



# HISTORIC-CULTURAL MONUMENT

## NOMINATION FORM

### 1. PROPERTY IDENTIFICATION

Proposed Monument Name: Bilderrain Residence		First Owner/Tenant			
Other Associated Names: Universal Ethical Society (1986-2022)					
Street Address: 124 E. Avenue 33		Zip: 90031	Council District: 1		
Range of Addresses on Property: 124-128 E. Avenue 33		Community Name: Lincoln Heights			
Assessor Parcel Number: 5206-001-021	Tract: Foot Hill Tract	Block: 4	Lot: 15 & Pt. 17		
Identification cont'd: Lot 15 and the West 10 Feet of Lot 17, measured on the Southerly Line of said Lot 17.					
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object	<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here: Garage at rear.					

### 2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1912	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? None
Architect/Designer: NONE	Contractor: W. E. Leonardi		
Original Use: Single Family Residence	Present Use: Single Family Residence		
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7)	<input type="radio"/> Unknown (explain in section 7)

### 3. STYLE & MATERIALS

Architectural Style: Mission Revival		Stories: 1	Plan Shape: Irregular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Wood	
CLADDING	Material: Stucco, textured	Material: Wood clapboards (Garage only)	
ROOF	Type: Gable, crossed	Type: Gable	
	Material: Composition shingle	Material: Industrial glass and steel	
WINDOWS	Type: Double-hung	Type: Casement	
	Material: Wood	Material: Wood	
ENTRY	Style: Centered	Style: Off-center	
DOOR	Type: Solid wood with peephole	Type: Solid wood with upper lights	

# 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.	
1928	Original wood shake roof covered with composition shingles.
1934	Garage built at rear of lot.
1952	Retaining wall built on side border.
1987	1-story addition built onto rear of house.
2003	Roof replaced with fiberglass or asphalt shingles.

### 5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

### 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

<input type="checkbox"/>	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.
<input type="checkbox"/>	2. Is associated with the lives of historic personages important to national, state, city, or local history.
<input checked="" type="checkbox"/>	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: Paul Greenstein		Company:	
Street Address: 3320 Griffin Avenue		City: Los Angeles	State: CA
Zip: 90031	Phone Number: 213-793-1937	Email: bumvivant@hotmail.com	

### Property Owner

Is the owner in support of the nomination?

Yes  No  Unknown

Name: Paul Greenstein		Company:	
Street Address: 3320 Griffin Avenue		City: Los Angeles	State: CA
Zip: 90031	Phone Number: 213-793-1937	Email: bumvivant@hotmail.com	

### Nomination Preparer/Applicant's Representative

Name: Charles J. Fisher		Company:	
Street Address: 140 S. Avenue 57		City: Highland Park	State: CA
Zip: 90042	Phone Number: 323-256-3593	Email: arroyoseco@hotmail.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. <input checked="" type="checkbox"/> Nomination Form	5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documentation
2. <input checked="" type="checkbox"/> Written Statements A and B	6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations (include first construction permits)
3. <input checked="" type="checkbox"/> Bibliography	7. <input checked="" type="checkbox"/> Additional, Contemporary Photos
4. <input checked="" type="checkbox"/> Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: <a href="mailto:planning.ohr@lacity.org">planning.ohr@lacity.org</a> )	8. <input type="checkbox"/> Historical Photos
	9. <input checked="" type="checkbox"/> Zimas Parcel Report for all Nominated Parcels (including map)

### 10. RELEASE

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

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

Charles J. Fisher

February 7, 2025

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](http://preservation.lacity.org)

***Bilderrain Residence***  
***124 E. Avenue 33***  
***Architectural Description***

This single-story residence is designed in a rectangular plan made up of 9 rooms with a smaller single room addition built in 1987, off-centered to the rear. The front facade is dominated by the double-arched front porch, which is topped with a Mission style parapet, topped with clay tile and offset to the center-right of the otherwise symmetrical front facade. The porch is flanked with open roof eaves which end at the sides of the front pediment and are supported by small purlins and crossbeams. The central front door is flanked by four light fixed pane windows which are each flanked by small casement windows.

The front door is accessed via concrete steps flanked with two level stoops that top at the level of the concrete porch floor. The steps lead to the left arch. The right arch is not used. Small chains are attached to large square concrete capped posts at the edge of the porch in lieu of a railing. A small square porch light is to the right of the front door. The porch wraps around to the West facade and has a smaller Mission gabled porch over a side entrance with a solid wood door that has an eight light window at eye level.

The hipped roof is covered with composition shingles and surrounds a large rectangular gabled skylight at the center forming the roof over most of a central atrium room. The side windows on the house are mostly multi-light double hung. There are three chimneys. The first and second, located on the East and West facades of the building is of an ornate stucco design. The third is of stone and is located to the central rear of the house, at the end of the atrium.

Interior features include paneled wood wainscoting, a clinker brick fireplace, flanked with leaded glass cabinets in the living room and a tall stone fireplace in the atrium (The Western chimney was for a gas heater in the kitchen area that has been sealed), hardwood floors in the living areas and a terrazzo floor in the atrium, box beamed ceilings, wall sconces, brass ceiling light fixtures of various designs, five panel wooden interior doors with the second panel being eight-light glass windows. Two ten-light wood and glass door flank the entry to the atrium from the front foyer. Chair rails and picture rails in some rooms.

There is a clapboard sided garage with a pyramidal roof at the rear of the property.

# Bilderrain Residence

## 124 E. Avenue 33

### Significance Statement

Built in 1912, this unique Mission Revival house was most likely designed by its original owner, Los Angeles City fireman Arturo (aka Arthur) Bilderrain, this is a notable example of custom Mission Revival architecture, indicative of the type of period revival housing that was being constructed in Los Angeles prior to the Great War. The house has the Mission style parapet, arch porch supports, Arts and Crafts interior and many other attributes of the Mission Revival style as noted in the architectural description.

The stylized house is located in the Los Angeles community of Lincoln Heights and is a contributing structure to the Lincoln Heights HPOZ, being located at the very Northern point of that district. Lincoln Heights is considered to be one of the oldest neighborhoods outside of La Placita / Sonoratown dating to the 1870s and is found wholly within the original Spanish four leagues pueblo of the Los Angeles land grant. Located on bluffs overlooking the Los Angeles River and immersed in the floodplain, Lincoln Heights' river adjacent land became the city's first Industrial Corridor.

The area had previously been the home of the Tongva people, including the Yangna Village, which was located on what is now the current day site of the Downey Recreation Center at 1739 Albion Street.

