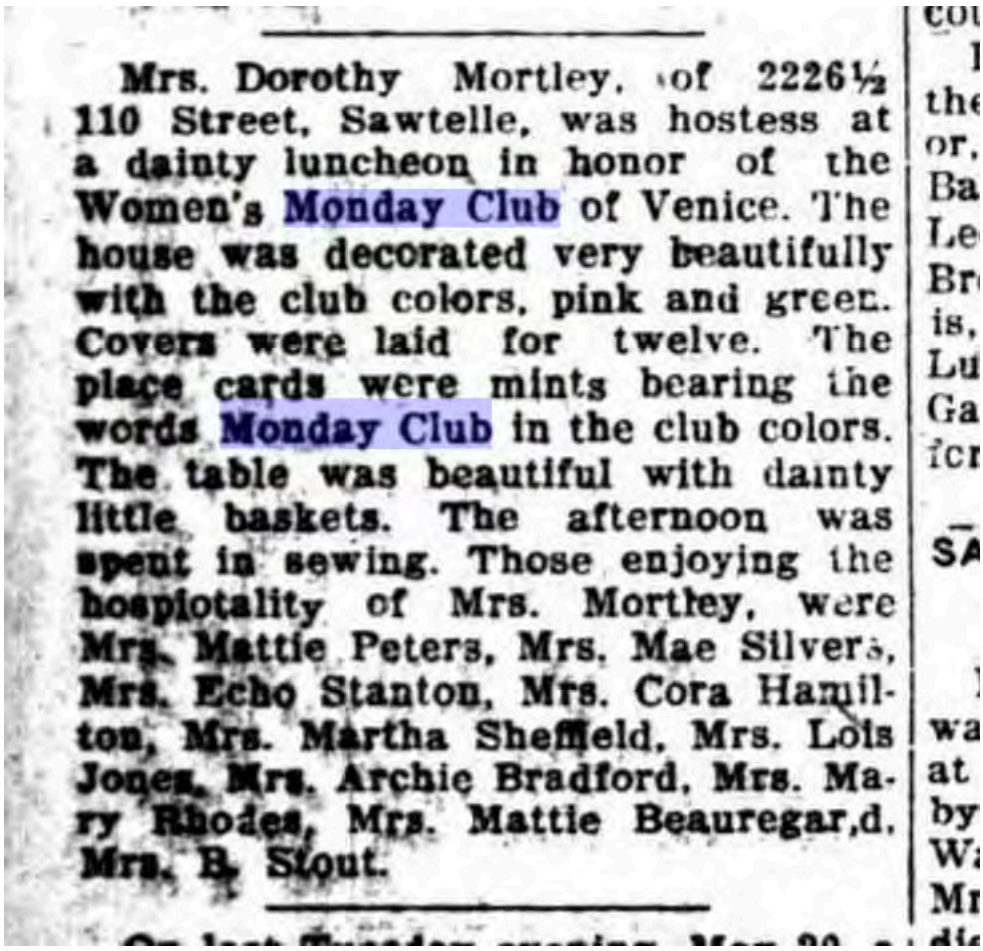


he is, a Drew in embryo. He is yet receiving congratulations.

The Venice city electric department is at work improving San Juan avenue by placing ornamental lamp posts thereon, and placing twelve cement posts to each block. This is the street upon which the property of the First Baptist Church faces and much of the property owned by race people faces this street. This timely improvement will improve property value, to say nothing of the luxurious appearance it gives the street.

