

August 27, 2024

Melissa Jones, City Planner
Office of Historic Resources, Department of City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012

Dear Ms. Jones,

On behalf of the Clinton Manor Coalition, I am pleased to submit a Historic-Cultural Monument nomination for the property located at 5134-5184 Clinton Street. Constructed in 1939-1940, the subject property ("Clinton Manor" or "Clinton Manor Apartments") is an excellent, rare, and intact example of an American Colonial Revival courtyard apartment in the Greater Wilshire Community Plan Area. The 54-unit, 72,000 square-foot property was conceived through a partnership between Aetna Construction Company and engineer J.J. Rees. Located directly south of two major film studios, it exemplifies the unique relationship between the pre-World War II motion picture industry and the multi-family courtyard typology, which offered studio and service workers, along with other working professionals, access to picturesque living within a developing urban environment. Among the subject property's earliest tenants were Ruth and Elliot Handler – a studio stenographer and industrial designer, respectively – who used their apartment and on-site garage as a living laboratory for their plastics company. The couple would go on to found Mattel, Inc.

Enclosed are the application materials and supporting documents for the proposed Clinton Manor HCM. Note, original historical photographs and other archival documents that specifically relate to Clinton Manor are rare; the preparers have consulted digital and physical archives and have enclosed representative examples of their findings. Should additional evidence surface, we will submit an amendment to this application.

We are concerned about development pressures on the subject property, including the proposed demolition of its service areas, and the potential loss of site integrity, significant character-defining features, and other negative impacts on this significant historic site. To document and conserve an important piece of Los Angeles's architectural and cultural heritage, we submit this nomination for your consideration.

Sincerely,

Melissa Butts



Representative and Advocate, Clinton Manor Coalition

cc Councilmember Hugo Soto-Martínez, Council District 13
Lindsay Mulcahy, Los Angeles Conservancy
Larchmont Village Neighborhood Association



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Clinton Manor Courtyard Apartments		Current name of property	
Other Associated Names: Clinton Manor Courtyard Apartments			
Street Address: 5134 Clinton Street		Zip: 90004	Council District: 13
Range of Addresses on Property: 5134 - 5184 Clinton Street		Community Name: Clinton Manor	
Assessor Parcel Number: 5522015027	Tract: I.A. Weid's Subdivision	Block: None	Lot: 53-54
Identification cont'd: of the SE 1/4 Sec 14 T1S R14W			
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: Designed landscape			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1939-1940	☒ Factual ☐ Estimated	Threatened? Private Development
Architect/Designer: J.J. Rees (Engineer)	Contractor: Aetna Construction Company	
Original Use: Apartments	Present Use: Apartments	
Is the Proposed Monument on its Original Site?	☒ Yes	☐ No (explain in section 7) ☐ Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: American Colonial Revival		Stories: 2	Plan Shape: Square
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Brick	
CLADDING	Material: Stucco, textured	Material: Select	
ROOF	Type: Hipped	Type: Flat	
	Material: Composition shingle	Material: Unknown	
WINDOWS	Type: Single-hung	Type: Fixed	
	Material: Aluminum	Material: Wood	
ENTRY	Style: Off-center	Style: Recessed	
DOOR	Type: Paneled, unglazed	Type: Paneled, glazed	



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.

	See attached

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): SurveyLA Wilshire Community Plan	
Other historical or cultural resource designations:	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

Name: Melissa Butts/Nichole Smith		Company: Clinton Manor Coalition	
Street Address: 5176 Clinton Street		City: Los Angeles	State: CA
Zip: 90004	Phone Number: 818-399-0877	Email: clintonmanorcoalition@gmail.com	

Property Owner

Is the owner in support of the nomination?

Yes

No

Unknown

Name:		Company: Clinton Owners LLC, et al, Attn: David Castillo	
Street Address: 2804 Gateway Oaks Drive, Suite 100		City: Sacramento	State: CA
Zip: 95833	Phone Number:	Email:	

Nomination Preparer/Applicant's Representative

Name: Nichole Smith/Laura Dominguez		Company: Clinton Manor Coalition	
Street Address: 5176 Clinton Street		City: Los Angeles	State: CA
Zip: 90004	Phone Number: 818-399-0877	Email: clintonmanorcoalition@gmail.com	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

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

☒	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.
☒	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.
☒	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Melissa Butts

8/27/2024

Name:

Date:

Signature:

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

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

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

PROPOSED MONUMENT: Clinton Manor Courtyard Apartments

HISTORIC-CULTURAL MONUMENT APPLICATION

Written Statements

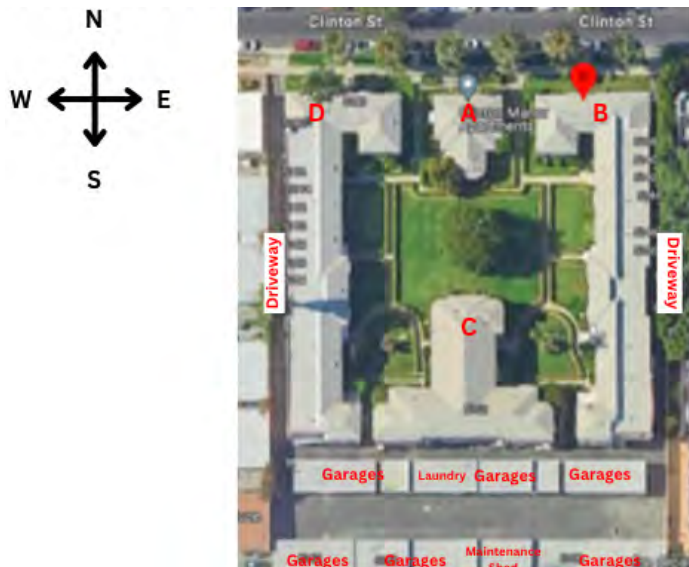
IDENTIFICATION

NAME OF PROPOSED MONUMENT: Clinton Manor Courtyard Apartments

DESCRIPTION

ARCHITECTURAL STYLE: American Colonial Revival

(See attached Exhibit 7: Exterior Architectural Features, Interior Architectural Features, and Landscape Features)



7a. Written Statement: Proposed Monument Description

Clinton Manor Courtyard Apartments (“subject property” or “Clinton Manor”) at 5134-5184 West Clinton Street in Hollywood was constructed in 1939 and completed in 1940 by engineer Joseph J. Rees for Aetna Construction Company. The subject property is a courtyard apartment designed in the American Colonial Revival architectural style. Clinton Manor consists of three, two-story apartment buildings (buildings B, C, and D), and one, one-story duplex (building A) situated around a 24,000+ square foot formal courtyard garden. South of the courtyard are four detached utility buildings arranged in two parallel rows.

Site

The subject property sits on two adjacent lots (72,000 square feet total) on the south side of Clinton Street between Van Ness Avenue and Wilton Place. The site is on a slightly higher grade than that of the sidewalk. Clinton Manor is flanked to the east and west by two asphalt driveways. The ingress driveway

west of the apartment leads south to the service area, and the egress driveway on the east side leads north from the service area back to the street. Both driveways feature cut curbs.

Clinton Street is a residential street composed of majority multi-residential family properties that are one to three stories in height. Residences, including Clinton Manor Courtyard Apartments, have relatively narrow setbacks from the street. Mature trees are interspersed along the sidewalk.

Site Layout

The four detached residential buildings (A, B, C, and D) together form an enclosed combination O- and E-shaped “closed” courtyard. Building B to the east and building D to the west are both L-shaped. Building C to the south is T-shaped, with two-story wings, and protrudes into the courtyard plan producing the E-shaped peninsula. Building A to the north is irregularly shaped with a snubbed peninsula creating a pinch point with building C in the rectangular courtyard. The interior courtyard features concrete pathways lined with boxed hedges and a mature Magnolia tree in the center of the courtyard. The buildings and courtyard landscaping and hardscaping have bilateral symmetry, which runs at a north/south axis perpendicular to Clinton Street.

South of the enclosed apartment complex a strip of asphalt runs the width of the property line, separating the residences from the service area, and is connected to the ingress driveway to the west and egress driveway to the east. South of the asphalt strip are two rows of utility buildings which face each other across another strip of asphalt that is also connected to the ingress driveway to the west and egress driveway to the east. The northernmost row contains three detached buildings, and the southernmost row is composed of one utility building of equal width as the three it faces onto.

Building Exteriors

Buildings A, B, C and D are of wood frame construction clad with textured stucco, and brick masonry veneer at some of the buildings' foundation points. Buildings B and D each have hipped roofs on the section of their respective L-shapes parallel to Clinton Street. The roof segment perpendicular to the street is hipped on the side facing towards the courtyard and flat on the side facing out towards the property's edge. Buildings B and D have squared off corners. Buildings A and C are entirely hipped roofs. Their building shapes are more irregular, and feature both squared off and rounded corners. All hipped roofs are made of composition shingle and are enclosed with boxed eaves. The flat roofs likely have Built-Up Roofing (BUR) systems and are edged at the roofline with mission tiles.

Facing north onto Clinton Street, buildings B and D are setback on sloped, elevated lawns while building A, in between the two, sits on the same elevated plane behind a low brick retaining wall. The front facades of buildings B and D are six bays long. They have bilateral symmetry as part of the overall O-shape site layout but are asymmetrical when considered as individual buildings. Building A's front facade is five bays long and is symmetrical both as an individual building and as part of the larger courtyard site plan.

Five entrances are accessible via Clinton Street; one each into buildings A, B, and C, and two into the central courtyard.

Building A's central entrance boasts 5-light, wooden French doors set within a decorative pilaster surround. The entrance is set beneath a wooden, cross-hatched balustrade supported by metal posts with a floral design. It is accessed from the sidewalk via two sets of concrete steps on either side of the brick retaining wall, which feeds into a concrete walkway. This walkway diverges to lead guests into the central courtyard, or up a central set of concrete stairs leading to building A's entrance door. The entrance is

framed by two small single hung aluminum windows set within the recessed area, and two larger single hung vinyl windows on the main facade. This one-story duplex houses the onsite manager's office and residence on one side and a separate tenant apartment with courtyard-facing, curved bay windows overlooking a private garden on the other. Attached to the balustrade is a metal signpost that reads, "Clinton Manor."

Buildings B and D, the largest residential buildings, each offer one secondary entrance on the Clinton Street-facing facade. These two door openings are framed by thick plaster molding and a broken pediment with urn, and accessed from the sidewalk via two sets of concrete stairs. The entrance openings have no doors but rather lead to small landing areas and stairwells up to the second-floor exterior walkways that provide an aerial view of the courtyard canopy. Both entrances are framed by bow windows composed of five single slender hung aluminum windows on the first and second floors. Beyond the bow windows, there is one more bay towards the interior of the courtyard and two more bays towards the property line. These are all single hung aluminum frame windows. Those on the first level are framed with plaster pilaster and a half circle arch. There are several other plaster molding elements on the front facades of buildings B and D including a stretch of simple stringcourse molding running about three quarters of the way up the facade, just below the second story single hung windows; simple decorative molding that distinguishes the space between the bow windows on the first and second floor; and square pilasters with shaft fluting on the front corners of the building on the first floor. Each building features two dormer vents. The boxed eaves feature cornice molding and brackets.

The facades of building B and D that face inwards to the courtyard garden also have bilateral symmetry. They feature a range of window types including single hung, cant bay, and bow windows. The second floor of each building features several exposed walkways with terracotta tiles and metal railings. Each building is accessed by three main concrete sidewalks that traverse the courtyard garden.

The north-facing facade of building C, visible from within the courtyard, is asymmetrical as an individual building and symmetrical as part of the larger site plan. Similar to buildings B and D, building C has a hipped roof enclosed with boxed eaves, cornice molding and brackets, and three quarters stringcourse molding. Building C is T-shaped with a section that protrudes north into the courtyard. The peninsula is rounded at the corners by stacked bow windows, similar to the rounded edges seen on building A. The length of the building that completes the O-layout is rectangular with squared off corners. Building C has multiple entrances along its facades to individual units accessed via concrete sidewalks and sometimes concrete stairs. Most are six pane doors with minimal ornamentation. At the southwest and southeast corners of the buildings are flat arch openings with pilaster fluted columns leading to stairwells to the second floor.

The facades of buildings B, D, and C that face the perimeter of the property are unadorned stucco with single-hung aluminum windows.

The building facades have a myriad of entryway design elements from simple pilaster surrounds, to broken pediments with urns, to triangular pediments with dentil trim, to more elaborate door surrounds with wooden sidelight windows, bullseye rosettes, and/or decorative wood pilasters. Courtyard-facing front doors are highlighted in one of two ways: 1) second-story doors are placed along exterior walkways and the first-floor doors are framed underneath them, or 2) they are highlighted by an awning, portico, porch design, pilaster, recessed doorway and/or stairwell. Courtyard level stair entrances are identified with pilaster, flat archways. Second story doors have no decorative surrounds. All door designs mirror each other when looking across the courtyard between buildings B and D. Most doors are six-panel wooden doors except for the front manager's office that boasts five-light, wooden French doors. Some

doors have been replaced with single panel wooden doors. The original doors' brass address numbers and peephole hardware remain intact. Most apartments also have back doors (solid wood and glazed in the upper half) that lead down a back stairwell with wooden railings to the driveway. Porches, porticos, stairwells and pilasters mark the access points in and out of the buildings.

The majority of windows for buildings A, B, C, and D face the courtyard. While the openings have not been altered, many windows have been replaced with aluminum sliding sash windows. Original and character-defining window openings include the bow and cant bay window openings. Narrow octagonal shaped windows with wooden mullions that create a diamond-shaped pane are also original.

Other details throughout include metal staircase railings, dormer vents, and lantern lights.

The rectangular garages are of wood frame construction, with some brick and stucco facades. They are flat-roofed (likely with BUR systems). The garages house individual storage, a communal laundry room, as well as a maintenance garage and shed. The garages are accessed via the west ingress driveway, or through the two ground-floor pathways exiting south from the courtyard into the service area. These pathways are discreet in size and do not significantly disrupt the closed courtyard plan.

Building Interiors

The property houses 54 efficiency apartments made up of 38 one-bedroom apartments and 16 two-bedroom units. The shape of the apartments varies as the shape of the buildings are not uniform. However, all have 1 or 2 bedrooms, 1 bathroom, a living room, and a kitchen with either an eating nook or a separate dining room. Many kitchens have stainless steel countertops, single or double (sometimes porcelain) sinks, built-in cabinetry with dentil molding, tile or linoleum floors, and an ironing board cabinet. Some kitchens also have a small, mirrored cabinet over the sink and most have short, built-in book/display shelves. At least one kitchen still has a swinging kitchen door and at least two have O'Keefe and Merritt stoves. Other interior details include crown molding, square doorway arches, wainscoting, decorative plaster and lath walls, and high ceilings. Bedroom closets have built-in shoe racks and bathrooms have marble soap dishes, porcelain shower tubs, tile or linoleum floors, and electric heaters. Various glass overhead light fixtures. Original doorbell ringers and/or clappers remain in some of the units. Most apartments are carpeted with original wood flooring underneath.

The interior of the garages have exposed rafters and some also have exposed brick walls.

Landscaping and Hardscaping

The north facade of building A is separated from Clinton Street sidewalk by boxwood hedgerows and shrubs. Small trees and shrubs also line the north facades of buildings B and D. Boxwood hedgerows line the concrete paths leading from the street into the courtyard garden.

The courtyard garden itself is intersected by concrete walkways edged with boxwood hedgerows that create seven lawn spaces and present a decorative, meandering design. To the west and east of the central lawn are four medium-sized lawns. At the northeast and northwest corners of the main courtyard are two smaller garden nooks bisected by a cement walkway. To the southeast and southwest of the main lawn are two medium-sized lawns encircled by cement walkways and bordered by parterre planting beds. All of the lawns and nook gardens boast a variety of foundational plantings along the borders of the buildings as well as a variety of mature trees. Besides the Magnolia tree, there are a myriad of plantings in the garden: Fig, Grapefruit, Canary Island Date Palm, Peach, Avocado, Bougainvillea, Australian tree fern, Rubber tree, and Schefflera. Most of the mature trees are in their natural state but there are some that have been pruned into topiaries. An equally diverse amount of plants make their home in the

courtyard as well: Jade, Acanthus, Rosemary, Grapevines, Yucca, Plumeria, Night-blooming cactus, Philodendron, Strelitzia, Rose, Pineapple Guava, Geranium (with myriad more planted as annuals). In addition to the Boxwoods, some of the flowering plants including Lantana and Nandina have been pruned into hedges.

Three steel laundry lines run parallel to the first row of garages in the walkway separating the service area from the residential buildings.

Character Defining Features:

Site and Courtyard

- Combined E-/O-shaped layout with bilateral symmetry
- Distinct service area composed of two rows of detached garages and utility buildings
- Ingress and egress asphalt driveways
- Circulation of concrete pathways connecting Clinton Street, the courtyard, and the service area
- Landscaping including seven distinct lawns, boxwood hedgerows, and Magnolia tree

Buildings- Exterior

- Building B and D's L-shape with combination hipped and flat roofs
- Building C's T-shape and hipped roof
- Building A's irregular rectangular shape and hipped roof
- Hipped roofs with boxed eaves and cornices
- Flat roofs with mission tile roofline edging
- Rectangular utility buildings, with flat roofs
- Dormer vents
- Steel laundry lines
- Stairwells
- Terracotta stair tiles with floral pattern
- Second story exterior walkways with terracotta tile
- Decorative entrance surrounds including broken pediments with urns, triangular pediments with dentil trim, wooden sidelight windows, bullseye rosettes, and/or decorative wood pilasters
- Six-panel wooden doors
- Five-light French doors
- Bow window openings
- Cant bay window openings
- Octagonal windows with diamond pane
- Eight-light side lights
- Pilaster columns w/ fluted shafts
- Three quarter scale stringcourse
- Metal staircase railings
- Lantern lights

Buildings- Interior

- Original doors and brass hardware, peepholes, knockers, and numbers
- Original doorbells

- Original interior features including crown molding, built-in cabinetry, square doorway arches, wainscoting, decorative plaster and lath walls, and high ceilings
- Stainless steel countertops
- Porcelain sinks/tubs
- Ironing board cabinets

7b. Written Statement: Statement of Significance

SUMMARY

Per Historic Places LA, Clinton Manor Courtyard Apartments (“Clinton Manor”) is an excellent¹ example of the American Colonial Revival Courtyard Apartment, and reflects the period of significance of 1939-1940. It is eligible for listing in the National Register of Historic Places, the California Register of Historic Resources, and as a City of Los Angeles Historic-Cultural Monument.²

Clinton Manor is eligible for designation under Criterion 1, *identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community*. It is significant for its associations with late-Great Depression multi-family housing development in the neighborhoods of Hollywood and Greater Wilshire. The subject property translated Garden City principles and ideals of Southern California indoor/outdoor living, providing everyday people with a place of idyllic peace in the midst of national economic hardship. Located directly south of two major film studios, it exemplifies how the developing motion picture industry influenced real estate development in the surrounding neighborhoods: first, in providing proximate housing for the growing population of entertainment and service workers and, second, through its economical construction designed to be accessible to working families. Notable tenants who typified the target audience of courtyard builds in Hollywood were Ruth and Elliott Handler, who established their consumer plastics manufacturing company while living at Clinton Manor. The Handlers went on to found the groundbreaking toy manufacturer Mattel in 1945 and the iconic Barbie doll in 1959. Clinton Manor’s developer, Aetna Construction Company, was a pioneer of mass housing before and after World War II. The company would go on to build large-scale developments at Rancho San Pedro and the City of Lakewood (among other major subdivisions), positioning Clinton Manor at a crucial juncture in the developer’s evolution from apartment to single-family dwellings.

Clinton Manor is also eligible for designation under Criterion 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*. It is an excellent, rare, and intact example of the courtyard apartment type in the American Colonial Revival style. Built between 1939 and 1940, Clinton Manor is a transitional property spanning the early (1900-1940) and late (1940-1965) American Colonial Revival period. The subject property’s high-density profile (54 units), economical building materials, and simplified revival design elements underscore builders’ priorities during the 1930s: density, economy and fantasy. From an architectural and site planning perspective, Clinton Manor is an exceptionally large (72,000 square feet) example of the courtyard apartment typology – namely, the O-/E-shaped or closed courtyard – set in the American Colonial Revival style.

¹ “Excellent example of a 1940s courtyard apartment in the Wilshire area.” City of Los Angeles, Department of City Planning, Office of Historic Resources, *Los Angeles Historic Resources Inventory: Historic Places LA*, 2016, <https://hpla.lacity.org/report/72667a39-1df2-44b0-93f9-e843c6c2a94e>.

² Ibid.

STATEMENT OF SIGNIFICANCE

I. CRITERION 1: ASSOCIATIONS WITH BROAD PATTERNS OF HISTORY

A. Early History: Time Immemorial to the Cahuenga Homesteads

The Tongva people have inhabited and stewarded the land now known as the Los Angeles Basin since time immemorial.³ The region's first people lived in networks of villages connected by waterways and sustained by an abundant edible landscape. The place that would become California was one of the most linguistically and culturally diverse regions on earth, and the Tongva benefitted from a sophisticated system of diplomacy rooted in deep cosmologies. Beginning in 1769, the Spanish conquest of so-called "Alta California" upended the lifeways of the Tongva and their neighbors. Franciscan proselytizers established their fourth mission, that of San Gabriel Arcángel, on Tongva lands in 1771. A mixed-race group of Spanish-Mexican settlers established El Pueblo de Nuestra Señora la Reina de los Ángeles del Río de Porciúncula in 1781, directly adjacent to the Tongva village of Yaanga.⁴

Hungry for labor, land, and souls, the Spanish forced Native Californians living in coastal regions into the punitive mission system, which structured life in the far northern borderlands of the Spanish American empire until 1821. The Mexican War of Independence (1810-1821) – led by marginalized "castas" (castes) within the colonial hierarchy – ended Spanish colonial rule and instituted a new Republic of Mexico, which abolished the mission system. In Alta California (including Los Angeles), the elites, known as "Californios," seized grants of former mission lands and transformed them into sweeping ranchos, despite Mexican laws requiring redistribution of lands to emancipated Natives. During the secularization period, hundreds of California Indians, now further dispossessed of their lands, entered Los Angeles in search of work. In turn, Californios instituted new systems of Indigenous labor rooted in paternalism and outright bondage.⁵

During the 1830s and 1840s, Anglo American immigrants settled in Southern California in greater numbers as well, looking for land, political influence, and favorable business opportunities. Many achieved control of ranchos through marriage to the daughters of Californios. This transfer of lands accelerated, primarily through deceit, after the U.S. War with Mexico (1846-48). As a result, much of the land in Greater Los Angeles sat in private hands when the transcontinental railroad arrived in the city in 1876. White settlers brought new violence to the system of labor they inherited from landed Mexicans, part of a wider strategy of land grabs and Native elimination that swept California in the mid-nineteenth century with Congressional support.⁶

The earliest urban development of the neighborhood bordering Hollywood and Larchmont Village predated the subject property by 70 years. A collection of white speculators, drawn to the rare public lands (unclaimed by other Euro Americans), concentrated new settlements around Normandie Avenue, Melrose Avenue, and Wilshire Boulevard beginning in the 1870s. The area known as Cahuenga Valley or

³ The original peoples have identified by many names over the last two centuries, including "Gabrielino," "Gabrieleno," "Gabiroleño," "Tobikhars," "Kij," "Kizh," "Pipimaris," "Mission Indians," "Tongva," and "Gabrielino-Tongva." Generational, geographical, and other differences in identity shape individual preferences. The region called "Tovaangar" encompasses the Los Angeles Basin, sections of the San Gabriel Valley, the western portion of San Bernardino County, and the drainage route of the Santa Ana River. For more, see Claudia K. Jurmain and William McCawley, *O, My Ancestor: Recognition and Renewal for the Gabrielino-Tongva People of the Los Angeles Area* (Berkeley: Heyday Books, 2009).

⁴ Kelly Lytle-Hernández, *City of Inmates: Conquest, Rebellion, and the Rise of Human Caging in Los Angeles, 1771-1965* (Chapel Hill: University of North Carolina Press, 2017), 16-28.

⁵ *Ibid.*, 28-34.

⁶ *Ibid.*, 34-44.

Cahuenga extended beyond the burgeoning City of Los Angeles's western boundaries and would not be annexed until 1910. The place-name descended from the Tongva and referenced the Cahuenga Pass connecting the San Fernando Valley to the Los Angeles Basin.⁷ To the west sat Rancho La Brea, deeded from the descendants of Antonio José Rocha to attorney and surveyor Henry Hancock in 1860. Hancock sold off portions of the land grant and dedicated other sections to extraction, but the land remained largely rural until the 1880s (then in the hands of his son, G. Allan Hancock).⁸

In the 1870s and '80s, Danish settler and surveyor Ivar A. Weid (1837-1903) purchased and developed the 400-acre tract where Clinton Manor would later be constructed ("Weid Tract"). According to historian Josh Sides, the Civil War veteran proved to be one of the most prosperous of his associates due to sheer luck. His arrival in Los Angeles coincided with sales of the last remaining public lands, which he acquired through the federal Homestead Act, and the repeat successes of his wheat crops allowed him to purchase additional acreage. His contemporaries commonly referred to the smaller of his two homesteads as "Weid Canyon."⁹ His real estate holdings helped finance much of Hollywood's infrastructure, including the electric streetcar.¹⁰

B. Early Twentieth-Century Development in Los Angeles

Los Angeles experienced a major population boom in the 1880s, with an influx of new migrants prompted by tales of "a more prosperous, healthier, interesting life in Southern California."¹¹ Up until the last quarter of the 19th century, Los Angeles had remained a relatively small city despite a steady increase in population. The arrival of the transcontinental railroad in 1876 (by way of San Francisco) accelerated westward migration to Southern California; rate wars between Southern Pacific Railroad and the Atchison, Topeka & Santa Fe Railway in the late 1880s further incentivized arrivals from the eastern U.S. and Europe.¹² Between 1880 and 1896, Los Angeles' population increased from 11,090 to 97,382. Late 19th-century migrants tended to have different motivations and socioeconomic backgrounds than the American settlers who had arrived in Los Angeles after California obtained statehood in 1850.¹³ They were not the homesteaders and prospectors of previous decades; many came from middle- or upper-class families in urban settings. They played a significant role in Los Angeles's transition from an agricultural economy into an industrial and commercial one. Entrepreneurs, industrialists and tradesmen traveled to the city to establish more manufacturing¹⁴. After World War I, major booms in the of oil, real

⁷ Josh Sides, *Backcountry Ghosts: California Homesteaders and the Making of a Dubious Dream* (Lincoln: University of Nebraska Press, 2021), 30. The area was south of Rancho Los Feliz and east of Rancho La Brea.

⁸ City of Los Angeles, "Recommendation Report, Historic-Cultural Monument Application for 119 N. Larchmont Boulevard," prepared by James Dastoli, October 5, 2023.

⁹ Sides, 31-32. See also Anders Bo Rasmussen, *Civil War Settlers: Scandinavians, Citizenship, and American Empire, 1848-1870* (Cambridge: Cambridge University Press, 2022).

¹⁰ Historical Society of Southern California, "Ivar A. Weid," *Pioneers of Los Angeles County* Vol. 5 (Los Angeles, 1900-1902), 93-94.

¹¹ Sam Hall Kaplan, *LA: Lost and Found: An Architectural History of Los Angeles*, (New York: Crown Trade Paperbacks, 1987), 37.

¹² City of Los Angeles, Department of City Planning, Office of Historic Resources, *Survey LA: Los Angeles Historic Resources Survey, Los Angeles Citywide Historic Context Statement, Industrial Development, Industrial Development 1850-1980*, 5, https://planning.lacity.gov/odocument/ad40500b-cf5a-436e-8c80-a81606544c01/IndustrialDevelopment_1850-1980.pdf.

¹³ City of Los Angeles, Department of City Planning, Office of Historic Resources, *Survey LA: Los Angeles Historic Resources Survey, Los Angeles Citywide Historic Context Statement, Architecture and Engineering, 1850-1980, Housing the Masses, 1880-1975, Late 19th and Early 20th Century Neighborhoods, 1880-1910*, 10, https://planning.lacity.gov/odocument/1481fba6-c496-495c-804e-c56fd98b7f48/Late19thandEarly20thCenturyResidentialArchitecture_1885-1910.pdf.

¹⁴ City of Los Angeles, *Industrial Development*, 4.

estate, and motion picture industries¹⁵ prompted another migration swell. Between 1900 and 1930, the population of Los Angeles grew to over 1.2 million.¹⁶ As historian Robert Fogelson wrote, “The metropolis [of Los Angeles] grew slowly in the era of the horse car, rapidly during the period of the electric railway, and even faster in the age of the private automobile.”¹⁷

These population explosions created a demand for higher-density housing, which led to a significant wave of multi-family housing development. “[D]uring the 1920s entrepreneurs erected new apartment houses at a staggering rate... from just eight percent in 1920 to 53 percent in 1928. By the mid-1920s, nearly half of all of the city’s residential units were in multi-family buildings, including duplexes, four-flats, bungalow courts, and apartment buildings.”¹⁸ Thus multi-family housing became an integral building block of the growth and development of the city’s urban landscape.

In Hollywood specifically, demand for multi-family housing was further fueled by the burgeoning motion picture studios’ need for concentrated housing in the surrounding neighborhoods for studio workers and other support staff. Six years after the opening of the first film studio in Hollywood in 1917, the motion picture industry was the Hollywood community’s largest industry.¹⁹ By 1920, the film industry was grossing an estimated \$1 billion a year and employing some 100,000 Angelenos. It was L.A.’s biggest industry, next to growth itself.²⁰ Hollywood had become synonymous with the glamor of film as well as a residential and commercial center. As movie studios continued to scale, its growth had a secondary effect of making the land around motion picture studios prime development areas for real estate. Real estate developers capitalized on the opportunity, building residential development at every price point, from palatial homes to multi-family dwellings, for the studio president down to the most entry-level studio worker.²¹ With the studio-adjacent multi-family residences specifically, a myriad of studio workers, artists and executives continuously circulated together in their home life as well as their work life, reflecting the symbiotic relationship between residential and industry.²² With proximate housing available, these industry workers were able to create kindred, working-class communities in orbit around the central studio. These kinds of concentrated worker communities contributed to working-class identity formation and were as significant to “shaping working-class consciousness [in Los Angeles] as unions and the workplace itself.”²³ The mark of studio-worker communities are not only reflected in the motion pictures produced but in the surrounding residential architecture, as many studio workers were often employed to build the surrounding residential housing, employing similar construction materials and building principles

¹⁵ Ibid., 8.

¹⁶ City of Los Angeles, Department of City Planning, Office of Historic Resources, *Survey LA: Los Angeles Historic Resources Survey, Los Angeles Citywide Historic Context Statement, Residential Development and Suburbanization, Multi-Family Residential Development*, 5, https://planning.lacity.gov/odocument/1a7b1647-4516-45da-9cff-db2db3b9b440/Multi-FamilyResidentialDevelopment_1910-1980.pdf.

¹⁷ Robert M. Fogelson, *The Fragmented Metropolis: Los Angeles, 1850-1930*, (Berkeley, Los Angeles, London: University of California Press, 1967), 142-3.

¹⁸ City of Los Angeles, *Multi-family Residential Development*, 12.

¹⁹ City of Los Angeles, Department of City Planning, Office of Historic Resources, *Survey LA: Los Angeles Historic Resources Survey, Los Angeles Citywide Historic Context Statement, Entertainment Industry 1908-1980, Residential Properties Associated with the Entertainment Industry 1908-1980, Entertainment Industry Housing and Neighborhoods 1908-1980*, 30, https://planning.lacity.gov/odocument/e68277d1-b3b8-4a25-9f4a-75638c4a728a/7.1_Entertainment_Industry_Residential_Theme_1908-1980.pdf.

²⁰ Kaplan, *Lost & Found*, 83.

²¹ City of Los Angeles, *Entertainment Industry*, 30.

²² Ibid., 4.

²³ City of Los Angeles, Department of City Planning, Office of Historic Resources, *Survey LA: Los Angeles Historic Resources Survey, Los Angeles Citywide Historic Context Statement, Industrial Development, Labor History 1870-1980*, 49, https://planning.lacity.gov/odocument/0435c714-48b7-4959-9d4c-93b24641d4f0/LaborHistory_1870-1980.pdf.

as they applied to movie sets. The desirability of these neighborhoods invited streetcar line development, which spurred the rise of streetcar-related commercial districts and streetcar suburbs.

Following the stock market crash in late 1929, the U.S. plunged into the Great Depression with the rest of the globe. Over the next decade, 14 million Americans experienced unemployment, and the nation's poor were relegated to increasingly derelict housing as available housing stock dried up. Housing construction across the country shrank by 90%, and migrants from rural settings and small towns crowded into the larger cities seeking work.²⁴ The congestion overburdened urban neighborhoods already struggling with economic hardship and disinvestment.²⁵ Construction of new housing in Los Angeles slowed in the early 1930s and remained sluggish through 1936. The slowdown initially affected single-family housing more than multi-family because many developers were still interested in converting vacant lots into income-producing rental properties. However, by the late 1930s, even multi-family development was feeling the pressures of affordable housing demand due to the difficult economy and high rates of poverty.²⁶ Los Angeles' population continued to grow even in uncertain economic times because, as one migrant explained, "[H]e might starve in L.A., but he wouldn't freeze."²⁷ These combined pressures led to a tremendous housing shortage, as well as an accelerated deterioration of existing housing stock.²⁸

Economic pressures were felt keenly in large, densely populated cities, and everyday Angelenos longed for more stability. Although *economic* stability may not have been available to many, architects and designers capitalized on Southern California's temperate climate and created timeless, peaceful living environments that incorporated Garden City Movement principles to produce living space stability. Originating in nineteenth-century England, the Garden City Movement is attributed to Sir Ebenezer Howard and his 1898 book, *To-morrow: A Peaceful Path to True Reform*. The book discussed the deteriorating quality of life in cities and advocated moving to the nearby countryside just outside said cities. The goal was to enjoy the pleasures of a country lifestyle without giving up proximity to the amenities of urban life. The architecture emphasized greenspace, air, and light as well as humble, vernacular building styles to create a peaceful environment.²⁹ Inspired by European thinkers, American urban planner Charles Stein founded the Regional Planning Association of America (RPAA) in 1923 with fellow urban planner Henry Wright and other luminaries (Lewis Mumford, Catherine Bauer, Bendon MacKay and Alexander Bing) to address the derelict housing problem that arose at the end of the Industrial Revolution. The RPAA's prolific writings on the subject sparked courtyard and garden-style communities on the East Coast, starting in 1923 with Sunnyside Gardens, a 77-acre low-rise development in Queens, New York.³⁰

As the consequences of the Great Depression took hold in Southern California, builders adapted Garden City principles to the higher density bungalow courts, courtyard apartments, and (eventually) garden apartments that were growing in popularity among working Angelenos. Instead of locating these builds

²⁴ Los Angeles Conservancy, prepared by Architectural Resources Group, *Garden Apartments of Los Angeles: Historic Context Statement*, 16, https://planning.lacity.gov/odocument/44a35225-2c50-4d41-80b1-605cec58373e/GardenApartmentsofLosAngeles_ContextStatement.pdf.

²⁵ National Park Service, *Public Housing in the United States 1933-1949*, National Register of Historic Places Multiple Property Documentation Form, Section E, 17, https://planning.lacity.gov/odocument/6b1ce146-16b3-4e5a-8df9-11f44322a159/PublicHousingintheUnitedStates_1933-1949.pdf.

²⁶ City of Los Angeles, *Multi-family Residential Development*, 18.

²⁷ Kaplan, *Lost and Found*, 123.

²⁸ City of Los Angeles, *Multi-family Residential Development*, 18.

²⁹ Los Angeles Conservancy, *Garden Apartments of Los Angeles*, 11-12.

³⁰ Los Angeles Conservancy, *Garden Apartments of Los Angeles*, 13.