In 1863, John Strother Griffin purchased 2,000 acres (810 ha) of ranch land for \$1,000, subdividing it in 1873 as East Los Angeles in partnership with former California Governor John Gates Downey and banker William H. Workman. In late 1874, they offered an additional 35 acres (14 ha) for sale, subdivided into 65 by 165 foot (20 by 50 m) lots for \$150 each. The neighborhood was known as "East Los Angeles" between 1873 and 1917, when residents voted to change the name to Lincoln Heights. Houses in Lincoln Heights vary in architecture and include examples of Victorian-era, Arts and Crafts, and Period Revival styles. The majority of residences were not architect-designed, but builder/contractor or homeowner constructed, and housed working- and middle-class families. The Lincoln Heights HPOZ was adopted by City Council in 2004.

The Bilderrain Residence is located on Lot 15 and a portion of Lot 17 of Block 4 of the Foot Hill Tract, which was subdivided by land speculator George W. Wilson in November of 1883. The Foot Hill Tract is located in the Northern part of Lincoln Heights and was slow to develop. One exception was the hilltop home of A. J. and Jennie Young (HCM No. 1017) designed by his brother, architect Robert Brown Young, in 1885. That house is presently owned by the owner of the Bilderrain Residence.

The Bilderrain Residence was built in 1912, which is during the period that most of the original homes in the Northern part of the Foot Hill Tract were constructed. The permit for the Mission Revival house does not show an architect but was probably designed by the owner, who was descended from the early Spanish settlers in California.

California in many respects, is looked upon as the birthplace of Mission Revival architecture, which reached its zenith in popularity during the 1890s and the first two decades of the 20<sup>th</sup> Century. The Mission Revival style was part of an architectural movement, beginning in the late 19th century, for the revival and reinterpretation of American colonial styles. Mission Revival drew inspiration from the late 18th and early 19th century Spanish missions in California. The Mission Revival movement was most popular between 1890 and 1915, in numerous residential, commercial and institutional structures, particularly schools and railroad depots.

By 1890, the nostalgia for early California was brought out through, among other things, the publication of Helen Hunt Jackson's novel "Ramona" in 1889. Mission Revival architecture is a direct result of that nostalgia as the area was rapidly growing in the late 19<sup>th</sup> and early 20<sup>th</sup> Centuries and residents, particularly those who, like Bilderrain, were descended from the early California residents. The period culminated with the release of the Mary Pickford film "Ramona" in 1910, the year the Bilderrains were wed, which again emphasized the romanticizing of the Mission era in California and resurgence of interest in the Spanish heritage of the southwestern United States.

The Bilderrain Residence is a one-story single-family residence, built in a square plan, around a central glass roofed atrium. The interior is heavily influenced by the Arts and Crafts movement, however the central glass roofed atrium is the most unique physical attribute to the house. The house, while being the home of Arturo and Mabel Bilderrain, was also designed with the couple's catering business in mind, providing a restaurant setting for client's private parties.

Arturo Bilderrain was part of an old Californio family that dates back to the 18<sup>th</sup> Century. As late as 1880, census data shows that there were nine branches of the Bilderrain Family and all were located in California. Arturo, who also went by Arthur Bilderrain was born in the San Jose Township, in Eastern Los Angeles County, on September 6, 1872.

His father, Jesus, was a saloon keeper and later a druggist in the city of Los Angeles. Prior to that, Jesus Bilderrain was a constable for the City of Los Angeles.

Arturo initially went to work in his father's pharmacy, but by the mid-1890s, he was a hose-man with the Los Angeles City Fire Department. On July 14, 1910, at the age of 37, he married Mabel Davis, 28 year old widow.

His new wife, the former Mabel Green, was born in Ventura, California, on May 16, 1881. On Valentine's Day, in 1898, at the age of 16 (The Los Angeles Times reported that she was 18), she married Max Davis, a 37 year old German immigrant, who was the head usher at the original Orpheum Theater. Her husband passed away sometime before 1910, when she married Bilderrain, in an elaborate ceremony that was described in detail in the Los Angeles Times, which noted that their home was at 119 W. Avenue 33. The couple soon began their catering business, as Mabel (whose mother was a Californio) was well known for her Spanish dinners. They had the house built by contractor William C. Leonardi in 1912. The following year, Arturo had an on the job injury and had to retire from the fire department. They used the house as a private restaurant for their catering clients.

The Bilderrains made the news in 1935 when they were sued by a neighbor over a rooster that they owned, named Banty, who liked to crow a lot. The Balderrains won the case when their lawyer was able to prove that they met the zoning requirements for keeping the bird. The story has it that Banty vanished shortly after the verdict, never to be seen again.

The Bilderrains sold the house around 1938 to Poy Ton Kwong and his Chinese-born wife, Yee Shee (Sheung) Kwong. The Bilderrains moved to 128 S. Catalina Street, where Mabel passed away on May 9, 1940, just one week before her 59<sup>th</sup> birthday. After her death, Arturo moved into the rear house at 128½ S. Catalina Street and remained there until he passed on January 16, 1949, at the age of 76. His Los Angeles Times obituary, among other things, noted that he was a cousin of the actor Leo Carrillo.

Poy Ton Kwong is listed in the 1940 census as a farmer, owning his farm land. He had previously managed a restaurant and ran a grocery store prior to that. He was born in San Francisco, California on April 8, 1878. His wife was born in Canton, (now Guangzhou), China, on April 1, 1894, arrived in the United States in 1914 and was naturalized in 1937. The couple was married in China on January 28, 1914. They were to be the parents of three sons and two daughters.

Poy Kwong was a long time civic leader in the Chinese community and was noted as a pioneer asparagus grower, being one of the founders of the Chinese asparagus Society. He was on the board of the Lumg Xong Ten Yee Fraternal Association. At the time of his death on May 23, 1960, at the age of 86, his entire extended family was living in the subject house. Yee Shee passed on July 12, 1978 at the age of 84. The Kwong family sold the house to Yuen Bomm Wing, Man Yuk Wai, Chau T. Shing, Wan Shan Leung, June Bee Choo Neo and Yau Foon Tsang and his wife Wei Nam on May 19, 1982. They deeded it to the Universal Ethical Society, Inc. on September 16, 1986.

The Universal Ethical Society of Los Angeles is a Buddhist congregation founded in 1983 by the people that bought the house from the Kwongs. The society added a room at the back of the house in 1987, which they used for their gatherings. They had a second location at 4227 Peck Road in El Monte, which is known as the Heavens Grace Maitreya Budda Society. After 2012, the Avenue 33 house became the office facility and only the rear room appeared to be in use. The main house was essentially vacated and had begun to deteriorate.