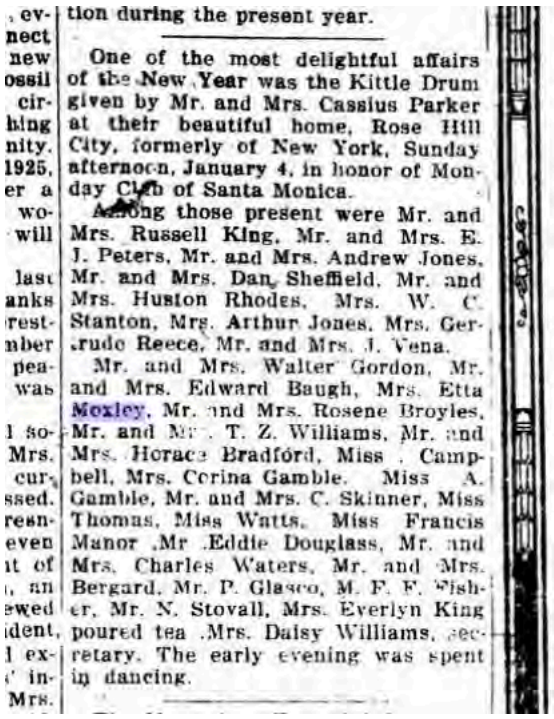
After spending some months in

Eagle, May 30, 1924



Mrs. Dorothy Mortley, of 2226½ 110 Street, Sawtelle, was hostess at a dainty luncheon in honor of the Women's Monday Club of Venice. The house was decorated very beautifully with the club colors, pink and green. Covers were laid for twelve. The place cards were mints bearing the words Monday Club in the club colors. The table was beautiful with dainty little baskets. The afternoon was spent in sewing. Those enjoying the hospiotality of Mrs. Mortley, were Mrs. Mattie Peters, Mrs. Mae Silvers, Mrs. Echo Stanton, Mrs. Cora Hamilton, Mrs. Martha Sheffield, Mrs. Lois Jones, Mrs. Archie Bradford, Mrs. Mary Rhodes, Mrs. Mattie Beauregard, Mrs. B. Stout.

Eagle Jan. 9, 1925



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tion during the present year.

One of the most delightful affairs of the New Year was the Kittle Drum given by Mr. and Mrs. Cassius Parker at their beautiful home, Rose Hill City, formerly of New York, Sunday afternoon, January 4, in honor of Monday Club of Santa Monica.

Among those present were Mr. and Mrs. Russell King, Mr. and Mrs. E. J. Peters, Mr. and Mrs. Andrew Jones, Mr. and Mrs. Dan Sheffield, Mr. and Mrs. Huston Rhodes, Mrs. W. C. Stanton, Mrs. Arthur Jones, Mrs. Gertrude Reece, Mr. and Mrs. J. Vena.

Mr. and Mrs. Walter Gordon, Mr. and Mrs. Edward Baugh, Mrs. Etta Moxley, Mr. and Mrs. Rosene Broyles, Mr. and Mrs. T. Z. Williams, Mr. and Mrs. Horace Bradford, Miss Campbell, Mrs. Corina Gamble, Miss A. Gamble, Mr. and Mrs. C. Skinner, Miss Thomas, Miss Watts, Miss Francis Manor ,Mr .Eddie Douglass, Mr. and Mrs. Charles Waters, Mr. and Mrs. Bergard, Mr. P. Glasco, M. F. F. Fisher, Mr. N. Stovall, Mrs. Everlyn King poured tea .Mrs. Daisy Williams, secretary. The early evening was spent in dancing.

REV. D. C. KNOX, Pastor.

TWO NOTABLE EVENTS IN CLUBDOM

Two big events were celebrated in Federated clubdom in the last two weeks.

Sojourner Truth Club celebrated its 22nd birthday, Monday, November 22nd, and the Monday Club of Santa Monica opened its beautiful club house at Venice.

Sojourner Truth Club was honored with most of its past presidents, Mrs. Eliza Warner, 1st president; Mrs. Margaret Scott, 3rd; Mrs. Alice Patton, 4th; Mrs. Georgia Offutt, 5th; Mrs. Ada Jackson, 6th; Mrs. Louise Williams, 7th; Mrs. Olivia Wilson, 8th; Mrs. Lul aSlauhter, the present incumbent. All made inspiring remarks of their administrations except Mrs. Etta V. Moxley, 2nd president and Mrs. Louise Williams, 7th, who were the only presidents absent. Another noticable fact was, every president is still living and are active club women. A beautiful musical program was rendered and delicious refreshments served.

The Mnoday Club, a club of only 16 women, built and opened a most beautiful club house at Venice, Sunday, November 28th. A neat stucco with a spacious club room beautiful in its appointments, dining room, dressing rooms and everything that goes to make a woman's club house.

Mrs. Rhoades, the head of these wonderful women told of her joy and pride, and each member responded as she was introduced. An excellent program was rendered with remarks from the presiding president of the Southern Section, Mrs. Elizabeth Edwards and from Past State Presidents, State Officers and Friends.

Refreshments were served which ended a perfect day.

The Royal Crescent Club met at the residence of the president Wendell Hill, Jr., 1442 W. 36th Place, for business meeting. The club discussed their vital issues, also about their club pins which will bear the motto: May Knowledge Increase. Refreshments were served after the business session.

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Eagle, April 1, 1927

SOCIETY DOTS AND DASHES

By: Mrs. Marie Rout

Lieut. Maceo Sheffield gave a surprise party at the Women's Club House at Venice in honor of his wife, Tuesday evening.

Chaplain G. Prioleau who has been on the sick list is now improving.

The Alpha Kappa Psi Basketball

Eagle, May 3, 1927

Federated Club News

By: MARY E. REED

The Reciprocity meeting of the Federated Clubs will be held at the Monday Clubs Club House, 6th and San Juan avenue, Venice, Thursday, April 21 at 2 P. M. Executive board meeting at 10 o'clock A. M.