30 minutes outside of the city as Howard proposed, real estate developers brought the countryside into the urban courtyard. These types of multi-family housing prioritized the courtyard greenspace as a focal point, and provided a modicum of peace and respite to Angelenos trying to weather the economic storms of the 1930s. Though the city continued to struggle economically until the outbreak of World War II, the 1932 Olympics gave Los Angeles a much needed cash infusion, and the motion picture industry continued to be profitable due to its escapism.³¹ Eventually, by the late 1930s, Los Angeles' housing market had begun to rebound, so much so that by 1937 multi-family construction had multiplied by a factor of fourteen.³²

Besides incorporating soothing greenspace, real estate developers were also employing popular Revival-style architecture to provide a more serene home space. Revival styles reinforced the fantasy of a serenity by referencing a building style that promoted the idea of the renter living in a simpler era of abundance. With regard to the American Colonial Revival architectural style, during the Great Depression and, subsequently, during/after World War II, there were also fiscal considerations for using this style. Building technology and material economies were becoming increasingly relevant as the austerity of the 1930s "was followed by a scarcity of building materials because of the war."³³ The simplicity of this colonial style made the revival version a more economical build that could easily accommodate modern construction technologies such as prefabrication and reinforced concrete.³⁴

C. Early Development in Greater Wilshire

Relative to the subject property, the area surrounding Weid Tract experienced a boom in residential growth as the city stretched beyond its original core in the early 20th century. Much of the early housing stock was single-family. According to settler historian James Miller Guinn, the more expansive of Weid's tracts – bound by Second Street, Santa Monica Boulevard, Western Avenue, and the Hollywood Cemetery – was filled with "beautiful homes, primarily of the bungalow type" and had developed into "one of the most desirable residence sections in Los Angeles" by 1915.³⁵ To the east, investors Sidney L. Briggs and M.P. Gilbert acquired 35 acres of public lands to develop Melrose Hill in 1906; the tract would fill with Craftsman bungalows and period revival residences over the next two decades.³⁶ Larchmont Heights followed in 1910, a project of developer James V. Baldwin. In 1911, the Windsor Square Investment Company purchased 200 acres to the south of the subject property, which it subdivided for stately, deed-restricted homes.³⁷ The exclusive neighborhood expanded quickly over the next decade. 1920 proved to be transformative, beginning with the Los Angeles Railway construction of an extension along the new Larchmont Boulevard to Melrose Avenue to serve the popular Hollywood Mineral Hot Springs. Later that year, Windsor Square resident Julius La Bonte and his business partner Charles Ramson purchased seven lots on Larchmont between Beverly Boulevard and 1st Street for a neighborhood-serving commercial district (dubbed "Larchmont Village").³⁸ Around the same time, smaller developers began constructing more modest residences around the new business district, with tract

³¹ Kaplan, *Lost and Found*, 125.

³² City of Los Angeles, *Multi-family Residential Development*, 19.

³³ Barbara Rubin, "A Chronology of Architecture in Los Angeles," *Annals of the Association of American Geographers*, vol. 67, no. 4 (1977): 532, <https://www.jstor.org/stable/2562480>.

³⁴ David Gebhard, "The American Colonial Revival in the 1930s," *Winterthur Portfolio*, vol. 22, no. 2/3 (1987): 146, <https://www.jstor.org/stable/1181112>.

³⁵ James Miller Guinn, *A History of California and an Extended History of Los Angeles and Environs, Vol. II* (Los Angeles: Historic Record Company, 1915), 263.

³⁶ City of Los Angeles, "Melrose Hill Preservation Plan," (March 13, 2008), 10.

³⁷ Patricia Lombard, *Images of America: Larchmont* (Charleston: Arcadia Publishing, 2015), 9; Eric Brightwell, "California Fool's Gold: Exploring Larchmont Village," March 13, 2022, <https://ericbrightwell.com/2022/02/03/california-fools-gold-exploring-larchmont-village/>.

³⁸ City of Los Angeles, "Recommendation Report for 119 N. Larchmont Boulevard," October 5, 2023.

names such as “New Windsor Square,” “Windsor Heights,” and “Marlborough Square.” These investors had a different homebuyer in mind: film industry workers. With its nearby amenities, this streetcar suburb offered convenient access to nearby motion picture studios and were priced within reach of middle-class families.³⁹

Also in 1920, Weid Tract passed to rancher Walter K. Bowker, who earned his fortune in land holdings, infrastructure, and livestock in Calexico, CA.⁴⁰ Over the next two decades, the neighborhood grew to include both single-family and multi-family residential buildings, with high concentrations of motion picture and radio workers. In 1926, the Famous Players-Lasky Corporation (renamed Paramount Pictures in 1930) purchased the former United Studios property on Melrose and began building out the studio lot with new facilities for talking pictures. Neighboring Radio-Keith-Orpheum (RKO) Studios – which formed in the late 1920s from a circuit of vaudeville theaters, film ventures, and radio networks – similarly undertook an ambitious building campaign in the late 1920s and early 1930s.⁴¹ The 1951 Sanborn map of the blocks around Clinton Manor reveals a high concentration of multi-family housing in the area, including bungalow courts, apartment houses, fourplexes and courtyard apartments.

As indicated above, these studio expansions drew more working and middle-class families to the neighborhood south of Melrose. In 1939, the same year that Aetna broke ground on Clinton Manor, the Home Owners’ Loan Corporation (HOLC) noted gradual changes in the residential districts surrounding Paramount and RKO. A program of the New Deal, HOLC relied on demographic information to assess the (often racialized) risks and opportunities of home mortgages in American cities. Clinton Street itself ran through the border of two districts: the area to the south (C-86) received a high yellow grade, whereas the area to the north (D-29) received a mid-red grade.⁴² Neither neighborhood contained active deed restrictions at the time.

The southern district – bounded roughly by Melrose and Clinton to the north, Western Avenue to the east, Beverly Boulevard to the south, and the Wilshire Country Club to the west – contained moderately priced, good quality homes with “some pride of ownership.” Its residents included entrepreneurs and white-collar professionals in addition to studio employees. Yet federal evaluators determined the area to be in decline, the result of an “infiltration of subversive racial elements” from the north and the presence of multifamily dwellings, which broke up the cohesion of single-family blocks.⁴³ Furthermore, they described the northern district – bounded roughly by Melrose and Clinton to the south, Western to the east, La Mirada and Sunset Boulevard to the north, and Wilcox and El Centro to the west – as a “low rental workingman’s district.” Its residents held similar occupations as their neighbors to the south, along with high concentrations of service workers and artisans. Most lived in apartment buildings in dwindling repair, some of which were rumored “to be operated on a ‘bawdy house’ basis.” Above all, HOLC assessors singled out the neighborhood’s ethnoracial diversity as the source of its low grade, describing the “unfavorable influence” of Japanese, Filipino, and Mexican residents on property values.⁴⁴

³⁹ Gayle Pollard-Terry, “Homespun and not far from Hollywood,” *Los Angeles Times*, April 23, 2006, <https://www.latimes.com/la-re-guide23apr23-story.html>.

⁴⁰ County of Los Angeles, “Deed of Trust, Lots 53 and 54 of Ivar A. Weid’s Subdivision, Ada F. Weyse and Rudolf G. Weyse to Walter K. Bowker,” August 2, 1920; “W.K. Bowker Rites Today,” *Los Angeles Times*, July 28, 1931.

⁴¹ Los Angeles Conservancy, “Paramount Pictures,” undated, <https://www.laconservancy.org/learn/historic-places/paramount-pictures/>

⁴² HOLC assigned all neighborhoods one of four grades: red, yellow, green, and blue. Red grades represented the highest risk, whereas blue represented the most desirable investments.

⁴³ Home Owners Loan Corporation, “Area Description: Hollywood, C-86,” February 25, 1939, courtesy of Mapping Inequality, University of Richmond. .

⁴⁴ Home Owners Loan Corporation, “Area Description: Hollywood, D-29,” February 24, 1939, courtesy of Mapping Inequality.

Such was the outsider view of the former Weid Tract in the late 1930s. Amid the tumult of the Great Depression, federal housing experts marked the neighborhood as an investment risk for single-family homeowners and their mortgage lenders due to changing demographics and its growing concentration of apartment buildings and duplexes. Against this backdrop, Aetna proposed a new rental community that would bring desirable qualities like green space, an orderly site plan, functional living arrangements, picturesque design, and modern amenities to apartment dwellers. The plan for Clinton Manor sought to balance competing visions of the neighborhood and to meet demands for new workforce housing near the studios. As some of its earliest tenants would attest, the rental rate proved to be a stretch, but the property nonetheless drew in working actors, production staff, salespersons, and service workers in addition to medical professionals and attorneys. Thus, the builder's choice to invest on Clinton Street at the same moment in which its risk assessment was climbing was noteworthy and anticipated (in design) the kinds of projects it would undertake in the coming years.

D. Clinton Manor Reflects the Considerations of the Period of Significance

Sited on a two-lot parcel,⁴⁵ Clinton Manor's 54 one- and two-bedroom apartment units reflect the type of high-density housing that developers were building in order to meet Los Angeles' rising population demands and affordable housing needs. Scaled back building budgets were reflected in the construction economies of many of the building choices: cheaper building materials of wood and stucco; metal railings that were likely manufactured; and brick veneer on façades rather than actual brick. These newer building technologies at the time made colonial revival decorative elements cost-effective and, therefore, possible on a multi-family scale. Decorative features on the building fenestrations and inside apartments were simplified as well as an economy. By keeping costs down, Aetna Construction Company was able to specifically advertise the subject property's "reasonable rates"⁴⁶ to appeal to the cost-conscious renter.

In the Garden City tradition, Aetna made the efficiency-size apartments more attractive by highlighting the courtyard's "unique and beautiful setting,"⁴⁷ assuring residents that they were getting more than just an apartment. They were getting a "manor," evoking a picturesque lifestyle inside one of the largest urban cities in America without foregoing modern conveniences. Their newspaper advertisements highlighted several modernizations such as a switchboard service, garages for personal automobiles, carpet, refrigeration, and separate entrances. Garage storage space provided additional relief to the efficiency-size apartments, while maintaining the integral fantasy of the manor's courtyard garden by relegating such utilitarian necessities to the back service area. Wrapped in the revivalist cloak of historic fantasy, modern domestic conveniences became comfortable and reassuring.⁴⁸

The subject property is sited within a fifteen-minute walk to the historic Larchmont commercial district and a ten-minute walk to the (now defunct) R streetcar line⁴⁹ (Western terminus was at Melrose Avenue and

⁴⁵ Lots 53 and 54. Los Angeles County Assessor's Office, *Property Search Tool*, <https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=5522-015>.

⁴⁶ See attached Exhibit Ext. Architectural Features_Garage_Advertisement Sign (creation date unknown).

⁴⁷ See attached Exhibit. Clinton Manor, advertisement, Los Angeles Times, March 25, 1940.

⁴⁸ Valenzuela Preservation Studio prepared for the Louisiana Office of Cultural Development, Division of Historic Preservation, Baton Rouge, Louisiana, "Historic Context for the Colonial Revival Architecture Style in Louisiana," Department of Culture, Recreation & Tourism, 2012, 4-14, https://crt.state.la.us/Assets/OCD/hp/nationalregister/historic_contexts/The_Colonial_Revival_Style.pdf.

⁴⁹ "The 'R' Line was formed by merging the Stephenson Avenue Line and the West 6th Street Line, with service beginning in 1920 and ending in 1947. The route went from Eastern Avenue and Whittier Boulevard, west on Whittier to Boyle Avenue, south on Boyle to E. 7th Street, west on 7th to Alvarado Street, north on Alvarado to W. 6th Street, west on 6th to right-of-way near Gramercy Place, north on right-of-way to W. 3rd Street, west on 3rd to Larchmont Boulevard, north on Larchmont to Melrose Avenue. In 1931, the line was rerouted to travel west on Whittier to Boyle Avenue, south on Boyle to

Larchmont Boulevard - 0.6 miles from the subject property). Residents who had a work commute and no automobile were in close proximity to public transportation to get to their jobs in the downtown commercial district or other destinations. This would have been an important consideration for the non-studio worker residents of Clinton Manor who held a variety of working and middle-class jobs, including but not limited to stenographer, salesperson, trucker, vice-president, civil engineer, lawyer, teacher, dentist, bookkeeper, trucker, weaver, plastics manufacturer, mechanic, and deputy city attorney.⁵⁰ For those residents who did have a personal vehicle, the detached, two-car garages in the back of the courtyard envelope acknowledged the growing use of automobiles that, by 1940, had begun to define Los Angeles.

There was also a demonstrable subset of inaugural Clinton Manor residents who held a variety of motion picture and entertainment jobs: studio workers, actors, an assistant director, a singer, and a musician.⁵¹ Situated less than two blocks from Famous Players-Lasky Studios (now Paramount Studios) and half a block from Clune Studios (originally part of Famous Players-Lasky Studios, which became Clune Studios, then California Studios and currently Raleigh Studios), the subject property was strategically placed to offer a convenient, walkable commute for its many residents who worked in the entertainment industry. (See figure 1, below.) The subject property's placement also reflected real estate developers' recognition of the high profitability of the motion picture industry at the time and the resulting commercial viability of larger multi-family apartment development in studio-surrounding neighborhoods.



Figure 1

E. Notable Tenants: Ruth and Elliot Handler

E. 7th Street, west on 7th to Vermont Avenue, north on Vermont to W. 3rd Street, west on 3rd to La Brea Avenue.
 "R'-Whittier Boulevard and W. 3rd Street Line (1920-1947)," The Electrical Railway Historical Association of Southern California, http://erha.org/lary_r.htm.

⁵⁰ See attached Exhibit of tenant occupations 1941-42.

⁵¹ Ibid.

Mattel co-founders Ruth Moskowicz Handler (1916-2002) and Isadore “Izzy” Elliot Handler (1916-2011) were among the first tenants of the subject property, renting 5142 ½ from 1940-1942. High school sweethearts from Denver, CO, the entrepreneurial couple shared a westward gaze. In 1936, nineteen-year-old Ruth took a job as a stenographer at Paramount Studios while visiting a friend in Los Angeles, earning \$25 a week.⁵² Elliot (as he was known for most of his life) followed soon after, working as a lighting fixture designer while he saved money to attend the Art Center School of Design. Ruth remembered their earliest years in Hollywood fondly, despite at least one encounter with antisemitism on the studio lot.⁵³ Under pressure from her family, she briefly returned to Denver after a year in Los Angeles. The couple reunited and married in 1938, settling together in Hollywood. Ruth resumed working for Paramount, Elliot enrolled in classes at the Art Center, and the pair moved into a small furnished studio apartment off Melrose. “We weren’t just cramped in that dinky hole,” she wrote in her autobiography. “[I]n the summer we’d nearly die from the furnace-like heat it collected.”⁵⁴

Clinton Manor’s lush grounds and modern amenities represented “pure paradise” to the young transplants. Ruth and Elliot found their future apartment and plastics lab by happenstance. After stumbling upon an open house for the newly completed property, they agreed to a tour out of curiosity, convinced the units exceeded their budget. Ruth recalled: “The complex boasted an expansive lawn and each unit featured carpeting, a stove and refrigerator, big windows with venetian blinds...and best of all spaciousness. As a bonus, each apartment was allotted one-half of a two-car garage.”⁵⁵ The monthly rate – \$37.50 – was \$10 more than their current arrangement, but the Handlers signed a lease on the spot and drove straight to Sears to begin furnishing their new home. Ruth would later claim that renting 5142 ½ Clinton Street was “the single most important step we’d ever take.”⁵⁶ Looking back, she saw the move as one in a series of fortuitous events that would bring good fortune to her and her family. Biographer Robin Gerber emphasizes this point, writing: “Ruth read a great deal of meaning into taking the new apartment, as well as other milestones she identified in her life.”⁵⁷

Now an industrial designer, Elliot began experimenting with creating consumer products from acrylic plastics like Lucite, more commonly used in aviation technologies. According to Ruth, he drew inspiration for sleek plastic housewares from the “Spartan looks of [their] new apartment.”⁵⁸ With strong encouragement from his wife, he transformed their half of the garage into a Lucite workshop and used their kitchen oven to shape his molds. “Our side of the garage was always a mess of plastic and wood shavings plus dust from the sanding,” Ruth admitted. “It wasn’t long before the neighbor who shared our garage complained to the apartment manager that our activities were ruining the finish on his car.”⁵⁹ Threatened with eviction if they didn’t relocate their lab, the Handlers took a gamble. Ruth agreed to continue working at Paramount, and Elliot dropped out of the Art Center to work on his designs full-time. They scraped together \$50 to rent a small shop – a former Chinese laundry – for six months. Elliot turned to Harold “Matt” Matson, a craftsman he knew from his time in light fixtures, and asked him to construct an oven for the new studio.

⁵² Ruth Handler and Jacqueline Shannon, *Dream Doll: The Ruth Handler Story* (Stamford, CT: Longmeadow Press, 1994), 28.

⁵³ *Ibid.*, 30. In her autobiography, Ruth described more experiences with antisemitism during her time in Denver. She persuaded her husband to go by his middle name after they married, explaining that non-Jews often used the name “Izzy” as an ethnic slur. See *Ibid.*, 33.

⁵⁴ *Ibid.*, 34.

⁵⁵ *Ibid.*

⁵⁶ *Ibid.*, 35.

⁵⁷ Robin Gerber, *Barbie and Ruth: The Story of the World’s Most Famous Doll and the Woman who Created Her* (New York: HarperCollins, 2009), 45.

⁵⁸ Handler and Shannon, 35.

⁵⁹ *Ibid.*, 36.

Elliot Handler Plastics was a tiny operation. The early samples were a bold mix of Lucite, metal, and wood – rare combinations for the time. Ruth proved to be an excellent saleswoman, targeting exclusive housewares shops like Zacho's on Wilshire Boulevard and securing holiday orders from Douglas Aircraft. As the company grew and relocated to a bigger studio, she split more of her time between Paramount and plastics sales. Elliot expanded from giftware into jewelry design, but he struggled to turn a profit due to the high cost of materials. His customers included major film studios (including RKO), department stores, and private individuals.⁶⁰ In 1942, he took on a partner, Russian émigré Zachary Zemby, in a costume jewelry venture and renamed the business Elzac, which ran until 1944.⁶¹ Matson joined the team and supervised the factory. The short-lived partnership with Zemby proved tumultuous, albeit modestly successful.

Changes were afoot on the homefront as well. Following a difficult pregnancy, Ruth gave birth to the couple's first daughter, Barbara, in 1941 while living at Clinton Manor. She devoted the next few years to homemaking and child-rearing while Elliot managed the business. In 1944, the couple had a second child – a son named Kenneth – and Ruth began to crave her life outside the home. She explained: "I missed the fast-paced business world and the adrenaline rush that came with closing a tough sale and delivering a gigantic order on time. I wanted to be with my children, but I also knew I would be a better mother if I were allowed to have some interests outside the home."⁶² The Handlers lived at Clinton Manor until 1942.⁶³

The Handlers reunited with Matson in 1945 on a new venture, incorporated as Mattel, Inc. Elliot entered as the lead designer, Matt as the manufacturer, and Ruth as the sales manager. Although they initially produced plastic photo frames, the Hawthorne-based company distinguished itself for the plastic toys it made from leftover materials. Matt left the partnership early on, but Mattel took off as servicemen returned home, started families, and created a new demand for inexpensive, mass-produced playthings. By 1952, the company employed 700 factory and office workers, a majority of whom were women.⁶⁴ In 1959, Mattel introduced its most iconic (plastic) product in the company's history – the Barbie doll, named for the couple's daughter.

Looking back, the meeting of the Handlers and Aetna in the subject property was serendipitous, as both would go on to create major symbols of mass production and mass culture in postwar America. For Ruth and Elliot, moving into Clinton Manor marked an investment in their future, one that required financial sacrifices given their modest income. Yet the property gave them room to experiment with plastic technologies and invited them to imagine how other working people might furnish their efficiency-style units. They typified the kind of renters who were drawn to the property – young, entrepreneurial individuals and couples with ties to the entertainment industry. Despite their relatively short stay, it transformed their lives and careers.

F. Aetna Construction Company

Clinton Manor represented a milestone project in the history of one of Southern California's most influential developers. A pioneer of mass housing for working and middle-class families, Aetna Construction Company was a subsidiary of Consolidated Hotels, Inc., founded in 1928 by developer and

⁶⁰ Ruth Handler Papers, 1931-2002; Miscellaneous Invoices, 1941. MC501, Box 7, Folder 16, Schlesinger Library, Radcliffe Institute, Harvard University, Cambridge, Mass.

⁶¹ *Ibid.*, 39-41.

⁶² *Ibid.*, 47

⁶³ In 1942, City records list the Handler's address as 5430 Ruthelen Street. Los Angeles City Directory, 1942.

⁶⁴ Tanya Lee Stone, *The Good, the Bad, and the Barbie: A Doll's History and Her Impact on Us* (New York: Viking, 2010), 16-19.

philanthropist Benjamin Weingart (1888-1980).⁶⁵ He began his real estate career in the 1910s with residential conversions of hotels in present-day Skid Row for low-income tenants. His holdings would soon expand to include hotels, apartments, boarding houses, and commercial properties.

By the mid-1930s, Aetna began directing significant resources to new multifamily buildings in the Greater Wilshire neighborhood, south of the subject property. The company experimented with period revival styles and courtyard layouts in designs for 845 ½ S. Hobart Boulevard (1937), 820 S. Serrano Avenue (1938), 828 S. Serrano Avenue (1938), 907 S. Hobart Boulevard (1938), 912 S. Serrano Avenue (1937), and 532 S. Berendo Street (1938).⁶⁶ Under the leadership of president Irving Siegel (1902-1949), Aetna launched one of the city's most ambitious building programs on Berendo, developing unimproved lands acquired from the Pacific Electric Land Company.⁶⁷ Also in 1938, the developer purchased 14 lots in the new Leimert Park subdivision, with plans to construct five-family apartment buildings on each.⁶⁸

During this time, others have suggested that Aetna may have employed an in-house architect, although it occasionally brought in independent designers.⁶⁹ The company hired civil engineer J.J. Rees (1894-1943, birth name Joseph Rzepniewsky) on several projects, including Clinton Manor and the Selma/Las Palmas Courtyard Apartments (1939) at 1535-1555 N. Las Palmas Avenue in Hollywood. Born in Poland and trained in England, Rees was responsible for more than 100 buildings in Greater Los Angeles, including the Sycamore Chateau (1935, HCM #1010) and the Fine Arts Cinema in Beverly Hills.⁷⁰ His firm also monitored building permit activity for the California Title Insurance Company, its findings on development trends appearing regularly in the press. In 1938, he designed his own home in collaboration with his daughter at 5455 Clinton Street, six blocks east of the subject property.⁷¹

Aetna's collaboration with Rees on Clinton Manor exemplified the company's pivot from smaller courtyard-style projects toward large-scale garden apartment projects. According to Architectural Resources Group, Weingart was allegedly predisposed to the type, and he would later go on to purchase the 70-acre Wyvernwood in Boyle Heights. Under his and Siegler's leadership, Aetna partnered with architects W. George Lutzi, AIA and William Allen, AIA on two small-scale projects in 1940 – Washington Gardens (Pico-Union) and Columbia Manor (Westlake) – and the eight-acre community of Dorset Village (Hyde Park) in 1941.⁷² The team reunited after World War II to construct the large-scale community of Crenshaw Village in 1948.⁷³

Clinton Manor also marked an experiment for Aetna in developing workforce housing with Garden City planning principles. Having expanded the courtyard typology at the subject property for studio workers,

⁶⁵ City of Los Angeles, "Recommendation Report, Historic-Cultural Monument Application for Selma Las Palmas Courtyard Apartments," prepared by Charles J. Fisher, March 15, 2018.

⁶⁶ "Ten New Apartment Projects to Be Built in Los Angeles," *Los Angeles Times*, September 13, 1936; "New Apartment Units Planned," *Los Angeles Times*, July 18, 1937. 532 S. Berendo is no longer extant. The other properties identified above are listed in the California Register of Historical Resources, per Historic Places LA.

⁶⁷ "Ten Buildings Rise, Others Planned in the Same Program," *Los Angeles Times*, April 24, 1938.

⁶⁸ "Defeat of Single Tax, Pension Booms Building," *Southwest Wave*, November 15, 1938; "Plan 14 Apartment Structures for Leimert Park," *Southwest Wave*, January 10, 1939.

⁶⁹ City of Los Angeles, "Recommendation Report, Selma Las Palmas Courtyard Apartments," March 15, 2018.

⁷⁰ City of Los Angeles, "Recommendation Report, Historic-Cultural Monument Application for 6400 West Orange Street; 655-657 South La Jolla Avenue," prepared by Steven Luftman, May 16, 2019.

⁷¹ City of Los Angeles, "Recommendation Report, Historic-Cultural Monument Application for Aidlin-Rees Apartments," prepared by Steven Luftman, October 19, 2017.

⁷² Architectural Resources Group, *Garden Apartments of Los Angeles: Historic Context Statement*, 91-92.

⁷³ Washington Gardens, Dorset Village, and Crenshaw Village were all identified as historic districts eligible for listing at the local, state, and national level by SurveyLA. Architectural Resources Group, "SurveyLA Results: West Adams - Baldwin Hills - Leimert Historic Districts, Planning Districts, and Multi-Property Resources" (prepared for the City of Los Angeles Planning Department, 2012), 854, 880; Architectural Resources Group, "SurveyLA Results: South Los Angeles Historic Districts, Planning Districts, and Multi-Property Resources" (prepared for the City of Los Angeles Planning Department, 2012), 255.

the developer multiplied the design as the general contractor for Rancho San Pedro, an ambitious public housing project near the Los Angeles harbor. Using subsidies from the Federal Housing Act of 1937, the Housing Authority of the City of Los Angeles (HACLA) oversaw the project, which grew evermore urgent with the onset of World War II.⁷⁴ As defense industries boomed in Southern California, half a million workers and their families migrated to Los Angeles for economic relief from the Depression and to fill new labor demands. Severe housing shortages followed, leading to massive public and private investments in new units and single-family tract homes.⁷⁵ Rancho San Pedro, completed in 1942, provided much-needed rental housing to shipyard workers and military personnel. Aetna celebrated the completion of the 250-unit subdivision with full-page ads in the *Los Angeles Times*.⁷⁶

The company continued to adapt to regional housing demands after World War II. Sustained job growth, combined with the high percentage of veterans who remained in Southern California and started families, exacerbated wartime shortages. The building industry responded by accelerating mass production and investing in low-cost single-family housing in large-scale suburban tracts. The Federal Housing Administration (FHA), too, incentivized single-family homeownership with favorable financing options, and the Servicemen's Readjustment Act of 1944 (also known as the G.I. Bill) helped veterans purchase homes without a down payment.⁷⁷ Public policy and lifestyle preferences among the growing middle class helped drive private development away from multifamily apartment communities and toward standardized subdivisions.

Like other builders, Aetna invested significant resources in new suburban communities outside of Los Angeles's city center. The developer celebrated early successes with two subdivisions in the San Fernando Valley, the first known as Encino Park (1949) and second as White Oak Park (1950).⁷⁸ With new vice-president Louis H. Boyar (1898-1976), Weingart's most consequential postwar project was a collaboration with Biltmore Homes, led by developer and entrepreneur Mark Taper (1901-1994). In early 1950, the two companies financed a nearly 3,500-acre tract of agricultural land near aviation and aerospace operations in Long Beach. The so-called "Lakewood Plan" called for 17,000 units of housing – including single-family houses and garden apartments – as well as a regional shopping center.⁷⁹ More than \$100 million in construction loans and mortgage guarantees from the FHA made the project possible, which Time magazine declared in 1950 to be the world's largest housing development.⁸⁰ In response to its record-breaking growth, residents incorporated the City of Lakewood four years later.

Aetna left a substantial imprint on the landscape of Southern California as policymakers, planners, architects, and builders tested different housing modalities to meet the demands of a diverse and ever-shifting population. In this context, Clinton Manor bears witness to a design interlude between the late Depression years and the onset of World War II, illustrating principles of successful

⁷⁴ Architectural Resources Group, *Garden Apartments of Los Angeles*, 68. The architects on the project were Reginald D. Johnson, A.C. Zimmerman, J.E. Allison, David Allison, H. Roy Kelley, and James R. Friend. Katherine Bashford and Fred Barlow, Jr. were the landscape architects.

⁷⁵ California Department of Transportation, *Tract Housing in California, 1945-1973: A Context for National Register Evaluation* (Sacramento, 2011), 11-12.

⁷⁶ "A Dedication to Victory: Rancho San Pedro," *Los Angeles Times*, August 15, 1942. Note, the patriotism surrounding the completion of the project helped conceal one of its original aims, namely "slum clearance" of neighborhoods surrounding the port. Aetna received nearly one million dollars from the U.S. Housing Authority for the project. See "Rancho San Pedro Housing Project to Cost \$1,208,838," *Long Beach Sun*, October 18, 1941.

⁷⁷ California Department of Transportation, 16-17.

⁷⁸ "All Encino Park Dwellings Sold," *Los Angeles Times*, January 29, 1950; "Aetna sales top million over weekend," *Daily News*, July 8, 1950.

⁷⁹ Greg Hise, *Magnetic Los Angeles: Planning the Twentieth-Century Metropolis* (Baltimore: Johns Hopkins University Press, 1994), 2-3.

⁸⁰ D.J. Waldie, *Holy Land: A Suburban Memoir*, 62-63.

community-oriented planning that developers would soon seek to replicate at greater scales to meet the needs of workers, veterans, and families during and after the war.

II. CRITERION 3: SIGNIFICANT EXAMPLE OF AMERICAN COLONIAL REVIVAL COURTYARD APARTMENT

A. Courtyard Apartments

1. History

In response to the population boom and the resulting need for higher density housing, the courtyard apartment typology emerged in the 1910s. The courtyard typology began with the bungalow court, essentially free standing, one-story bungalows sited around a shared interior courtyard or greenspace. However, as population growth continued to swell, the bungalow court could not wholly satisfy density needs. Instead, in the 1920s, the higher density, courtyard apartment became an increasingly more popular housing typology. This typology achieved greater density than bungalow courts thanks to their larger, two-story mass, that situated multiple units to provide ample privacy as well as access to green space. This higher density approach both vertically and horizontally provided better relief to local housing needs and produced a greater profit for developers. They were generally constructed as middle to moderate income housing that were slightly more costly than bungalow court units.⁸¹

Southern California architects and designers in the 1920s and early 30s were greatly influenced by Mediterranean, Mexico, and Indigenous architectural styles and typologies. Southern California courtyard apartments were directly influenced by vernacular adobe buildings and what were called “urban patio houses” or *callejones*. Most courtyard apartments in this era were designed in the Spanish Colonial Revival style. Other less common styles included Mediterranean Revival, French Norman Revival, Tudor Revival, and Streamline Moderne. These courtyard apartments are commonly found in neighborhoods like Hollywood that experienced outsized growth in the 1920s and 1930s.⁸²

The 1940s saw a shift in the development of courtyard apartments to accommodate yet another population boom coupled with increasing government restrictions on construction. Courtyard apartments in this era were even more dense than those in the 1920s and 1930s, often employing an E-shape building plan with shared stairwells and interior courtyards to accommodate more units. Garages were detached from the main body of the apartments and located in the rear of the building. As a cost-saving measure, many were constructed by builder-designers rather than architects as in the 1920s and 1930s. Architectural styles of courtyard apartments departed from the Spanish Colonial Revival or other Exotic Revival styles and embraced the American Colonial Revival and Minimal Traditional styles. These courtyard apartments are largely found in the southeast part of the San Fernando Valley, which experienced significant growth during and after World War II.⁸³

Courtyard apartments evolved once again in the 1950s and 1960s to meet the needs of young growing families who could not afford single family homes. These apartments maintained similar O-, E-, U- and L-shaped building plans but at a larger scale. Courtyards were often landscaped with concrete patios or swimming pools. The architectural styles reflected the popular trends of the era including Mid Century

⁸¹ City of Los Angeles, *Multi-family Residential Development*, 52-53.

⁸² *Ibid.*, 54-55.

⁸³ *Ibid.*, 56-57.

Modern, Traditional/California Ranch, or more fanciful Tiki/ Polyesian styles and were largely built in West L.A. and the San Fernando Valley. Construction of new courtyard apartments had dwindled by 1970.⁸⁴

2. Typology

The courtyard apartment building layout generally took one of four shapes: U-, O-, E-, L-shape or a combination thereof. In the 1920s, the U-shaped plan (i.e., apartment buildings surrounding the interior courtyard on three sides to create a “U”) was the most ubiquitous, and today accounts for approximately eighty percent of known courtyard apartments in Los Angeles.⁸⁵ As a courtyard apartment, the courtyard is the center of the universe. All design choices flow from it and all other components (including apartment units) are relegated to a secondary position.⁸⁶ In instances of large parcels, the ends of the common U-shape can be extended towards each other to create a fully enclosed O-shape configuration without compromising the courtyard’s primacy by the reduction of its space. Courtyard entry walkways were generally not considered significant enough to undermine the “closed” nature of the O-shape. This shape was considered “the most accomplished realization of the court typology” because it could completely cut off the courtyard from the outside world.⁸⁷ As a closed space, the O-shape was well-suited to “world-building,” similar to a motion picture soundstage. Courtyard apartments were even made from the same structural materials (wood and stucco) as movie sets, which “accelerated the transfer of [world-building] ideas between sets and architecture.”⁸⁸

The courtyard itself is designed around elements of light, structure and space.⁸⁹ The lush garden landscaping and decorative hardscaping sets the stage for an urban vignette of the natural world. Meanwhile the surrounding building boundary contributes varying hierarchies and scale,⁹⁰ which could make the building massing complex but also accommodates the variety of creative choices necessary for a picturesque world-build.⁹¹ Individual units could be accessed from the courtyard “world” and/or the front street.

The circulation of the courtyard apartment produces a “differentiation between the formal and informal, front and back, and public and service aspects.”⁹² This differentiation expresses itself in a multitude of ways: shared courtyard vs. individual dwelling; public street vs. private residence; and private courtyard vs. public service area.

This shared courtyard/individual dwelling or indoor/outdoor lifestyle is well suited to Southern California because the temperate weather allows for dependable, year-round usage of the shared courtyard space by its resident community.⁹³ Henry Wright, a New York architect and proponent of the Garden City Movement, called an apartment complex centered around an open patio the “California type.” He and others saw it as a regional variation of the garden apartment that they considered a solution to the vagaries of urban living.⁹⁴ Varying the courtyard’s hard and soft elements can then transform the

⁸⁴ Ibid., 57-61.

⁸⁵ City of Los Angeles, *Multi-family Residential Development*, 54.

⁸⁶ “The Courtyard apartment design places primacy on the courtyard over all else, even apartments. The public space ‘is fixed before issues of individual dwellings are resolved....’” Stefano Polyzoides, Roger Sherwood, and James Tice, *Courtyard Housing in Los Angeles*, (New York: Princeton Architectural Press, 1992), 54.

⁸⁷ Ibid., 46.

⁸⁸ Ibid., 14.

⁸⁹ Ibid., 57.

⁹⁰ Ibid., 54.

⁹¹ Ibid., 46.

⁹² Ibid., 38.

⁹³ Steve Diskin & Joseph Giovannini, *Los Angeles at 25 mph*, (New York: Van Nostrand Reinhold, 1993), xiii.

⁹⁴ City of Los Angeles, *Multi-family Residential Development*, 53.

year-round space into “a significant design protagonist”⁹⁵ by creating dynamic transitions between public and private spaces. The indoor/outdoor dynamic also specifically sets the stage of the colonial countryside within the American Revival courtyard apartment. Since apartment units generally face the courtyard, the windows (or eyes) of the apartments are constantly taking in the happenings of the outdoor living space. All roads do not lead to Rome; they lead to the courtyard. The foot traffic of the primary walkway arteries guide the residents *through the courtyard* to the street, to a neighbor’s apartment, or to the service area. An American Colonial Revival garden typically guides the viewer to a central focal point (historically, it was often a sundial⁹⁶). Applied to this apartment style, the Magnolia tree focal point constantly reroutes the resident’s attention to the courtyard center and fantasies of living in nature.

The service areas were often considered public, utilitarian spaces and were kept separate so as not to intrude on the private, residential courtyard.⁹⁷ These areas were intersection points with the outside world. A place where service people would enter and residents could use the garages to store their cars. O-shaped courtyards were large enough that garages were often detached and placed in the back of the property envelope as a sort of turn-of-the-century equivalent of a stable.⁹⁸ As early as 1923, they were included in the protected courtyard envelope⁹⁹ as an acknowledgment of the importance and prominence of the automobile. It reflected a lifestyle ideal of “mobility” within the building form. By bringing cars into the courtyard envelope, it relocated city interaction away from the public sidewalk¹⁰⁰ and into the closed confines of the courtyard, cementing the feel of an “oasis.”



Designed and built between 1939 and 1940, Clinton Manor straddles the 1920s-1930s courtyard apartment and the 1940s courtyard apartment styles, retainings important characteristics of both. Core

⁹⁵ Polyzoides, *Courtyard Housing*, 22.

⁹⁶ Tankard, Judith B., “Ellen Biddle Shipman’s Colonial Revival Garden Style,” in *Re-creating the American Past: Essays on Colonial Revival*, edited by Richard Guy Wilson, Shaun Eyring, and Kenny Marotta (Charlottesville: University of Virginia Press, 2006), 67.