The property was deeded to Wan Shan Leung, one of the original purchasers in 1982, and Lisa Cun on October 6, 1998. Lisa Cun quitclaimed her interest to Leung on March 1, 2010, who then transferred it back to the Universal Ethical Society on January 21, 2012. The society, represented by Wan Shan Leung, deeded the property to Paul Greenstein on December 22, 2020. Greenstein then went on to restore much of the house back to its former splendor. It had fortunately not endured much alteration over the last century.

The Bilderrain Residence is built along the lines of an early 19<sup>th</sup> Century Mexican haciendas, that have the various rooms having doors that open to the central courtyard. The one major difference is the glass skylight over the courtyard, which

is filled with wired industrial glass. This covering appears to be an original feature to the house, being constructed in the same manner as early 20<sup>th</sup> Century industrial skylights.

The Bilderrain Residence qualifies for Los Angeles Historic Cultural Monument status under criteria 3 as it “embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age” as a stunning unique example the Mission Revival architectural style as noted in the accompanying architectural description and the attached photos.





# Bilderrain Residence

## Bibliography

### **Books:**

Fisher, Charles J.....Sixty Years of Los Angeles Preservation.....Unpublished Manuscript  
Gleye, Paul.....The Architecture of Los Angeles.....©1981, Rosebud Books  
Johnston, Bernice Eastman.....California's Gabrielino Indians.....©1962, Southwest Museum  
McAlester, Virginia and Lee.....A Field Guide to American Houses.....©1990, Alfred A. Knopf  
Newmark, Harris.....Sixty Years in Southern California, 4<sup>th</sup> Edition.....©1984, Dawson's Book Shop  
Weitze, Karen J.....California's Mission Revival.....©1984, Hennessey & Ingalls, Inc.  
Zesch, Scott.....The Chinatown War.....©2012, Oxford University Press

### **Los Angeles Times Articles:**

Sentenced for Life.....February 15, 1898, Page 3  
Thick Steaks at Wedding: Mabel Leaps Again-Is Mrs. Bilderrain Now.....July 15, 1910, Page I11  
Damages Asked in Suit to Throttle Rooster.....January 8, 1935, Page A8  
Barnyard Music Issue to be Decided by Court.....March 27, 1935, Page A10  
Check Kept on Lusty Bantam; Landlady Says Rooster Crows About 200 Times per Hour..March 28, 1935, Page A2  
Rooster Crows Loudly Over His Court Victory.....April 6, 1935, Page 4  
Arturo Bilderrain Obituary.....January 19, 1949, Page A12  
Poy Ton Kwong Obituary.....June 2, 1960, Page C16

### **Reports:**

Lincoln Heights HPOZ Preservation Plan.....July 12, 2007, Los Angeles City Planning Department

### **On-line Articles:**

Lincoln Heights, Los Angeles.....Wikipedia  
Mission Revival architecture.....Wikipedia

### **Additional Data Sources:**

California Birth Index

California Death Index

Find a Grave

Los Angeles City Building Permits (Attached)

Los Angeles City Directories

Los Angeles County Assessors Records

Los Angeles County Subdivision Maps

Social Security Death Index

United States Census Records (1880-1950)

United States Naturalization documents

United State Selective Service Records

Voter Registration Rolls

**SENTENCED FOR LIFE.: Justice Morrison Performs an Unusually Agreeable Duty.**  
*Los Angeles Times (1886-1922); Feb 15, 1898; ProQuest Historical Newspapers: Los Angeles Times*  
pg. 3

## **SENTENCED FOR LIFE.**

### **Justice Morrison Performs an Unusually Agreeable Duty.**

Justice Morrison, after passing a six months' sentence on two petty thieves yesterday afternoon, left the bench long enough for the more agreeable duty of sentencing a young couple for life, that is, marrying them. The contracting parties were Max Davis, an employé of the Orpheum Theater, and Miss Mabel Green. The ceremony was performed in the Justice's chambers, in the presence of several members of the Orpheum staff. Owing to the exceeding good looks of the bride, Justice Morrison availed himself of the ancient prerogative of kissing her, a custom which he usually foregoes.



**Mrs. Arturo Bilderrain,**  
formerly Mrs. Mabel Davis, who became a bride in a barbecue wedding, last night.

JOYFUL.

## THICK STEAKS AT WEDDING.

### MABEL LEAPS AGAIN-IS MRS BILDERRAIN NOW.

Under High Arch of Ferns the Couple Stand While Words of Magistrate Make Them One—Abundant Liquid Refreshments, Stuffed Geese and Many Other Dainties.

"Now you won't be Mabel any longer," was the plaint of her friends when Mrs. Mabel Davis announced that she had decided to try the matrimonial state once again.

"Yes, I will—always the same old girl, in the same old place, but you can all come to the wedding," she answered.

In accordance with that promise, fifty or more guests assembled yesterday in the typical Spanish home of the bride, and witnessed the ceremony whereby their "Mabel" was made the wife of Arturo Bilderrain. The groom is a member of one of the old Spanish families and the gracious and charming lady he now calls wife is known for her Spanish dinners. Mrs. Bilderrain's home is of the oldest type, with the prickly pear and cactus adorning the front yard, and no grass in sight. The long, low patio is heavily covered with grape vines.

About 6 o'clock they began to arrive, and were received by the bride-to-be, who was simply gowned in imported lingerie, her sole ornament being a delicate string of pearls, the wedding gift of Mr. Bilderrain to his bride. At 8 o'clock the couple, attended by Frank Haben and Mrs. G. F. Alvarez, took their places under a high arch of ferns, and Justice Sommerfield pronounced the words which made them one.

Immediately after the reception which followed the ceremony everyone was seated at long tables in the yard, and a dinner was served, with abundant liquid refreshments. The stuffed chickens, stuffed geese and great, thick steaks were barbecued in full view of the guests, and served smoking hot. Then there was dancing till midnight.

After a week's trip Mr. and Mrs. Bilderrain will be at home at No. 119 West Avenue 32.

## **DAMAGES ASKED IN SUIT TO THROTTLE ROOSTER**

*Los Angeles Times (1923-1995); Jan 8, 1935; ProQuest Historical Newspapers: Los Angeles Times*  
pg. A8

# **DAMAGES ASKED IN SUIT TO THROTTLE ROOSTER**

Banty may be small in stature but there's nothing tiny about his voice. He's troubled with insomnia and, being of an ornery disposition, won't let anyone else in his neighborhood sleep either.

Since last September 1 Walter A. and Mary E. Saugue, 136 East Avenue 33, under whose window Banty chants his greeting to the new day, have put up with the "rooster racket," not exactly patiently but at least peacefully. But yesterday they were ready for battle.