* * *

The Art and Craft Club met with Mrs. Lillie Robinson on East 52nd St., last Tuesday morning. The hours were spent strictly in doing art work. Two new members were added, Mrs. Mamie Thompson and Mrs. J. J. Christian. The officers as elected were: Mrs. Myrtle Crumbly, pres.; Mrs. Ada Jackson, vice-pres.; Mrs. Hazel Temple, secy.; Mrs. Mary Lyons, treas.; Mrs. Lillie Robinson, instructor in art and Miss Mary Reed, bus. manager.

* * *

Eagle, Reciprocity CWC May 3, i927

Reciprocity Meeting of the Federated Clubs was held at the beautiful Monday Club House at Venice last Thursday. The usual interesting Board Meeting was held in the morning and club reports and program in the afternon. Many interesting club reports were read, showing that the club women are doing worthwhile work and putting over their program big.

The majority of the clubs paid their $7 assessments for entertaining the coming Federation.

Mrs. Homer Dean, Reciprocity chairman, presented a reading by Mrs. Thomas and Rev. J. A. Moore speaker of the day. Rev. Moore gave some pointed remarks that should have reached the ears of every woman in this section. Mrs. Elizabeth Edwards, section president, presided.

* * *

By V. J. Lewis.

MONDAY CLUB

The Monday Club of Venice had as their guests Monday, July 11th, Mrs. E. R. Reese, chairman of Forestry and Mrs. Mattie Mae Stafford, Supt. of Education and Literature.

Mrs. Reese spoke on plant life and the home garden. Mrs. Stafford gave wholesome advice concerning P. T. A. work.

Eagle December 10, 1927

ence Armour of West Temple.

MONDAY CLUB, SANTA MONICA

The Monday Club which stands as a hih credit and a monument to the genius of the Colored women of the Bay District are giving a Charity entertainment Tuesday, December 14th, from 8 P. M. to 12 P. M. All Los Aneles is invited to come down and view the handiwork of our women.

The club house is located on 6th and San Juan Sts., Venice.

Eagle April 25, 1930



YOU'RE NEVXT ——....6) xv 1

BEACH "APRILETTA" GIVEN BY ALPHA PHI ALPHA CROWDED TO CAPACITY

A dancing party, honoring delegates to Delta Sigma Theta Regional Convention, was held Saturday night, April 19th, at the Women's Club House, Venice, California, given by the Alpha Phi Alpha Fraternity.

Guests included young people from Los Angeles, Santa Monica, Venice, visitors to the Convention, representatives of the younger social set of Berkeley, Oakland, New York, and Chicago.

The music was indeed red hot, and although it was a warm night, the ballroom was jammed for every dance, everyone thoroughly enjoying the occasion.

Eagle August 29, 1930

All Ready For 9th Annual Tennis Meet

Western Federation of Tennis Clubs completed the plans for the 9th Annual Pacific Coast Championship at a call meeting Saturday evening.

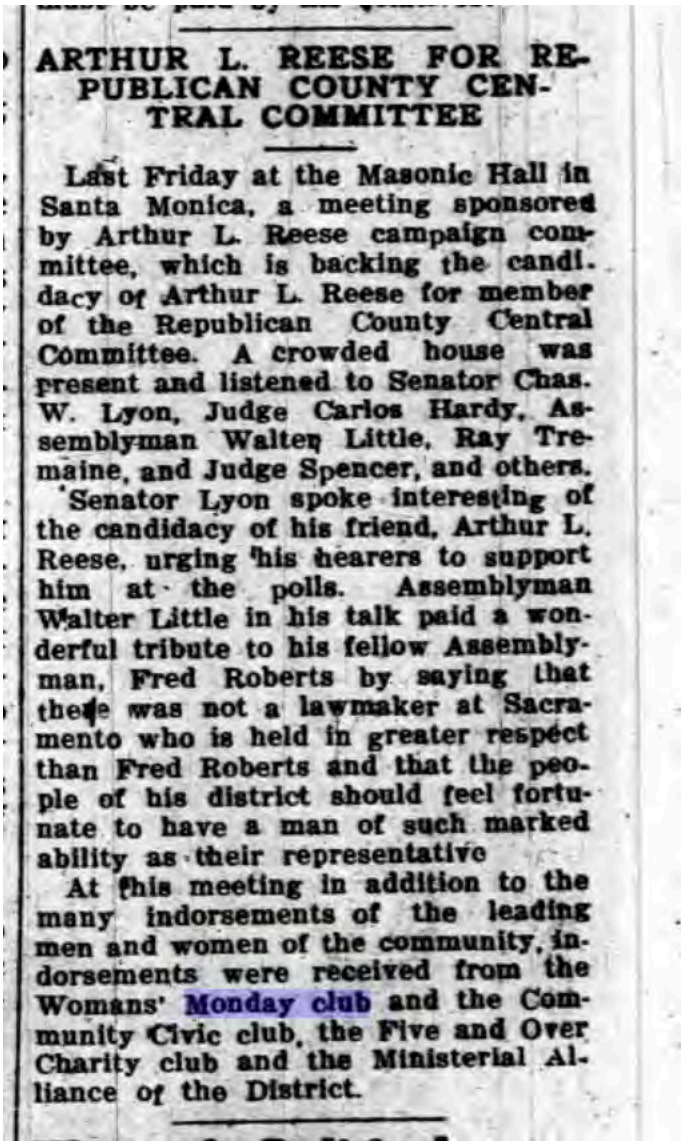
Official headquarters for the Tournament will be found at 643 E. Santa Barbara avenue, Los Angeles. Communication to players and visitors address there in care of Mrs. Josephine M. Brown.