⁹⁷ Polyzoides, *Courtyard Housing*, 32.

⁹⁸ *Ibid.*, 56.

⁹⁹ *Ibid.*, 4.

¹⁰⁰ “The courtyard configuration provides certain opportunities for social interaction, but by drawing the life of the city away from the sidewalk and the street and inside the courtyards, it can generate a sense of anonymity and dissociation from the urban fabric. As the automobile was integrated into the courtyard type, this dislocation grew in significance. Access to cars within the spatial confines of the building tended to separate courts from the surrounding city.” *Ibid.*, 12.

character defining features of all courtyard apartments are the two-story masses encircling a shared landscaped courtyard. Like early courtyard apartments, Clinton Manor is located in Hollywood, a neighborhood that experienced rapid development in the 1920s, and includes units accessed directly via the courtyard and street. Its combined O- and E-shaped plan, common stairwells and corridors, detached rear garages, and simplified American Colonial Revival architectural style reflect the need for higher density and stylistic trends of the 1940s.

The subject property is a combination of both an O-shape and an E-shape plan. Building C provides the E-shape component as one wing protrudes into the courtyard, pointing to the central Magnolia Tree. The two entry walkways between the street-facing buildings discreetly break the O-shape, as they continue into the courtyard, but not enough to undermine the integrity of the O. The same is true for the southside entry walkways from the garages, which provide a graceful transition from city-life/service area to the private domain of home. These southside walkways are bookended by mature trees that touch and make a natural green tunnel from under which the viewer emerges, releasing the myopic tunnel viewpoint to take in the full panoramic view of the enclosed courtyard.

The layout of the courtyard is structured to create a fantasy world within the building envelope. The two-story elevation of buildings B, C, and D provide the soundstage for this particular “world build.” The half-hipped, half-flat roofs of buildings B and D have the hallmarks of a movie set. The more utilitarian flat roofs are on the back, service side of the buildings, facing the driveways. The front half of those roofs (which are courtyard-facing) are hipped, maintaining the colonial fantasy within the courtyard. This economy is reminiscent of a movie set where only the camera-facing portions of the sets were finished and only to the extent necessary to evoke time and place. The backside of sets were often unfinished or didn’t exist at all. This roofing choice also reflects the cost saving measures of the era.

The structured and formal nature of the garden provides predominantly unobstructed views across the courtyard and highlights the expanse of the lawn. Only three mature trees sit in the middle of a lawn: the central lawn has the Magnolia tree, and the southeast and southwest lawns have palm trees.¹⁰¹ The unobstructed view and symmetry of the O-shape creates the illusion of a single, large home of manor-like proportion. All other trees are pushed to the side as foundational plantings and contribute a tension of irregular shapes against the geometric backdrop of the building facades. The tree placement ensures that natural light permeates most of the courtyard but some intimacy is maintained by the Magnolia’s large canopy. The varying shapes and scales of lawn, plant, hedge, tree, building, and sky provide the structure and dynamic flow that defines a courtyard apartment.

Besides its significant square footage and variations of scale and light, the primacy of Clinton Manor’s courtyard is established by the fact that the entire courtyard apartment is organized around indoor/outdoor lifestyle principles. The courtyard is designed to have a variety of public/private options within its living space. There are seven larger lawn sections as well as three smaller, more private garden sections, providing options for residents on how exposed they want to be while enjoying the garden space. The mature trees that are foundation plantings provide a privacy screen for the nearby apartment units while the central Magnolia tree functions more as a public beacon for all the residents to share. Although front doors all lead to the courtyard and social opportunity, most apartments also have back doors providing a private entry/exit if preferred. Meandering walkways take residents past each other’s living room and kitchen windows (sometimes even bedrooms), but curtains and locks give residents options to keep the world out. Porches, porticos and decorative archways highlight access points to different apartments but the meandering walkways make access less direct (i.e., more private because they are not directly

¹⁰¹ One palm tree in the southwest lawn has died and not been replaced.

accessible). The private apartments are efficiency-sized and intimate (the largest units being only around 800 sq. ft.) but most windows face the expansive vistas of the courtyard. Like a small village, the property's circulation evokes a provincial "feel" where everyone knew and saw their neighbors. The spatial expression of the manor-like proportions of the courtyard and the intimate village intersections of the transitional elements create a shared experience for the residents of various backgrounds¹⁰² and help to build community.

The subject property's street-facing landscape and building placement maintains a protective function against the city outside. Six, fully mature palm trees in the sidewalk verge create a natural fence to Clinton street. A green wall is then created by the elevated, sloped lawns and hedges of buildings A, B, and D. The verge "fence" and green wall prompts the feeling of a boundary but it is not necessarily defensive. There remains substantial distance between the palm trees that maintain clear views of the neighbors across the street, and entry walkways are accessible to all; there is no security gate.

With regard to the public service area, the placement in the back of the property creates a smaller "service area" courtyard that is enclosed by the walls surrounding the entire property on the west, south, and east sides, and connects to the ingress and egress driveways in a U-shaped loop. The laundry lines between the garages and the back of the apartment buildings replicate the palm tree fence in the street verge and sets a clear demarcation between the service buildings and the residences. The utilitarian nature of this area also provides an appropriate access point for outside building maintenance workers to enter the residence and for tenants to do utility tasks. All together, this smaller, public, utilitarian courtyard serves an important function, keeping utilitarian tasks out of the garden courtyard and, thus, maintaining the revival fantasy within the closed O-/E-shape.

The variety of ways that Clinton Manor's landscape, architectural and service area typologies world-build and create public/private intersections make Clinton Manor a vibrantly designed property. The residents' constant transition between the public and private aspects provides an "aliveness" to the complex's circulation.

B. American Colonial Revival style

The American Colonial Revival style encompasses a variety of architectural styles that pay tribute to early American history, including the nation's colonial origins and transition into a democracy. In the 18th century, after the American Revolution, the Classical Revival style of temple architecture emerged in the eastern part of the United States and symbolized America's aspiration to become a more perfect democracy like the great democracies of Rome and Greece. The "pride in country" popularity of Classical Revival architecture fell away after the American Civil War and did not return until the 1890's with the advent of the Neoclassical architectural movement.¹⁰³ It was a looser interpretation of colonial architecture, centered on evoking it rather than replicating it.¹⁰⁴ In the early 20th century, with the population influx of migrants from the East Coast to Los Angeles, came those Neoclassical ideas of architecture that were born from their places of origin.¹⁰⁵ The high-style classical temple architecture can be found in several commercial and financial buildings in downtown Los Angeles. In addition, more

¹⁰² Kevin Starr, *Material Dreams: Southern California through the 1920s* (New York and Oxford: Oxford University Press, 1990), 215-216.

¹⁰³ City of Los Angeles, *Late 19th and Early 20th Century Residential Architecture*, 4.

¹⁰⁴ City of Los Angeles, *American Colonial Revival*, 12.

¹⁰⁵ City of Los Angeles, *Late 19th and Early 20th Century Residential Architecture*, 10.

vernacular architectural styles with Neoclassical influences are found in single-family and multi-family homes in the residential neighborhoods of the city.¹⁰⁶

The design principles of the American Colonial Revival centered around “simplicity, honesty, naturalness, and organic unity” as a reaction to nineteenth-century design complexity and ornament.¹⁰⁷ This was in keeping with the social, political and ancestral traditions of the American colonial era. Because an aim of the American Colonial Revival style was to intertwine nostalgic revival typology combinations for nostalgic purposes, revival architectural fragments could take on theatrical qualities because the underlying historical references kept the expression accessible and reassuring.¹⁰⁸ Producing the nostalgic feel within a revival courtyard apartment was more a function of total mass transference than contemplation of individual architectural fragments. Ultimately, the ability of revival architecture to transition the resident into historical fantasy made these places “contagiously happy homes.”¹⁰⁹

The Early Colonial Revival (1900-1940) architectural style emerged in response to the Philadelphia Centennial Exposition in 1876 and Chicago’s Columbian Exposition in 1896. The style was most commonly applied to single family homes and occasionally multi-family residences and commercial buildings. The Early Colonial Revival style is defined by simple and symmetrical building forms typically one or two stories in height; simple classical detailing sometimes with exaggerated proportions; hipped or gabled roofs, typically with boxed eaves; multiple roof dormers; pediments; columns or pilasters; paneled front doors (sometimes with sidelights and transoms); multi-paned double-hung sash windows; and fixed shutters.¹¹⁰

The Late Colonial Revival (1940-1965) architectural style simplified the Early Colonial Revival design elements, “often suggest[ing] earlier eighteenth century design elements rather than recreating them.” This made the style widely applicable for multi-family residences, including courtyard apartments, but is also found in institutional buildings and single family residences. Character defining features include simple and symmetrical building forms typically one or two stories in height; side-gabled roofs, typically with boxed eaves; roof dormers; symmetrical façades with entryways as the primary focus; clapboard or brick exteriors; details such as stylized door surrounds; paneled front doors, sometimes set within a recessed entry; multi-paned double-hung sash windows; and fixed shutters.¹¹¹

With regard to apartment interiors, the Colonial Revival style featured simple and efficient smaller spaces whereby each had a specific function.¹¹² Simple detailing persists from exterior façade to interior.

The popularity of American Colonial Revival architectural style in the 1930s and 1940s can be understood as a desire to return to the perceived “quieter, stabler, and more peaceful”¹¹³ days of the colonial era. Historian Bridget A. May wrote: “Americans have had a long tradition of preferring the bucolic life because their nation was ‘born in the country and has moved to the city.’”¹¹⁴ The anxieties of the era and the expanding presence of the federal government in people’s everyday lives fueled national patriotism and

¹⁰⁶ Ibid., 5.

¹⁰⁷ Bridget A. May, “Progressivism and the Colonial Revival,” *Winterthur Portfolio*, vol. 26, no. 2/3 (1991), 108, <https://www.jstor.org/stable/1181384>.

¹⁰⁸ City of Los Angeles, Department of City Planning, Office of Historic Resources, *Survey LA: Los Angeles Historic Resources Survey, Los Angeles Citywide Historic Context Statement, Architecture and Engineering, 1850-1980, Period Revival, 1919-1950*, 192.

¹⁰⁹ Merry Ovnick, *Los Angeles: The End of the Rainbow* (Los Angeles: Balcony Press, 1994), 170.

¹¹⁰ City of Los Angeles, *American Colonial Revival*, 15.

¹¹¹ Ibid., 18.

¹¹² Valenzuela, “Colonial Revival Architecture,” 6-14.

¹¹³ May, “Progressivism,” 109.

¹¹⁴ Ibid.

its concomitant representations. People had a sense of ownership in this architectural style, which evolved as the nation had grown and was a reflection of national character.¹¹⁵ During the interwar years, Americans had a need to establish their heritage and solidify their place in the world and this architectural style spoke to that identity exploration.¹¹⁶ This particular revival style gave them that “picturesque ideal”¹¹⁷ that was further legitimized by the fact that its antecedents were steeped in the national historical lexicon.¹¹⁸ The formal and often lush landscaped gardens found in courtyard apartments made American Colonial Revival a fitting style to convey both the utopian view of Los Angeles as an edenic city and the bucolic nature of a colonial life.

Colonial gardens gained popularity at the same time that the Colonial Revival style generally was sweeping the country. In the 1920s and 1930s, even seed companies like Peter Henderson & Co. were regularly publishing seed catalogs with the homes and gardens of prominent American historical figures displayed on their covers.



*This 1935 seed catalog features Sulgrave Manor, George Washington's ancestral home in England.*¹¹⁹

The colonial garden layout is straightforward and affordable, with neat and trim “parterres or terraces bordered by boxwood or privet hedges.”¹²⁰ These formal garden elements could be combined with less formal elements (e.g., kitchen garden) in a compact and symmetrical space.¹²¹ Ellen Biddle Shipman (1869-1950), a renowned female landscape architect known for her American Colonial Revival gardens, made the inseparability of house and garden the backbone of her approach to garden design. This important characteristic of Colonial Revival gardens derived in part from dooryard gardens of the colonial

¹¹⁵ William B. Rhoads, “The Colonial Revival and American Nationalism,” *Journal of the Society*, vol. 35, no. 4 (1976): 247, <https://www.jstor.org/stable/989087>.

¹¹⁶ Ovnick, *Rainbow*, 174.

¹¹⁷ Gebhard, “Colonial Revival,” 111.

¹¹⁸ City of Los Angeles, *American Colonial Revival*, 3.

¹¹⁹ Smithsonian Institution, “Gardens as a Link to the Past: Colonial Revival Gardens,” 2018, *Cultivating America's Gardens*, Smithsonian National Institution of American History, <https://library.si.edu/exhibition/cultivating-americas-gardens/gardening-as-a-link-to-the-past>.

¹²⁰ Brian D. Coleman, “Colonial & Colonial Revival Garden Design,” Fall/Winter 2011, *Old House Online*, <https://www.oldhouseonline.com/gardens-and-exteriors/colonial-and-colonial-revival-gardens>

¹²¹ “Colonial Revival,” The Cultural Landscape Foundation, 2001-2024, <https://www.tclf.org/category/landscape-style/colonial-revival?page=1>; The Cultural Landscape Foundation website.

era.¹²² She employed flowering trees, such as magnolias, dogwoods, or golden-rain trees, to produce an overhead canopy and give her gardens a sense of intimacy and enclosure.”¹²³

In Southern California, people did not restrict themselves to native plants but also chose plants that thrived in the mild climate but originated elsewhere, thereby achieving a more “colonial-looking” garden. Like its architectural counterpart, Colonial Revival gardens did not aim to be historically accurate so much as to evoke the spirit of the colonial time.¹²⁴ The symmetry and geometric patterning of this style lends itself to recurring materials, plant life, and shapes which unifies the courtyard space and produces expressions of grandeur, fantasy, and enticement. This was a valuable tool for developers constrained by a depression-era budget.

Clinton Manor’s construction aligned with the transition of Early Colonial Revival period into the Late Colonial Revival period. The property therefore blends elements from both styles within a courtyard apartment setting. Its simplified colonial detailing, in particular, anticipates the pared-down design of the later period. While not all buildings are symmetrical, the apartment complex as a whole has bilateral symmetry across the courtyard. The roofs visible from the street are hipped and enclosed with boxed eaves. Decorative roof features include dormers, cornice molding and brackets. The façades repeat basic Colonial Revival architectural elements including pilasters, pediments, columns, door and window surrounds, railings, balustrades, porticos, and three-quarter stringcourse molding. The structured courtyard garden presents a formal layout and balances the classical façade elements.

In Colonial Revival fashion, Clinton Manor unit interiors are designed into discrete rooms dedicated towards a single purpose. The square footage is in keeping with the “efficiency” size of courtyard apartments. The simple decorative elements inside the apartment (crown molding, wainscoting, metal countertops, porcelain tub and sinks, etc.) reference back to the simple, decorative style of the building façades.

At Clinton Manor, the formal courtyard garden is composed of five rectangular box lawns (the center lawn and 4 lawns directly to the east and west of the center lawn), two irregularly-shaped box lawns (southeast and southwest of the main lawn) and three smaller parterre gardens on the north side of the courtyard. These components are situated around the *Magnolia Grandiflora* tree and together express an idealized scene of a classic colonial garden. Like Shipman’s revival gardens, the Magnolia tree provides size, scale, flowering interest, and a protective canopy enclosing the courtyard to intimate effect. It is encircled by a low stone masonry bed that injects a more rustic feature into the formal lawn, similar to the kitchen garden in colonial times - formal yet relaxed. The other mature trees planted around the building foundations create smaller intimate enclosures for discrete areas of the courtyard. These enclosures support the peaceful, introspective feel of the courtyard-at-large.

The neat boxwood hedged parterres and curved cement walkways create a symmetrical roadmap throughout the large courtyard. The repetition and symmetry of the box lawns and walkways, as well as the variable elevations of mature trees, foundational plantings, and box lawns contribute to the organic yet theatrical dynamism of the Clinton Manor courtyard and its American Colonial Revival grandeur.

C. Clinton Manor as a rare and excellent example of a American Colonial Revival Courtyard Apartment

¹²² Tankard, “ Colonial Revival Garden Style,” 67.

¹²³ Ibid., 72.

¹²⁴ Ibid., 67.

Clinton Manor Courtyard Apartments is an excellent and rare example of a 1940s courtyard apartment. Its size, layout, spacious landscaped courtyard, and American Colonial Revival architectural style sets it apart from other courtyard apartments in the surrounding area.

Per the 1951 Sanborn Maps,¹²⁵ the only other courtyard apartment (640 N Beachwood Avenue) in the immediate neighborhood could not match the breadth and size of Clinton Manor's courtyard (See attached Exhibit, Sanborn Maps for other courtyard apartments in the vicinity). SurveyLA identified six courtyard apartments within one square mile radius of Clinton Manor eligible for designation. Four were built in the 1920s and early 1930s in the Spanish Colonial Revival style and one was constructed in the 1960s in the Mid Century Modern style. All, besides Clinton Manor, occupy only a single parcel.¹²⁶ Clinton Manor is the only one of its era and style, and boasts a significantly larger courtyard than the others.

None of the courtyard apartments identified in the SurveyLA Wilshire Individual Resources are in the American Colonial Revival style. The SurveyLA Wilshire Historic District, Planning District, and Multiple-Property Resources identified numerous courtyard apartments, including those in the American Colonial Revival style, as contributors to potential historic districts. However, the survey only identified three multiple-property courtyard apartments eligible for individual designation at the local, state, and national level: Clinton Manor, 1417 South Crescent Heights Boulevard Courtyard Apartment, and 2650-2698 West San Marino Street Courtyard Apartments. 1417 South Crescent Heights Boulevard Courtyard Apartment is an "excellent example of a 1930s courtyard apartment in the Wilshire area" composed of two rectangular buildings in the Spanish Colonial Revival style. 2650-2698 West San Marino Street Courtyard Apartments is an "excellent example of a 1940s courtyard apartment in the Wilshire area" composed of five detached L-shaped buildings in the Minimal Traditional style creating two U-shaped layouts.¹²⁷ This solidifies the rarity of Clinton Manor's scale, layout, and design not just on the level of the neighborhood, but of the entire Wilshire community plan. Because 1417 South Crescent Heights Boulevard Courtyard Apartment is located on the far west end of the Wilshire Community Plan Area, and 2650-2698 West San Marino Street Courtyard Apartments are just east of Pico Union, Clinton Manor is also unique as the largest courtyard apartment built in close proximity to the Hollywood studios.

III. CONCLUSION

Clinton Manor Courtyard Apartments is eligible for designation under Criterion 1 and Criterion 3. Clinton Manor reflects the patterns of late-Great Depression era multi-family development in the mid-Wilshire area directly influenced by the economic engines of the nearby Hollywood motion picture studios. Clinton

¹²⁵ See attached Exhibits: 1) Numbered Sanborn Combined Maps and 2) Sanborn_Courtyard Apts Surrounding Neighborhood.

¹²⁶ "Historic Resource- 5930 W Willoughby Ave," HistoricPlacesLA (March 29, 2011), accessed May 24, 2024, <https://hpla.lacity.org/report/50b6657d-60a0-47c0-80d8-252f84e4d917>; "Historic Resource- 5942 W Willoughby Ave," HistoricPlacesLA (March 29, 2011), accessed May 24, 2024, <https://hpla.lacity.org/report/147a013d-4fc8-40f3-8f2b-72a656b65241>; "Historic Resource-733 N Western Ave," HistoricPlacesLA (July 24, 2014), accessed May 24, 2024, <https://hpla.lacity.org/report/d05919c0-fa52-44c2-a3f7-a0db31265543>; "Historic Resource- 640 N Beachwood Dr," HistoricPlacesLA (May 8, 2014), accessed May 24, 2024, <https://hpla.lacity.org/report/495a0955-1883-419b-9964-3bf8edf8d386>; "Historic Resource- 511 N Kenmore Ave," HistoricPlacesLA (January 22, 2015), accessed May 24, 2024, <https://hpla.lacity.org/report/453bb49c-215d-41dd-87a3-07ef7d7249cb>.

¹²⁷ The Wilshire Individual Resource survey also identified several courtyard apartments, however none to the scale of Clinton Manor or the others in the Multiple Property survey, and none in the American Colonial Revival style. Architectural Resources Group, "SurveyLA Results: Wilshire Individual Resources," prepared for the City of Los Angeles Department of Planning (January 1, 2015); Architectural Resources Group, "SurveyLA Results: Wilshire Historic Districts, Planning Districts and Multi-Property Resources," prepared for the City of Los Angeles Department of Planning (January 1, 2015).

Manor offered working and middle class residents convenient access to employment, amenities, ample green space, and connection with their neighbors. Ruth and Elliott Handler typified the clientele Clinton Manor catered to. The documentation of their lives due to their later fame gives us an in-depth look at how the layout, design, and location of Clinton Manor enhanced the lives of its tenants. Clinton Manor also demonstrates the impact of Aetna Construction Company's experimentation and development of large-scale development projects.

Clinton Manor is an excellent example of a courtyard apartment in the American Colonial Revival style. As demonstrated above, the subject property is a rare and intact example of the O-/E-layout plan centered around a formal Colonial Revival-style courtyard garden with a distinct, but integrated, service area. Today, residents continue to benefit from the balance of privacy and connection, indoor vs. outdoor space, and convenient location.

IV. INTEGRITY

Clinton Manor retains a high degree of integrity and effectively conveys its historic significance as a late Depression-era American Colonial Revival courtyard apartment in the Greater Wilshire neighborhood that housed studio workers and entertainers employed by nearby film studios in Hollywood. With their original massing and integrated arrangements, the residential buildings and site-specific landscaping still communicate the historic look and feel of a picturesque country manor with late 1930s, early 1940s detailing.

Location: The subject property is in its original location and orientation on Clinton Street and therefore retains this aspect of integrity.

Design: The subject property is recognizable as a 1940 American Colonial Revival Courtyard apartment that applies Garden City principles to an urban residential setting. The building's massing and configuration and site plan – its O-shaped plan, orientation around the large formal box garden, and hardscaping – remain unchanged. It also retains most of its character-defining features including decorative elements such as its columns, pediments, pilasters, stringcourses, metal railings, balconies, balustrades, and wooden octagonal windows. Therefore, the building retains integrity of design.

Setting: On its original site, the subject property is at the northern edge of the Wilshire Community Plan Area, one block from the historic Clune Studios (originally part of Famous Players; now Raleigh Studios) and two blocks from Paramount Studios. There have been changes to surrounding residential buildings (e.g., redevelopment), but the neighborhood retains its mixed-income character, relationships to the commercial corridor directly north on Melrose Avenue and adjacent single-family districts, proximity to major film studios, and viewsheds of the Hollywood Hills. It is also a rare example of an American Colonial Revival multi-family property of this scale within the neighborhood, as there are no other comparable buildings in the immediately surrounding area. The building retains its integrity of setting.

Materials: The alterations to the physical fabric of the buildings are minimal and do not negatively affect the integrity of the subject property. As the window replacements did not require changing the size of the window opening or fenestration patterns of the buildings, the changes do not undermine the integrity of the building.¹²⁸ The stucco was wet sandblasted but the building still retains all of its stucco decorative

¹²⁸ "Replacement of some windows and doors may be acceptable if the openings have not been resized and original fenestration patterns have not been disrupted." City of Los Angeles, Department of City Planning, Office of Historic Resources, Survey LA: Los Angeles Historic Resources Survey, Los Angeles Citywide Historic Context Statement, Architecture and Engineering, American Colonial Revival,

features (i.e., building pilasters, window pilaster surrounds, and stringcourses) in excellent condition. The overall wood construction, brick garage walls, and brick veneer remain intact. The building retains its integrity of materials.

Workmanship: The original Depression-era workmanship of the building is still evident through its simple, yet modern construction methods and materials. The building retains this element of integrity. (See Attached Exhibit - Exterior Architectural Features, Interior Architectural Features.)

Feeling: The original character-defining features still remain, as do the buildings' original fenestrations. Combined with the formal courtyard garden, ambling pathways, and mature trees, the subject property retains its "colonial manor" feel, as interpreted and modernized in the later years of the Depression. It presents the same basic appearance from the street as when it was built. The courtyard remains the focal point of the apartment complex and continues to provide restful vistas and spaces for leisure and recreation to residents, just as it did when originally built. The building retains integrity of feeling.

Association: As an intact multi-family community, Clinton Manor remains an excellent example of a studio-adjacent residential property designed to attract working- and middle-class people employed in the entertainment industry and related professions. The property has consistently been used in its original capacity and its indoor/outdoor design and intact decorative motifs make it recognizable as a 1940 American Revival Courtyard Apartment today. The configuration and design of its apartment units and landscaping continue to convey the property's associations with the Garden City Movement in the United States, including economical features that optimize light, air, viewsheds, and open space, as well as site planning that separates utilitarian spaces from living and leisure ones. Therefore, it retains integrity of association.

V. ALTERATIONS:

There have been some alterations to the building since construction but none of them undermine the overall integrity of the original design, materials, proportion, or massing. In 1954, one of the garages was converted into a laundry room. In 1971, the building facade stucco was wet-sandblasted but the existing facade remains stucco, in keeping with original building design. Other building materials remain intact: brick masonry veneer, wood framing, brick garage walls, terracotta tiling, and metal railings. In 1984, most windows were replaced with aluminum, single-hung windows. However, the window replacement did not resize any of the window openings or alter any of the original fenestration patterns of the buildings. In 1985, the roofing systems were updated to the current BUR system and asphalt shingles. Over the years, some unit entrances have been replaced with single panel doors.

Metal security window coverings (lattice design) have been added to the single-light of the back doors of the apartments and window security bars have been added (inside the apartment, not on the exterior facade) to some of the first floor windows that face the driveway (when this occurred is unknown). Some of the units have metal security screen doors while others have the possibly original non-security, metal screen doors. Some of the cement step entry stoops have been replaced and one has been tiled with terracotta tiling.

1895-1960, 2015, 15 and 19,
https://planning.lacity.gov/odocument/d26d7637-d6da-4466-aa74-992d63a284dc/American%20Colonial%20Revival%2012-2-15_0.pdf.

Unit interiors have been updated over the years, however older units still retain some of their original features. Upgrades to electrical and plumbing have occurred between 2022 and 2023.

VI. THREATS TO SITE:

The proposed demolition of the entire service area: garages, maintenance shed, laundry room, storage, and laundry drying lines. This will completely recalibrate the service area of the building envelope, the circulation of the property, and the elevations of Clinton Manor. The developer/owner plans to build a three-story building comprising one floor of parking and two floors of 23 recreation rooms (per the building permits). The current placement of this new building is only on the current site of the southside block of garages. However, the current permit plan still contemplates demolishing the northside block of garages to replace them with painted, stripe parking.

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5. Additional Primary & Secondary Source Material

AREA DESCRIPTION			
Security Map of Los Angeles County			
1. POPULATION:	a. Increasing	Decreasing	Static Yes
	Small business & professional men, white collar workers, Motion picture & radio studio employees. Income \$1800-\$2500		
b. Class and Occupation			
c. Foreign Families	0%	Nationalities	d. Negro 0%
e. Shifting or Infiltration	Infiltration of subversive racial elements from area to north a threat.		
2. BUILDINGS:	PREDOMINATING	85%	OTHER TYPE %
a. Type and Size	5 & 6 rooms		Larger residences 5%
b. Construction	Frame & stucco		Multiple structures 10%
c. Average Age	16 years		
d. Repair	Fair to good		
e. Occupancy	99%		
f. Owner-occupied	60%		
g. 1935 Price Bracket	\$4250-5000	% change	\$ % change
h. 1937 Price Bracket	\$5000-6000	%	\$ %
i. 1939 Price Bracket	\$6000-6000	%	\$ %
j. Sales Demand	Fair		
k. Predicted Price Trend (next 6-12 months)	Static to downward		
l. 1935 Rent Bracket	\$45-55	% change	\$ % change
m. 1937 Rent Bracket	\$55-65	%	\$ %
n. 1939 Rent Bracket	\$60-60	%	\$ %
o. Rental Demand	Good		
p. Predicted Rent Trend (next 6-12 months)	Static to downward		5 & 6 rooms
3. NEW CONSTRUCTION (past yr.) No.	6	Type & Price	\$5500-\$7000 How Selling Owner built
4. OVERHANG OF HOME PROPERTIES:	a. HOLC 4	b. Institutions	Many
5. SALE OF HOME PROPERTIES (.3 yr.)	a. HOLC 10	b. Institutions	Many
6. MORTGAGE FUNDS:	Ample	7. TOTAL TAX RATE PER \$1000 (1932-)	\$52.70 1939
8. DESCRIPTION AND CHARACTERISTICS OF AREA:			
Terrain: Level with favorable grades and no construction hazards. Land improved 90%. There are no deed restrictions and zoning varies from single-family to multiple family residential. Conveniences are all readily available. This area was subdivided some 20 years ago and has developed into a district of medium priced one-story homes. Construction is generally of standard quality but there is evidence of some "jerry building" in the older residences. Maintenance is generally good, particularly in the southern portion and section west of Arden Ave., where pride of ownership is quite evident. The presence of a number of 4 family dwellings and some large apartment houses detract from the general appearance of the area. There are some scattered "island" developments where improvements are of higher quality and more desirable; these, however, are too small to segregate. Population of area is mixed and is only homogeneous in sections. The motion picture studios on the northern boundary favorably affect values and rentals. The recent location of a radio center in the vicinity has also been a favorable influence. Adjacency to the "red" area to the north constitutes a trend of an infiltration of subversive racial elements. While definitely declining as a whole, many parts of this area are still desirable and for this reason it is assigned a "high yellow" grade.			
9. LOCATION	Hollywood	SECURITY GRADE	3rd + AREA NO. C-86 DATE 2/25/39

AREA DESCRIPTION

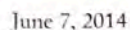
Security Map of Los Angeles County

1. POPULATION: a. Increasing Slightly Decreasing Static
 - b. Class and Occupation White collar workers, movie & radio employees, service workers, artisans, etc. Income \$1200-\$2000
 - c. Foreign Families 15 % Nationalities Oriental & Mexicans d. Negro Few %
 - e. Shifting or Infiltration Infiltration of Orientals increasing, Encroachment of business & industry also a threat
2. BUILDINGS: PREDOMINATING 80 % OTHER TYPE 15 %
 - a. Type and Size 5 & 6 rooms Multi-family structures
 - b. Construction Frame & stucco of various types
 - c. Average Age 22 years
 - d. Repair Poor to fair
 - e. Occupancy 97 %
 - f. Owner-occupied 35 %
 - g. 1935 Price Bracket \$3500-5000 % change \$ % change \$
 - h. 1937 Price Bracket \$3750-7000 % \$ %
 - i. 1939 Price Bracket \$3750-7000 % \$ %
 - j. Sales Demand Fair to good
 - k. Predicted Price Trend (next 6-12 months) Static
 - l. 1935 Rent Bracket \$25-50 % change \$ % change \$
 - m. 1937 Rent Bracket \$30-55 % \$ %
 - n. 1939 Rent Bracket \$30-55 % \$ %
 - o. Rental Demand Good
 - p. Predicted Rent Trend (next 6-12 months) Static
3. NEW CONSTRUCTION (past yr.) No. 2 Type & Price 5 & 6 rooms \$5500-\$7000 How Selling Owner built
4. OVERHANG OF HOME PROPERTIES: a. HOLC. 5 b. Institutions Many
5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC. 15 b. Institutions Many
6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1938-) \$.52, 70
1939

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level with no construction hazards. Land improved 90%. Deed restrictions, if any, have expired. Zoning is mixed, but generally permits multi-family structures. Conveniences are all readily available. This area was subdivided about 1912 as a low rental workingman's district. Construction ranges from standard to "jerry built". Maintenance is generally of poor quality and population is extremely heterogeneous and includes many subversive racial and social elements. Multiple family structures, of which there are many, are generally of low grade and poor character; some of them located in the lower eastern section are said to be operated on a "bawdy house" basis. Japanese and Filipinos are scattered throughout the area with a concentration of them on streets north of Hollywood Cemetery, which is also an unfavorable influence. Mexicans are located in the blocks adjoining the cemetery on both its east and west borders. The section north of Santa Monica Blvd. and west of Gower St., known as the Cole Estate Tract, is of much better character than the rest of the area, and prices and rentals are materially higher. Were it not for a scattering of Japanese and Filipino residents this section would be entitled to a higher grade. The area as a whole is assigned a "medial rod" grade.

9. LOCATION Hollywood SECURITY GRADE 4th AREA NO. D-29 DATE 2/24/39



Hello my name is Ellin; I work at Mattel, Inc. (the toy company) in El Segundo as an assistant archivist. I've been tasked with helping to document the different homes our founders, Elliott and Ruth Handler lived in. From our findings, they apparently lived here at your address prior to the start of starting their new company Mattel. Elliot was the artist and creative mind of the two so he used your garage as a studio. So we are particularly interested in photographing the inside of your garage for a Now and Then comparison.

Thank you,

Intellectual Property/ Imaging Assistant, CRM Department

310.252.6502 | ellin.aldana@mattel.com

Mattel, Inc. El Segundo



[illegible]

LOCATION	NOTES/OLD DATA	NAME	RELATION	PERSONAL DESCRIPTION	EDUCATION	PLACE OF BIRTH	ED. GRADE

Line No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100																																																																																																																																																																																																																																																																																																																																																																																																		
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Unknown (1941). Los Angeles City Directory 1941. Los Angeles Directory Co.

Tenant Last Name	Tenant First Name	Occupation	Address
Bagge	Anna E & William C	None listed	5146 Clinton
Barthelemy	Louis J	Junior Mechanic	5164 1/2 Clinton
Bloom	Audrey	Saleswoman	5168 1/2 Clinton
Calkins	Fred B & Margret	Teller	5166 Clinton
Clegg	David C.	Salesman American Automatic Electric Sales	5158 Clinton
Clegg	Irene & Donald C	Studio Worker	5158 Clinton
Clinton	Manor Apartments	None listed	5184 Clinton
Coulter	Mrs Helen I	Manager Clinton Manor Apartments	5184 Clinton
Daniels	Glenn L & Evelyn	Studio Worker	5172 Clinton
Ella	Mary R	None listed	5152 1/2 Clinton
Fish	Lilian M	Lawyer	5140 Clinton
Forcum	Carolyn T	Clerk US Internal Revenue	5180 1/2 Clinton
Froom	Mrs. Freda	None listed	5138 Clinton
Gould	Laurence	Actor	5146 Clinton
Handler	Ruth & Elliot	Plastic Product Manufacturers 3030 W. Olympic Boulevard	5142 Clinton
Hubbard	Omar H & Lucille	Actor	5156 Clinton
Huss	William R	Actor	5158 1/2 Clinton
Jones	J Doyle	None listed	5170 1/2 Clinton
Kaye	Harriet	Actor	5170 1/2 Clinton
Keeney	Mabel R (widow of E M)	None listed	5170 1/2 Clinton
Kerr	Donald E	None listed	5160 Clinton
Kluczny	Beatrice	Actor	5174 Clinton
Krueger	Leroy & Alvina	Salesman	5166 1/2 Clinton
Lally	Ethel & Thos B	Clothing Cleaner	5176 Clinton
Leik	Chas W & Bridetta M	Forman D J Goetz	5154 1/2 Clinton
Levine	Samuel	Salesman	5134 1/2 Clinton
Levy	David	Actor	5168 1/2 Clinton
Lockhart	Helen	Actor	5142 1/2 Clinton
Loeb	Joseph & Theresa	Salesman	5168 Clinton
MacLeod	Mrs. Harriet	Actor	5146 Clinton
Madary	Chas A	Salesman	5152 1/2 Clinton
Marye	Wilma E	Beauty Operator	5160 1/2 Clinton
Marye	Anna M	Actor	5160 1/2 Clinton
McCarty	George	Salesman	5148 1/2 Clinton
McCarty	Ona	Director LACWF	5148 1/2 Clinton
Mellon	Harry G & Chloe	Deputy City Attorney	5182 Clinton
Melvin	Theresa	Dentist	5162 1/2 Clinton
Morton	Jack H & Sylvia	None listed	5134 Clinton
Morton	Viola Y	Office Manager Sun Vacuum Stores	5134 Clinton
Nungesser	Kendell E & Jane	Clerk	5182 Clinton
Paschall	Carter & Nugget	Appraiser SCB&LAssn	5142 1/2 Clinton
Pearson	Marguerite H	Typist	5144 Clinton
Pearson	Elizabeth H	Stenographer	5144 Clinton
Phillips	Harvey E & Anna I	Trucking	5164 1/2 Clinton
Ponedel	Bernard & Rose	Studio Worker	5180 Clinton
Preshaw	Gerald & Cecile	President General Communications Products Co	5164 Clinton
Richardson	Ruth	Stenographer WE&Co	5146 1/2 Clinton
Ryan	Robert E	Clerk	5166 1/2 Clinton
Schlichter	Rupert	Bookkeeper	5138 1/2 Clinton
Smith	Florence M.	Stenographer	5176 ½ Clinton
Sten	Jeanne	Not listed	5156 ½
Swelson	Harry & Pearl	Salesman	5148 Clinton
Swickard	Mrs. Gertrude	Stenographer	5168 Clinton
Taylor	Howard C	Driver	5184 Clinton
Thompson	Rea J & Viola M	Vice-President Genl Communications Production Co	5150 Clinton
Van	Joseph H & Nellie	civil engineering	5174 ½
Weaver	Constance I	Clerk SFN Bank	5170 Clinton
Weaver	Mrs. Eve M.	Nurse LA Institute of Radiology	5170 Clinton
Weinstein	Isadore M & Leona	Clothing Cleaner	5154 Clinton

Unknown (1942). Los Angeles City Directory 1942. Los Angeles Directory Co.