They and their landlady, Mary A. Struck, filed suit in Superior Court against Arthur and Mabel

Bilderrain, 124 East Avenue 33, for \$2000 damages and an order abating the rooster. Their complaint, filed by Attorney. Malcolm Archbald, asserts Banty "crows in a loud and raucous tone at or about 4 a.m. each and every morning and continues to crow at intervals thereafter until after daybreak."

They declare the Bilderrains "keep and maintain said rooster with malicious, oppressive and spiteful intent for the sole purpose of annoying and harassing Mary Struck." Mrs. Struck states that her tenants threaten to move unless Banty is silenced. The Sagues and Mrs. Struck each ask \$500 damages and together they ask \$1000 exemplary damages.

## Battle Over Rooster's Crows



Mr. and Mrs. Arthur Bilderrain, who were in court yesterday on complaint of neighbors that their rooster is a disturbance.

### BARNYARD MUSIC ISSUE TO BE DECIDED BY COURT

Does Banty, a Bantam rooster, crow with such lack of musical taste and at such untimely hours as to

up to the Superior Court yesterday when Walter A. Sague, 136 East Avenue 33, an osteopathy student, and his landlady, Miss Mary Struck, appeared before Judge McComb petitioning for abatement of Banty.

But in his owners, Arthur and Mabel Bilderrain, 124 East Avenue 33, Banty found stalwart defenders. They not only denied that Banty was in the habit of crowing so loudly and so early in the morning as to disturb the neighborhood but they also maintained they had a perfect right under the city ordinance to keep Banty in their back yard so long as he is 125 feet away from the nearest dwelling.

In asking for the decree for Banty's abatement Sague and Miss Struck declared they had offered to buy the bird from the Bilderrains but that the latter had replied they kept Banty for the untimely awakening of the neighborhood.

Prosecuting Banty was Attorney Malcolm Archbold, counsel for Sague and Miss Struck. Defending the bird was Attorney Augustus F. Mack, Jr., representing the Bilderrains.

#### TUNNEL PLAN REFERRED

The City Council yesterday referred to the Board of Public Utilities a request by the Ferguson Company that Third street be opened to its full width through the Third-street tunnel to Hill street.

Give him the ax or something, says Walter Sague of banty.

prevent his human neighbors from obtaining a proper and restful sleep?

This question was put squarely

## Check Kept on Lusty Bantam



Mary Struck kept track of a rooster's early morning crowing by punching the strip of paper she is holding. In three hours and twenty minutes she made 557 punch holes

## LANDLADY SAYS ROOSTER CROWS 200 TIMES AN HOUR

Little did Banty, 1-year-old buff-colored bantam rooster, know that when he reared back, ruffled his feathers and greeted the sun each morning for some months past that he perhaps was sounding taps for himself.

Banty has been taking things for granted about his home in the back yard of 124 East Avenue 33, where his owners, Arthur and Mabel Bilderrain, live, so much so, in fact, that he not only would challenge the sun, but he got to serenading the moon.

All this was too much for Walter A. Sague, medical student, and his landlady, Mary Struck, who reside next door. They said Banty's shrill crows awakened them at all hours of the night and kept them awake. And when people lay awake nights, they think, but Banty didn't know that.

### CHECK KEPT

One night, according to what Miss Struck told Superior Judge Ambrose yesterday, she determined to check Banty. She said she runs a restaurant so she got out her punch and each time Banty crowed she punched a strip of paper.

"The first crow was at 3:40 a.m.," Miss Struck testified. "At 7 a.m. I counted the punch holes and they totaled 557."

Bilderrain shook his head. "And another time," Miss Struck

continued, "he crowed 400 times in two hours."

### FAILS TO "SLOW UP"

Miss Struck said her tenants complained about Banty, but she thought "he might slow up." When he didn't, Sague said he offered to buy Banty from his owners, but they refused to sell.

Attorney Malcolm Archbold, representing the petitioners, then called Arthur W. Huskins, secretary of the Bantam Club of Los Angeles, who had examined Banty, to testify. Attorney Archbold asked him how often a bantam rooster can crow.

"Well, they have different capabilities," the witness replied. "Now, on a moonlight night, they crow more. And the younger birds also crow more than their elders. You just can't keep them from crowing. I even had to get rid of prize birds on that account."

### SLEEPER TESTIFIES

Then Attorney Augustus F. Mack, Jr., for the defendants, called William Thomason to the stand. Thomason said he lives in the same building with Sague and sleeps irregular hours.

"But I don't even know there's a rooster in the neighborhood," he summed up his testimony.

And anyway, Bilderrain maintains he has a legal right to keep Banty as long as he is in a coop 125 feet away from the nearest dwelling.

Judge Ambrose reserved his decision.

## ROOSTER CROWS LOUDLY OVER HIS COURT VICTORY

*Los Angeles Times (1923-1995)*; Apr 6, 1935; ProQuest Historical Newspapers: Los Angeles Times  
pg. 4

# ROOSTER CROWS LOUDLY OVER HIS COURT VICTORY

Little one-year-old buff-colored Banty, cocky bantam rooster, really had something to crow about yesterday.

Informed by his master, Arthur Bilderrain, that Superior Judge Ambrose had held that his crowing is not a nuisance as contended by Walter A. Sague and his landlady, Mary Struck, Banty really "went to town" with a breath-taking crow which caused a neighboring husky Rhode Island red rooster's comb to redden with envy.

Miss Struck testified she counted 557 crows between 3:40 and 7 a.m. one morning last fall.

Others testified to early mornin sleeplessness brought on by Banty's shrill notes, but there were still others who told the court they didn't even know there was a Bant rooster in the neighborhood.

Judge Ambrose went to see Bant in his backyard home at 124 East Avenue 33, before he held Bant isn't a nuisance.

## Obituary 1 -- No Title

*Los Angeles Times (1923-1995)*; Jan 19, 1949; ProQuest Historical Newspapers: Los Angeles Times  
pg. 12

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# OBITUARY

## Arturo Bilderrain

Recitation of the Rosary for Arturo Bilderrain, 76, veteran member of the Fire Department and cousin of Screen Actor Leo Carrillo, will be today at 8 p.m. in Pierce Bros. Chapel, 720 W Washington Blvd., followed by Requiem Mass tomorrow at 9 a.m. in St. Kevin's Church and entombment in Calvary Cemetery Mausoleum. Born in Los Angeles, Mr. Bilderrain was a member of the Native Sons of the Golden West and lived at 128½ S Catalina St. He served with the Fire Department until he was injured in 1913 and died suddenly Sunday while visiting at the home of a friend. He leaves two nieces, Mrs. DeWitt Greenly and Mrs. Joseph Wagner, and a nephew, Benjamin Quint.