Entry closes at the above address Saturday, August 30, with open meeting to all players at 9 P. M.

Tournament opens promptly August 31st, Sunday, at A. M., at Santa Monica High School courts, 4th and Pico Blvd., Santa Monica, Cal. Refreshments on the grounds. Philip LeBron Davis, official referee.

Big dance at the Women's Club House, 56 San Juan, Venice, Cal. (straight out Washington Blvd. to Venice, then turn right on San Juan) Labor day, September 1st, in the evening to ward the beautiful trophies to the winners. Cups—Handsome, Golden State Insurance Co.; Beautiful, Oakland Chamber of Commerce; Beautiful, Municipal Tennis Association; Beautiful, Eagleson's Pharmacy. Beautiful medals for Juniors. Winners of mixed doubles will be awarded a leg on the Curtis Mosby trophy.

Eagle, August 15, 1930



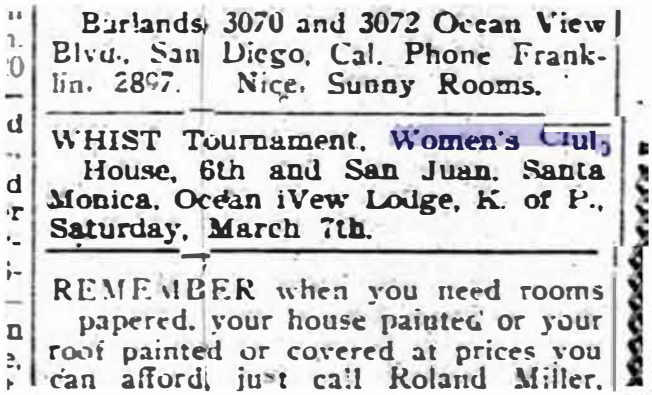
ARTHUR L. REESE FOR REPUBLICAN COUNTY CENTRAL COMMITTEE

Last Friday at the Masonic Hall in Santa Monica, a meeting sponsored by Arthur L. Reese campaign committee, which is backing the candidacy of Arthur L. Reese for member of the Republican County Central Committee. A crowded house was present and listened to Senator Chas. W. Lyon, Judge Carlos Hardy, Assemblyman Walter Little, Ray Tremaine, and Judge Spencer, and others.

Senator Lyon spoke interesting of the candidacy of his friend, Arthur L. Reese, urging his hearers to support him at the polls. Assemblyman Walter Little in his talk paid a wonderful tribute to his fellow Assemblyman, Fred Roberts by saying that there was not a lawmaker at Sacramento who is held in greater respect than Fred Roberts and that the people of his district should feel fortunate to have a man of such marked ability as their representative

At this meeting in addition to the many indorsements of the leading men and women of the community, indorsements were received from the Womans' Monday club and the Community Civic club, the Five and Over Charity club and the Ministerial Alliance of the District.

Eagle, March 13, 1931

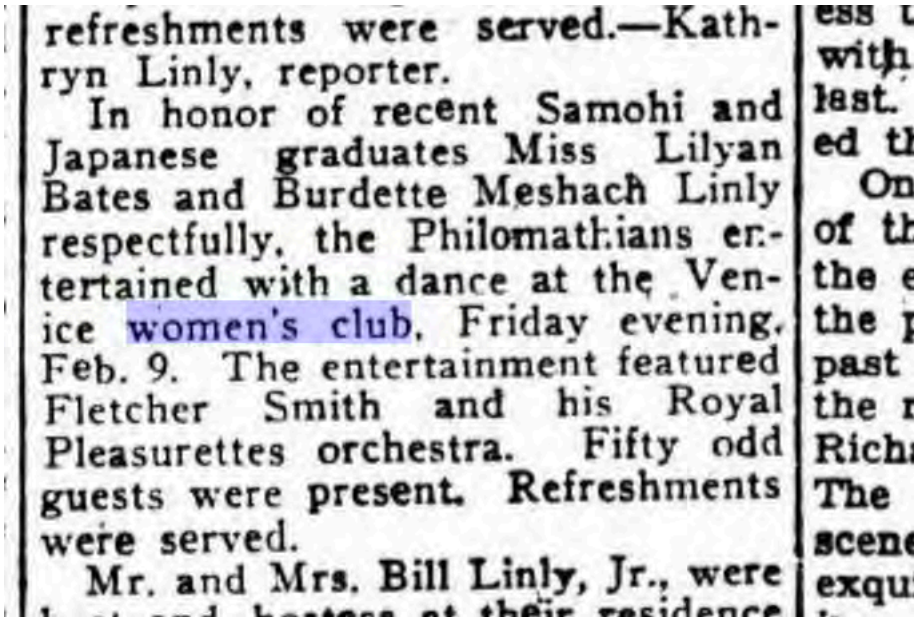


Barlands, 3070 and 3072 Ocean View Blvd., San Diego, Cal. Phone Franklin. 2897. Nice, Sunny Rooms.