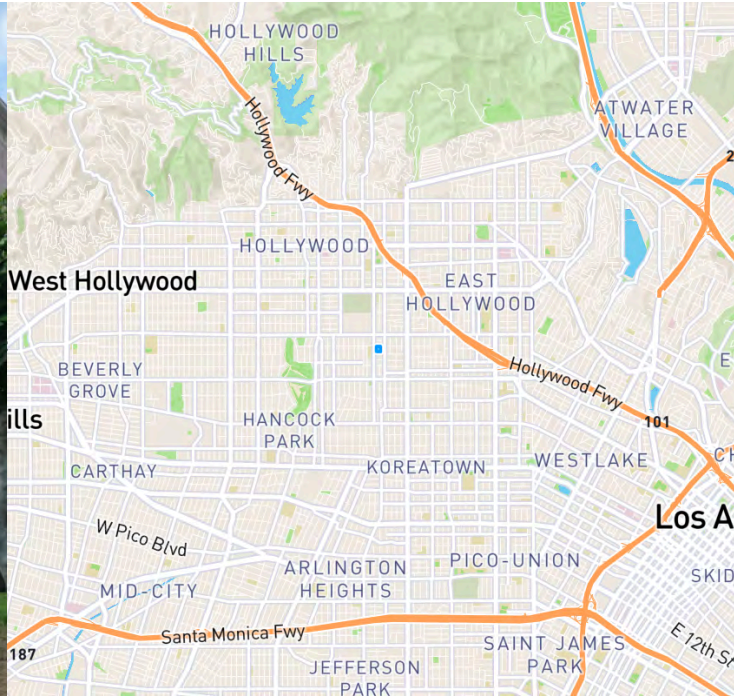
Tenant Last Name	Tenant First Name	Occupation	Address
Abbitt	Dorothy V	Teacher	5178 Clinton
Abbitt	Elaine R	Service Representative SCTCo	5178 Clinton
Allen	Allida	Stenographer	5180 Clinton
Allen	Emeline W (widow of A L)	not listed	5180 Clinton
Allen	Louise K	Stenographer	5180 Clinton
Bagge	Ernest A	Salesman CBS	5146 Clinton
Barter	Louis J	mechanic	5164 1/2 Clinton
Brassil	Mrs. Edra J	Office Assistant A B Ross	5142 Clinton
Brassil	John J	Publicityman	5142 Clinton
Brennan	Irene	Stenographer Frank Hilton	5166 Clinton
Daniels	Glen L & May	Studioworker	5172 Clinton
Denburger	Paul	Telephone operator	5184 Clinton
Drabeck	Paul T & Zula B	Salesman SOCo	5134 Clinton
Drell	Harry	Mechanic	5164 Clinton
Forcume	Carolyn T	Clerk US Internal Revenue	5180 1/2 Clinton
Forcume	Mrs. Flora	not listed	5180 1/2 Clinton
Forcume	June	not listed	5180 1/2 Clinton
Fredin	Helen	Stenographer	5158 1/2 Clinton
Froom	Mrs. Freda	Saleswoman	5138 Clinton
Hiecke	Carl & Lillian	Motion Picture Director Darmour Inc	5144 1/2 Clinton
Hoover	Mildred M	Office Assistant A B Ross	5142 Clinton
Huss	Mrs. Genevieve D	not listed	5158 1/2 Clinton
Huss	Jenilee	not listed	5158 1/2 Clinton
Hymer	Mrs. Eva T	Manager Clinton Manor Apts	5184 Clinton
Hymer	Jane A	Stenographer Gilmore Oil Co	5184 Clinton
King	Richard C	Bookkeeper	5170 1/2 Clinton
King	Virginia B	Stenographer Truck Driver's Union	5170 1/2 Clinton
Kruger	Leroy	Studioworker	5166 1/2 Clinton
Lally	Thomas B & Ethel	Studioworker	5176 Clinton
Levine	Samuel	Studioworker	5134 1/2 Clinton
Levy	David & Ruth	Bookkeeper	5168 1/2 Clinton
Lewis	Clifford	Studioworker	5136 1/2 Clinton
Lockhart	Helen	nurse	5142 1/2 Clinton
Loe	Joseph	actor	5168 Clinton
Loe	Theresa	Stenographer	5168 Clinton
Marye	Anna M	actor	5160 1/2 Clinton
McCroskey	Herman & Florence	Assistant to Studio Manager Paramount Pictures Inc	5146 1/2 Clinton
McVean	Mrs. Charlot S	not listed	5160 Clinton
Minkus	Jerry	Department Manager H J Minkus	5140 1/2 Clinton
Minkus	Robert J	not listed	5140 1/2 Clinton
Murphy	William J	Salesman	5174 Clinton
Nungesser	Kendall E	Engineman UPRRCo	5182 Clinton
Palmer	John E	Studioworker	5178 1/2 Clinton
Pearson	Elizabeth H	Stenographer	5144 Clinton
Pearson	Marguerite H	Stenographer Tmken Roller Bearing Co	5144 Clinton
Phillips	Harvey E & Anna I	traucker 5843 Sta Monica blvd	5164 1/2 Clinton
Roberts	John R	Assistant Director Paramount Pictures	5156 1/2 Clinton
Rogat	Sol H & Cecelia	weaver	5152 Clinton
Schlichter	Rupert R	examiner Fed Home Loan Bank Board	5138 1/2 Clinton
Sewelson	Harry & Pearl	Salesman Brown's	5148 Clinton
Sherman	Muriel	singer	5170 1/2 Clinton
Shulman	Melvin & Theresa	dentist	5162 1/2 Clinton
Smith	Ann M	Clerk BofA	5180 1/2 Clinton
Smith	Florence M	Secretary Stephen Jones Inch & LaFever	5176 1/2 Clinton
Swartz	Harold	Studioworker	5162 Clinton
Swickard	Mrs. Gertrude	Stenographer WWP	5168 Clinton
Thompson	Robert J	musician	5150 Clinton
Whaley	Roy A	Assistant Manager John Hancock Mutual Life Insurance Co	5146 Clinton

Whitaker	Glen	Mechanic	5174 1/2 Clinton
Wilson	John & Muriel	musician	5170 1/2 Clinton
Woodcock	Mrs. Louise	Stenographer	5156 Clinton
Worth	Jane	beauty shop 1763 Cahuenga blvd	5174 Clinton



Historic District - Clinton Manor Courtyard Apartment

Report Date: May 25, 2024



Name

Clinton Manor Courtyard Apartment (Primary)
Clinton Manor (Alternative)

Location Information

Administration Subdivision

Wilshire Community Plan Area (Community Plan Area)
GREATER WILSHIRE NEIGHBORHOOD COUNCIL (Neighborhood Council)
Los Angeles City Council District 4 (Council District)

Evaluation Details

Date

Evaluated
2014-10-14

Context, Theme, Property Type

Evaluation Criteria Type

Residential Development and Suburbanization - 1850-1980; Multi-Family Residential Development - 1910-1980; Multi-Family Residential - 1910-1980; Courtyard Apartments - 1910-1980; Residential; 1940s Courtyard Apartment

Eligibility Standards

Eligibility Requirement Type

Central building entrance - with common stairwells and interior corridors
Generally U- or E-shaped plan; may be composed of two L-shaped buildings
Typically two stories in height
Associated architectural styles: American Colonial Revival - Minimal Traditional
Building is oriented around a common outdoor area - typically a landscaped courtyard or patio
Detached garage(s) at the rear
Retains most of the essential character-defining features from the period of significance

Integrity

Integrity Type

Location
Design
Setting
Materials
Workmanship
Feeling
Association
Retains sufficient integrity to convey significance

California Historical Resource Status Codes

Status (explanation of codes)

3S - Appears eligible for National Register as an individual property through SurveyLA or other survey evaluation.
3CS - Appears eligible for California Register as an individual property through SurveyLA or other survey evaluation.
5S3 - Appears to be individually eligible for local listing or designation through SurveyLA or other survey evaluation.

Significance Statement

Reasons

Excellent example of a 1940s courtyard apartment in the Wilshire area.

Period of Significance

from Date

1940

Classification

Resource Type

District

Description

Description Type

General Description

Description

"Clinton Manor, a courtyard apartment located at 5124-5184 West Clinton Street, is located in the north section of the Wilshire CPA near the community of Windsor Square. The property occupies a 1.5 acre site that spans multiple residential parcels. The property is composed of three two-story apartment buildings and one single-story apartment building, all of which are designed in the American Colonial Revival style. The buildings collectively compose a square-shaped footprint and are oriented around a large central courtyard that is landscaped with lawns, shrubs, and trees and provides each unit with access to ample open space; the courtyard is prominent and functions as a focal point of the development's design. Alterations include the application of new stucco and the replacement of some original windows."

Related Resources and Records

Administrative Area

Los Angeles City Council District 4

GREATER WILSHIRE NEIGHBORHOOD COUNCIL

Wilshire Community Plan Area

Person or Group

Architectural Resources Group
(was surveyed by / surveyed)

Information Record

Clinton Manor Courtyard Apartment - PHOTO
(is represented by / represents)

SurveyLA: Wilshire Historic Resources Survey Report
(is referred to in / refers to)

Clinton Manor Courtyard Apartment - PHOTO
(is represented by / represents)

Clinton Manor Courtyard Apartment - PHOTO
(is represented by / represents)

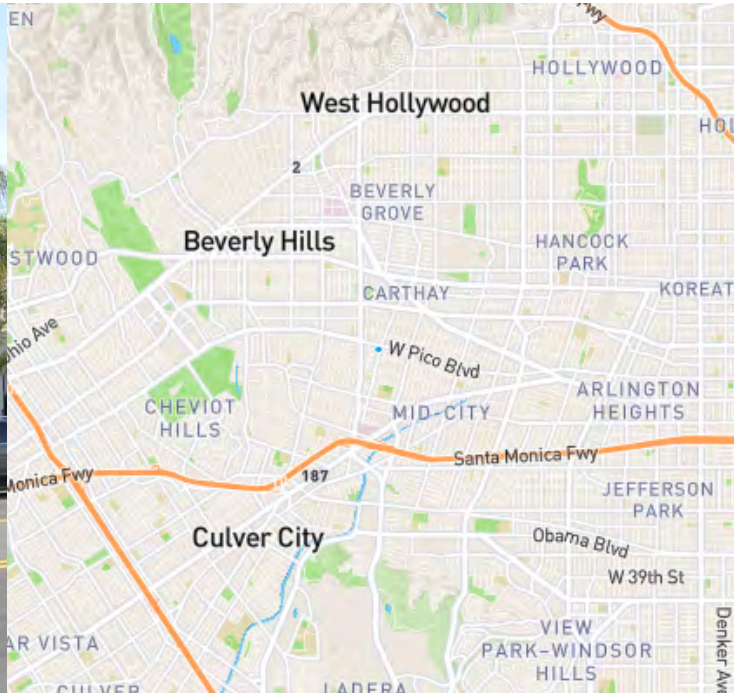
Historic Resources Survey

SurveyLA - Wilshire Survey
(was assessed in / assessed)



Historic District - 1417 South Crescent Heights Boulevard Courtyard Apartment

Report Date: May 24, 2024



Name

1417 South Crescent Heights Boulevard Courtyard Apartment (Primary)

Location Information

Administration Subdivision

Wilshire Community Plan Area	(Community Plan Area)
P.I.C.O. NEIGHBORHOOD COUNCIL	(Neighborhood Council)
Los Angeles City Council District 10	(Council District)

Evaluation Details

Date

Evaluated
2014-10-14

Context, Theme, Property Type

Evaluation Criteria Type

Residential Development and Suburbanization - 1850-1980; Multi-Family Residential Development - 1910-1980; Multi-Family Residential - 1910-1980; Courtyard Apartments - 1910-1980; Residential; 1920s-1930s Courtyard Apartment

Eligibility Standards

Eligibility Requirement Type

Generally O- or U-shaped plan; may be composed of two L-shaped buildings
Associated architectural styles: Spanish Colonial Revival - American Colonial Revival - Tudor Revival - French Revival - Egyptian Revival - Streamline Moderne
Typically two stories in height
Retains most of the essential physical features from the period of significance
Units are oriented around a common outdoor area - typically a landscaped courtyard; may include a fountain or other feature

Integrity

Integrity Type

Location
Design
Setting
Materials
Workmanship
Feeling
Association
Retains sufficient integrity to convey significance

California Historical Resource Status Codes

Status (explanation of codes)

3S - Appears eligible for National Register as an individual property through SurveyLA or other survey evaluation.

3CS - Appears eligible for California Register as an individual property through SurveyLA or other survey evaluation.

5S3 - Appears to be individually eligible for local listing or designation through SurveyLA or other survey evaluation.

Significance Statement

Reasons

Excellent example of an early 1930s courtyard apartment in the area. Retains all essential character-defining features of the property type.

Period of Significance

from Date

1931

Classification

Resource Type

District

Description

Description Type

General Description

Description

"A courtyard apartment containing two rectangular two-story buildings and a small landscaped courtyard situated at the corner of South Crescent Heights Boulevard and Alcott Street. The Spanish Colonial Revival style buildings were constructed in 1931 and appear identical, with red clay tile hipped roofs, smooth stucco cladding, wood multi-light casement windows, and clay tile entry canopies supported by turned wood posts. The courtyard entry features decorative tile, and two detached garages sit at the rear of the property. Alterations include the addition of security doors and window bars."

Related Resources and Records

Administrative Area

Wilshire Community Plan Area

Los Angeles City Council District 10

P.I.C.O. NEIGHBORHOOD COUNCIL

Person or Group

Architectural Resources Group

(was surveyed by / surveyed)

Information Record

SurveyLA: Wilshire Historic Resources Survey Report
(is referred to in / refers to)

1417 South Crescent Heights Boulevard Courtyard Apartment - PHOTO
(is represented by / represents)

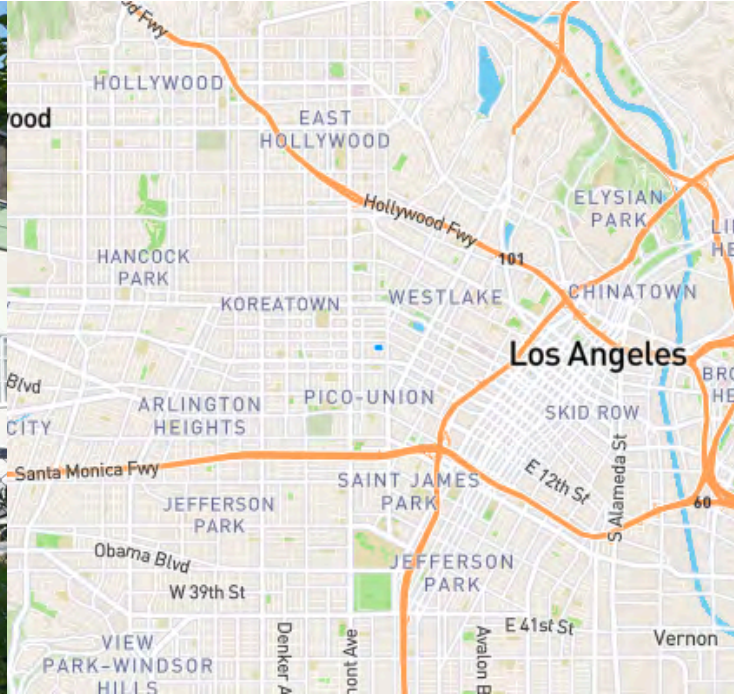
Historic Resources Survey

SurveyLA - Wilshire Survey
(was assessed in / assessed)



Historic District - 2650-2698 West San Marino Street Courtyard Apartments

Report Date: May 24, 2024



Name

2650-2698 West San Marino Street Courtyard Apartments (Primary)

Location Information

Administration Subdivision

Wilshire Community Plan Area (Community Plan Area)
 Los Angeles City Council District 1 (Council District)
 MACARTHUR PARK NEIGHBORHOOD COUNCIL (Neighborhood Council)

Evaluation Details

Date

Evaluated
2014-10-14

Context, Theme, Property Type

Evaluation Criteria Type

Residential Development and Suburbanization - 1850-1980; Multi-Family Residential Development - 1910-1980; Multi-Family Residential - 1910-1980; Courtyard Apartments - 1910-1980; Residential; 1940s Courtyard Apartment

Eligibility Standards

Eligibility Requirement Type

Generally U- or E-shaped plan; may be composed of two L-shaped buildings
Retains most of the essential character-defining features from the period of significance
Building is oriented around a common outdoor area - typically a landscaped courtyard or patio
Typically two stories in height
Associated architectural styles: American Colonial Revival - Minimal Traditional

Integrity

Integrity Type

Location
Design
Setting
Materials
Workmanship
Feeling
Association
Retains sufficient integrity to convey significance

California Historical Resource Status Codes

Status (explanation of codes)

3S - Appears eligible for National Register as an individual property through SurveyLA or other survey evaluation.

3CS - Appears eligible for California Register as an individual property through SurveyLA or other survey evaluation.

5S3 - Appears to be individually eligible for local listing or designation through SurveyLA or other survey evaluation.

Significance Statement

Reasons

"Excellent example of a 1940s courtyard apartment in the Wilshire area, exhibiting the essential characteristics of the type. Courtyard apartments were an important multifamily housing type in this area of the city."

Period of Significance

from Date

1949

Classification

Resource Type

District

Description

Description Type

General Description

Description

"The 2650-2698 West San Marino Street Courtyard Apartments occupy four adjacent residential parcels in the southeast section of the Wilshire CPA, near the Pico-Union neighborhood. The property is composed of five two-story Minimal Traditional apartment houses with L-shaped footprints; all of the buildings are oriented around a series of landscaped courtyards. A surface parking lot is located at the rear of the property. Alterations include the replacement of some windows and the addition of a perimeter fence."

Related Resources and Records

Administrative Area

Wilshire Community Plan Area

MACARTHUR PARK NEIGHBORHOOD COUNCIL

Los Angeles City Council District 1

Person or Group

Architectural Resources Group

(was surveyed by / surveyed)

Information Record

2650-2698 West San Marino Street Courtyard Apartments - PHOTO
(is represented by / represents)

SurveyLA: Wilshire Historic Resources Survey Report
(is referred to in / refers to)

2650-2698 West San Marino Street Courtyard Apartments - PHOTO
(is represented by / represents)

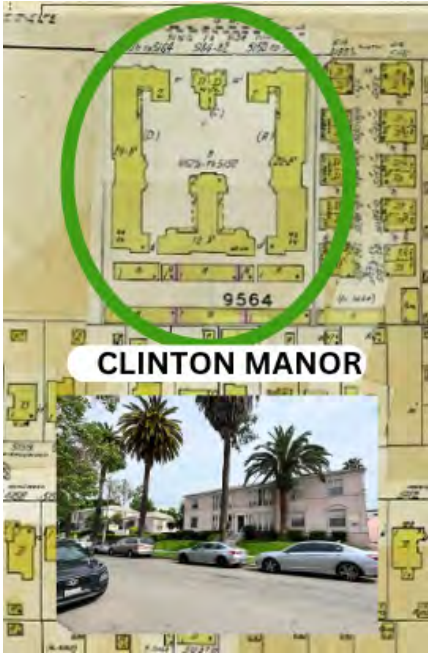
Historic Resources Survey

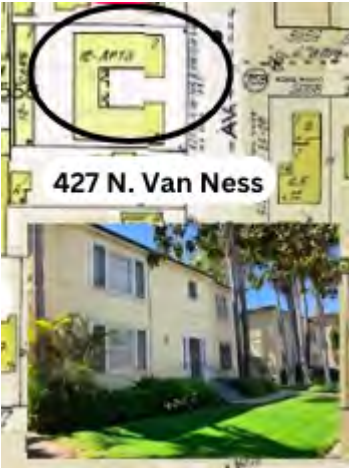
SurveyLA - Wilshire Survey
(was assessed in / assessed)

1951 Sanborn Maps: Clinton Manor
Surrounding Courtyard Apartments



1951 SANBORN MAPS: CLINTON MANOR SURROUNDING NEIGHBORHOOD COURTYARD APARTMENTS

	ADDRESS	HISTORIC PLACES LA DESIGNATION	STYLE	YEAR BUILT	NOTES
0	 CLINTON MANOR	Y	American Colonial Revival	1940	Address range: 5134- 5184

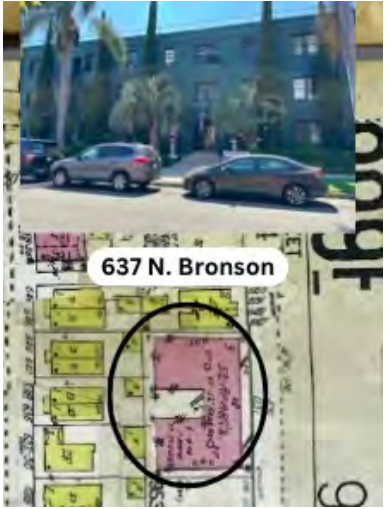
	ADDRESS	HISTORIC PLACES LA DESIGNATION	STYLE	YEAR BUILT	NOTES
1	 439 N. Van Ness	N			
2	 427 N. Van Ness	N			

	ADDRESS	HISTORIC PLACES LA DESIGNATION	STYLE	YEAR BUILT	NOTES
3		N			
4		N			

	ADDRESS	HISTORIC PLACES LA DESIGNATION	STYLE	YEAR BUILT	NOTES
5	 614 N. Windsor	N			
6	 616 N. Plymouth	Y	Unidentified as an individual building. Only identified as within a historic district.	?	Beachwood Dr./Plymouth Blvd. Multi-family Historic District

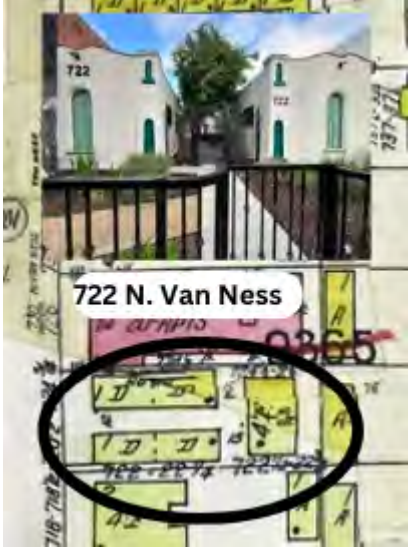
	ADDRESS	HISTORIC PLACES LA DESIGNATION	STYLE	YEAR BUILT	NOTES
7	 606 N. Beachwood	Y	American Colonial Revival Monterey Revival	1937	Alt. address 608
8	 624 N. Plymouth	Y	Spanish Colonial Revival Bungalow Court (shared walls)	1928	Alt. address 622

	ADDRESS	HISTORIC PLACES LA DESIGNATION	STYLE	YEAR BUILT	NOTES
9	 640 N. Beachwood	Y	Spanish Colonial Revival	1930	Alt. address 636
10	 628 N. Plymouth	Y	Spanish Colonial Revival	1928	Alt. address 624, 622

	ADDRESS	HISTORIC PLACES LA DESIGNATION	STYLE	YEAR BUILT	NOTES
11		N			
12		Y	Brick Apartment House	1926	Alt. address 633

	ADDRESS	HISTORIC PLACES LA DESIGNATION	STYLE	YEAR BUILT	NOTES
13	 1000 N. Van Ness	N			
14	 958 N. Van Ness	N			

	ADDRESS	HISTORIC PLACES LA DESIGNATION	STYLE	YEAR BUILT	NOTES
15	 852 N. Van Ness	N			
16	 838 N. Van Ness	N			

	ADDRESS	HISTORIC PLACES LA DESIGNATION	STYLE	YEAR BUILT	NOTES
17	 814 N. Van Ness	N			
18	 722 N. Van Ness	Y	Spanish Colonial Revival Bungalow Court (shared walls)	1924	Alt. address 724

	ADDRESS	HISTORIC PLACES LA DESIGNATION	STYLE	YEAR BUILT	NOTES
19	 5122 Raleigh	N			
20	 5114 Raleigh	N			

	ADDRESS	HISTORIC PLACES LA DESIGNATION	STYLE	YEAR BUILT	NOTES
21		N			

-	PERMIT NUMBER	DESCRIPTION	STATUS (5/25/24)
1939	1939LA48448	New Build_Apartment Building_2 stories	
1939	1939LA48449	New Build_Apartment Building_2 stories	
1939	1939LA48450	New Build_Residence_1 story	
1939	1939LA48451	New Build_Garage_30 Car	
1939	1939LA48452	New Build_Garages_12 Car	
1939	1939LA49755	New Build_Residence_2 Story	
1939	1939LA49756	New Build_Garages_6 Car	
1939	1939LA49757	New Build_Garage_6 Car	
1940	1940LA03880	Tile Bath/Kitchen Install	
1940	1940LA05320	Tile Bath/Kitchen Install	
1940	1940LA05321	Tile Bath/Kitchen Install	
1940	1940LA05322	Tile Bath/Kitchen Install	
1947	1947LA09357	Fire Damage Repair	
1952	1952LA37638	Sundeck Over Garage	
1954	1954LA88591	Garage to Laundry Room Conversion	
1971	1971LA28964	Wet Sandblasting	
1984	1984LA84597	Windows_Replace 200	
1984	1984LA84598	Windows_Replace 200	
1984	1984LA84599	Windows_Replace 20	
1984	1984LA84600	Windows_Replace 120	
1985	1985LA16483	Reroof w/ Built-Up + Cap Sheet	
1985	1985LA16484	Reroof + Cap sheet	
1993	1993LA11687	Reroof_4 Ply Built-Up	
2022	22019-10000-05291	eplan. DEMO EX. DETACHED GARAGE. SEWER CAP AND PEDESTRIAN PROTECTION FENCE REQUIRED.	PC Info Complete 1/8/2024; Rosendo Medina = ladbs engineer. No permit issued.
2022	22019-10000-05292	eplan. DEMO EX. DETACHED GARAGE. SEWER CAP AND PEDESTRIAN PROTECTION FENCE REQUIRED.	PC Info Complete 1/8/2024; Rosendo Medina = ladbs engineer. No permit issued.
2022	22019-30000-04024	demolition pre inspection and posting to demo 6 detached garage at the rear of the lot	Application Submittal 8/31/2022; Inspection completed 10/20/22; No permit issued.
2022	22019-10000-04999	eplan. DEMO EX. DETACHED GARAGE. SEWER CAP AND PEDESTRIAN PROTECTION FENCE REQUIRED.	PC Info Complete 1/8/2024; Rosendo Medina = ladbs engineer. No permit issued.
2022	22010-20000-05699	NEW 31'-1" X 213'-10" GARAGE AT 1ST FLOOR AND REC ROOMS AT 2ND & 3RD FLOOR. NFPA 13R THROUGHOUT. ALL WORK PER ENGINEERING.	Verifications in Progress 9/5/2023. No permit issued.
2023	23042-90000-02579	Plumbing_Sewer Line Replacement	
2023	23042-90000-03228	Plumbing_Sewer Line Change	
2023	23016-20000-12848	Kitchen(8)/bathroom (8) remodel for residential buildings (no structural changes). Units 5148-1, 5158, 5158 1/2, 5160 1/2, 5168-1, 5168-2, 5170-1, 5174.	
2023	23020-10000-00892	ePlan - STRIPE OPEN PARKING STALLS FOR THE EXISTING APARTMENT COMPLEX. DEMO EXISTING GARAGES BY SEPARATE PERMIT.	Issued 12/11/2023; says 54 stalls

EXTERIOR ARCHITECTURAL FEATURES



Courtyard view facing south, Building C at left & Building D at right



East Elevation of Building A



North Elevation of Building B



North Elevation of Building C (secondary)



Northwest view of Building C



Southeast view of Building D



View of Central Courtyard and East Elevation of Building D

CATEGORY	DESCRIPTION	PICTURE
BALCONY	Decorative w/ metal railings.	
BUILDING	Front_East side_2-story Asymmetrical fenestration BUT symmetrical if looking at the 3 street facing buildings	
BUILDING	Front_West side_2-story Asymmetrical fenestration BUT symmetrical if looking at the 3 street facing buildings	
BUILDING	Front_Center_1-story_duplex_street side	

CATEGORY	DESCRIPTION	PICTURE
		
BUILDING	Aerial View_Google Maps	
BUILDINGS	Front_Center_1-story_duplex_courtyard side Curved bay window Hexagonal hipped roof.	
COLUMN	Metal_Floral motif	
COLUMN	Square_Fluting on shaft	

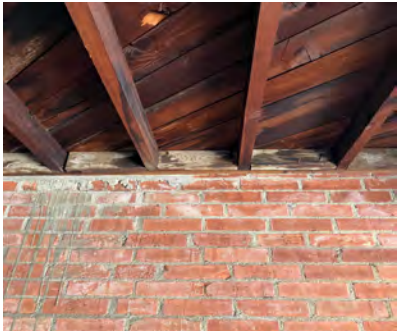
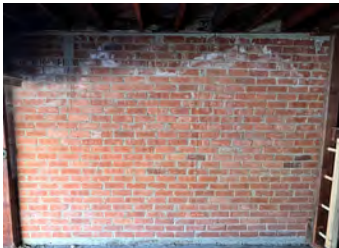
CATEGORY	DESCRIPTION	PICTURE
COLUMN	Column_Square_Pilaster_with Shaft Fluting_Interior Courtyard Diamond-paned window_Octagonal frame_Fixed	
COLUMN	Square_Pilaster with Shaft Fluting_Front Building	
COLUMN	Entablature	
DOOR	Decorative door surround 8-lite sidelight windows Square column pilasters with Rosette Bullseyes and Shaft Fluting Simple Entablature with circular decorative feature Paneling on door	

CATEGORY	DESCRIPTION	PICTURE
DOOR	Rosette Bullseye Detail on Pilaster	
DOOR	Brass_Door Hardware_ Peephole_Knocker_Numbers	
DOOR	Doorbell	
DOOR	Doorbell	

CATEGORY	DESCRIPTION	PICTURE
DOOR	Courtyard_Storage Closet Six-paneled door_Wood	
DOOR	Courtyard_Storage Cubby_Wood	
DOORWAY	Broken Pediment_Combination_Urn_Dentil Trim Lantern Lights Square Column Pilasters with Rosette Bullseyes and Shaft Fluting Entrance stoop Raking Cornice	
DOORWAY	Triangular Pediment with Dentil Trim Square column pilasters with Rosette Bullseyes and Shaft Fluting Raking Cornice	

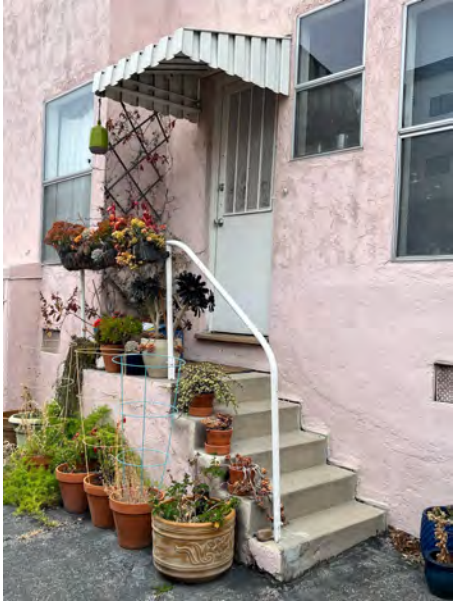
CATEGORY	DESCRIPTION	PICTURE
DRIVEWAY SERVICE AREA	Westside_Ingress w/ Palm Tree	
DRIVEWAY SERVICE AREA	Eastside_Egress	
FACADE	$\frac{3}{4}$ Scale Stringcourse Fenestration_Symmetrical Stucco cladding Window Surround_Pilaster with Shafter fluting	
FACADE	Cornice Bracket Stucco cladding	

CATEGORY	DESCRIPTION	PICTURE
FACADE	Molding_Decoraitve Stucco cladding Stringcourse at foundation	
FACADE	Molding_Decorative Stucco cladding Stringcourse at foundation	
FACADE	Molding_Stringcourse - Building B (East, street side)	
FOUNDATION	Brick Masonry Veneer Cladding in running bond_Foundation	
FOUNDATION	Brick Masonry Veneer Cladding in running bond_Rounded_Foundation	

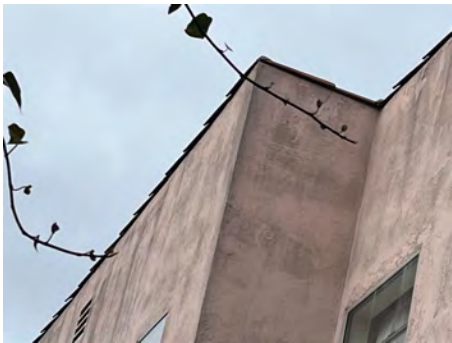
CATEGORY	DESCRIPTION	PICTURE
FOUNDATION	Decorative vent at building base	
GARAGE	Exposed rafter ceilings and brick walls in running bond	
GARAGE	Brick wall	
GARAGE	Wood - exposed rafters 2-level Storage Area	
GARAGE	Rental Advertisement sign	

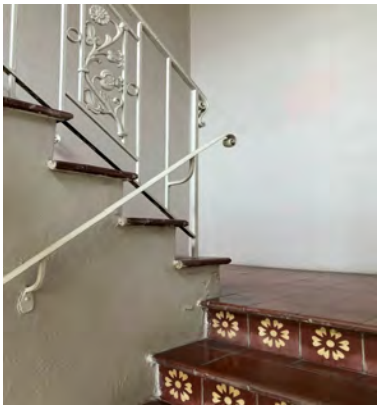
CATEGORY	DESCRIPTION	PICTURE
GARAGE	Rental Advertisement Sign_Decorative Detail	
GARAGE	Backlot Garage Section - slated to be DEMOLISHED. Flat roof without overhang.	
GARAGE	Hardware detail	
LIGHT	Lantern-style	

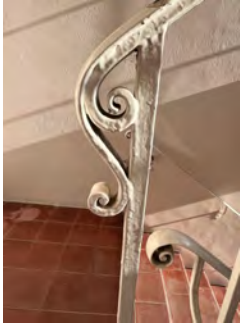
CATEGORY	DESCRIPTION	PICTURE
LIGHT	Walkway_2nd floor	
PLANTER	Brick_Street-facing (i.e., exterior to Courtyard) in running bond	
PLANTER	Stone planter_Curved	
PORCH	Awning_Metal	

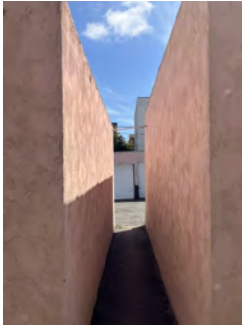
CATEGORY	DESCRIPTION	PICTURE
PORCH	Simple with cement stairs, decorative railing (floral motif) and metal awning.	
PORCH SERVICE AREA	Back porch near Garages Railing_Simple_Metal Cement Steps	
PORTICO	Dentil Molding Simple decorative Cornice w/ brackets Iron railings and columns (floral motif) Roofline, cross-hatched balustrade w/ finials (most have deteriorated) Door surround: pilasters w/ rosette bullseyes on entablature and shaft fluting	

CATEGORY	DESCRIPTION	PICTURE
PORTICO	Portico entrance Metal railings and columns (floral motif) Simple cornice	
RAILING	Metal_Floral detail	
RAILING	Metal_ sign-post	
ROOF	Parapet-Curved: projects above the cornice above center of back balcony highlighting entrance underneath. Cornice molding and brackets Boxed eaves	

CATEGORY	DESCRIPTION	PICTURE
ROOF	Dormer Vent_Curved Cornice molding Boxed eaves Cornice brackets Composite shingle	
ROOF	Hipped roof. Low pitch. Cornice molding Boxed eaves Cornice brackets Composite shingle	
ROOF	Mission tile roofline edging	
ROOF	Hexagonal hipped roof Cornice molding Boxed eaves Dormer vent Cornice brackets Composite shingle	