1 2 3 fall last New

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## OBITUARIES

### Poy Ton Kwong

Funeral services for Poy Ton Kwong, 86, who died May 23 after a long illness, will be conducted at 2 p.m. Sunday in the Los Angeles Methodist Church. A long time civic leader in the Chinese community, Mr. Ton Kwong was a pioneer asparagus grower and one of the founders of the Chinese Asparagus Growers Assn. He was also on the board of the Lung Kong Ten Yee Fraternal Assn. Mr. Ton Kwong leaves his widow, Yee Shee; three sons, Edward, Haywood and Edwin; two daughters, Margaret and Lorna, and a granddaughter, Dorene Kwong, all of 124 E Ave. 33. Interment will be in Valhalla Memorial Park under the direction of Shimatsu, Ogata & Kubota Mortuary.

# Lincoln Heights, Los Angeles

**Lincoln Heights** is one of the oldest neighborhoods in Los Angeles, California, United States. It was originally called "East Los Angeles" from 1873 to 1917. It is a densely populated, mostly Latino and Asian neighborhood. It includes many historic landmarks and was known as "the Bedroom of the Pueblo".

## History

Yanga Village was located on what is now the current day site of Downey Park on Albion and Avenue 17. Lincoln Heights is considered to be one of the oldest neighborhoods outside of La Placita / Sonoratown dating to the 1870s and is found wholly within the original Spanish four leagues pueblo of the Los Angeles land grant. Located on bluffs overlooking the Los Angeles River and immersed in the floodplain, Lincoln Heights river adjacent land became the city's first Industrial Corridor. Aided by slave labor of the Kizh, it later became the home to some of the city's most notable downtown industrialists, who built numerous Victorian homes, some of which have been preserved under the city's historic preservation ordinance.<sup>[1]</sup>

In 1863, John Strother Griffin purchased 2,000 acres (810 ha) of ranch land for \$1,000 and in 1870, Griffin and his nephew, Hancock Johnson, built homes there. In late 1874, they offered an additional 35 acres (14 ha) for sale, subdivided into 65 by 165 foot (20 by 50 m) lots for \$150 each. The neighborhood was known as "East Los Angeles" between 1873 and 1917 when residents voted to change the name to Lincoln Heights.

The area was the first suburban neighborhood of Los Angeles, having been subdivided in 1873. Lincoln Heights was well located to serve as a home for people who worked in the industrial areas lining the Los Angeles River and wanted to live upstream. By the late 1880s a neighborhood commercial district had been built around the intersection of North Broadway and Truman Streets, with business buildings such as the Hayden Block. This is identified as the first suburban neighborhood shopping district in Los Angeles; it was demolished in the mid-20th century to make way for I-5, the Golden State Freeway.<sup>[2]</sup>

Thereafter, what would be known as North Broadway became a crowded commercial thoroughfare, and by the turn of the 20th century, unfettered industrial construction and numerous rock crushing operations within the once scenic floodplain made it less appealing for Angelenos of means, who moved out first to the Arroyo Seco area and Hollywood, then (from the 1920s onward) to rapidly developing Mid-Wilshire. As wealthy residents departed, Lincoln Heights became home to a large Italian American population,<sup>[3]</sup> as well as some Irish American and French American (the 1850s era immigration) residents by the

## Lincoln Heights

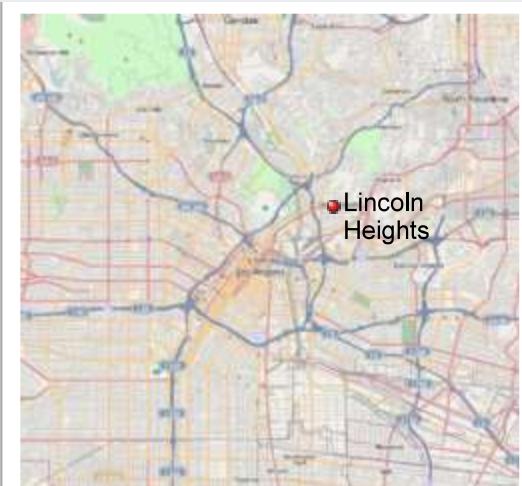
### Neighborhood of Los Angeles



View of Lincoln Heights and Downtown Los Angeles from the Repetto Hills



Lincoln Heights boundary map



1930s, also a wave of poor white American residents known as "Okies" from the Great Plains moved into the area. With an increasingly large Mexican American population, Lincoln Heights became a 'barrio' by the 1960s. It and its cross-river neighbor "Little Italy" (what is now Chinatown) formed the heart of southern California's Italian-American community.

In the 21st century, Lincoln Heights has slowly been gentrifying due to Los Angeles' land use policies.<sup>[4]</sup> Activists claim the LA River revitalization, the Cornfield Arroyo Specific Plan, and the upzoning of previous industrial land (oldest industrial corridor in the city) for luxury housing threatens the health, safety and welfare of an historically vulnerable community.<sup>[5][6]</sup>

Location within Central Los Angeles

Coordinates: 34.073597°N  
118.209627°W

<u>Country</u>	United States
<u>State</u>	California
<u>County</u>	Los Angeles
<u>City</u>	Los Angeles
<u>Time zone</u>	UTC-8 (PST)
• <u>Summer (DST)</u>	UTC-7 (PDT)
<u>ZIP code</u>	90031
<u>Area code(s)</u>	323, 213, etc

## Demographics



Santa Teresita Catholic Church.

Based on the 2019 Census estimates, Lincoln Heights has a population of 39,916 residents.

The neighborhood has a relatively high percentage of both Latino and Asian residents. The breakdown was Latinos, 66.2%; Asians, 23.4%; whites, 7.8%;<sup>[7]</sup> blacks, 0.4%; and others, 1.0%. Mexico (57.0%) and Vietnam (16.9%) were the most common places of birth for the 55.8% of the residents who were born abroad—which was a high percentage for Los Angeles.



Historic home on Griffin Avenue

The median yearly household income in 2008 dollars was \$30,579, considered low for the city. Renters occupied 75.9% of the housing stock, and house- or apartment-owners held 24.1%. The average household size of 3.6 people was considered high for Los Angeles.

The percentages of never-married men (53.0%) and women (40.6%) were among the county's highest. The 19.5% of families headed by single parents was considered about average for city neighborhoods. There were 500 veterans, or 2.8% of the population, a low proportion compared to the rest of the city.

Lincoln Heights ranks in the 94th-100th percentile of environmentally burdened communities according to CalEnviroScreen 4.0<sup>[8]</sup>

## Arts and culture

### Public libraries

The Lincoln Heights Branch of the Los Angeles Public Library is on Workman Street.