WHIST Tournament, Women's Club House, 6th and San Juan, Santa Monica, Ocean View Lodge, K. of P., Saturday, March 7th.

REMEMBER when you need rooms papered, your house painted or your roof painted or covered at prices you can afford, just call Roland Miller.

Eagle June 23, 1933



refreshments were served.—Kathryn Linly, reporter.

In honor of recent Samohi and Japanese graduates Miss Lilyan Bates and Burdette Meshach Linly respectfully, the Philomathians entertained with a dance at the Venice women's club, Friday evening, Feb. 9. The entertainment featured Fletcher Smith and his Royal Pleasurettes orchestra. Fifty odd guests were present. Refreshments were served.

Mr. and Mrs. Bill Linly, Jr., were

Eagle, June 23, 1933

pastor, Rev. A. Jones.

The Bay District Citizens honored the recent graduates by giving a banqquet at the Masonic hall Monday evening, June 19th. The affair was semi-formal. A program and other diversities added to the pleasure of the evening.

Misses Hazel Linly, Euna Peters, Samohi high school june graduates entertained with a formal reception Saturday evening last, at the women's club, Venice, Calif. Buddy Hawkins and his Rhythmn Aces furnished the music. Cake and punch was served, guests numbered 125.

Climaxing Santa Monica's annual pioneer celebration which is

Eagle August 18, 1933



of the W. C. B. club luncheon.

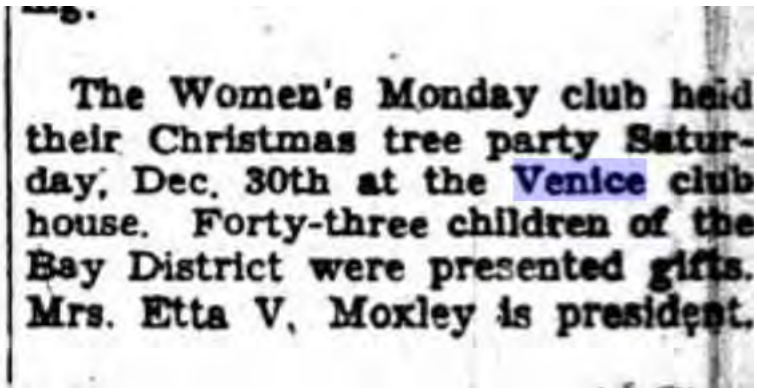
Members of the DePriest Political club were sponsors of a beautifully appointed "Pink Tea" given at the Women's Club house Venice, Calif. Sunday afternoon, August 6 from 3 until 7 o'clock. The hall was artistically decorated with beautiful flowers of every hue. Miss Elizabeth White was hostess; Mrs. Hill chairman of programs. A vocal solo was sung by Mrs. Thelma M. Davis, accompanied at the piano by Wm. Jones Jr.; contralto solo by Mrs. Sheffield. Vocal solo by Mrs. Helen Wharton accompanied at the piano by Miss Laura Harris.

Very interesting talks were given by Miss Faye Jackson and Mrs. Bettye Hill, executive secretary. Other short talk by Messrs Arthur Reese and Hill.

Mrs. Thelma M. Davis presided at the tea table. Mrs. Anna Moxley assisted.

The object of the affair was to raise funds for the club scholarship funds. Miss Elysabeth White is president of the Unit.

Eagle, Jan 5, 1934



The Women's Monday club held their Christmas tree party Saturday, Dec. 30th at the Venice club house. Forty-three children of the Bay District were presented gifts. Mrs. Etta V. Moxley is president.

Eagle February 16, 1934

refreshments were served.—Kathryn Linly, reporter.

In honor of recent Samohi and Japanese graduates Miss Lilyan Bates and Burdette Meshach Linly respectfully, the Philomathians entertained with a dance at the Venice women's club, Friday evening, Feb. 9. The entertainment featured Fletcher Smith and his Royal Pleasurettes orchestra. Fifty odd guests were present. Refreshments were served.