CATEGORY	DESCRIPTION	PICTURE
SERVICE AREA	Laundry Lines	
STAIRWAY	Exterior_Leading to Street Cement Staircase	
STAIRWAY	Exterior_Leading to Street Terracotta Tiles with street-facing, floral decoration	
STAIRWAY	Exterior_From Second-floor to Courtyard Floral decorative design in tiles and railing	

CATEGORY	DESCRIPTION	PICTURE
STAIRWAY	Railing_Decorative design	
STAIRWAY	Terracotta tiles - simple	
WALKWAY	Exterior_Court-facing 2nd Story Terracotta tiles	
WALKWAY	Exterior_Court-facing 2nd Story Terracotta tiles	

CATEGORY	DESCRIPTION	PICTURE
WALKWAY	Westside walkway connecting street to courtyard	
WALKWAY SERVICE AREA	Connecting Courtyard to Garages	
WINDOW	Curved pediment surround_Pilasters with shaft fluting One-over-one single-hung windows Segmental open pediment	

CATEGORY	DESCRIPTION	PICTURE
WINDOW	Cant-bay window, 3 windows, with upturned, metal hood. One-over-one single-hung windows	
WINDOW	Curved decorative surround with supporting Pilasters. Curved pediment surround_Pilasters with shaft fluting One-over-one single-hung windows Segmental open pediment	
WINDOW	Bow-bay Window_5 window on flat (shallow bow) Pilaster columns w/ fluted shafts Decorative molding forming curved rectangle Brick bulkhead Two-over-one single-hung windows	
WINDOW	Bay window_Curved (deeper bow) Two-over-one single-hung windows	

CATEGORY	DESCRIPTION	PICTURE
WINDOW	X design with Diamond middle pane in octagonal wood framing	
STAIRS SERVICE AREA	Back Porch_Wooden	
BUILDINGS	Street_facing	
STAIRS	Cement_Rounded	

INTERIOR ARCHITECTURAL FEATURES



Building B, Swinging Door leading from Dining Room to Kitchen



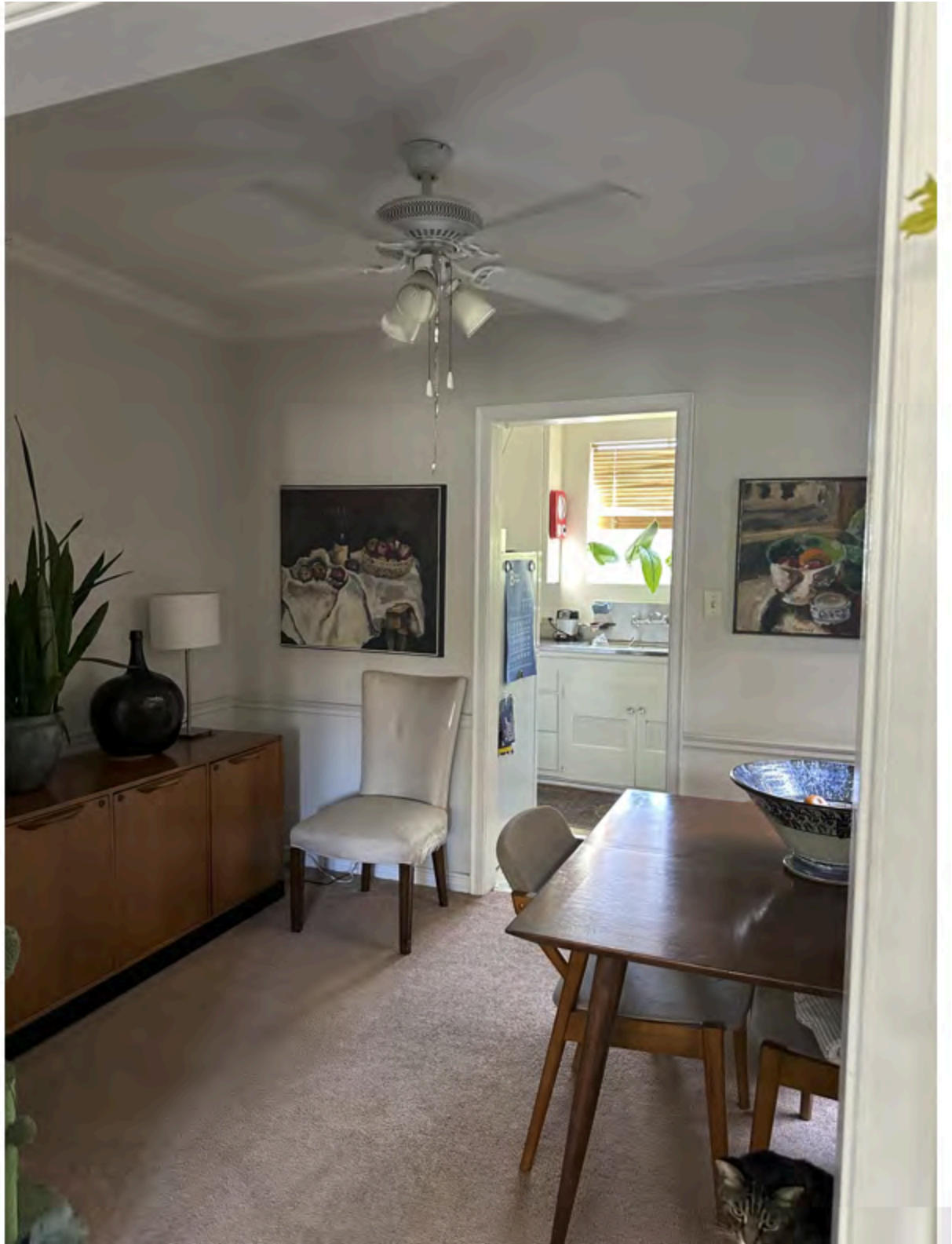
Building C, Dining Room featuring Door Chimes



Building C, Kitchen Detail



Building C, Living Room facing Central Courtyard



Building D, Dining Room with partial view of Kitchen



Building D, Kitchen with Built-in Cabinetry

BATHROOM

Electric Heater



BATHROOM

Original Ceiling Light Fixture



BATHROOM

Built In Marble Soapdish



BATHROOM	Original Tiled wall	
BATHROOM	Original Floor Tiles	

BEDROOM	Ceiling Light Fixture	
BEDROOM	Built In Shoe Rack	
CATEGORY	DESCRIPTION	PICTURE

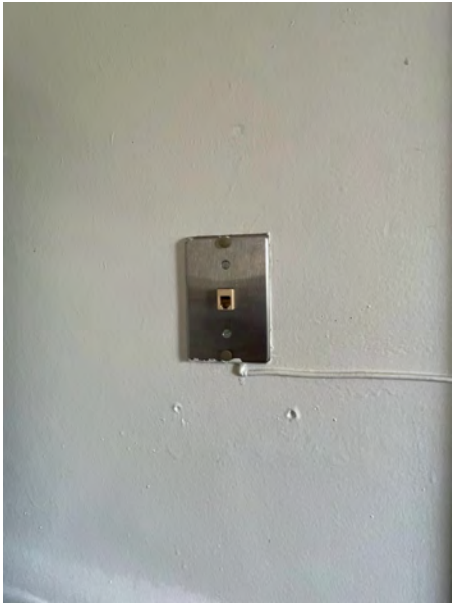
CLOSET	Shoe Rack	
DINING ROOM	Wainscoting	
DINING ROOM	Wainscoting	

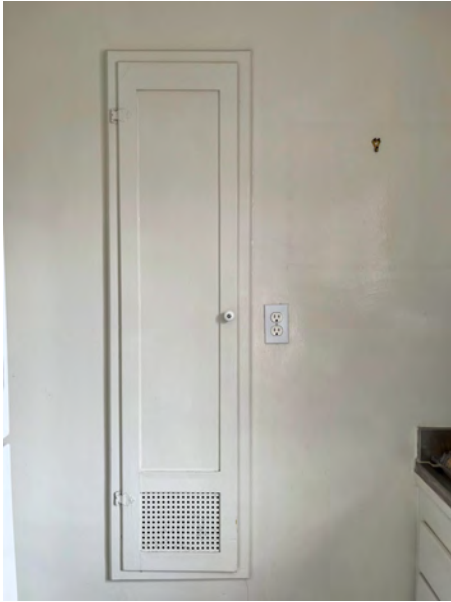
HALLWAY	Doorbell & Portal	
HALLWAY	Doorbell chimes	

HALLWAY	Doorbell Chime	
HALLWAY	Vintage Doorbell Chime	

HALLWAY	Doorbell Chime	
HALLWAY	Original Ceiling Light Fixture	
KITCHEN	Built in Porcelain Sink	

KITCHEN	Built In Cutting Board	
KITCHEN	Built in shelving & storage	

KITCHEN	Light Fixture	
KITCHEN	Phone Jack	

KITCHEN	Ironing Cupboard	
KITCHEN	Ironing Cupboard	

KITCHEN	Crown Moulding	
KITCHEN	Swing Door	

KITCHEN	Original O'Keefe & Merritt Stove	 A photograph of a white O'Keefe & Merritt electric stove. The stove features a smooth, white ceramic top with two small square control panels on the left. Below the top are two drawers with white handles. The stove is set against a light-colored wall, and a wooden cutting board is visible on the right side of the counter.
KITCHEN	Double Porcelain Sinks	 A photograph of a double porcelain sink. The sink is white and has two basins. A chrome faucet is mounted on the left side of the left basin. The sink is set into a light-colored countertop.

KITCHEN	Original O'Keefe & Merritt Stove	
KITCHEN	Crown Moulding	
KITCHEN	Original Thermostat	

KITCHEN	Bookcase	 A white, five-shelf bookshelf is shown. The top shelf is filled with various books, including titles like 'THE ODDS ARE', 'GODS', and 'HAPPY NEW YEAR'. A small sign with the name 'ARABELLA' is placed on the top shelf. The second shelf from the top has a 'HAPPY NEW YEAR' sign and a small black object. The remaining three shelves are empty.
LIVING ROOM	Bay Windows	 A bay window with multiple panes is shown. The window is framed by light-colored curtains. The view outside shows a street with parked cars and trees.

LIVING ROOM	Doorbell Niche	
LIVING ROOM	Front Door Peephole	

LIVING ROOM	Front Door - Original Numbering	
LIVING ROOM	Front Door - Door Knocker	
LIVING ROOM	Crown Moulding	

LIVING ROOM	Vintage Emerson Thermostat	
LIVINGROOM	Molding_Decorative	

STAIRWELL	Apartment Rear Entrance	
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EXTERIOR LANDSCAPE FEATURES

CATEGORY	DESCRIPTION	PICTURE
COURTYARD	Small_Alcove	
COURTYARD	Medium_Side	
COURTYARD	Large_Central	
COURTYARD	Boxwood hedges from southwest view	

COURTYARD	Memorial Garden for Clinton Manor gardener, Joe M. Herrera	
NORTHWEST DRIVEWAY	Climbing Bougainvillea (1 of 3)	

NORTHWEST DRIVEWAY	Climbing Bougainvillea (2 of 3)	
NORTHWEST DRIVEWAY	Climbing Bougainvillea (3 of 3)	

PLANT	Australian tree fern	
PLANT	Jade Plants, Acanthus, rosemary	
PLANT	Inner garden view featuring grapevines, bougainvillea, yucca, plumeria, and night-blooming cactus	

PLANT	Flowering Jade Hedges	
PLANT	Lantana hedge	

PLANT	Nandina Hedge	 A photograph of a Nandina hedge, showing dense green foliage with clusters of bright red berries.
PLANT	Philodendron	 A photograph of a Philodendron plant, showing large, deeply lobed green leaves growing in a garden setting.

PLANT	Strelitzia	
PLANT	Strelitzia Bloom	

PLANT	Rose Garden	
PLANT	Pineapple Guava	
PLANT	Geranium_Parterre	

PLANT	Rose Shrub	
PLANTER	Stone_Circular	
TREE	Canary Island Date Palms	

TREE	Canary Island Date Palm	
TREE	Magnolia Grandiflora, pruned	
TREE	Magnolia Grandiflora Bloom	

TREE	Fig Tree	
TREE	Fig Tree	

TREE	Canary Island Date Palms Lining Front Entrance	
TREE	Rubber Tree (trunk detail)	

TREE	Topiary	 A photograph of a spherical topiary tree with dense green foliage, positioned in a courtyard. The tree is situated next to a light-colored wall with a window. To the left of the tree, there are pink roses. To the right, there is a green bush. The ground is a mix of dirt and sparse grass.
TREE	Courtyard view of magnolia Tree and boxwood hedges	 A photograph of a courtyard at night. The scene is illuminated by artificial lights, creating a bright green glow on the grass. In the background, a large, dark magnolia tree stands prominently. In the foreground, there are low, dark boxwood hedges. A paved path leads through the courtyard. A building with lit windows is visible in the background.

TREE	Ficus Tree	
TREE	Ficus tree	
TREE	Avocado tree	

TREE	Grapefruit tree	
TREE	Schefflera	

WILDLIFE	Possum	 A photograph of a possum climbing a dark tree branch. The possum has grey fur, a white face, and a black mask. It is surrounded by green leaves and bright pink bougainvillea flowers. The background is a light-colored wall.
WILDLIFE	Coyote and their cubs often use the garden to rest	 A photograph of a residential street scene. In the foreground, there is a green lawn and a black trash bin. In the background, a paved road has several cars parked along the side, including a white SUV and a blue car. A small brown dog is walking on the road. Houses and trees are visible in the background.

TREE

Topiary



8. Newspaper Clippings and Historical Photos (select)

Ten New Apartment Projects to Be Built in Los Angeles

Ten new apartment buildings started and planned represent an investment of approximately \$175,000, exclusive of sites and furnishings.

At a cost of \$75,000, two apartment buildings are to be constructed at 847-51½ and 839-45½ South Hobart Boulevard by the Aetna Construction Company. The structures are to rise two stories in height and are to contain thirty rooms each divided into seven apartments.

Plans have been completed for two apartment structures at 419-21½ and 425-27½ North Hayworth avenue for the Spinning Wheel Corporation. David C. Coleman is the architect. Each building will be two stories in height and will contain sixteen rooms divided into four apartments. The cost will be \$20,600.

At a cost of \$18,000 a two-story apartment building will be constructed at 1432-34½ South Orange Grove avenue for A. A. Alpert. David C. Coleman is the architect. The building will contain twenty-six rooms divided into six apartments and is to have ground dimensions 34x107 feet.

A \$16,500 apartment building will be constructed at 1227-29½ and 1231-33½ South Crescent Heights Boulevard for Graciener. It is to be two stories in height, will have ground dimensions 40x61 feet and is to contain fourteen rooms divided into three units.

Construction will be started soon on a \$16,500 apartment structure at 1300-02½ Micheltorena street for J. B. Gillman. It will be two stories in height and will contain twenty rooms divided into four units and is to have ground dimensions 98x107 feet.

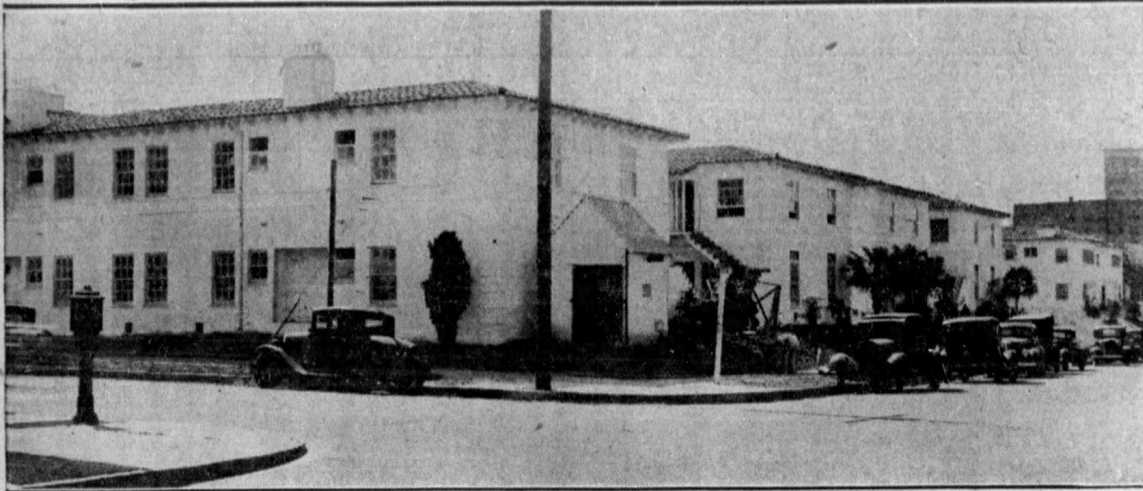
Work is to be started immediately on a \$12,950 apartment building at 4140-48 Degnan Boulevard for Mabel C. Davies. The building will be two stories in height and will contain sixteen rooms divided into four apartments.

Construction is to be begun at once on a \$16,500 apartment building at 8624 Olympic Boulevard and 1000-06 Sherbourne Drive for Joseph M. Spear. Edith Northman is the architect.

Contract has been awarded for the construction of a two-story, twenty-eight-room apartment structure at 152 South Spaulding avenue, Beverly Hills, for Florence A. Lewis. Fred C. Snell is the general contractor.

"Ten New Apartment Projects to Be Built in Los Angeles," *Los Angeles Times*, September 13, 1936

HERE'S PART OF LARGE CONSTRUCTION PROGRAM



Six months ago the sites of the above shown structures were vacant. This view is of the east side of Berendo street between Fifth and Sixth streets. The opposite side of the

street, for the distance mentioned, also is being built up, all these structures being part of the same construction program of a single organization.

Santa Monica Realtors Study New Business Center

Plans for the development of a new business center on Wilshire Boulevard, between Euclid and Fourteenth streets, Santa Monica, were submitted to the Santa Monica Bay District Realty Board at a recent meeting.

Estimated cost of the development is set at \$100,000. Plans drafted by Architect Marcus P. Miller of Los Angeles call for a group of at least nine stores, with extensive parking space.

Board members who have studied the plans indicate that the proposed project will have their approval.

TEN BUILDINGS RISE, OTHERS PLANNED IN SAME PROGRAM

Berendo street, between Fifth and Sixth streets, gives a convincing answer to the question as to whether there is much building activity going on in Los Angeles.

One of the largest multiple-housing building programs launched here in the past decade is well advanced there.

IN HALF YEAR

Six months ago, practically all the sites on both sides of that part of Berendo street were vacant. Today, two six-unit apartment buildings stand completed there, eight apartment buildings are under construction and plans

are contemplated for two additional buildings, one with 230-foot frontage.

All these projects form a building and ownership program of a single organization, the Aetna Construction Company, of which Irving Siegel is president, and entail investment of around \$500,000 inclusive of sites.

The land was bought from the Pacific Electric Land Company which had held title to it since 1909. At that time, it was purchased by the land company as additional property in connection with the proposed Vineyard subway project planned to extend from Fourth and Hill streets, in downtown Los Angeles, to what now is the intersection area of Pico and Rimpau boulevards.

A. W. Danielson, Wilshire Boulevard realtor, represented both parties in the purchase of the land by the Aetna company.

Fact and Comment

Continued from 13th Page

back-patting at some meetings is boresome.

ENTHUSIASM

The enthusiasm of realty-organization leaders is praiseworthy and essential.

It well may be an inspiration to realty business.

Investors are quick to see whether the realty salesman has enthusiastic faith in real estate, or is half-heartedly struggling with a job.

The salesman who doubts the value of the commodity he handles needn't be surprised if he doesn't sell much of it.

This may be more or less a hackneyed subject, but the importance of it never wanes.

PRESSING NEED

Recently, this column pointed out the heed of widening the two-lane portions of Huntington Drive to accommodate the tremendous flow of traffic.

Since then, many communications received by this writer urge a vigorous campaign for

Beverly Hills Home Property Purchased for \$100,000

"Ten Buildings Rise, Others Planned in Same Program," *Los Angeles Times*, April 24, 1938

Ven.-blinds. View. 8474 Fountain.	
Clinton Manor	
JUST COMPLETED	
BEAUTIFUL UNIQUE SETTING	
1 & 2 Bedroom Suites from \$40 mo.	
Separate Entrances.	Garage.
Carpets. Refrigeration.	
SWITCHBOARD SERVICE.	
5184 Clinton St.	
Bet. Van Ness & Wilton nr. Melrose.	
4 RMS., electric kitchen, balcony.	
HOLLYWOOD FRENCH CHATEAU.	
7289 Franklin ave.	GL-2922.

Clinton Manor advertisement, *Los Angeles Times*, March 29, 1940

CLINTON MANOR. 5184 CLINTON
Bet. Van Ness & Wilton, nr. Melrose
JUST COMPLETED
MOST UNIQUE SETTING IN L.A.
1 & 2 Bedrm. Suites \$40 to \$57.50.
Cpts. Refrig. (Stove with lease.)
SWITCHBOARD SERVICE
SEPARATE ENTRANCES, GARAGES

Clinton Manor advertisement, *Los Angeles Times*, April 20, 1940

Rancho San Pedro Housing Project to Cost \$1,208,838

WASHINGTON, Oct. 17.—(U.P.)—The United States Housing Authority today approved contracts of \$1,208,838 for a 250-unit slum-clearance project at Los Angeles, which will be known as Rancho San Pedro.

A \$988,663 general construction award went to Aetna Construction Company, Los Angeles; plumbing and heating, Howe Brothers, Los Angeles, \$164,750; electric installations, the Coast Electric Company, Long Beach, \$44,725; landscaping, the Janroch Nurseries, Alpaderna, Calif., \$10,700.

Construction will begin within two weeks and the project is scheduled for completion within one year.

"Rancho San Pedro Housing Project to Cost \$1,208,838," *Long Beach Sun*, October 18, 1941

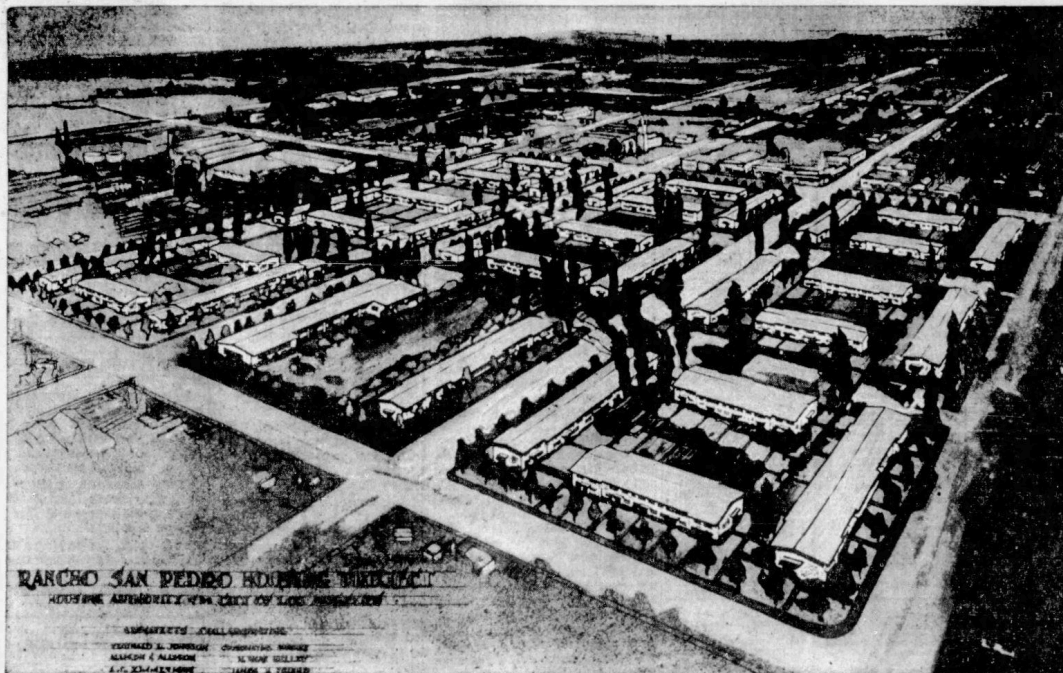
Dorset Village Completed

Dorset Village, at 3130 West Slau-son avenue, just east of Crenshaw boulevard, is attracting wide public interest in its delightfully artistic buildings. Its 196 1-, 2-, and 3-bedroom unfurnished private home apartments (from \$40 month including garage) with refrigerator, hardwood floors, or carpets, open onto landscaped gardens.

The architecture is early American, with several different types of exteriors—stucco, redwood, and combination stucco and redwood—giving the buildings an appearance of quaint English houses.

Most attractive feature of this housing project, built by the Aetna Construction company and operated by Consolidated Hotels, incorporated, costing in excess of one million dollars, is that it offers all the convenience of modern apartments—switchboard and janitor service—yet the seclusion and distinction of artistic private homes, with front and rear private entrances.

"Dorset Village Completed," *Los Angeles Times*, January 2, 1942



A DEDICATION TO VICTORY...—V **RANCHO SAN PEDRO**

275 WEST 1st STREET, SAN PEDRO, CALIF.

The dedication of Rancho San Pedro tomorrow is more than the mere christening of another housing development . . . it is a dedication to Victory! A practical solution to the problem of housing war workers and those actively enlisted in the armed forces, Rancho San Pedro is much more than that . . . it is the embodiment of Security, Happiness, Convenience . . . it is an important link in the far-reaching chain that is being forged for our ultimate triumph in our fight against those who would turn free people into slaves . . . it is a symbol of our better way of life.

Built in the heart of the teeming Harbor District, Rancho San Pedro fulfills a present and ever-growing need for modern, comfortable, low-rent homes—for war workers with and without families . . . for Army and Navy personnel whose families are located in this area. We, of the Aetna Construction Company, are happy to have had a share in filling so urgent a need . . . we are proud to have been named as general contractors on this development which is an outstanding monument to the vision and untiring efforts of the Los Angeles City Housing Authority.

Congratulations to the Housing Authority of the City of Los Angeles . . .

Sincere Thanks to Our Subcontractors and Material Suppliers

AETNA CONSTRUCTION CO.

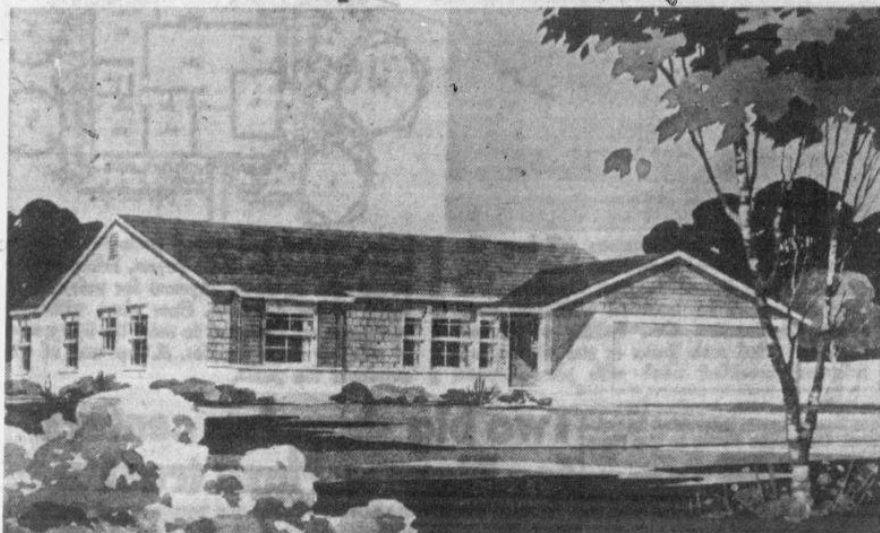
IRVING SIEGEL, President

BEN WEINGART, Secretary

631 SOUTH WITMER ST., LOS ANGELES, CALIF.

Rancho San Pedro advertisement, *News-Pilot*, August 15, 1942

Aetna sales top million over weekend



WHITE OAK PARK HOMES HAVE DELUXE SETTING IN ENCINO SECTION OF VALLEY
Aetna Construction company features may be seen in five models, all with varied interior plans

White Oak Park, Aetna Construction company's new community development, enjoyed a big July 4 weekend with homes sales topping \$1,000,000.

Visitors were enthusiastic about the five new model homes, but the huge holiday crowds were equally impressed with the location of the homes, according to J. F. McCaffery and Bill Clifford, exclusive sales representatives for the Encino development.

The Encino section of the San Fernando valley is a favorite with people who enjoy California's famed indoor-outdoor living.

Aetna, the developers of many residential communities, has been seeking an outstanding location where they could repeat their Encino Park success, and White Oak Park seems to be the answer for those who want a substantial, quality-built home in one of the valley's choice residential neighborhoods.

This new community of two- and three-bedroom homes will have ornamental street lights, trees in parkways, paved streets, sidewalks, driveways and curbs, as well as Los Angeles city water, gas and electricity. A special system of street layout is planned to add beauty to the neighborhood and reduce traffic hazards.

White Oak Park homes feature electric garbage disposers, separate service porches, attached or detached garages, steel casement windows, automatic water heaters, dual floor heaters, extra thick hardwood floors, and stainless steel drainboards.

Construction is the conventional type with solid concrete foundations. Venting and floors raised two feet off the ground assure dry, healthful interiors. Architecturally, the homes are examples of modern California design.

Monthly payments are as little as \$40.34 plus taxes. There is no down payment for veterans.

The five model homes are open daily from 9 a.m. to 9 p.m. with the sales area floodlighted every night. To get to White Oak Park from downtown Los Angeles, take Ventura boulevard to Lindley ave-

nue, and turn right to Victory boulevard. Sales office is 18903 Victory boulevard at the corner of Lindley avenue.

—CLASSIFIED ADS TELL—

Trees being planted at Norwalk

Parkway trees are now being planted at Norwalk Village, new residential development at Firestone boulevard and Bloomfield avenue, just east of the central business district of Norwalk.

Only minor decorative touches remain to be applied to homes in the new community, regarded as one of the model developments in the fast-growing Norwalk area.

Because of the advanced stage of construction, the developers report, buyers are given possession immediately upon qualification. They are given their choice of color in carpets and interior finishes on cabinets and other surfaces.

To facilitate home ownership for veterans, the developers have equipped each of the two-bedroom homes with a full set of household features, including a 7.7 cubic foot Frigidaire, O'Keefe & Merritt four-burner gas range, Waste King garbage pulverator and wall-to-wall carpeting in living room, bedrooms and halls.



WHITE OAK Park construction is conventional with solid concrete foundations. Venting and floors raised two feet off the ground assure dry interiors. These homes feature electric garbage disposers, separate service porches, attached or detached garages, steel casement windows, dual floor heaters, and stainless steel drainboards. Monthly payments are as low as \$40.34 plus taxes. No down payment for veterans.*



Aerial view of Paramount Studios and surrounding neighborhood, August 7, 1945
Clinton Manor demarcated in blue
Fairchild Aerial Surveys, The Benjamin and Gladys Thomas Air Photo Archives, UCLA



**Harvard University. Schlesinger Library on the
History of Women in America. W483996_1**

"Portrait of Ruth and Elliot Handler, standing outdoors," 1937
Ruth Handler Papers



**Harvard University, Schlesinger Library on the
History of Women in America, W496171_1**

"Ruth and Elliot Handler holding their daughter Barbara outdoors," unconfirmed location, 1941
Ruth Handler Papers



**Harvard University. Schlesinger Library on the
History of Women in America, W443241_5836066073**

"Images of factory workers in Elzac Factory," ca. 1943
Ruth Handler Papers



**Harvard University, Schlesinger Library on the
History of Women in America, W496382_7**

"Elzac costume jewelry modeled by Hollywood starlet Susan Hayward," c. 1945
Ruth Handler Papers

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

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

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

Application is hereby made to the 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.

Lot No. 53 & 54

Tract I. A. Weids Subdivision

Location of Building 5134-1/2-36-1/2-38-1/2-40-1/2-42-1/2-44-1/2-46-1/2 Clinton St. Clinton Street
(House Number and Street)

Between what cross streets Wilton & Van Ness

USE INK OR INDELIBLE PENCIL

- Purpose of building Apartment Building Families 20 Rooms 60
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) Aetna Construction Company Phone Dr. 8151
- Owner's address 631 S. Witmer
- Certificated Architect None State License No. Phone
- Licensed Engineer J. J. Rees State License No. 1100 Phone
- Contractor Owned State License No. 36161 Phone
- Contractor's address
- VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$ 48000
- State how many buildings NOW on lot and give use of each. None
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 68.5 x 208 No. Stories 2 Height to highest point 25 Size lot 240 x 300
- Type of soil Loam Foundation (Material) Concrete Depth in ground See Plans
- Width of footing See Plans Width of foundation wall Size of redwood sill 2 x 6
- Material exterior wall Stucco Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 10 Second floor 2 x 10 Rafters 2 x 4 Material of roof Shingles
- Chimney (Material) None Size Flue x No. inlets each flue Depth footing in ground

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

Sign here Aetna Construction company
(Owner or Authorized Agent)

Plans, Specifications and other data must be filed if required.

By

PERMIT NO. 48448	FOR DEPARTMENT USE ONLY 4642				Fee 119.00 Stamp here when Permit is issued DEC 12 1939
	Plans and Specifications checked 12/1/39	Zone R-4	Fire District No. 10		
	Corrections checked 12/7/39	Blkg. Line NO	Street Widening NO		
	Plans, Specifications and Application checked and approved 12/1/39	Application checked and approved 12/1/39			
PLANS 12/1/39	For Plans Fee	Filed with	Inspector		

CERTIFICATE NO. 7652

FOR DEPARTMENT USE ONLY			
Application	Fire District	Bldg. Line	Forced Draft Ventil.....
Construction.....	Zoning	Street Widening	

(1) REINFORCED CONCRETE Barrels of Cement.....100 Tons of Reinforcing Steel.....2 1/2	(2) The building referred to in this Application will be more than 100 feet from Street Sign Here..... (Owner or Authorized Agent)
(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot. Sign here..... (Owner or Authorized Agent)	(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. Sign Here..... (Owner or Authorized Agent)

REMARKS:

PLAN CHECKING

RECEIPT NO. 3299.8

VALUATION \$ 135850

FEE PAID \$ 125.00

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

608

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

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

Application is hereby made to the 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.

Lot No. 53 & 54

Tract I.A. Weids Subdivision

Location of Building 5148-1/2-50-1/2-52-1/2-54-1/2-56-1/2 Cinton Street

Approved by
City Engineer

Between what cross streets Wilton & Van Ness

USE INK OR INDELIBLE PENCIL

- Purpose of building Apartment Building Families 12 Rooms 40
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) Aetna Construction Company Phone
- Owner's address 631 S. Wilmer
- Certificated Architect None State License No. Phone
- Licensed Engineer J. J. Rees State License No. 1100 Phone
- Contractor Owner State License No. 36161 Phone
- Contractor's address
- VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$ 30000
- State how many buildings NOW } None
on lot and give use of each. (Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 86 x 108 No. Stories 2 Height to highest point 25 Size lot 240 x 300
- Type of soil Loam Foundation (Material) Concrete Depth in ground See plans
- Width of footing See plan Width of foundation wall Size of redwood sill 2 x 6
- Material exterior wall Stucco Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 10 Second floor 2 x 10 Rafters 2 x 4 Material of roof Shingles
- Chimney (Material) None Size Flue x No. inlets each flue Depth footing in ground

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

Plans, Specifications and other data must be filed if required. No Alley Sign here Aetna Construction Company (Owner or Authorized Agent)

PERMIT NO. 48449	FOR DEPARTMENT-USE ONLY 4642				Fee 83.00 Stamp here when Permit is issued DEC 12 1939
	Plans and Specifications checked Charles 11/6/39	Zone R4	Fire District No. 10		
	Corrections verified Charles 12/7/39	Blg. Lins. No.	Street Widening No.		
	Plans, Specifications and Application rechecked and approved Morrison	Application checked and approved 12/11/39 [Signature]			
PLANS	For Plans Fee	Filed with	Inspector		

CERTIFICATE NO. 11053

FOR DEPARTMENT USE ONLY

Application <i>120</i>	Fire District <i>121</i>	Bldg. Line	Forced Draft Ventil.....
Construction.....	Zoning	Street Widening	

(1) **REINFORCED CONCRETE**

Barrels of Cement... *125*

Tons of Reinforcing Steel... *3*

(2) The building referred to in this Application will be more than 100 feet from

Sign Here.....
(Owner or Authorised Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

Sign here.....
(Owner or Authorised Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here.....
(Owner or Authorised Agent)

REMARKS:

PLAN CHECKING

RECEIPT NO. *32998*

VALUATION \$ *135850.00* (8)

FEE PAID \$ *125.00*

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

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

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

Application is hereby made to the 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.