Lincoln Heights Branch Library

### Landmarks

- Lincoln Park

- San Antonio Winery, (founded 1917), oldest operating business in Lincoln Heights
- Los Angeles Alligator Farm
- Selig Polyscope Company
- The Brewery Art Colony
- Church of the Epiphany, oldest operating Episcopal church in Los Angeles; Cesar Chavez gave speeches in the church hall and La Raza was printed in the church basement
- Lincoln Heights Jail
- Heritage Square Museum

## Education

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Just 5.5% of Lincoln Heights residents aged 25 and older had earned a four-year degree by 2000, a low percentage for the city.

### Schools

#### Public

- Abraham Lincoln High School, 3501 North Broadway
- Academy of Environmental & Social Policy (ESP) at Lincoln High, 3501 North Broadway<sup>[9]</sup>
- Hillside Elementary School, 120 East Avenue 35
- Alliance College-Ready Middle Academy No. 5, charter, 2635 Pasadena Avenue
- Pueblo de Los Angeles Continuation School, 2506 Alta Street
- Gates Street Elementary School, 3333 Manitou Avenue
- Albion Street Elementary School, 322 South Avenue 18
- Griffin Avenue Elementary School, 2025 Griffin Avenue
- Milagro Charter Elementary School, 1855 North Main Street
- Los Angeles Leadership Academy High School (LALA HS), 234 W Avenue 33
- Alliance College Ready Middle Academy #5 (ACRMA #5)
- Alliance Susan & Eric Smidt Technology High School
- East Los Angeles Skill Center (Adult Education), 3921 Selig Place<sup>[10]</sup>

PUC Schools operates the Milagro Charter School (K-5) and the Excel Charter Academy (6-8) in Lincoln Heights.<sup>[11][12][13]</sup>

#### Private

- Little Flower Missionary House, elementary, 2434 Gates Street (closed August 31, 2017).
- Sacred Heart High School, 2111 Griffin Avenue
- Sacred Heart Elementary School, 2109 Sichel Street

## Infrastructure

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### Transportation

Major thoroughfares include Valley Boulevard; Mission Road; Pasadena Avenue; North Main, Marengo, Daly, and Figueroa Streets; and North Broadway. The Golden State Freeway (I-5) runs through the district, and the Metro L Line has a station in the far northwestern portion of the district.

## Fire services

Los Angeles Fire Department Fire Station No. 1<sup>[14]</sup> is located in the Lincoln Heights area. The station is in the Battalion 2 district.



Los Angeles Fire Department  
Station No. 1

## Healthcare

The Los Angeles County Department of Public Health operates the Central Health Center in Downtown Los Angeles, serving Lincoln Heights.<sup>[15]</sup>

## Notable people

- Frank Capra, film director
- John Strother Griffin, the founder of East Los Angeles
- Kenny Washington, football player
- Cesar Chavez, during the "No on 22" campaign in November 1972, he temporarily resided in Lincoln Heights at a private residence on corner of Workman and Baldwin streets
- Daniel Lewis James, author
- Eldridge Cleaver, Black Panther Party's Minister of Information
- Gregory Ain, architect<sup>[16]</sup>

## In popular culture

- Police (1916)
- Take a Chance (1918)
- Detained (1924)
- Assault on Precinct 13 (1976)
- A Nightmare on Elm Street (1984)
- Blood In Blood Out (1993)
- Changeling (2008)

## See also

 [Greater Los Angeles portal](#)

- Los Angeles Historic-Cultural Monuments on the East and Northeast Sides

## References

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2. [Los Angeles Citywide Historic Context Statement. Context: Commercial Development, 1859-1980. Theme: Neighborhood Commercial Development, 1880-1980. Prepared for: City of Los Angeles Department of City Planning Office of Historic Resources \(August 2017\) \(https://planning.lacity.org/odocument/7653581a-e554-43eb-840f-2b0e2916ecc/NeighborhoodCommercialDevelopment\\_1880-1980.pdf\)](#)
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## External links

- [Official website for the Lincoln Heights Neighborhood Council \(http://www.lincolnheightsnc.org/\)](http://www.lincolnheightsnc.org/)

## Turn of the Century Styles

### Mission Revival



2236 Griffin Avenue



2421-25 Johnston Street



3135-39 Vallejo Street

The Mission Revival style was born in California in the 1890s. It has been an enduring architectural style, and examples of the style continue to be constructed into the present day, although in much smaller numbers than in its heyday in the nineteen teens and twenties. Mission Revival structures of stucco with sculpted parapets, symmetrical facades and arched openings reflected the simplicity of Southern California's Spanish and Mexican heritage. The Mission Revival (circa 1895-1915) had also been largely defined by stucco walls and red tile roofs; however, it tended to be less delicate and more heavily proportioned with characteristic elements such as espandanas (curvilinear parapets) and bell-towers.

The Mission Revival style owes its popularity in large part to the publication of "Ramona" in the late 19th century, the release of the Mary Pickford film of the same title in 1910, and the consequent romanticizing of the Mission era in California and resurgence of interest in the Spanish heritage of the southwestern United States. During the revival era, other regions of the Mediterranean were also used for inspiration, including Italy, France, North Africa, and the Middle East, resulting in endless variations on the stucco and tile theme.

Mission Revival style residential structures are typically one to two-stories (commercial structures typically are no more than four), have low pitched roofs with gables and wide eaves, arched arcades enclosing large, front porches, a mixture of small square windows, and long, rectangular windows, quatrefoils, Moorish detailing and often towers.

The features of the Mission Revival style are often mixed with the Spanish Eclectic, Craftsman and Prairie styles. The so-called "revival styles" dominated building in Los Angeles during most of the 1920s and 1930s.

#### **Mission Revival - Common character defining features**

##### **Windows (pg. 51)**

- Arched or curved tops
- Rectangular tops
- Single
- Islamic ornament
- Quatrefoils
- Decorative crowns