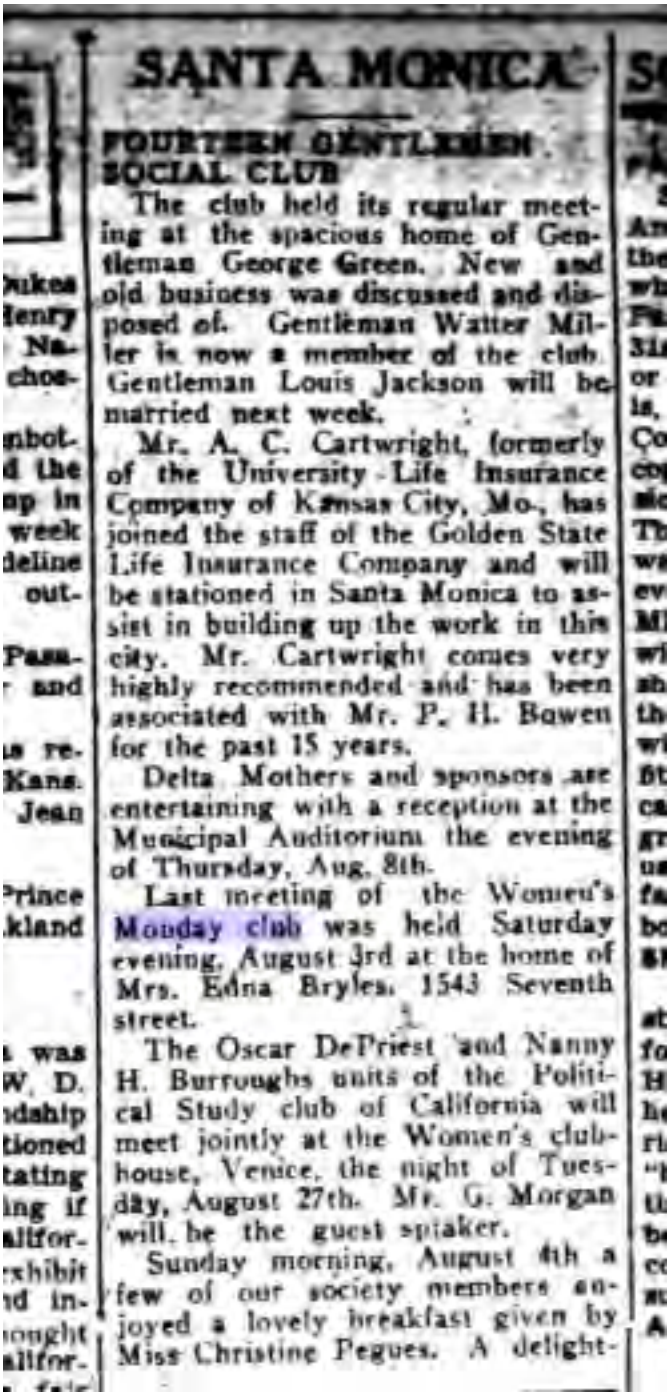
Mr. and Mrs. Bill Linly, Jr., were

Eagle, August 31, 1934

A. Miller is the pastor interm.

Thursday evening, August 23, was observed as Community Assembly night at the Women's clubhouse, Venice. Mr. Floyd Covington spoke on "What and How of the SERA." The meeting diverted into a reception for the new councilman of the Eleventh District, Robt. McAllister. Other candidates in attendance spoke briefly. Arthur L. Reese presided; Myrtle Hill is secretary.

Eagle Aug 9, 1935



SANTA MONICA

FOURTEEN GENTLEMEN SOCIAL CLUB

The club held its regular meeting at the spacious home of Gentleman George Green. New and old business was discussed and disposed of. Gentleman Watter Miller is now a member of the club. Gentleman Louis Jackson will be married next week.

Mr. A. C. Cartwright, formerly of the University Life Insurance Company of Kansas City, Mo., has joined the staff of the Golden State Life Insurance Company and will be stationed in Santa Monica to assist in building up the work in this city. Mr. Cartwright comes very highly recommended and has been associated with Mr. P. H. Bowen for the past 15 years.

Delta Mothers and sponsors are entertaining with a reception at the Municipal Auditorium the evening of Thursday, Aug. 8th.

Last meeting of the Women's Monday club was held Saturday evening, August 3rd at the home of Mrs. Edna Bryles, 1543 Seventh street.

The Oscar DePriest and Nanny H. Burroughs units of the Political Study club of California will meet jointly at the Women's clubhouse, Venice, the night of Tuesday, August 27th. Mr. G. Morgan will be the guest spiaker.

Sunday morning, August 4th a few of our society members enjoyed a lovely breakfast given by Miss Christine Pegues. A delight-

Eagle, Aug. 23, 1935

the home of Mr. and Mrs. Roscoe Broyles.

The night of Tuesday, August 27 the joint units of the Oscar De Priest and Nanny H. Burroughs of the Women's Political Study clubs will present Assemblyman Geoffrey Morgan in a talk on "The Old Age Pension". Mr. Robert Kev of the County Board of Education will also speak. Place, the Women's Club, Venice.