Lot No. 53 E 54

Tract I. A. Davis Subdivision

Location of Building 5158-60 Clinton St.
(House Number and Street)

Between what cross streets Wilton & San Nicasio

Approved by
City Engineer

Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Resd Families 2 Rooms 5
(Store, Residence, Apartment House, Hotel, or any other purpose)
2. Owner (Print Name) Alma Connel Co. Phone Dr. 8151
3. Owner's address 631 S. Wilton
4. Certificated Architect None State License No. Phone
5. Licensed Engineer J. J. Peab State License No. 100 Phone
6. Contractor Owner State License No. 36161 Phone
7. Contractor's address
8. VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.} \$ 4800.00 OK PRS.
9. State how many buildings NOW on lot and give use of each. None
(Store, Residence, Apartment House, Hotel, or any other purpose)
10. Size of new building 40 x 58 No. Stories 1 Height to highest point 8 Size lot 40 x 300
11. Type of soil Loam Foundation (Material) Conc. Depth in ground 12
12. Width of footing 16 Width of foundation wall 8 Size of redwood sill 2 x 6
13. Material exterior wall Masonry Size of studs: (Exterior) 2 x 7 (Interior bearing) 2 x 4
14. Joist: First floor 2 x 10 Second floor x Rafters 2 x 4 Material of roof Shingles
15. Chimney (Material) Size Flue x No. inlets each flue Depth footing in ground

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

Sign here

(Owner or Authorized Agent)

Plans, Specifications and other data must be filed if required.

By

PERMIT NO. 48450	FOR DEPARTMENT USE ONLY				Fee <u>17 40</u> Stamp here when Permit is issued DEC 12 1939
	Plans and Specifications checked <u>Charles 12/6/39</u>	Zone <u>P4</u>	Fire District No. <u>10</u>		
	Corrections verified <u>Charles 12/7/39</u>	Bldg. Line <u>10</u> Ft.	Street Widening <u>10</u> Ft.		
	Plans, Specifications and Application rechecked and approved <u>Moss</u>	Application checked and approved <u>12/11/39</u> <u>Smith</u> Clerk			
PLANS Rec'd.	For Plant See	Filed with	Required Valuation included	SPRINKLER Specified Yes No	Inspector <u>Prof. [Signature]</u>

FOR DEPARTMENT USE ONLY			
Application.....	Fire District.....	Bldg. Line.....	Forced Draft Ventil.....
Construction.....	Zoning.....	Street widening.....	
(1) REINFORCED CONCRETE Barrels of Cement..... 20 Tons of Reinforcing Steel..... 1/2		(2) The building referred to in this Application will be more than 100 feet from Street Sign here..... (Owner or Authorized Agent)	
(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot. Sign here..... (Owner or Authorized Agent)		(4) There will be an unobstructed passageway at least 10 feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. Sign here..... (Owner or Authorized Agent)	

REMARKS:.....

PLAN CHECKING
RECEIPT NO. 32998
VALUATION \$ 135850 20 (8)
FEE PAID \$ 125.00

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

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

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

Application is hereby made to the 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.

Lot No. 53 + 54

Tract 1A Weids Subd.

Location of Building 5134-76 Clinton Street
 (House Number and Street)

Approved by
 City Engineer

Between what cross streets.....

Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Private Garages (30 cars) Families..... Rooms.....
 (Store, Residence, Apartment House, Hotel, or any other purpose)
2. Owner (Print Name) Aetna Construction Company Phone.....
3. Owner's address 631 S. Witmer
4. Certificated Architect None State License No..... Phone.....
5. Licensed Engineer J.J. Rees State License No. 1100 Phone.....
6. Contractor Owner State License No. 36161 Phone.....
7. Contractor's address.....
8. VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$ 2750. ^{000K} _{RRA}
9. State how many buildings NOW } on lot and give use of each. None
 (Store, Residence, Apartment House, Hotel, or any other purpose)
10. Size of new building 240 x 19 No. Stories 1 Height to highest point 10 Size lot 240 x 300
11. Type of soil Loam Foundation (Material) Concrete Depth in ground See plans
12. Width of footing See plans Width of foundation wall..... Size of redwood sill 3 x 4
13. Material exterior wall Stucco Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
14. Joist: First floor Concrete slab Rafters 2 x 6 Material of roof Compo
15. Chimney (Material)..... Size Flue..... No. inlets each flue..... Depth footing in ground.....

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

Sign here Aetna Construction Company
 (Owner or Authorized Agent)

Plans, Specifications and other data must be filed if required.

By.....

PERMIT NO. 48451	FOR DEPARTMENT USE ONLY <u>4642</u>				Fee <u>11.40</u> Stamp here when Permit is issued DEC 12 1939
	Plans and Specifications checked <u>Charles 12/6/39</u>	Zone <u>R-4</u>	Fire District <u>No</u>	No. <u>110</u>	
	Specifications verified <u>Charles 12/7/39</u>	Edg. Line <u>No</u> ft.	Street Widening <u>No</u> ft.		
	Plans, Specifications and Application reviewed and approved <u>Charles</u>	Application checked and approved <u>12/11/39</u> <u>D</u> Clerk			
PLANS	For Plans Fee	Filed with	INSPECTOR		Inspector <u>Prof. Induct</u>

CERTIFICATE NO. 4180

FOR DEPARTMENT USE ONLY			
Application	Fire District.....	Bldg. Line	Forced Draft Ventil.....
Construction.....	Zoning	Street Widening	
(1) REINFORCED CONCRETE Barrels of Cement..... Tons of Reinforcing Steel.....		(2) The building referred to in this Application will be more than 100 feet from Street Sign Here..... (Owner or Authorized Agent)	
(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot. Sign here..... (Owner or Authorized Agent)		(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. Sign Here..... (Owner or Authorized Agent)	

REMARKS:

PLAN CHECKING

RECEIPT NO. 32998

VALUATION

PAID

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

608

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

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the 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:

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

Lot No. 53 x 54

Tract. 1st Weid. Subd.

Location of Building. 5134-76 Clinton St. (House Number and Street)

Approved by
City Engineer

Between what cross streets.

USE INK OR INDELIBLE PENCIL

- Purpose of building. Private Garages (19 cars) Families. Rooms.
- Owner (Print Name). Aetna Construction Company. Phone.
- Owner's address. 631 S. Witmer.
- Certificated Architect. None. State License No. Phone.
- Licensed Engineer. J. J. Rees. State License No. 1100. Phone.
- Contractor. Owner. State License No. 36161. Phone.
- Contractor's address.
- VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$ 1200.00
- State how many buildings NOW on lot and give use of each. None (Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building. 19 x 108 No. Stories. 1 Height to highest point. 10 Size lot. 240 x 300.
- Type of soil. Loam Foundation (Material). Concrete Depth in ground. See plans.
- Width of footing. Width of foundation wall. Size of redwood sill. 3 x 4.
- Material exterior wall. Stucco Size of studs: (Exterior). 2 x 4 (Interior bearing). 2 x 4.
- Joist: First floor. Concrete Second floor. x Rafters. 2 x 6 Material of roof. Comp.
- Chimney (Material). Size Flue. x No. inlets each flue. Depth footing in ground.

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

Sign here. Aetna Construction Company (Owner or Authorized Agent)

Plans, Specifications and other data must be filed if required.

By.

PERMIT NO. 48452	FOR DEPARTMENT USE ONLY				Fee. 6.60 Stamp here when Permit is issued DEC 12 1939
	Plans and Specifications checked 12/6/39	Zone R4	Fire District No.		
	Corrections verified 12/9/39	Std. Line	Street Widening		
	Plans, Specifications and Application rechecked and approved 12/17/39	Application checked and approved 12/17/39			
PLANS	For Plans Fee	Filed with	Required Valuation	Inspected	Inspector J. J. Rees

CERTIFICATE NO. 4180

FOR DEPARTMENT USE ONLY			
Application <i>[Signature]</i>	Fire District <i>[Signature]</i>	Bldg. Line <i>[Signature]</i>	Forced Draft Ventil.
Construction <i>[Signature]</i>	Zoning <i>[Signature]</i>	Street Widening	

(1) REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

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

(2) The building referred to in this Application will be more than 100 feet from

.....Street

Sign Here.....
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here.....
(Owner or Authorized Agent)

REMARKS:

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PLAN CHECKING
RECEIPT NO. 3 2798
VALUATION \$ 35,000.00
FEE PAID \$ 25.00

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

5158-60

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

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

Application is hereby made to the 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.

Lot No. 53 & 54

Tract L. A. Weids Subdivision

Location of Building 5162-1/2-64-1/2-66-1/2-68-1/2-70-1/2-72-1/2-74-76 Clinton St. Clinton Street

Approved by
City Engineer

Between what cross streets Wilton & Van Ness

USE INK OR INDELIBLE PENCIL

- Purpose of building Apartment Building Families 20 Rooms 60
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) Aetna Construction Company Phone Dr. 8151
- Owner's address 631 S. Wilmer
- Certificated Architect None State License No. Phone
- Licensed Engineer J. J. Rees State License No. 1100 Phone
- Contractor Owner State License No. 36161 Phone
- Contractor's address
- VALUATION OF PROPOSED WORK Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon. \$ 48000.00 OK
- State how many buildings NOW on lot and give use of each. None (Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 68 x 208 ft. Stories 2 Height to highest point 25 Size lot 240 x 300
- Type of soil Loam Foundation (Material) Concrete Depth in ground See Plans
- Width of footing See Plans Width of foundation wall Size of redwood sill 2 x 6
- Material exterior wall Stucco Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 10 Second floor 2 x 10 Rafters 2 x 4 Material of roof Shingles
- Chimney (Material) None Size Flue x No. inlets each flue Depth footing in ground

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

Sign here Aetna Construction company (Owner or Authorized Agent)

Plans, Specifications and other data must be filed if required.

By E. Blum

PERMIT NO. 4.9755	FOR DEPARTMENT USE ONLY 4642				Fee 119.00 Stamp here when Permit is issued DEC 21 1939
	Plans and Specifications checked C. E. Kil 12/6/39	Zone R-4	Fire District No. 110		
	Corrections verified C. E. Kil 12/7/39	Blg. Line No. 110	Street Widening No. 110		
	Plans, Specifications and Application reviewed and approved C. E. Kil	Application checked and approved 12/6/39			
PLANS	For Plans See	Filed with	Inspector		

FOR DEPARTMENT USE ONLY			
Application	Fire District	Bldg. Line	Forced Draft Ventil.....
Construction.....	Zoning	Street Widening	

(1) REINFORCED CONCRETE Barrels of Cement.....<u>100</u> Tons of Reinforcing Steel.....<u>2 1/2</u>	(2) The building referred to in this Application will be more than 100 feet from Street Sign Here..... (Owner or Authorized Agent)
(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot. Sign here..... (Owner or Authorized Agent)	(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. Sign Here..... (Owner or Authorized Agent)

REMARKS:

PLAN CHECKING

RECEIPT NO. 32998

VALUATION \$ 135850 - ⑧

FEE PAID \$ 125.00

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

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

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the 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.

Lot No. 53 x 54

Tract 1A W. and Subd.

Location of Building 5134-76 Clinton Street
(House Number and Street)

Between what cross streets

Approved by
City Engineer
Deputy.

USE INK OR INDELIBLE PENCIL

- Purpose of building Private Garages (6 cars) Families Rooms
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) Aetna Construction Company Phone
- Owner's address 631 S. Wilmer
- Certificated Architect None State License No. Phone
- Licensed Engineer J. I. Rees State License No. 1100 Phone
- Contractor Owner State License No. 36161 Phone
- Contractor's address
- VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$ 550. JY OK RPS
- State how many buildings NOW } None
on lot and give use of each. (Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 19 x 50 No. Stories 1 Height to highest point 10 Size lot 240 x 300
- Type of soil Loam Foundation (Material) Concrete Depth in ground See plans
- Width of footing Width of foundation wall Size of redwood sill 3 x 4
- Material exterior wall Stucco Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor Concrete Second floor x Rafters 2 x 6 Material of roof Campo
- Chimney (Material) Size Flue x No. inlets each flue Depth footing in ground

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

Sign here Aetna Construction Company
(Owner or Authorized Agent)

Plans, Specifications and other data must be filed if required.

By

PERMIT NO. 49756	FOR DEPARTMENT USE ONLY 4642				Fee 4.00 Stamp here when Permit is issued
PLANS	Plans and Specifications checked 12/6/39	Zone R-4	Fire District No. 20	Inspector 7/2/39	1180
	Corrections verified 12/7/39	Bldg. Line	Street Widening		
	Plans, Specifications and Application checked and approved 12/17/39	Application checked and approved 12/17/39			
	For Plans Fee	Filed with	Required Valuation included		

FOR DEPARTMENT USE ONLY			
Application.....	Fire District.....	Bldg. Line.....	Forced Draft Ventil.....
Construction.....	Zoning.....	Street Widening.....	

(1)
REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2)
The building referred to in this Application will be more than 100 feet from

.....Street

Sign Here.....
(Owner or Authorized Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

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

(4)
There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here.....
(Owner or Authorized Agent)

REMARKS:

~~PLAN CHECKING~~

~~RECEIPT NO. 32998~~

~~VALUATION \$ 35850~~

~~FEE PAID \$ 25.00~~

12 (8)

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

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

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

Application is hereby made to the 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.

Lot No. 53 & 54

Tract 1 A Weid's Subd.

Location of Building 5134-76 Clinton Street
 (House Number and Street)

Approved by
 City Engineer

Between what cross streets

Dputy.

USE INK OR INDELIBLE PENCIL

- Purpose of building Private Garages (6 cars) Families Rooms
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) Aetna Construction Company Phone
- Owner's address 631 S. Witmer
- Certificated Architect None State License No. Phone
- Licensed Engineer J. J. Rees State License No. 1100 Phone
- Contractor Owner State License No. 36161 Phone
- Contractor's address
- VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.} \$ 550. OK REES.
- State how many buildings NOW None on lot and give use of each. (Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 19 x 50 No. Stories 1 Height to highest point 10 Size lot 240 x 300
- Type of soil Loam Foundation (Material) Concrete Depth in ground See plans
- Width of footing Width of foundation wall Size of redwood sill 3 x 4
- Material exterior wall Stucco Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor Concrete Slab x Rafters 2 x 6 Material of roof Compo
- Chimney (Material) Size Flue x No. inlets each flue Depth footing in ground

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

Sign here Aetna Construction Company

(Owner or Authorized Agent)

Plans, Specifications and other data must be filed if required.

By

PERMIT NO. 49757 PLANS Rep'd. <u> </u>	FOR DEPARTMENT USE ONLY				Fee <u>4.00</u> Stamp here when Permit is issued
	Plans and Specifications checked <u>Rees 12/6/39</u>	Zone <u>R-4</u>	Fire District No. <u>N6</u>		
	Contractors Verified <u>Rees 12/9/39</u>	Bldg. Line <u>NC</u>	Street Widening <u>NO</u>		
	Plans, Specifications and Application checked and approved <u>Rees 12/13/39</u>	Application checked and approved <u>Rees 12/13/39</u>			
	For Plans See <u> </u>	Filed with <u> </u>	Required <u> </u>	Required <u> </u>	Inspector <u> </u>

FOR DEPARTMENT USE ONLY			
Application <i>110</i>	Fire District <i>110</i>	Bldg. Line	Forced Draft Ventil.....
Construction	Zoning	Street Widening	

(1) REINFORCED CONCRETE Barrels of Cement..... Tons of Reinforcing Steel.....	(2) The building referred to in this Application will be more than 100 feet from Street Sign Here..... (Owner or Authorized Agent)
(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot. Sign here..... (Owner or Authorized Agent)	(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. Sign Here..... (Owner or Authorized Agent)

REMARKS:

~~PLAN CHECKING~~
~~RECEIPT NO. 37998~~
~~VALUATION \$ 358.50~~
~~FEE PAID \$ 12.00~~ (8)

444-52

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

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

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

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

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 5134-5176 Clinton
(House Number and Street)
New location of building }
(House Number and Street)
Between what cross streets }
Approved by City Engineer.
Deputy.

1. Purpose of PRESENT building..... Apartment House..... Families 20..... Rooms.....
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving..... Families..... Rooms.....

3. Owner (Print Name)..... Aetna Construction Co.,..... Phone.....

4. Owner's Address..... 631 S. Wilmer Ave.,.....

5. Certificated Architect..... State License No..... Phone.....

6. Licensed Engineer..... State License No..... Phone.....

7. Contractor..... TILE SEAL MFG. CO..... State License No. 240611..... Phone.....

8. Contractor's Address..... 910 N. Orange Dr..... City-T-544.....

9. VALUATION OF PROPOSED WORK { Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon. } \$..... Tile Setting Ord. Fee \$1.00 Contractors

10. State how many buildings NOW } on lot and give use of each. } Reg. No.....
(Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building..... x..... Number of stories high..... Height to highest point.....

12. Class of building..... Material of existing walls..... Exterior framework.....
(Wood or Steel)

Describe briefly and fully all proposed construction and work:

Install Tile Baths & Kitchens -

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY					
PERMIT NO. 3880	Plans and Specifications checked		Zone	Fire District	
	Corrections verified		Bldg. Line	No.	
	Plans, Specifications and Applications rechecked and approved		Ft.	Street Widening	
			Ft.		
PLANS Rec'd.....	For Plans See	Filed with	Application checked and approved Pierce 1/31/40 Clerk		Inspector J. J. [Signature]
			Required Valuation Included		
			Specified Yes-No		

Stamp here when Permit is issued
JAN 31 1940

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

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

Material of Foundation.....Width of Footing.....Depth of footing below ground.....

Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....

Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....

Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

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

TILE SEAL MFG. CO;

Sign Here..

By.

(Owner or Authorized Agent)
LOS ANGELES, CALIF.

FOR DEPARTMENT USE ONLY			
Application	Fire District.....	Bldg. Line	Termite Inspection.....
Construction.....	Zoning	Street Widening	Forced Draft Ventil.....
(1) REINFORCED CONCRETE Barrels of Cement..... Tons of Reinforcing Steel.....		(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from Street Sign Here..... (Owner or Authorized Agent)	
(3) No required windows will be obstructed. Sign Here..... (Owner or Authorized Agent)		(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. Sign Here..... (Owner or Authorized Agent)	

REMARKS:

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Figure 1

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3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

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

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

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

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 5134-5176 Clinton Street,
 (House Number and Street)

New location of building }
 (House Number and Street)

Between what cross streets } Deputy.

Apartment

2

1. Purpose of PRESENT building..... Families..... Rooms.....
 (Store, Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving..... Families..... Rooms.....

3. Owner (Print Name)..... Aetna Construction Co., Phone.....

4. Owner's Address..... 631 S. Witmer Avenue

5. Certificated Architect..... State License No..... Phone.....

6. Licensed Engineer..... State License No..... Phone.....

7. Contractor..... TILE SEAL MFG. CO State License No. 24061 Phone.....

8. Contractor's Address..... 910 N. Orange Dr. City T-544

9. VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.} \$ Fee \$1.00 Contractors

10. State how many buildings NOW } Reg. No.
 on lot and give use of each. } (Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building.....x.....Number of stories high.....Height to highest point.....

12. Class of building.....Material of existing walls.....Exterior framework.....
 (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Install Tile Baths & Kitchens -

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY					
PERMIT NO. 5320	Plans and Specifications checked		Zone	Fire District	
	Corrections verified		Bldg. Line	No.	
	Plans, Specifications and Applications rechecked and approved		Ft.	Ft.	
PLANS	Application checked and approved		Clerk		
	For Plans See	Filed with	Required Valuation Included	Specified Yes-No	
Rec'd.....			Inspector		

Fee.....

Stamp here when Permit is issued

FEB 14 1940

License 7/13/40
Clerk

Inspector

Prof. H. J. ...

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETYLos Angeles, Calif., May 3, 1940MR. C. MAKUTCHAN,
Superintendent of Building,
Los Angeles, Calif.

Dear Sir:

I hereby respectfully request the change of address on

Building 1148
Electrical
Heating and Ventilating
PlumbingPermit No. 5320 Issued 40From 5158-60 BentonTo 5162-76 41

for the following reasons:

- ☒ Change on same street, if not from east to west, or north to south, or vice versa.
☐ Change from one street to another street for corner lot.
☐ Change because of error on part of some city department.
☐ Change where charge is made for extra inspection trip of not less than 75 cents.

NOTE: Above conditions for change of address shall not be deemed to waive any inspection fees required by ordinance; nor to require the Building and Safety Department to change any address except in justifiable cases.

Respectfully,

Owner, Contractor or Authorized Agent.

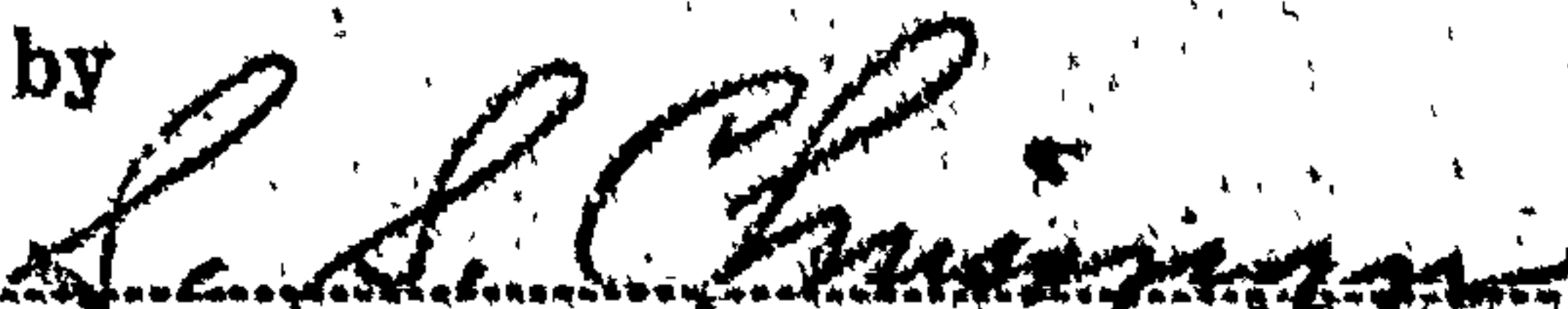
Address _____

Checked by



Clerk.

Approved by



Chief Clerk.

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

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

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

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

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 5148-56th
5134-5176 Clinton Street,
(House Number and Street)

New location of building }
(House Number and Street)

Between what cross streets } Deputy.

Approved by
City Engineer.

1. Purpose of PRESENT building..... Apartment Families..... 12 Rooms.....
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving..... Families..... Rooms.....

3. Owner (Print Name)..... Aetna Construction Company Phone.....

4. Owner's Address..... 631 S. Witmer Avenue

5. Certificated Architect..... State License No..... Phone.....

6. Licensed Engineer..... State License No..... Phone.....

7. Contractor..... TILE SEAL MFG. CO. State 24061 License No..... Phone.....

8. Contractor's Address..... 910 N. Orange Dr. City-T-544

9. VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$.....
Tile Setting Ord. Fee \$1.00 Contractors

10. State how many buildings NOW } Reg. No.....
on lot and give use of each. } (Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building..... x..... Number of stories high..... Height to highest point.....

12. Class of building..... Material of existing walls..... Exterior framework.....
(Wood or Steel)

Describe briefly and fully all proposed construction and work:
Install Tile Baths & Kitchens

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO. 5321	FOR DEPARTMENT USE ONLY				Fee..... Stamp here when Permit is issued FR 141040
	Plans and Specifications checked	Zone	Fire District No.		
	Corrections verified	Bldg. Line	Street Widening		
	Plans, Specifications and Applications rechecked and approved	Application checked and approved (<u>Licence 7/13/40</u>) Clerk			
PLANS	For Plans See	Filed with	Required Valuation Included	Specified Yes-No	Inspector <u>7/13/40</u>

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

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

Material of Foundation.....Width of Footing.....Depth of footing below ground.....

Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....

Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....

Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

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

TILE SEAL MFG. CO.

Sign Here.

By.

(Owner or Authorized Agent)
LOS ANGELES, CA

LOS ANGELES, CA

FOR DEPARTMENT USE ONLY

Application **Fire District.....** **Bldg. Line** **Termite Inspection.....**

Construction.....	Zoning	Street Widening	Forced Draft Ventil.....
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(1) **REINFORCED CONCRETE**

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

Street

Sign Here.....

(Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here.....

(Owner or Authorized Agent)

(4). There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here.....

(Owner or Authorized Agent)

REMARKS:

.....

.....

11/11/18 9:41:12

.....

.....

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

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

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

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

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 5134 - ~~5178~~ Clinton
(House Number and Street)

New location of building }
(House Number and Street)

Between what cross streets } Deputy.

Approved by
City Engineer.

Deputy.

1. Purpose of PRESENT building..... Apartment..... Families..... 20..... Rooms.....
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving..... Families..... Rooms.....

3. Owner (Print Name)..... Aetna Construction Co.,..... Phone.....

4. Owner's Address..... 630 S. Witmer Avenue,.....

5. Certificated Architect..... State License No..... Phone.....

6. Licensed Engineer..... State License No..... Phone.....

7. Contractor..... TILE SEAL MFG. CO..... State License No. 24061..... Phone.....

8. Contractor's Address..... 910 N. Orange Dr..... City T-544..... Tile Setting Ord. Fee \$1.00

9. VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$..... Contractors

10. State how many buildings NOW } on lot and give use of each. } Reg. No.....
(Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building..... x..... Number of stories high..... Height to highest point.....

12. Class of building..... Material of existing walls..... Exterior framework.....
(Wood or Steel)

Describe briefly and fully all proposed construction and work:

Install Tile Baths & Kitchens -

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO. 5322	FOR DEPARTMENT USE ONLY				Fee..... Stamp here when Permit is issued FEB 14 1940
	Plans and Specifications checked	Zone	Fire District		
	Corrections verified	Bldg. Line	Street Widening		
	Plans, Specifications and Applications rechecked and approved	Application checked and approved			
PLANS	For Plans See	Filed with	SPRINKLER	Required Valuation included	Specified Yes-No
Rec'd.....					Inspector Z. J. [Signature]

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

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

Material of Foundation.....Width of Footing.....Depth of footing below ground.....

Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....

Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....

Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

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

TILE SEAL MFG. CO.

Sign Here.

By.

(Owner or Authorized Agent)
LOS ANGELES CALIF

LOS ANGELES/CALIF

FOR DEPARTMENT USE ONLY

Application

Fire District.

Bldg. Line

Termite Inspection

Construction

Zoning

Street Widening

Forced Draft Ventil.

(1)

REINFORCED CONCRETE

Barrels of Cement.

Tons of Reinforcing Steel

(2)

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

Street

Sign Here

(Owner or Authorized Agent)

(3)

(c) No required windows will be obstructed.

Sign Here.

(Owner or Authorized Agent)

(4)

(10) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here

(Owner or Authorized Agent)

REMARKS:

3

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

Form B-1-100-0-0
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. _____

Tract _____

Location of Building 5142 1/2 Clinton St. (House Number and Street)

Approved by
City Engineer

Between what cross streets 1st St. and 2nd St. of Van Ness

Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building Dwelling (Store, Dwelling, Apartment House, Hotel or other purpose) Families 2 Rooms 6

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

3. Use of building AFTER alteration or moving _____ Families 2 Rooms 6

4. Owner A. Empiricos (Print Name) Phone _____

5. Owner's Address 5142 Clinton (Print Address) P. O. _____

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

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

8. Contractor P. S. McEwan (Print Name) State License No. 3449 and F12933

9. Contractor's Address 1526 - W 3rd St

10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent fixtures, heating, ventilating, water supply, plumbing, fire apparatus, electrical wiring and elevator equipment, etc.) 100 --

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

12. Size of existing building _____ x _____ Number of stories high _____ Height to highest point _____

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

14. Describe briefly all proposed construction and work:

repair fire damage as before

less than 5% damaged.

NEW CONSTRUCTION

15. Size of Addition _____ x _____ Size of Lot _____ x _____ Number of stories when complete _____

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

17. Size of Stairs _____ x _____ Material of Floor _____ Size of Balustrade _____ x _____ Type of Roofing _____

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

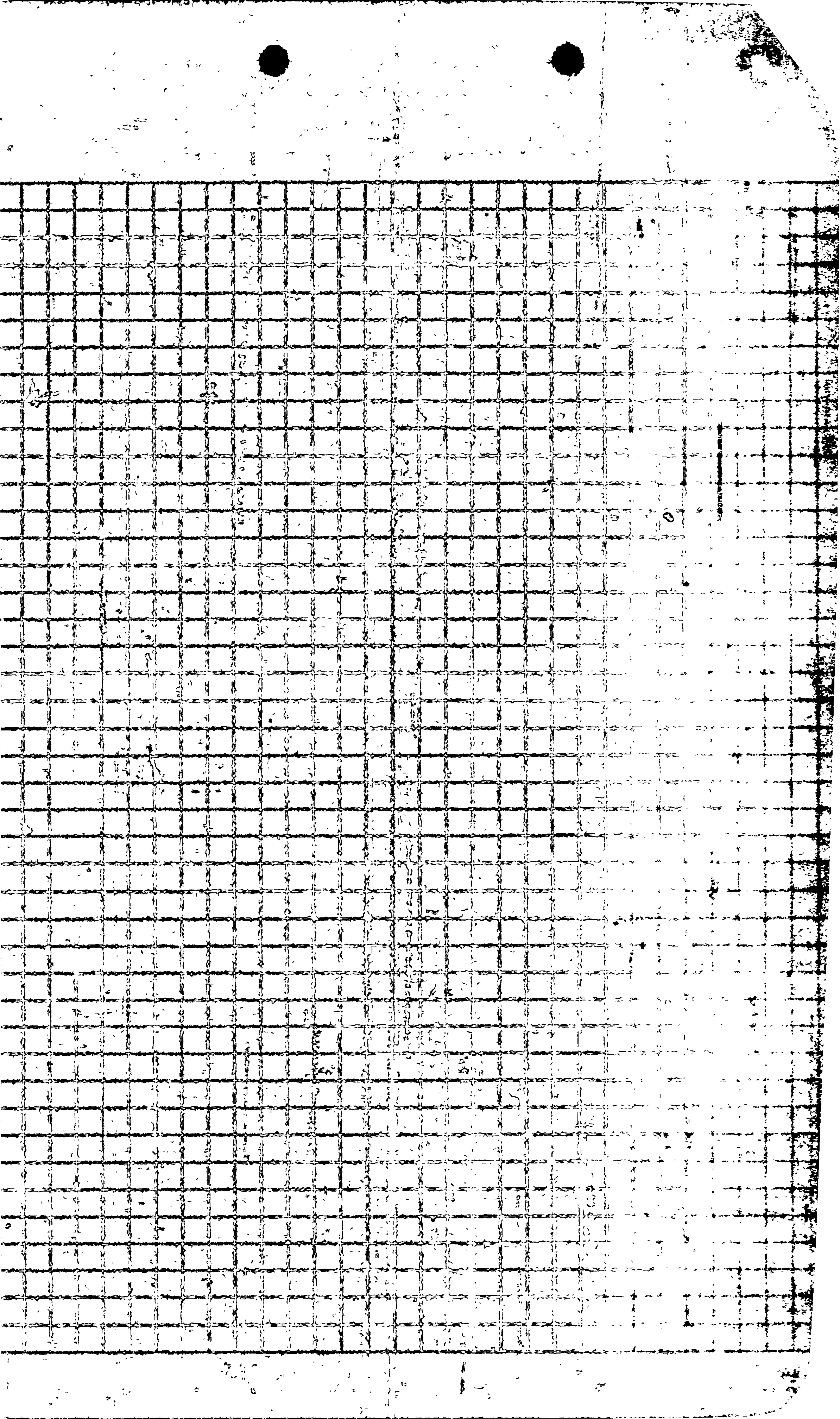
Signature P. S. McEwan

By [Signature]

FOR DEPARTMENT USE ONLY

PLAN CHECKING				REINFORCED CONCRETE		FEES		Other	
Date	Receipt No.	Valuation \$	Fee Paid \$	Rein. Content	Time of Reinforcing Steel	Wkg. Fee	Cost of Occupancy	Total	Check
TYPE	INPUT	Insurance in No. Workmen's	Number Lot	Any Lot	Lot No.	Part per sheet			
			Owner Lot	Owner Lot Eaved		Per sheet			
FRAMES No.	Plans and Specifications checked			Rein. Lbs.	Per sheet				
	Corrections noted								
	Plans, Specifications and Approvals returned and approved								
PLANS	For Plans No.	Plan No.							
Rev'd									

MAY 14 1941



3

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

Form B-3
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 53454
Tract I.A. Weid's Sub. of the S.E. 1/4 Sec. 14, T.1 S., R. 14 W., S.B.M.
Location of Building 5134-84 CLINTON AVE ST.
(House Number and Street)
Between what cross streets? Van Ness Ave - Wilton Pl.