##### **Roofs (pg. 61)**

- Hipped
- Flat
- Red tile
- Tower
- Mission-shaped roof parapet or dormer

##### **Porches (pg. 58)**

- Large in size
- Arcaded entry
- Large, square piers

##### **Building Materials (Pg. 66)**

- Stucco

##### **Doorways (pg. 55)**

- Single
- Wooden
- Arched or rectangular
- Decorative crowns

MR 5-432

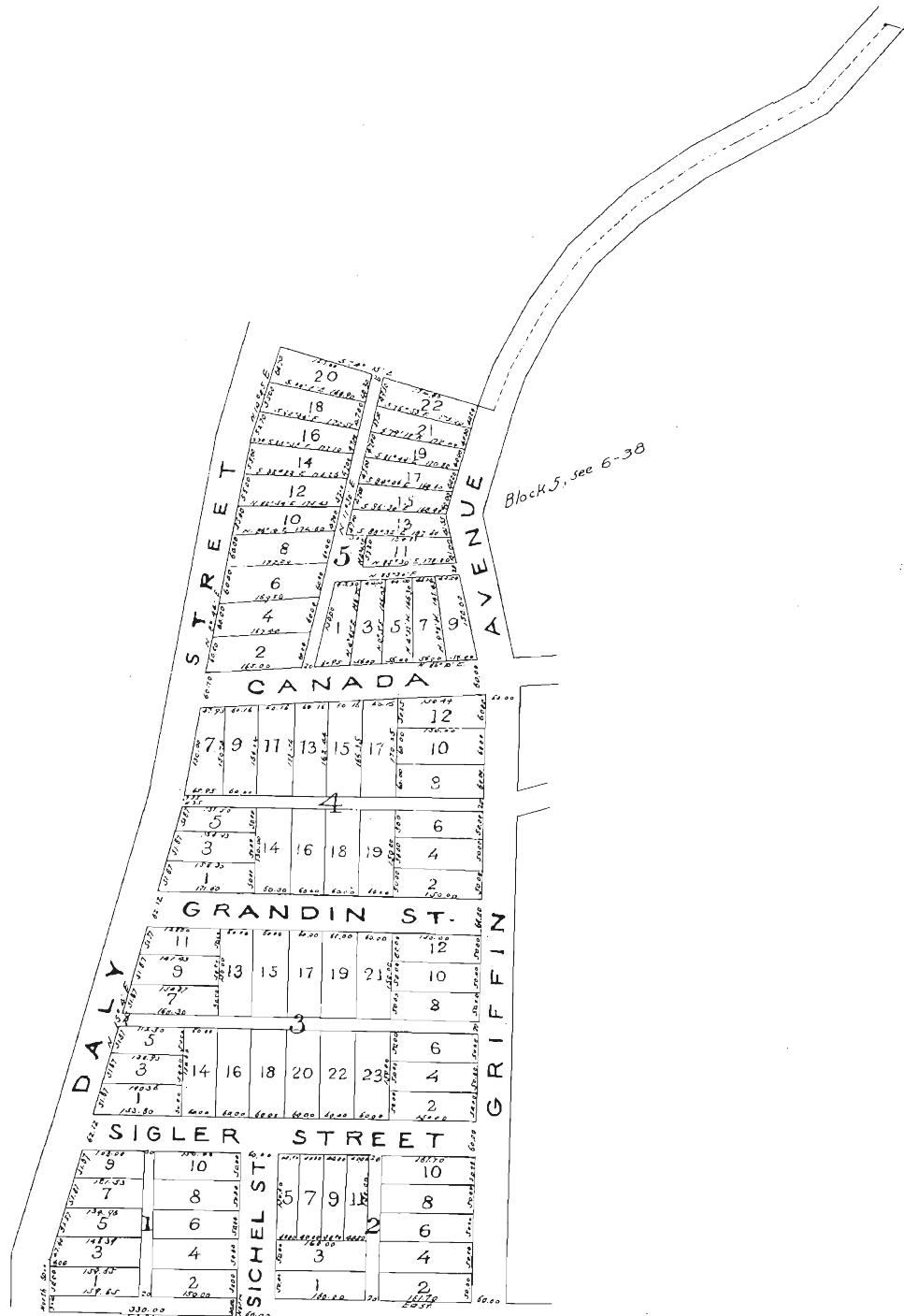
45432

MAP  
OF THE  
FOOT HILL TRACT  
EAST LOS ANGELES, CAL.

SURVEYED IN NOVEMBER 1883

by E. T. WRIGHT

SCALE 100 FT. PER INCH

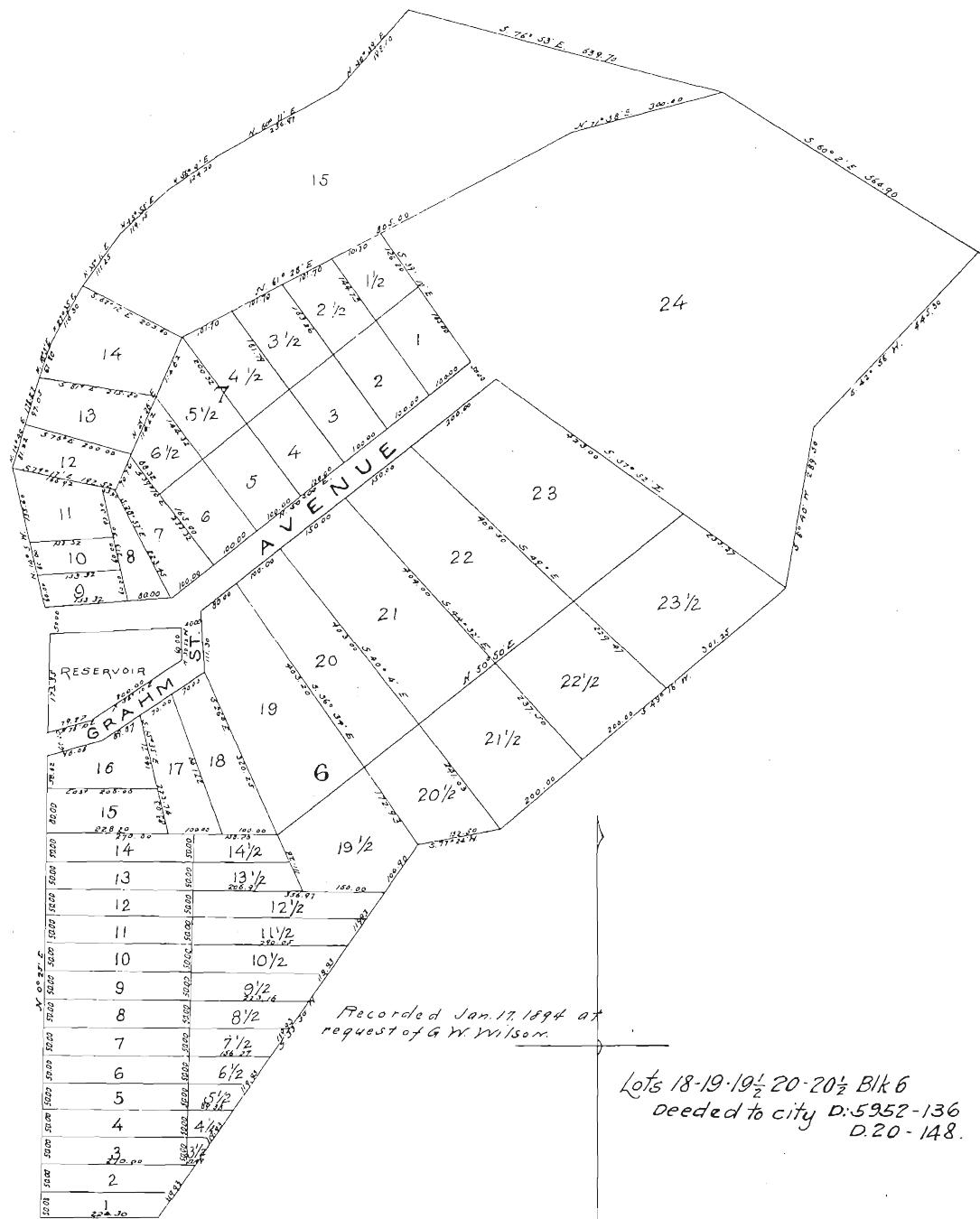


Scalereduced one half.