The State Federated clubs gave a public installation on a grand scale at the Dunbar hotel Sunday afternoon, August 18th. Mrs. Etta V. Moxley and Miss Elizabeth White of Santa Monica represented the Bay District clubs. The affair was given under the auspices of Mrs. Mabel Gray, State vice-president.

Mrs. C. B. McCarroll is now in

periences.

Mrs. Essa Carson, her mother, Mrs. Martha Short and Mrs. Chas. Moore attended the Women's Study club Council which convened in Los Angeles, Thursday, Aug. 29.

Mrs. Moore, acting president of the Nannie H. Burroughs Venice unit and Miss Elizabeth White, president of the Oscar DePriest unit Study clubs presided jointly at a very interesting meeting of the two units at the Women's Club house, Venice; Tuesday evening, August 26th in the presentation of Mr. Robert Kee of the County Board of Education in a clarifying address on "War" and its accompanying distresses and Assemblyman Geoffrey Morgan, who gave a Kelly and Mrs. Zora Williams. Houston Rhodes of Venice. Other Los Angeles guests included Mr. and Mrs. Williams, Mrs. Madge detailed account of the intricacies of the California Legislature and Assembly functions. Ella Wheeler Wilcox's poem, "The Negro" was read by Miss Clementine Moore. Report read by Mrs. Etta V. Moxley.

Mr. and Mrs. J. Allen Reese of Venice, were recently visited by Mrs. Lucy Lewis and daughter, Miss Elizabeth Lewis (school-teacher) of Chicago, Ill. While here Mrs. Lewis and daughter resided at the residence of Mrs. Henry on Santa Clara avenue and both expressed the enjoyment of their visit.

Eagle, September 6, 1935

SANTA MONICA

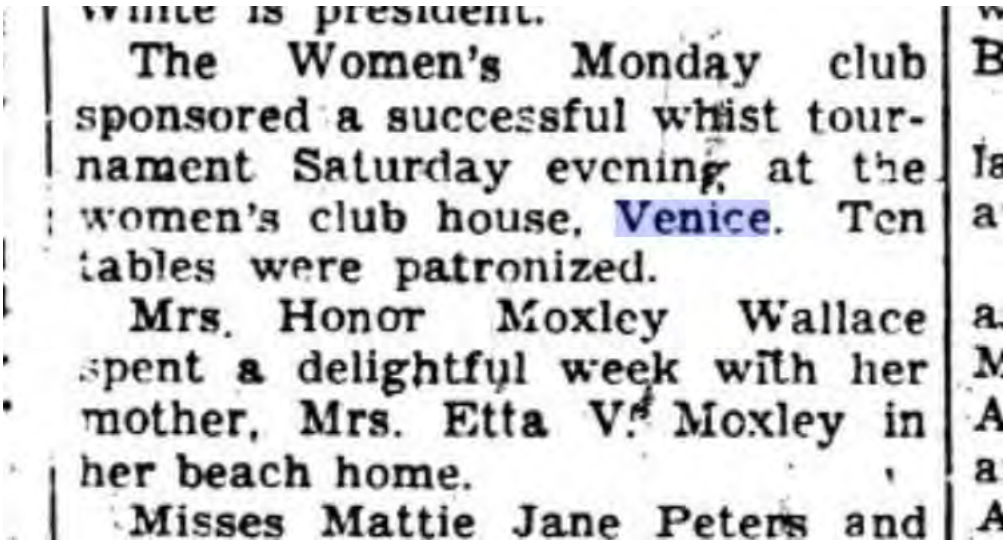
WILLIE LOUISE GILMORE

The "Modern School Day," a three-act playlet presented by mattie Jane Peters at the Women's Clubhouse, Venice, Monday evening, August 26th was highly acclaimed by a capacity audience. The majority of the cast included: Miss Peters, Venice students. The guest artists were Miss Donna Peterson of the Hollywood professional kiddies and Mr. "Dodo" Roundtree, protege of Bill Robinson. The entire cast included: Paulette Coleman as teacher; June and Melrose Carson, Jack Simon as the female impersanator; Edythe Peters as Elyza Belinda Samanthe Jones, Bobbie White, Marjorie Jones, Buddy Austin, "Peaches" Coleman, Bettye Smith, Johnietta Polk, Irene Douglass, Stanley Butler William Butler and little Virginia Peters, renowned radio and stage performer who was recently selected from among a score of other kiddies for a featured role in a forth coming flicker.

Miss Edna Rosalyne Heard had as her guests Sunday afternoon, September 1st: Mr. William Grant Still, distinguished composer; Mr. and Mrs. Richard Jones, of Chicago; Mr. and Mrs. Manuel Murrell, Mrs. Bernice Stout Lawson and Mme. Florence Cole Talbert, prima donna soprano, who also spent the week-end at the home of Miss Heard.