Approved by
City Engineer
JP
Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building GARAGES Families Rooms
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy APP - 10 YRS.
3. Use of building AFTER alteration or moving GARAGES + SUN DECK Families Rooms
4. Owner JACOB MELTZER Phone YO 3851
5. Owner's Address 544 N. LAUREL P. O. L.A. CAL
6. Certificated Architect State License No. Phone
7. Licensed Engineer State License No. Phone
8. Contractor SCOTT CONSTRUCTION CORP State License No. 82453 Phone VE 84340
9. Contractor's Address 3465 OVERLAND AVE
10. VALUATION OF PROPOSED WORK Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon. \$ 450.00
11. State how many buildings NOW 8 - 4 DWELLINGS 1 GARAGES
on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 19' x 240' Number of stories high 1 Height to highest point 9'6"
13. Material Exterior Walls WOOD Exterior framework WOOD
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:

CONSTRUCT SUN DECK
AREA 19' X 74'3" OVER EXISTING GARAGES

NEW CONSTRUCTION

15. Size of Addition NONE Size of Lot 240 x 300 Number of Stories when complete 1
16. Footing: EXISTING Width 2 Depth in Ground 12 Width of Wall 4 Size of Floor Joists 2 x 6
17. Size of Studs 2 x 4 Material of Floor CONC Size of Rafters 2 x 6 Type of Roofing COMP

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

Sign here SCOTT CONST CORP
(Owner or Authorized Agent)
By

DISTRICT
OFFICE

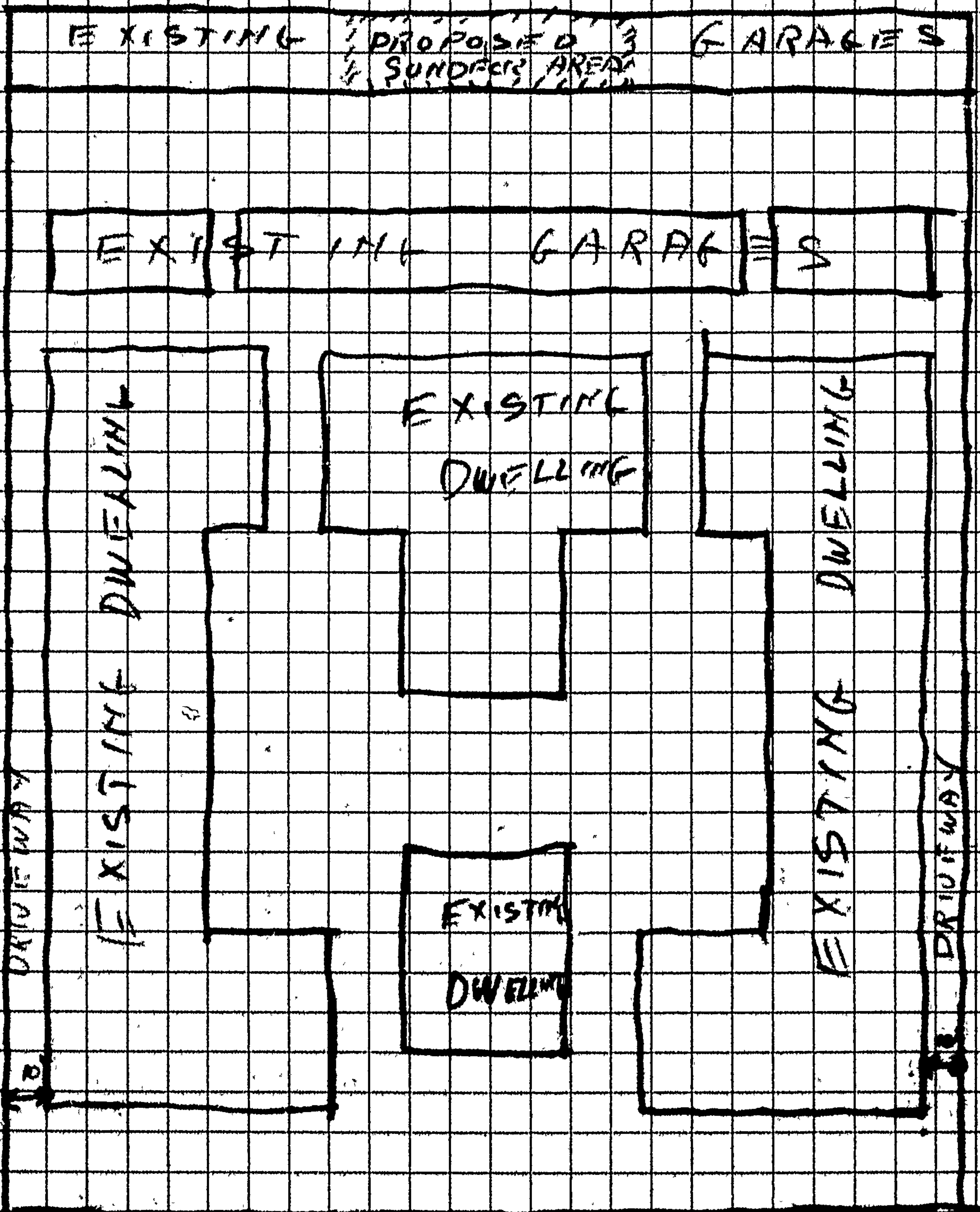
FOR DEPARTMENT USE ONLY

PLAN CHECKING				OCCUPANCY SURVEY		Investigation Fee \$ <u>10.00</u>	
Valuation \$ <u>450.00</u>		Area of Bldg. Sq. Ft.		Cert. of Occupancy Fee \$ <u> </u>		Bldg. Permit Fee \$ <u> </u>	
Fee \$ <u>1.00</u>		Fee \$ <u> </u>		Total \$ <u>11.00</u>			
TYPE <u>I</u>	Maximum No. Occupants <u> </u>	Inside Lot <u> </u>	Key Lot <u> </u>	Lot Size <u>240 x 300</u>	Ft. rear alley <u> </u>		
GROUP <u>J-1</u>	Plans and Specifications checked <u> </u>	Corner Lot <u> </u>	Corner Lot Keyed <u> </u>	Fire District <u> </u>	Ft. side alley <u> </u>		
For Plans See <u> </u>	Correction Verified <u> </u>	Zone <u>P-4</u>	Bldg. Line <u> </u>	No. <u> </u>	District Map No. <u>4642</u>		
Filed with <u> </u>	Plans, Specifications and Application rechecked and approved <u> </u>	FL. <u> </u>	FL. <u> </u>	Street Widening <u> </u>	Application checked and approved <u> </u>		
Continuous Inspection <u>None</u>		SPRINKLER <u> </u>		Inspector <u> </u>			

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	<u>NOV 13 52</u>		<u>20344</u>		
Supplemental Plan Checking	<u>NOV 15 52</u>		<u>20371</u>		
Building Permit	<u>NOV 15 52</u>		<u>1 A 171338</u>		

EXISTING 37-394 Digg. from front for Rear across both lots



SCALE 1 inch = 10'

CLINTON AVE

3

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

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 53 and 54
Tract 2938

Location of Building 5134-84 Clinton St
(House Number and Street)

Between what cross streets? Garage Van Ness - Wilton

Approved by
City Engineer
Deputy,

USE INK OR INDELIBLE PENCIL

1. Present use of building *Garage* Families *1* Rooms *1*
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy *14 years*
3. Use of building AFTER alteration or moving *laundry room* Families *1* Rooms *1*
4. Owner *Jacob Melcher* Phone *3851*
5. Owner's Address *544 N. Laurel Ave. L.A. 48* P. O. State License No. Phone
6. Certificated Architect *none* State License No. Phone
7. Licensed Engineer *none* State License No. Phone
8. Contractor *Niel A. Lucas* State License No. *128764* Phone *9-2568*
9. Contractor's Address *3230 Cheviot Vista Pl. L.A. 34, Calif.*
10. VALUATION OF PROPOSED WORK *including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.* \$ *600.00*
11. State how many buildings NOW } *4 apt. buildings & 4 garage bldgs.*
on lot and give use of each. } (Store, Dwelling, Apartment House, Hotel or other purposes)
12. Size of existing building *182* Number of stories high *182* Height to highest point
13. Material Exterior Walls *Stucco* Exterior framework (Wood, Steel or Masonry) (Wood or Steel)
14. Describe briefly all proposed construction and work:

Garage converted into laundry room. Walls and ceiling covered with 1/2 inch shell rock plaster and paint interior surfaces.

NEW CONSTRUCTION

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

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

Sign here *Jacob Melcher Owner*
(Owner or Authorized Agent)

DISTRICT
OFFICE

By

FOR DEPARTMENT USE ONLY

PLAN CHECKING				OCCUPANCY SURVEY		Investigation Fee \$	
Valuation \$ <i>600-</i>				Area of Bldg. Sq. Ft.		Cert. of Occupancy Fee \$ <i>4-</i>	
Fee \$ <i>2-</i>				Fee \$		Bldg. Permit Fee \$	
Total \$				Total \$			
TYPE	Maximum No. Occupants	Inside Lot	Key Lot	Lot Size			Clerk
<i>2</i>				<i>240x300</i>			
GROUP	Plans and Specifications checked	Zone	Fire District				
<i>5-1</i>	<i>J. R. Mungerson</i>	<i>R-4</i>	<i>7</i>				
For Plans Sec.	Correction Verified	Bldg. Line	Street Widening				
Filed with	Plans, Specifications and Application rechecked and approved	Continuous Inspection	SPRINKLER Specified-Required Valuation Included Yes- No				

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	<i>26</i> 1954		<i>51129</i>		
Supplemental Plan Checking					
Building Permit	MAY 27 1954		<i>LA88591</i>		

Clinton St Property line 200'

EXISTING 1st story
having 2nd floor

EXISTING 1st story
having 2nd floor

EXISTING 2nd story
having 12 app.

EXISTING 1st story
having 2nd floor

Property line 300'

EXISTING 25 Garages

29 EXISTING ~~Garages~~ Garages

3

CITY OF LOS ANGELES

APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH

AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF BUILDING AND SAFETY

BLS B-3-R12-70

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	54	BLK.	TRACT	Over	CENSUS TRACT	1924				
2. PRESENT USE OF BUILDING	05 apt.		NEW USE OF BUILDING		05 same	DIST. MAP	4642				
3. JOB ADDRESS	5184 Clinton St.					ZONE	R4-1				
4. BETWEEN CROSS STREETS	Van Ness AND Wilton					FIRE DIST.					
5. OWNER'S NAME	Mr. Meltzer		PHONE		464 9317	LOT (TYPE)	key				
6. OWNER'S ADDRESS	same		CITY		Hollywood	ZIP	120x300				
7. ARCHITECT OR DESIGNER			STATE LICENSE No.		PHONE						
8. ENGINEER			STATE LICENSE No.		PHONE		ALLEY				
9. CONTRACTOR	Safeway Sandblast		123070		STATE LICENSE No.	838 2929	PHONE				
10. LENDER	BRANCH		ADDRESS								
11. SIZE OF EXISTING BLDG.	LENGTH	50	WIDTH	30	STORIES	2	HEIGHT	24'	NO. OF EXISTING BUILDINGS ON LOT AND USE	1-apt.	
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	EXT. WALLS		stucco		ROOF	FLOOR					
13. JOB ADDRESS	5184 Clinton					DISTRICT OFFICE	L A				
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 1,200		A		GRADING						
15. NEW WORK: (Describe)	Wet sandblasting					CRIT. SOIL					
					HIGHWAY DED.						
NEW USE OF BUILDING					(05) apt.	SIZE OF ADDITION	none	STORIES	HEIGHT	FLOOD	
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	n/c		INSPECTION ACTIVITY		COMB		GEN	MAJ. S.	CONS
BLDG. AREA	MAX. OCC.	TOTAL	n/c		PLANS CHECKED		ZONED BY		FILE WITH		
DWELL. UNITS	GUEST ROOMS	PARKING SPACES	REQ'D	PROVIDED	PLANS APPROVED		INSPECTION APPROVED		INSPECTOR		
P.C. No.	CONT. INSP.	no	no		APPLICATION APPROVED		I		TYPYST		gj
P.C.	none	S.P.C.	/	G.P.I.	/	B.P.	1250	A.F.	—	C.O.	—

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

MAY-17-71

290805

•28964

U — 1 CK

12.50

STATEMENT OF RESPONSIBILITY

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

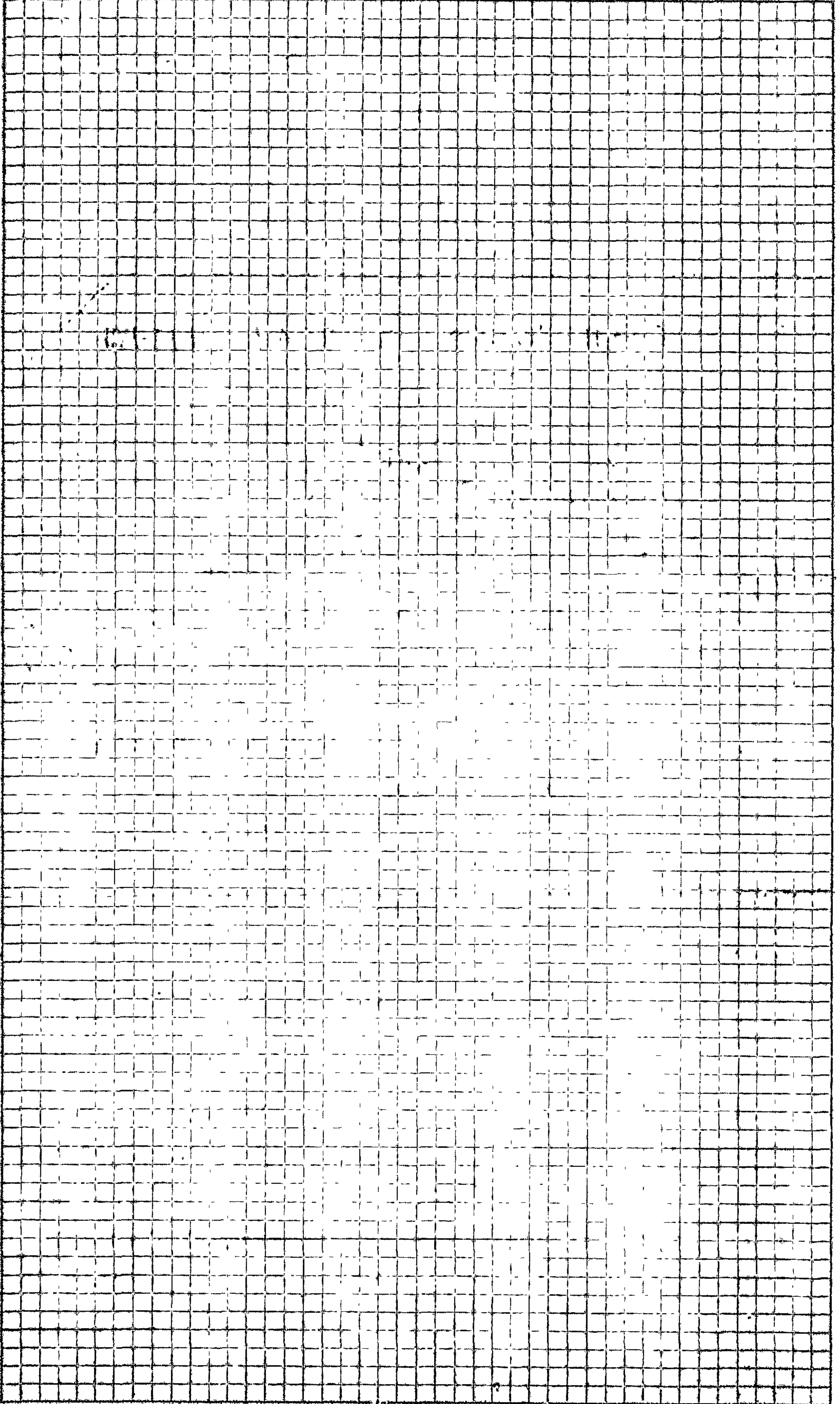
"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed Charles James (Owner or Agent)

Bureau of Engineering	ADDRESS APPROVED	Name	Date
	SEWERS AVAILABLE	D Jaramillo	5-3-71
	NOT AVAILABLE		
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED		
	COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE		
	FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER		
	CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Traffic	APPROVED FOR		

I. A. Weid's Sub of the S.E. $\frac{1}{4}$ Sec. 14 T. 1 S.,
R. 14 W., S.B.M.

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



INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 52, 53 & 54	BLOCK	TRACT A4 Weids Subdiv of the SE 1/4 Sec 14 T1S R14W S.B.M	COUNCIL DISTRICT NO.	4	DIST. MAP	4642	CENSUS TRACT	1924.00
2. PRESENT USE OF BUILDING	05, Apt	NEW USE OF BUILDING	(05) ame			ZONE	R4-1		
3. JOB ADDRESS	5130-5150 Clinton St.						FIRE DIST.	-	
4. BETWEEN CROSS STREETS	Van Ness	AND	Western			LOT TYPE	Int/Key		
5. OWNER'S NAME	Betsey M. Murchison			PHONE	935-5079		LOT SIZE	360'x300	
6. OWNER'S ADDRESS	337 S Highland Ave, LA			CITY	LA		ZIP		
7. ENGINEER	None		BUS. LIC. NO.	ACTIVE STATE LIC. NO.		PHONE	ALLEY		
8. ARCHITECT OR DESIGNER	None		BUS. LIC. NO.	ACTIVE STATE LIC. NO.		PHONE	BLDG. LINE		
9. ARCHITECT OR ENGINEER'S ADDRESS	None			CITY	ZIP		AFFIDAVITS	4 storm	
10. CONTRACTOR	Lookout Enterprises		BUS. LIC. NO.	492533888		ACTIVE STATE LIC. NO.	B435844		821-0047
11. SIZE OF EXISTING. BLDG.	WIDTH LENGTH		STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		drainase		
12. CONST. MATERIAL OF EXISTING BLDG.	→		EXT. WALLS	frame	ROOF	frame	FLOOR	frame	See Map
13. JOB ADDRESS	5130-5150 Clinton St.						STREET GUIDE	DISTRICT OFFICE LA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 20,000						SEISMIC STUDY ZONE		
15. NEW WORK (Describe)	replace 200 windows						GRADING	FLOOD	
							HWY. DED.	CONS.	

NEW USE OF BUILDING		SIZE OF ADDITION		STORIES	HEIGHT	ZONED BY		D. Pino	
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED		FILE WITH				
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED		TYPIST		RG		
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY		INSPECTOR				
		STD. COMP.	COMB	GEN.	MAJ. S.	CONS.			
P.C.	G.P.I.	CONT. INSP	B & S B-3 (R 1.83)						
S.P.C.	P.M.								
127	E.I.		C 202.00 BP-R						
75	O.S.S.		C 1.40 E.I.						
O/S			C 4.07 OSS						
			84597 DD31						
			F3735 3 03/22/84 207.47 CHTD						
DIST OFFICE	CITY	SPRINKLERS REQ'D SPEC.							
P.G. NO.		ENERGY							
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.									

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
Date 3-21-84 Lic. Class B-1 Lic. Number B435844 Contractor Jack (Signature)

OWNER-BUILDER DECLARATION

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

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

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

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. 92-24-3929-3 Insurance Company State Farm

☐ Certified copy is hereby furnished.

☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 3-21-84 Applicant's Signature Jack

Applicant's Mailing Address 4455 Admiral Way, Marina del Rey, CA

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name _____ Lender's Address _____

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed _____
(Owner or agent having properly owner's consent)

Owner
Position

3-21-84
Date

05100100086

Bulland 3-21-84

ON FLOT FILM SHOW ALL UPLOADED ON LOT AND DAY OF 1984

ATTACH TO FOOT FILM - WILL NOT BE USED ABOVE THE DAY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 52,53,54	BLOCK	TRACT I.A. Weids Sub'd of the SE 1/4 sec. 14 T.15 R 14W S.B.M.	COUNCIL DISTRICT NO. 4	DIST. MAP 4642	CENSUS TRACT 1924.00
2. PRESENT USE OF BUILDING (05) Apartment		NEW USE OF BUILDING (05) same			ZONE R4-1	
3. JOB ADDRESS 5150-5170 Clinton St.					FIRE DIST. /	
4. BETWEEN CROSS STREETS AND Van Ness Western					LOT TYPE int/key	
5. OWNER'S NAME Betsey M. Murchison					LOT SIZE 360'x300'	
6. OWNER'S ADDRESS 337 S. Highland Ave. CITY LA					PHONE 935-5079	
7. ENGINEER none		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY /	
8. ARCHITECT OR DESIGNER none		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE /	
9. ARCHITECT OR ENGINEER'S ADDRESS					CITY ZIP	
10. CONTRACTOR 821-0047 Lookout Enterprises					BUS. LIC. NO. 492533388/B435844	ACTIVE STATE LIC. NO. 492533388/B435844
11. SIZE OF EXISTING. BLDG. WIDTH LENGTH		STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		
12. CONST. MATERIAL OF EXISTING BLDG. →		EXT. WALLS frame	ROOF frame	FLOOR frame	see map	
13. JOB ADDRESS 5150-5170 Clinton St.					STREET GUIDE LA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 20,000.00					DISTRICT OFFICE LA	
15. NEW WORK (Describe) Replace 200 windows.					SEISMIC STUDY ZONE /	
					GRADING /	FLOOD /
					HWY. DED. /	CONS. /
NEW USE OF BUILDING (05) Apartments			SIZE OF ADDITION		STORIES	HEIGHT
TYPE		GROUP OCC.	FLOOR AREA	PLANS CHECKED		
DWELL UNITS N/C		MAX OCC.	TOTAL	APPLICATION APPROVED [Signature]		
GUEST ROOMS		PARKING REQ'D	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY		
				COMB	GEN.	MAJ. S. CONS.
P.C.	G.P.I.	CONT. INSP.				
S.P.C.	P.M.					
E.I.	E.I.	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.				
O/S	S.O.S.					
DIST. OFFICE	C/O	SPRINKLERS REQ'D SPEC.				
P.C. NO.		ENERGY				
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.						

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. Date 3-21-84 Lic. Class B-1 Lic. Number 8135844 Contractor [Signature] (Signature)

OWNER-BUILDER DECLARATION

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

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).
Policy No. 9224-39283 Insurance Company State Farm
☐ Certified copy is hereby furnished.
☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
Date 3-21-84 Applicant's Signature [Signature]
Applicant's Mailing Address 4455 Admiral Gway, Marina del Rey

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

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

CONSTRUCTION LENDING AGENCY

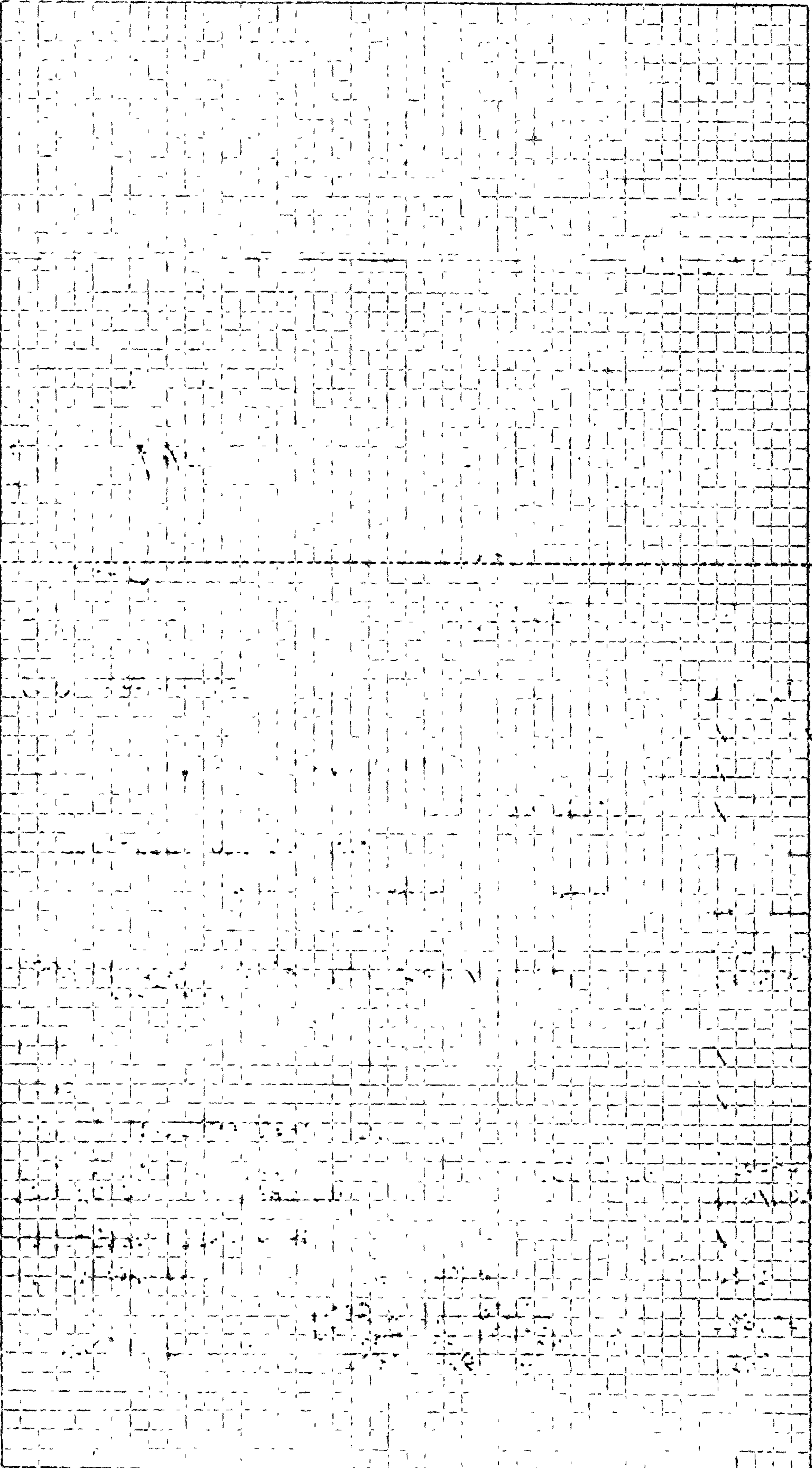
20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
Lender's Name _____ Lender's Address _____

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

Signed [Signature] (Owner or agent having property owner's consent) Owner 3-21-84 Date

ON LOT, LIST SHOW ALL DIMENSIONS ON LOT AND USE OF EACH

STANDARD LOT 617M. SHALL NOT EXCEED MORE THAN ONE



INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 52,53,54	BLOCK --	TRACT I.A. Weids sub'D 14 T.15 of the S.E. 1/4 sec R14W S.B.M.	COUNCIL DISTRICT NO. 4	DIST. MAP 4642	CENSUS TRACT 1924.00
2. PRESENT USE OF BUILDING (05) Apartment	NEW USE OF BUILDING () same				ZONE R4-1	
3. JOB ADDRESS 5183 & 5184 Clinton St.					FIRE DIST. /	
4. BETWEEN CROSS STREETS Van Ness	AND Western				LOT TYPE int/key	
5. OWNER'S NAME Betsey M. Murchison	PHONE 935-5075				LOT SIZE 360'x300'	
6. OWNER'S ADDRESS 337 S. Highland	CITY LA		ZIP			
7. ENGINEER none	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		ALLEY /	
8. ARCHITECT OR DESIGNER none	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		BLDG. LINE /	
9. ARCHITECT OR ENGINEER'S ADDRESS none	CITY		ZIP		AFFIDAVITS 4' Storm drain ease	
10. CONTRACTOR Lookout Enterprises	BUS. LIC. NO. 49253338	ACTIVE STATE LIC. NO. B435844	PHONE 8210047		see map	
11. SIZE OF EXISTING. BLDG. WIDTH LENGTH	STORIES 2	HEIGHT 25	NO. OF EXISTING BUILDINGS ON LOT AND USE 4			
12. CONST. MATERIAL OF EXISTING BLDG. →	EXT. WALLS frame	ROOF frame	FLOOR frame			
13. JOB ADDRESS 5183 & 5184 Clinton St.	STREET GUIDE				DISTRICT OFFICE LA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 2,000.00				SEISMIC STUDY ZONE /	
15. NEW WORK (Describe) Replace 20 windows.					GRADING /	FLOOD /

NEW USE OF BUILDING Same		SIZE OF ADDITION		STORIES	HEIGHT	ZONED BY D. Pino
TYPE 1/1	GROUP OCC.	FLOOR AREA	PLANS CHECKED		FILE WITH	
DWELL UNITS	MAX OCC.	TOTAL		APPLICATION APPROVED [Signature]		TYPIST DM
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP.		INSPECTION ACTIVITY COMB GEN. MAJ. S. CONS.		INSPECTOR
P.C.	G.P.I.	CONT. INSP		B & S B-3 (R 1.83)		
S.P.C.	P.M.					
B.P.	O.S.S.	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.		CASHIER'S USE ONLY		
O/S	S.O.S.			94.03 BP-R 1.80 E.I. 1.89 OSS 84599 DD21 F3737 3 03/22/84 96.39 CHTD		
DIST. OFFICE	Q/O	SPRINKLERS REQ'D SPEC.				
P.C. NO.		ENERGY				
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.						

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date 3-21-84 Lic. Class B-1 Lic. Number 435844 Contractor [Signature] (Signature)

OWNER-BUILDER DECLARATION

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

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

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

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. 92-2439283 Insurance Company State Farm

☐ Certified copy is hereby furnished.

☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 3-21-84 Applicant's Signature [Signature]

Applicant's Mailing Address 4455 Admiralty Way, Marina del Rey, Ca

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name _____ Lender's Address _____

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 910202 LAMC)

Signed [Signature] (Owner or agent having property owner's consent) [Signature] Position 3-21-84 Date

Bulland 3-21-84

This image shows a full page of graph paper. The paper has a light gray background with a dark gray grid pattern. The grid consists of small squares, approximately 10 units wide by 10 units high. There are no markings, text, or drawings on the paper.

ATTACHED LOT 1275 SH'LL NOT EXCEED 200. THE LINE

3

APPLICATION

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

TO ADD-ALTER-
REPAIR-DEMOLISH
AND FOR CERTIFICATE
OF OCCUPANCYFOR
INSPECTION 5 1 0 0 1 0 0 0 9 1

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLOCK	TRACT, A. Weids Subd 1 of the SE 1/4 Sec 14 R14W Sem	COUNCIL DISTRICT NO.	11S 14	DIST. MAP	4642		
2. PRESENT USE OF BUILDING	05, Apt	NEW USE OF BUILDING	05, Same			CENSUS TRACT	1924.00		
3. JOB ADDRESS	5170-5182 Clinton						ZONE	R4-1	
4. BETWEEN CROSS STREETS	Van Ness	AND	Western			FIRE DIST.	-		
5. OWNER'S NAME	Betsey Murchison	PHONE	935-5079			LOT TYPE	Tnt/Key		
6. OWNER'S ADDRESS	337 S. Highland Ave.	CITY	LA			LOT SIZE	360'x300		
7. ENGINEER	None	BUS. LIC. NO.		ACTIVE STATE LIC. NO.		ALLEY	-		
8. ARCHITECT OR DESIGNER	None	BUS. LIC. NO.		ACTIVE STATE LIC. NO.		BLDG. LINE	-		
9. ARCHITECT OR ENGINEER'S ADDRESS	none	CITY		ZIP		AFFIDAVITS	4 storm		
10. CONTRACTOR	Lookout Enterprises	BUS. LIC. NO.	492533888	ACTIVE STATE LIC. NO.	B-435844	PHONE	821-0047		
11. SIZE OF EXISTING BLDG.	WIDTH	LENGTH	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		ease		
12. CONST. MATERIAL OF EXISTING BLDG.	frame		EXT. WALLS	frame	ROOF	frame	FLOOR	frame	See Map
13. JOB ADDRESS	5170-5182 Clinton						STREET GUIDE	DISTRICT OFFICE	LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING							\$ 10,200.	SEISMIC STUDY ZONE	-
15. NEW WORK (Describe)	Replace 120 windows						GRADING	FLDOD	
							HWY. DED.	CONS.	
NEW USE OF BUILDING			SIZE OF ADDITION		STORIES	HEIGHT	ZONED BY		
TYPE			GROUP OCC.		FLOOR AREA	PLANS CHECKED		FILE WITH	
DWELL UNITS			MAX OCC.		TOTAL	APPLICATION APPROVED		TYPIST	
GUEST ROOMS			PARKING REQ'D		PARKING PROVIDED	INSPECTION ACTIVITY		INSPECTOR	
			STD.		COMP.	COMB GEN. MAJ. S. CONS.			
P.G.	G.P.I.	CONT INSP.		CASHIER'S USE ONLY C 143.20 BP-R C .71 E.1. C 2.80 OSS F3738 84600 DQ51 3 03/22/84 146.79 CHTD					
S.P.C.	P.M.								
BP	E.I.	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.							
I.F.	O.S.S.								
O/S	S.O.S.S.								
DIST. OFFICE	C.A.	SPRINKLERS REQ'D SPEC.							
P.C. NO.		ENERGY							
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.									

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date 3-21-84 Lic. Class B-1 Lic. Number 435844 Contractor (Signature)

OWNER-BUILDER DECLARATION

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

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☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. 92-24-3929-3 Insurance Company State Farm

☐ Certified copy is hereby furnished.

☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 3-21-84 Applicant's Signature (Signature)

Applicant's Mailing Address 4455 Admiralty Way Marina Del Rey, CA

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant's Signature _____

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CONSTRUCTION LENDING AGENCY

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

Lender's Name _____ Lender's Address _____

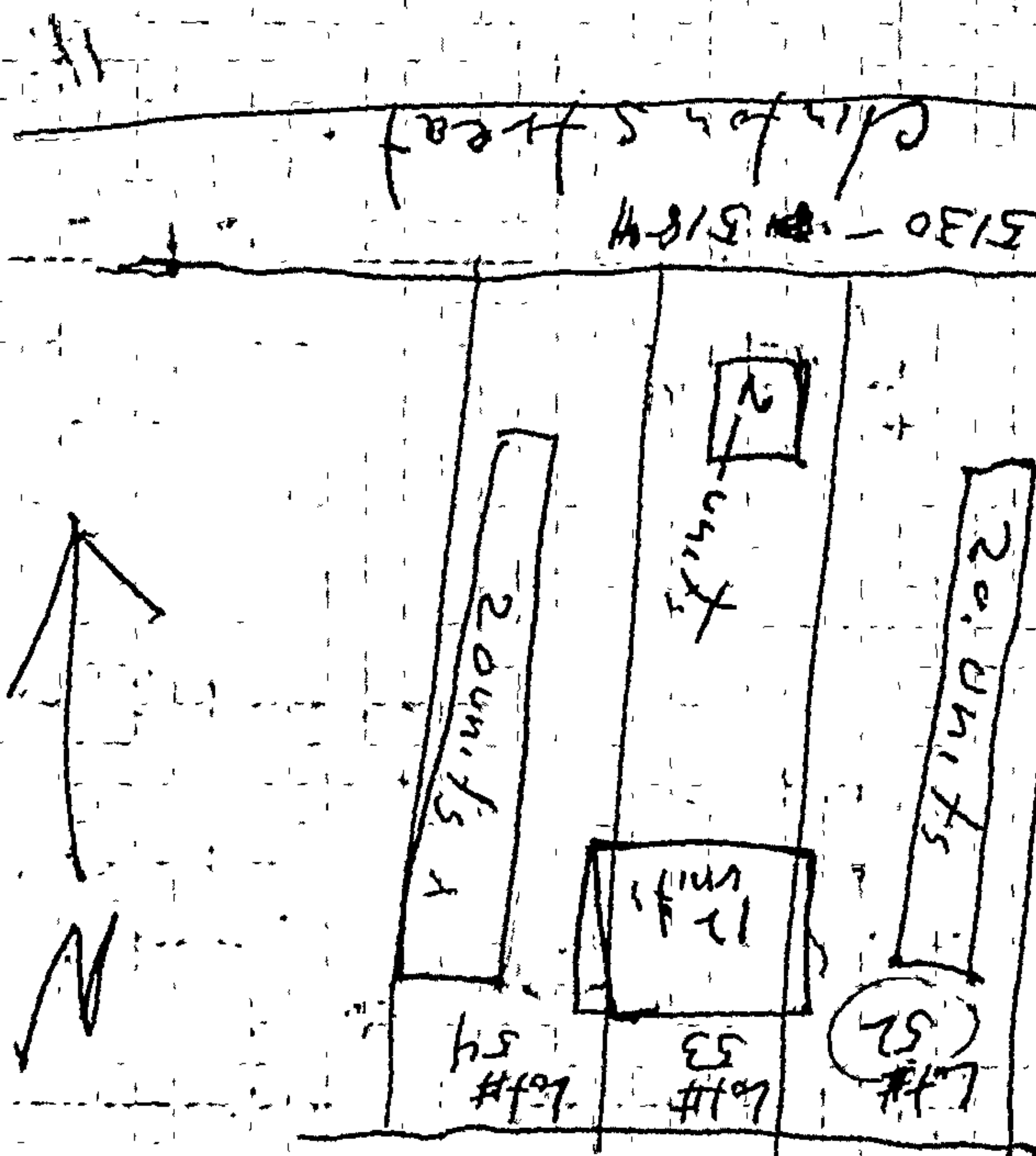
21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, (that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC))

Signed (Owner or agent having property owner's consent) Position Date 3-21-84

05100100092 Bullard 3-21-84

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



ATTACHED PLOT PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSE

3

APPLICATION
FOR
INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 54	BLOCK	TRACT L.A. Weids sub of the SE ₄ SEC 14 T.I.S R. 14W SBM	COUNCIL DISTRICT NO. 4	DIST. MAP 4642 CENSUS TRACT 1924
2. PRESENT USE OF BUILDING (05 APT HOUSE)	NEW USE OF BUILDING () SAME			ZONE R4-1	
3. JOB ADDRESS 5184 Clinton Street	FIRE DIST.				
4. BETWEEN CROSS STREETS Van Ness	AND Wilton Place				LOT TYPE INT
5. OWNER'S NAME Earl Moss Trust	PHONE 935-5079				LOT SIZE 120X300
6. OWNER'S ADDRESS 337 S. High; and L.A.	CITY L.A.				ZIP 90036
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY				ZIP
10. CONTRACTOR Lookout Ent	BUS. LIC. NO. 492533388	ACTIVE STATE LIC. NO. B39435844	PHONE 396-3790	AFFIDAVITS strom sewer Not H/P ease (see map PC REQ NO (F)	
11. SIZE OF EXISTING BLDG. WIDTH LENGTH	STORIES 2	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		
12. CONST. MATERIAL OF EXISTING BLDG. →	EXT. WALLS	ROOF	FLOOR	DISTRICT OFFICE LA	
13. JOB ADDRESS 5184 Clinton Street	STREET GUIDE				SEISMIC STUDY ZONE
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 6500.00				
15. NEW WORK (Describe) Reroof w/Built-up and cap sheet (Class B Min)	GRADING				FLOOD
NEW USE OF BUILDING APT HOUSE				SIZE OF ADDITION NONE	STORIES HEIGHT
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED		ZONED BY V. REED
DWELL UNITS	MAX OCC.	TOTAL	APPROVED INSPECTION ACTIVITY		FILE WITH
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP.	COMB GEN. MAJ. S. CONS.		TYPIST GC INSPECTOR
P.C.	G.P.I.	CONT. INSP.	B & S B-3 (R 1.83)		
S.P.C.	P.M.				
BP. 53.00	E.I. .50	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	CASHIER'S USE ONLY		
I.F. 1.07	O.S.S. 1.07		53.00 BP&R .50 E.I. 1.07 OSS 16483 DDBI A9361 4 07/22/85 54.57 CHTQ		
O/S	S.O.S.S.				
DIST. OFFICE	C/O	SPRINKLERS REQ'D SPEC.			
P.C. NO.		ENERGY			
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.					