Mrs. Etta V. Moxley spent the week-end returning Monday evening, September 2, at the delightful Val Verde home of Mr. and Mrs. Mrs. Moxley recounts the visit as one of her most pleasant recent experiences.

Eagle, December 4, 1936



White is president.

The Women's Monday club sponsored a successful whist tournament Saturday evening at the women's club house, Venice. Ten tables were patronized.

Mrs. Honor Moxley Wallace spent a delightful week with her mother, Mrs. Etta V. Moxley in her beach home.

Misses Mattie Jane Peters and

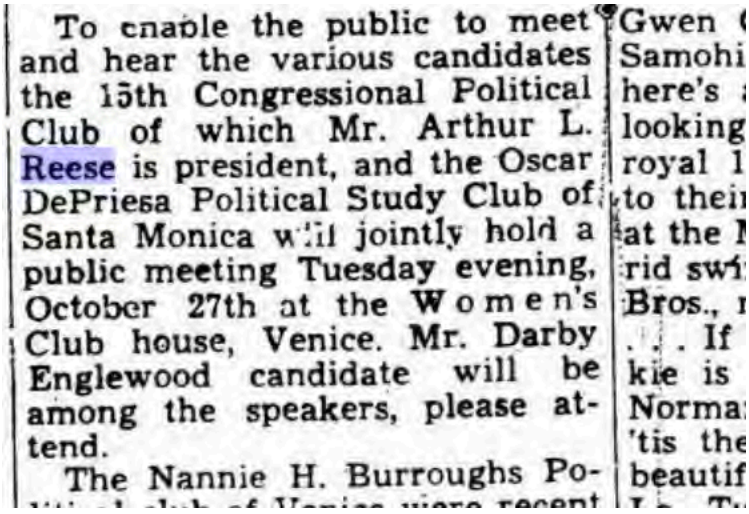
Eagle, Feb 7, 1936

Linly.

The Woman's Monthly Club met at the Women's Club house, Venice, with Mrs. J. E. Rickman as hostess, January 27.

Freddie Wharton, whose birthday occurred Saturday, January 25, cel-

Eagle, Oct. 23, 1936



To enable the public to meet and hear the various candidates the 15th Congressional Political Club of which Mr. Arthur L. Reese is president, and the Oscar DePriesa Political Study Club of Santa Monica will jointly hold a public meeting Tuesday evening, October 27th at the Women's Club house, Venice. Mr. Darby Englewood candidate will be among the speakers, please attend.

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Eagle, Jan 8, 1937



in Los Angeles.

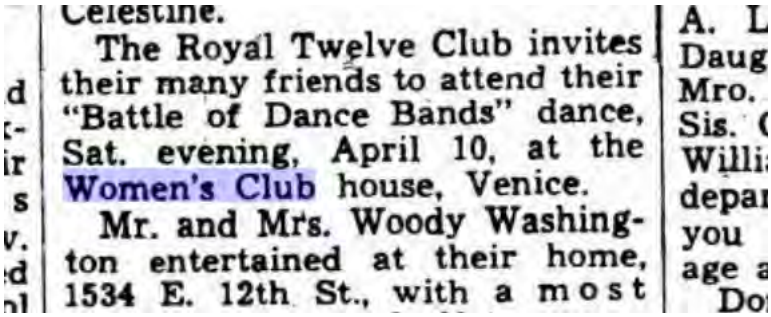
The Sunshine club feted a number of children of the community with an enjoyable Xmas party at the Women's club house. A program was given and lovely gifts presented to each child.

Mrs. D. D. Sheffield, president.

SAN PEDRO

The strikers placed and unfair

Eagle, April 9, 1937



Celestine.

The Royal Twelve Club invites their many friends to attend their "Battle of Dance Bands" dance, Sat. evening, April 10, at the Women's Club house, Venice.

Mr. and Mrs. Woody Washington entertained at their home, 1534 E. 12th St., with a most

Eagle, May 3, 1927

, May 3, 1927

Federated Club News

By: MARY E. REED

The Reciprocity meeting of the Federated Clubs will be held at the Monday Clubs Club House, 6th and San Juan avenue, Venice, Thursday, April 21 at 2 P. M. Executive board meeting at 10 o'clock A. M.

* * *

The Art and Craft Club met with Mrs. Lillie Robinson on East 52nd St., last Tuesday morning. The hours were spent strictly in doing art work. Two new members were added, Mrs. Mamie Thompson and Mrs. J. J. Christian. The officers as elected were: Mrs. Myrtle Crumbly, pres.; Mrs. Ada Jackson, vice-pres.; Mrs. Hazel Temple, secy.; Mrs. Mary Lyons, treas.; Mrs. Lillie Robinson, instructor in art and Miss Mary Reed, bus. manager.

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