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date 7-22-85 Lic. Class L37 Lic. Number 435844 Contractor [Signature] (Signature)

OWNER-BUILDER DECLARATION

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

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. 92-29-1-28 Insurance Company State Farm

☐ Certified copy is hereby furnished.☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety

Date 7-22-85 Applicant's Signature [Signature]

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name _____ Lender's Address _____

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed [Signature] (Owner or agent having property owner's consent) [Signature] Position [Signature] Date 7-22-85

3

APPLICATION
FOR
INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

9 2 7 0 4 . 1 1 9 3

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 53	BLOCK	TRACT L.A. Weids Sub of the S.E. Sec. 14 T.I.S., R. 14 W.S.B.N.	COUNCIL DISTRICT NO. 4	DIST. MAP 4642 CENSUS TRACT 1924
2. PRESENT USE OF BUILDING 051 APT	NEW USE OF BUILDING () SAME			ZONE R4-1	
3. JOB ADDRESS 5134 Clinton St					FIRE DIST.
4. BETWEEN CROSS STREETS Van Ness	AND Wilton Place			LOT TYPE INT	
5. OWNER'S NAME Earl Moss Trust	PHONE 935-5079			LOT SIZE 120X300	
6. OWNER'S ADDRESS 337 S. Highland, L.A.	CITY L.A.			ZIP 90036	
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY			ZIP	
10. CONTRACTOR Lookout Ent	BUS. LIC. NO. 492533388	ACTIVE STATE LIC. NO. B39435844	PHONE 396-3700	AFFIDAVITS storm sewer ease(see ma	
11. SIZE OF EXISTING. BLDG. WIDTH LENGTH	STORIES 2	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE 2-Apt Hse & Gar.	PC REQ NO NCH HPOE (F)	
12. CONST. MATERIAL OF EXISTING BLDG. →	EXT. WALLS	ROOF	FLOOR	DISTRICT OFFICE LA	
13. JOB ADDRESS 5134 Clinton Street	STREET GUIDE			SEISMIC STUDY ZONE	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 6500.00				
15. NEW WORK (Describe) Reroof flat portion of building cap sheet (class B Min)				GRADING	FLOOD
NEW USE OF BUILDING Apt House			SIZE OF ADDITION	STORIES	HEIGHT
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED	ZONED BY V. REED	
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED	FILE WITH	
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY	TYPIST GC	
P.C.	G.P.I.	CONT. INSP.	COMB	INSPECTOR	
S.P.C.	P.M.		GEN.	MAJ. S.	
BP 53.00	E.I. .50	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	CONS.	B & SB-3 (R 1.83)	
I.F.	O.S.S. 1.07				
D/S	S.O.S.S.				
DIST. OFFICE	C/O		SPRINKLERS REQ'D SPEC.		
P.C. NO.		ENERGY	CASHIER'S USE ONLY		
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.					

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date 7-22-85 Lic. Class C39 Lic. Number 435844 Contractor (Signature)

OWNER-BUILDER DECLARATION

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

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

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

☐ I am exempt under Sec. _____, B. & P. C. for this reason.

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. 72-29-8270 Insurance Company State Farm

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 7-22-85 Applicant's Signature

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name _____ Lender's Address _____

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed (Owner or agent having property owner's consent) Position Date 7-22-85

THE 10 JULY 1994

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10 JULY 1994

3

APPLICATION
FOR
INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 54	BLOCK	TRACT E.A. WEID'S SUBDIV OF THE S.E. 1/4 SEC. 14 T. 13. R. 14N 3E	CITY CLERK REF. NO. MR13-39	DIST. MAP MHC189 CENSUS TRACT 1924
2. PRESENT USE OF BUILDING (OF) GARAGES	NEW USE OF BUILDING () SAME			ZONE R3-1	
3. JOB ADDRESS 5184 CLINTON STREET, LOS ANGELES	SUITE/UNIT NO.			FIRE DIST.	COUN. DIST. 4
4. BETWEEN CROSS STREETS AND	LOT TYPE KEY			LOT SIZE 120x300	
5. OWNER'S NAME () TENANT () BUILDING DOLIN & KNIGHT PROPERTY MGMT.	PHONE			ALLEY	
6. OWNER'S ADDRESS 180 S. LAKE AVE., #425 PASADENA	CITY PASADENA			ZIP 91101	BLDG. LINE
7. ENGINEER N/A	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	DOCUMENTS/ EASEMENTS	
8. ARCHITECT OR DESIGNER N/A	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	FILE WITH	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY	ZIP	ZONED BY 10-57-13		
10. CONTRACTOR THE HEETLAND GROUP	BUS. LIC. NO. 859756-46	ACTIVE STATE LIC. NO. 618508	PHONE 818 782-2614	INSPECTOR	
11. SIZE OF EXISTING BLDG. WIDTH LENGTH	STORIES 1	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		
12. FRAMING MATERIAL OF EXISTING BLDG. →	EXT. WALLS	ROOF	FLOOR	INSPECTION ACTIVITY	
13. JOB ADDRESS 5184 CLINTON STREET, LOS ANGELES	SUITE/UNIT NO.			INSPECTION ACTIVITY	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	8800 SQ FT\$ 12,100			INSPECTION ACTIVITY	
15. NEW WORK (Describe) TEAR OFF EXISTING ROOFING. FURNISH & INSTALL CLASS A 4 PLY BUILT-UP ROOFING.	DIST. OFF. LA			P.C. REQ'D —	
NEW USE OF BUILDING GARAGES	SIZE OF ADDITION	STORIES	HEIGHT	GRADING —	
TYPE	GROUP OCC.	MAX. OCC.	BUILDING PLANS CHECKED	HWY. DED. —	
DWELL UNITS	BUILDING AREA	ZONING AREA	APPLICATION APPROVED 6232	FLOOD —	
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED S C HC.	INSPECTION ACTIVITY	FILE WITH	
P.C.	G.P.I. + NP	CONT. INSP.	SYS 7.52	ZONED BY	
S.P.C.	P.M.		SSYS	TYPYST	
B.P.	E.I.	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC		INSPECTION ACTIVITY	
I.F.	F.H.			INSPECTION ACTIVITY	
S.D.	O.S.S.			INSPECTION ACTIVITY	
ISS. OFF.	S.O.S.S.	SPRINKLERS REQ'D SPEC.		INSPECTION ACTIVITY	
P.C. NO.	C/O	ENERGY	DAS	INSPECTION ACTIVITY	
Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.					
NEW AFFIDAVITS					
PLAN CHECK EXTENDED TO PER					
ADMINISTRATIVE APPROVAL DATED BY					
D.A.D. PLANS CHECKED					
HOUSING MITIGATION FEE ORDINANCE ☐ REQUIRED ☒ EXEMPT					
ASBESTOS NOTIFICATION Check Box: ☐ Notification letter sent to AQMD or EPA. ☒ I declare that notification of asbestos removal is not applicable to addressed project					
Signature: Dinda S. Heetland Date: 10/18/93					

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date 10/18/93 Lic. Class C-39 Lic. Number 618508 Contractor Dinda S. Heetland (Signature)

OWNER-BUILDER DECLARATION

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

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).☐ I am exempt under Sec. B. & P. C. for this reason.

Date Owner's Signature

WORKERS' COMPENSATION DECLARATION

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

Policy No. 285 456 Insurance Company STATE COMPENSATION INSURANCE FUND

☐ Certified copy is hereby furnished.☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 10/18/93 Applicant's Signature Dinda S. Heetland

Applicant's Mailing Address P.O. BOX 272 VAN NUYS, CA 91408

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date Applicant's Signature

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name Lender's Address

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed Dinda S. Heetland
(Owner or agent having property owner's consent)

PRESIDENT

Position

10/18/93

Date

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Bureau of Engineering		ADDRESS APPROVED		
		DRIVEWAY		
		HIGHWAY	REQUIRED	
		DEDICATION	COMPLETED	
		FLOOD CLEARANCE		
Public Works Improvement	Required YES ☐ NO ☐	PERMIT	#	
SEWERS			SEWERS AVAILABLE	
RES. NO.			NOT AVAILABLE	
CERT. NO.			SFC PAID	
		SFC NOT APPLICABLE	SFC DUE	
Grading		PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety		APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐		
CEQA				
Fire		APPROVED (TITLE 19) (L.A.M.C. S700)		
		APPROVED - HYDRANT UNIT, ROOM 920 CHE		
CRA		APPROVED PER REDEV. PROJECT		
Transportation		APPROVED FOR DRIVEWAY LOCATION		
		APPROVED FOR ORD. #		
Planning		WORK SHEET #		
		APPROVED UNDER CASE #		
		LANDSCAPE / XERISCAPE		
		SIGHT PLAN REVIEW		
Housing		HOUSING AUTHORITY AFFIDAVIT NO.		
Construction Tax		RECEIPT NO.	DWELLING UNITS	
Cultural Affairs				
Rent Stabilization Division				

LEGAL DESCRIPTION	

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

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

4

5164 W Clinton St



Permit #:
Plan Check #:
Event Code:

23042 - 90000 - 03228
Printed: 02/15/23 11:25 AM

Plumbing Apartment Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR PLUMBING PLAN CHECK AND INSPECTION	Issued On: 02/15/2023 Last Status: Issued Status Date: 02/15/2023
--	--	---

1. PROPERTY OWNER			
CLINTON OWNERS LLC ET AL		2804 GATEWAY OAKS DR STE SACRAMENTO CA 95833	
2. APPLICANT INFORMATION (Relationship: Net Applicant)			
BONIFACIO MATA		2339 LINCOLN PARK AVE I LOS ANGELES, CA 90031 (323) 200-7076	
3. TENANT INFORMATION			

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(C) MATA PLUMBING	2339 LINCOLN LOS ANGELES, CA 90031	C36	1045892	(323) 200-7076

5. APPLICATION COMMENTS E-Permit paid by credit card, fax number-> (323)200-7076.	6. DESCRIPTION OF WORK Change the sewer lines
---	---

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 13	For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 473-3231 or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.
9. APPLICATION PROCESSING INFORMATION Plan Check By: OK for Cashier:	
Signature:_____ Date:_____	

For Cashier's Use Only **W/O #: 34203228**

NOTICE: The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

10. FEE INFORMATION	
Inspection Fee Period	
Permit Fee: 390.22	
INSPECTION TOTAL Plumbing	390.22
Permit Total	390.22
Permit Fee Subtotal Plumbing	334.00
Permit D.S.C. Surcharge	10.74
Permit Sys. Development Surcharge	21.48
Permit Issuing Fee	24.00

Payment Date: 02/15/23
Receipt No: ON1096122
Amount: \$390.22

5164 W Clinton St
23042 - 90000 - 03228

11. FEE ITEM INFORMATION

REPLACE OR REMOVE FIXTURES

Replace Bathtubs	(13)	130.00	Replace Toilets	(13)	130.00
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SEWER AND WASTE

Building Drains	(1)	40.00	Sewer Alter/Repair/Cap	(1)	24.00	Waste and Vent Alter/Repair	(1)	10.00
-----------------	-----	-------	------------------------	-----	-------	-----------------------------	-----	-------

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

12. LICENSED CONTRACTOR'S DECLARATION

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

License Class: **C36** License No.: **1045892** Contractor: **MATA PLUMBING**

13. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: **TRAVELERS INDEMNITY CO. OF IL** Policy Number: **UB5R407273**

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

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

14. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

15. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

16. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: **BONIFACIO MATA** Sign: **Internet e-Permit System Declaration** Date: **02/15/2023** ☒ Contractor ☐ Authorized Agent

EXPRESS PERMIT INSPECTION RECORD



Your feedback is important. Please visit our website to complete a Customer Survey at www.ladbs.org/LADBSWeb/customer-survey.jsf. If you would like to provide additional feedback, need clarification, or have any questions regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0056.

For use by cashier only

Payment Date: 02/15/23
Receipt No: ON1096122
Amount: \$390.22
Method:

PERMIT #: 23042 - 90000 - 03228

ADDRESS: 5164 W Clinton St

OWNER: CLINTON OWNERS LLC ET AL
2804 GATEWAY OAKS DR STE 100
SACRAMENTO CA 95833

Plumbing
Apartment
Express Permit
No Plan Check

JOB DESCRIPTION: Change the sewer lines

INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS		
TYPE	DATE	INSPECTOR
Initial Grading		
Toe or Bottom		
Soils Report Approved		
DO NOT PLACE FILL UNTIL ABOVE IS SIGNED		
Backfill		
Fill		
Excavation		
Drainage Devices		
Rough Grading		
Approved Compaction Report		
FOOTING INSPECTIONS		
Footing Excavation		
Forms		
Reinforcing Steel		
OK to Place Concrete		
GROUNDWORK INSPECTIONS		
Electrical		
Plumbing		
Plumbing Methane		
Gas Piping		
Heating & Refrigeration		
Fire Sprinklers		
Disabled Access		
Methane		
OK to Place Floor		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED		
ROUGH INSPECTIONS		
Green Code		
Electrical		
Plumbing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing		
Disabled Access		
Framing		
Insulation		
Suspended Ceiling		
OK to Cover		

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR
Exterior Lathing		
Interior Lathing		
Drywall		
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
Disabled Access		
POOL INSPECTIONS		
Excavation		
Reinforcing Steel		
Bonding		
Piping		
Pre-Gunite		
Deck		
Enclosure/Fence		
Pool/Spa Cover		
DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
FINAL INSPECTIONS		
Grading		
Electrical		
Plumbing		
Gas Test		
Gas		
Heating & Refrigeration		
Pressure Vessels		
Elevator		
Fire Sprinkler		
Disabled Access		
Green Building		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD Sign-off Provided		
Public Works		
Building		
PROJECT FINAL		

FOR INSPECTION REQUESTS, PLEASE CALL
3-1-1 OR OUTSIDE CITY OF LOS ANGELES
888-LA4-BUILD (888)524-2845 or www.ladbs.org

Certificate of Occupancy Required

☐ YES ☐ NO

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

- * **Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).**
- * Inspection(s) may be requested anytime via the internet or touch tone phone. To request an inspection via the internet, go to www.ladbs.org and click on "Request an Inspection" under Online Services. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for Automated Request System. To request an inspection via the Customer Call Center, call 3-1-1 within the City of Los Angeles or (213) 473-3231 outside the City of Los Angeles between 7:00 a.m. and 10:00 p.m. When requesting an inspection, the following are required: (1)The job address, (2)Type of inspection, (3)Use of building, (4)Permit number, (5)Phone number of a contact person should the department need to reach someone.
- * Inspection requests received before 4:00 p.m. Monday through Friday (excluding holidays) will normally be made the next business day. Requests received after 4:00 p.m. will be made following the next business day. The Automated Inspection Call Back System (AICBS) will attempt to telephone the contact phone number to confirm the Inspection.
- * Permit fees provide for a limited number of inspections. A reinspection fee may be assessed when the work for which an inspection was requested is not complete, when the inspection record or plans are not available, or when there is failure to provide site access to department staff.
- * No person shall perform any construction or repair work between the hours of 9:00 p.m.(6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling , hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A. M.C.).
- * No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
- * Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting , or demolition.
- * A separate permit from the State of California Division of Industrial Safety is required prior to starting certain work involving substantial risk to workers such as: construction or demolition exceeding 3 stories or 36 feet in height, or excavations or trenches over 5 feet in depth involving entry by workers.
- * Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The department reserves the right to expire any permit where work has been suspended for a period of 180 days or more.
- * Inspection services will not be provided when there is an unleashed dog on the premises.

Downtown Los Angeles 201 N. Figueroa St., 4th Fl. Los Angeles, CA 90012	Van Nuys 6262 Van Nuys Blvd., 2nd Fl. Van Nuys, CA 91401	West Los Angeles 1828 Sawtelle Blvd., 2nd Fl. Los Angeles, CA 90025
San Pedro 638 S. Beacon St., 2nd Fl. San Pedro, CA 90731	South Los Angeles 8475 S. Vermont Ave., 2nd Fl. Los Angeles, CA 90044	

5140 W Clinton St



Permit #:

23020 - 10000 - 00892

Plan Check #: B23LA07969

Printed: 12/11/23 12:25 PM

Event Code:

Bldg-Alter/Repair **GREEN** -
Apartment
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Issued on 12/11/2023
Last Status: Issued
Status Date: 12/11/2023

<u>1. TRACT</u>	<u>BLOCK</u>	<u>LOT(s)</u>	<u>ARB</u>	<u>COUNTY MAP REF #</u>	<u>PARCEL ID # (PIN #)</u>	<u>2. ASSESSOR PARCEL #</u>
I. A. WEID'S SUBDIVISION OF		53		M R 13-39	141B189 681	5522 - 015 - 027

3. PARCEL INFORMATION

LADBS Branch Office - LA
Council District - 13
Certified Neighborhood Council - Greater Wilshire
Census Tract - 1924.10
District Map - 141B189

Energy Zone - 9
Thomas Brothers Map Grid - 593-G7
Area Planning Commission - Central
Community Plan Area - Wilshire
Near Source Zone Distance - 2.8

School Within 500 Foot Radius - YES

ZONES(S): R3-1

4. DOCUMENTS

ZI - ZI-2452 Transit Priority Area in the City - CPC - CPC-1986-823-GPC
ZI - ZI-2512 Housing Element Inventory of Si
RENT - YES
ORD - ORD-165331-SA5700

5. CHECKLIST ITEMS

Pilot - Electronic Plan
Permit Flag - Not a Fire Life Safety Project
Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
CLINTON OWNERS LLC ET AL 2804 GATEWAY OAKS DR STE 100 SACRAMENTO CA 95833

Tenant:

Applicant: (Relationship: Agent)
sean nguyen - 7251 N OWENSMOUTH AVE #2 CANOGA PARK 91303 (213) 880-6289

7. EXISTING USE

(05) Apartment

PROPOSED USE**8. DESCRIPTION OF WORK**

ePlan - STRIPE OPEN PARKING STALLS FOR THE EXISTING APARTMENT
COMPLEX.
DEMO EXISTING GARAGES BY SEPARATE PERMIT.

9. # Bldgs on Site & Use:**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Sam Chang DAS PC By:
OK for Cashier: Internet Permit Coord. OK:
Signature: SAM CHANG Date: 12/08/2023

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

For Cashier's Use Only

W/O #: 32000892

11. PROJECT VALUATION & FEE INFORMATION

Final Fee Period

Permit Valuation	\$10,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	213.72	
Permit Fee Subtotal Bldg-Alter/Repair	165.00	
Plan Check Subtotal Bldg-Alter/Repair	0.00	
E.Q. Instrumentation	1.30	
D.S.C. Surcharge	4.99	
Sys. Surcharge	9.98	
Planning Surcharge	9.90	
Planning Surcharge Misc Fee	10.00	
Planning Gen Plan Maint Surcharge	11.55	
CA Bldg Std Commission Surcharge	1.00	
Permit Issuing Fee	0.00	
Linkage Fee	0.00	

Sewer Cap ID: Total Bond(s) Due: \$0.00

12. ATTACHMENTS

Plot Plan

Project:

Payment Date: 12/11/2023

Receipt No: 1733535

Amount: \$213.72

Method: CC

Building Card No.: 2023ON 22952

* 0 8 0 0 1 2 3 0 2 0 1 0 0 0 0 0 0 8 9 2 F N *

13. STRUCTURE INVENTORY

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

23020 - 10000 - 00892

(P) Floor Area (ZC): 0 Sqft / Sqft
 (P) Height (ZC): 0 Feet / Feet
 (P) Length: 0 Feet / Feet
 (P) Stories: 0 Stories / Stories
 (P) Width: 0 Feet / Feet
 (P) Dwelling Unit: 0 Units / Units
 (P) R2 Occ. Group: 0 Sqft / Sqft
 (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / 54 Sta
 (P) Parking Req'd for Site (Auto+Bicycle): 0 Stalls / 54 Sta
 (P) Total Provided Parking for Site: 0 Stalls / 54 Stalls

14. APPLICATION COMMENTS:**PDPP Project's Total****\$0.00**

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

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

(O) ,

N/A

0

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

17. OWNER-BUILDER DECLARATION

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

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

OR

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

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: _____ Policy Number: _____

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: Steven TaylorSign: Steven TaylorDate: 12/11/2023☒ Owner☐ Authorized Agent

PERMIT INSPECTION RECORD



Your feedback is important. Please visit our website to complete a Customer Survey at www.ladbs.org/LADBSWeb/customer-survey.jsf. If you would like to provide additional feedback, need clarification, or have any questions regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0056.

For use by cashier only

2023ON 22952

Payment Date: 12/11/2023

Receipt No: 1733535

Amount: \$213.72

Method: CC

PERMIT #: 23020 - 10000 - 00892
ADDRESS: 5140 W Clinton St
OWNER: Clinton Owners Llc Et Al
 2804 Gateway Oaks Dr STE 100
 SACRAMENTO CA 95833

Bldg-Alter/Repair
 Apartment
 Regular Plan Check
 Plan Check

JOB DESCRIPTION: ePlan - STRIPE OPEN PARKING STALLS FOR THE EXISTING APARTMENT COMPLEX.
 DEMO EXISTING GARAGES BY SEPARATE PERMIT.

INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS		
TYPE	DATE	INSPECTOR
Initial Grading		
Toe or Bottom		
Soils Report Approved		
DO NOT PLACE FILL UNTIL ABOVE IS SIGNED		
Backfill		
Fill		
Excavation		
Drainage Devices		
Rough Grading		
Approved Compaction Report		
FOOTING INSPECTIONS		
Footing Excavation		
Form s		
Reinforcing Steel		
OK to Place Concrete		
GROUNDWORK INSPECTIONS		
Electrical		
Plum bing		
Plum bing Methane		
Gas Piping		
Heating & Refrigeration		
Fire Sprinklers		
Disabled Access		
Methane		
OK to Place Floor		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED		
ROUGH INSPECTIONS		
Green Code		
Electrical		
Plum bing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing		
Disabled Access		
Fram ing		
Insulation		
Suspended Ceiling		
LAFD		
OK to Cover		

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3-1-1 OR OUTSIDE CITY OF LOS ANGELES
888-LA4-BUILD (888)5242845 or www.ladbs.org

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR
Exterior Lathing		
Interior Lathing		
Drywall		
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
Disabled Access		
POOL INSPECTIONS		
Excavation		
Reinforcing Steel		
Bonding		
Piping		
Pre-Gunite		
Deck		
Enclosure/Fence		
Pool/Spa Cover		
DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
FINAL INSPECTIONS		
Grading		
Electrical		
Plum bing		
Gas Test		
Gas		
Heating & Refrigeration		
Pressure Vessels		
Elevator		
Fire Sprinkler		
Disabled Access		
Green Building		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD Sign-off Provided		
Public Works		
Building		
PROJECT FINAL		

Certificate of Occupancy Required ☐ YES ☐ NO

[illegible]

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San Pedro 638 S. Beacon St., 2nd Fl. San Pedro, CA 90731		South Los Angeles 8475 S. Vermont Ave., 2nd Fl. Los Angeles, CA 90044



**OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF
INFORMATION
(OWNER-BUILDER DECLARATION)**

Application Number: 23020 - 10000 - 00892

Project Address: 5140 W Clinton St

DIRECTION: Read and initial each statement below to signify you understand or verify this information.

X 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

X 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

X 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

X 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

X 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

X 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

X 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

X 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

X 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.



OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF
INFORMATION
(OWNER-BUILDER DECLARATION, cont.)

Application Number: 23020 - 10000 - 00892

Project Address: 5140 W Clinton St

X 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 5140 W Clinton St.

X 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

X 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.

Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Owner's Name: Steven Taylor

Signature of Property Owner: Steven Taylor 12/11/2023 Date:

SEC. 3. Section 19830 of the Health and Safety Code is repealed.

SEC. 4. Section 19831 of the Health and Safety Code is repealed.

SEC. 5. Section 19832 of the Health and Safety Code is repealed.



CITY OF LOS ANGELES Construction Site Notice



For additional information, visit
www.ladbsservices2.lacity.org/OnlineService

JOB ADDRESS: 5140 W CLINTON ST

PERMIT #: 23020-10000-00892

WORK DESCRIPTION: ePlan - STRIPE OPEN PARKING STALLS FOR THE EXISTING APARTMENT
COMPLEX.
DEMO EXISTING GARAGES BY SEPARATE PERMIT.

CONTRACTOR NAME & PHONE:

OWNER OR AGENT NAME & PHONE: (Owner) CLINTON OWNERS LLC ET AL
(Agent) 2138806289

PERMITTED CONSTRUCTION / DEMOLITION HOURS (LAMC, Chapter IV, Article 1, Sec. 41.40)

MONDAY - FRIDAY 7 AM - 9 PM

SATURDAY or NATIONAL HOLIDAY.....8 AM - 6 PM

SUNDAYS..... No Work Permitted

TO REPORT MUNICIPAL CODE VIOLATIONS DIAL 311

Per LAMC 91.106.4.8, this notice shall be displayed continuously during the construction process for: New Structures, Additions to Existing Buildings, Change of Use or Occupancy, Demolitions, Relocations, Swimming Pools or Grading work.

Discretionary Approvals:

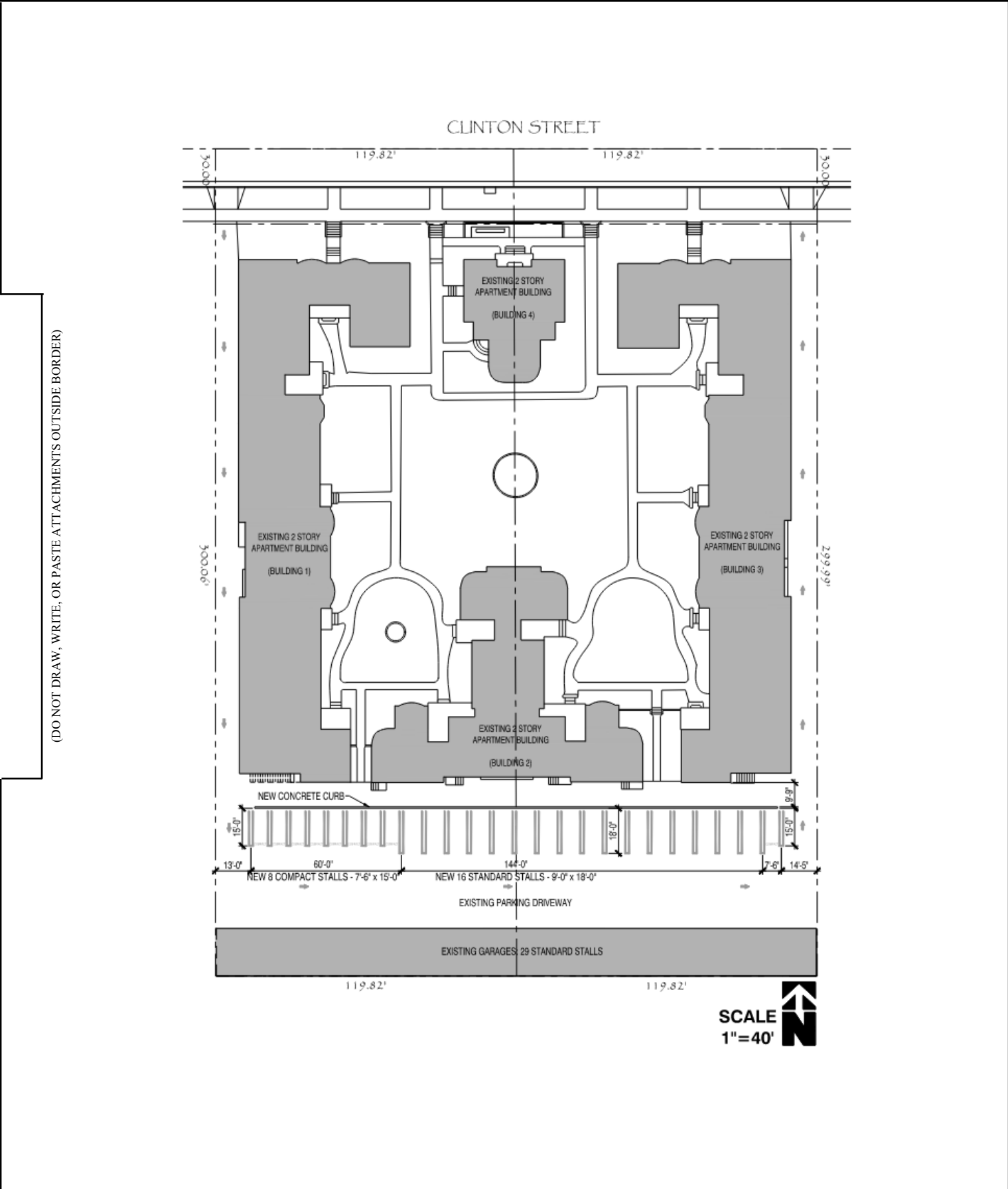
This notice shall be posted and maintained at the construction site where it can be read by the public. This notice must be posted prior to the start of construction and displayed continuously until all permitted work is inspected and approved by LADBS. LAMC 91.106.4.8

Nonbldg-New
Apartment
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B23LA07969
Initiating Office: METRO
Printed on: 06/13/23 15:19:35

PLOT PLAN ATTACHMENT





City of Los Angeles Department of City Planning

9/18/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

5134 W CLINTON ST
5136 W CLINTON ST
5138 W CLINTON ST
5140 W CLINTON ST
5142 W CLINTON ST
5144 W CLINTON ST
5146 W CLINTON ST
5148 W CLINTON ST
5150 W CLINTON ST
5154 W CLINTON ST
5156 W CLINTON ST
5152 W CLINTON ST
5134 1/2 W CLINTON ST
5136 1/2 W CLINTON ST
5138 1/2 W CLINTON ST
5140 1/2 W CLINTON ST
5142 1/2 W CLINTON ST
5146 1/2 W CLINTON ST
5148 1/2 W CLINTON ST
5154 1/2 W CLINTON ST
5156 1/2 W CLINTON ST
5152 1/2 W CLINTON ST

ZIP CODES

90004

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1986-823-GPC
ORD-165331-SA5700

Address/Legal Information

PIN Number	141B189 681
Lot/Parcel Area (Calculated)	35,919.8 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID G7
Assessor Parcel No. (APN)	5522015027
Tract	I. A. WEID'S SUBDIVISION OF THE SE 1/4 SEC 14 T1S R14W
Map Reference	M R 13-39
Block	None
Lot	53
Arb (Lot Cut Reference)	None
Map Sheet	141B189

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Greater Wilshire
Council District	CD 13 - Hugo Soto-Martinez
Census Tract #	1924.10
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	R3-1
Zoning Information (ZI)	ZI-2512 Housing Element Inventory of Sites ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	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
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes

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.

AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 1
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Van Ness Avenue Elementary Active: Van Ness Avenue Elementary Cal State Preschool Program
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5522015027
Ownership (Assessor)	
Owner1	CLINTON OWNERS LLC ET AL C/O C/O DAVID CASTILLO
Owner2	SS CAPITAL LLC
Address	2804 GATEWAY OAKS DR STE 100 SACRAMENTO CA 95833
Ownership (Bureau of Engineering, Land Records)	
Owner	CLINTON OWNERS LLC SS CAPITAL LLC
Address	2804 GATEWAY OAKS DR STE 100 SACRAMENTO CA 95833
Owner	SILLS, DONALD J. & BONNIE B. (TRS) DONALD J. SILLS & BONNIE BURTON SILLS LIV TR 2-13-02 (ET AL)
Address	610 WOODBRIDGE CIRCLE INCLINE VALLEY NV 89451
Owner	SILLS, DONALD J. & BONNIE B. (TRS) DONALD J. SILLS & BONNIE BURTON SILLS LIVING TR 2-13-2002 ET AL
Address	610 WOODRIDGE CIRCLE INCLINE VILLAGE NV 89451
APN Area (Co. Public Works)*	1.653 (ac)
Use Code	0500 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$1,362,066
Assessed Improvement Val.	\$4,317,660
Last Owner Change	07/22/2022
Last Sale Amount	\$16,150,161
Tax Rate Area	67
Deed Ref No. (City Clerk)	495743
	2-13
	1155839
	1-397-406
	0747983
Building 1	
Year Built	1940
Building Class	D6
Number of Units	20
Number of Bedrooms	24
Number of Bathrooms	20
Building Square Footage	16,104.0 (sq ft)
Building 2	
Year Built	1940

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Building Class	D6
Number of Units	12
Number of Bedrooms	12
Number of Bathrooms	12
Building Square Footage	9,288.0 (sq ft)
Building 3	
Year Built	1940
Building Class	D6
Number of Units	20
Number of Bedrooms	24
Number of Bathrooms	20
Building Square Footage	16,104.0 (sq ft)
Building 4	
Year Built	1940
Building Class	D6
Number of Units	2
Number of Bedrooms	3
Number of Bathrooms	3
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 5522015027]

Additional Information

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

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.78690832
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No

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Preliminary Fault Rupture Study Area	No
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	Yes [APN: 5522015027]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.35 Units, Above Moderate
Housing Use within Prior 5 Years	Yes
Public Safety	
Police Information	
Bureau	West
Division / Station	Olympic
Reporting District	2001
Fire Information	
Bureau	West
Battalion	5
District / Fire Station	52
Red Flag Restricted Parking	No

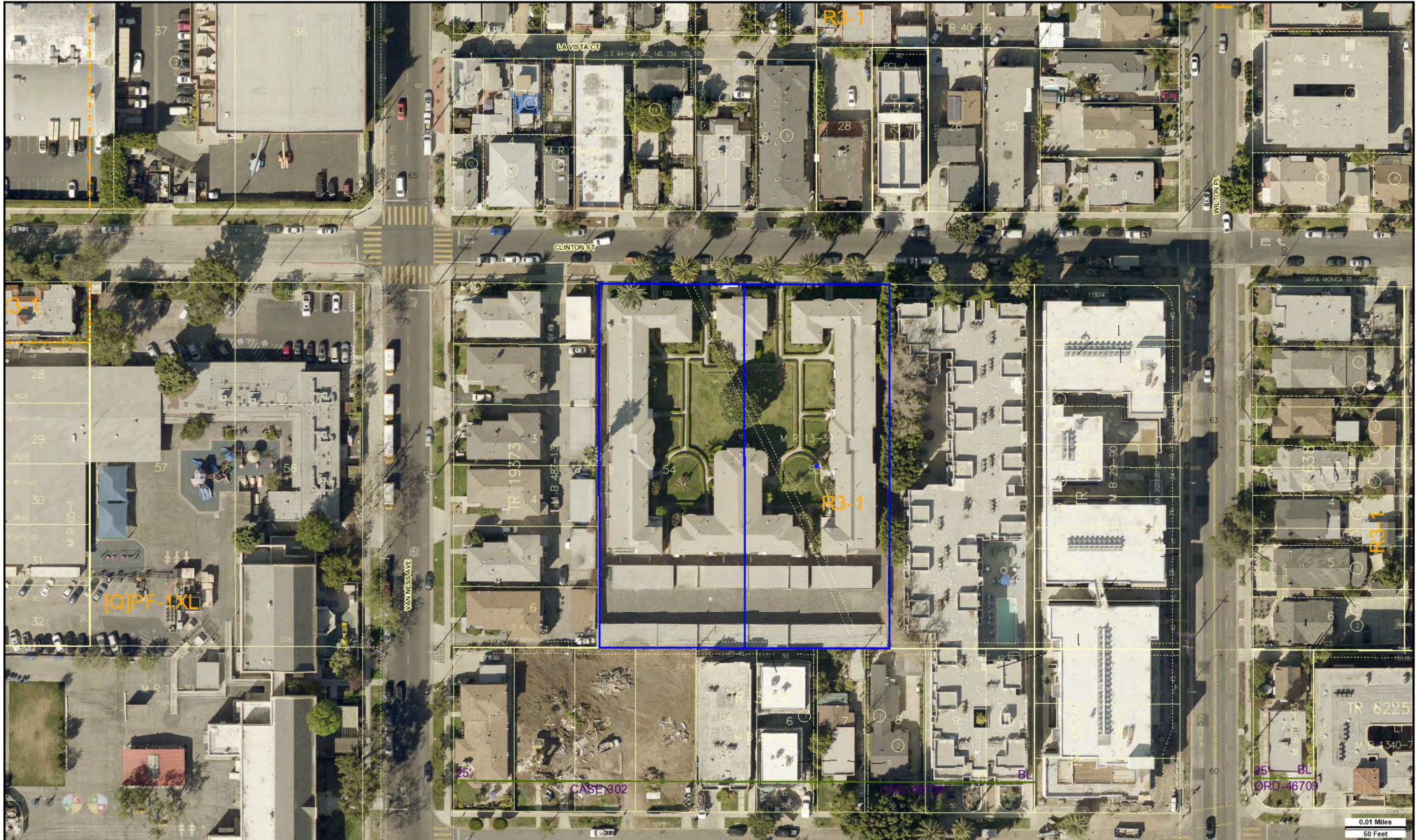
CASE SUMMARIES

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

Case Number:	CPC-1986-823-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT

DATA NOT AVAILABLE

ORD-165331-SA5700



Address: 5134 W CLINTON ST

Tract: I. A. WEID'S SUBDIVISION OF
THE SE 1/4 SEC 14 T1S R14W

Zoning: R3-1

APN: 5522015027

Block: None

General Plan: Medium Residential

PIN #: 141B189 681

Lot: 53

Arb: None