Par. lot 2, B.I.K. 2, for Griffin Ave. O:40-230 O.R.4838-274

MR 5-433

433



cont'd  
B.J.S.

## **Building Permit History**

### **124 E. Avenue 33**

### **Lincoln Heights**

June 1, 1912: Building Permit No. 6287 to construct a 1-story, 9-room 39' 6" X 62' frame and stucco residence at 124 E. Avenue 33 on Lot 15, Block 4 of the Foot Hill Tract.  
Owner: Mrs. Mable Bilderain  
Architect: None  
Contractor: W. C. Leonardi  
Cost: \$5,200.00

December 12, 1928: Building Permit No. 34285 to cover present wood shingle roof with composition shingles. No structural change.  
Owner: Mr. Bilderain  
Architect: Same  
Contractor: Star Rock Roofing Co.  
Cost: \$280.00

July 16, 1934: Building Permit No. 9015 to construct a 1-story, 1-room 19' X 20' frame garage.  
Owner: Arthur Bilderain  
Architect: None  
Engineer: None  
Contractor: Owner  
Cost: \$160.00

May 3, 1943: Building Permit No. LA03126 for repairing roof.  
Owner: Kwong Foy Ton  
Architect: None  
Engineer: None  
Contractor: Consolidated Roofing Co.  
Cost: \$190.00

March 28, 1952: Building Permit No. LA27996 to construct a 5' high, 60' long concrete retaining wall.  
Owner: Mrs. M. Kwong  
Architect: None  
Engineer: George D. Fosdyke  
Contractor: Masonry Builders, Inc.  
Cost: \$550.00

January 9, 1987: Building Permit No. LA80696 to construct a 1-story 22' X 32' 4" wood frame room addition.  
Owner: Min Yuk Wai  
Architect: None  
Engineer: None  
Contractor: Andrew Hsu  
Cost: \$39,000.00

November 21, 1987: Building Permit No. LA82090 to obtain signatures from owner or licensed contractor for permit 80696.  
Owner: Min Yuk Wai  
Architect: None  
Engineer: None  
Contractor: Andrew Hsu  
Cost: \$0.00

June 2, 2003: Building Permit No. WL86749 to tear off existing roofing.  
Reroof with class A fiberglass or asphalt shingles (max 2 overlays total) and built up roof/hot mop (max 1 overlay total) with  $\frac{1}{2}$ " cdx plywood. 29 squares.  
Owner: Wan Shan Leung and Cun USA  
Architect: None  
Engineer: None  
Contractor: Mi Song Construction  
Cost: \$9,000.00

3/31/12  
All applications must be filled out by applicant

USE INK OR INDELIBLE PENCIL

PLANS AND SPECIFICATIONS  
and other data must also be filed.

WARD

BOARD OF PUBLIC WORKS

2

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Building  
CLASS "D"

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

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purposes 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.

(SIGN HERE) *A. Bilderrain*

(Applicant)

Lot No. 15 Block 4

TAKE TO  
ROOM NO. 8  
FIRST FLOOR } *Front Hall Jr.*

ASSESSOR  
PLEASE  
VERIFY

District No. 242 M. B. page 10 F. B. page 156

TAKE TO  
ROOM NO. 34  
THIRD FLOOR } No.

ENGINEER  
PLEASE  
VERIFY

*124 - East Ave* 33

Street

O. K. City Assessor  
O. K. City Engineer  
Permit Clerk  
Permit Clerk  
Permit Clerk  
Permit Clerk

1. PURPOSE OF BUILDING *Residence* Number of rooms *Two*
2. OWNER'S NAME *Mr. Mable Bilderrain*
3. Owner's address *428 S. Ave 18*
4. Architect's name
5. CONTRACTOR'S NAME *W C Leonardi*
6. Contractor's address *1123 Maple St. Pasadena Cal*
7. ENTIRE COST OF PROPOSED BUILDING, \$ *5,200.00*
8. Size of lot *50* x *150* Size of Building *38' 6" x 62' 0"*
9. Will building be erected on front or rear of lot? *Front*
10. NUMBER OF STORIES IN HEIGHT *One* Height to highest point of roof *16' 0"*
11. Height of first floor joist above curb level, or surface *Three feet*
12. Character of ground: rock, clay, sand, filled, etc. *Clay*
13. Of what material will FOUNDATION and cellar walls be built? *Concrete*
14. GIVE depth of FOUNDATION below the surface of ground *One foot*
15. GIVE dimensions of FOUNDATION and cellar wall FOOTINGS *6" x 12"*
16. GIVE width of FOUNDATION and cellar wall at top *Six inches*
17. NUMBER and KIND of chimneys *Two brick* Number of flues *one each*
18. Number of inlets to each flue *one* Interior size of flues *8x12 x 8x8*
19. Give sizes of following materials: REDWOOD MUDSILLS *2 x 4* Girders *4 x 4*  
EXTERIOR STUDS *2 x 4* BEARING STUDS *2 x 4* Interior studs *2 x 4*  
Ceiling joist *2 x 4* Roof rafters *2 x 4* FIRST FLOOR JOISTS *2 x 6*  
SECOND FLOOR JOIST *2 x 6* Third floor joist *2 x 6* Fourth floor joist *2 x 6*

Date Issued JUN 1-1912 1912.

PERMIT NO.

6287 *Pl*

Application Received *Pl*

12 OVER

20. Specify material of roofing Cedar Shingles.  
21. Specify material of partitions Plaster  
22. Specify material of floors White & Pine flooring  
23. Specify how many thicknesses of floor Two front rooms two, Balance one  
24. How will halls and soffits of stairs be plastered?  
25. Will cellar or basement ceiling be plastered? No  
26. Specify size of vent shafts to water closet compartments  
27. What means of access to roof?  
28. How many fire escapes will be provided? where placed?

**REMARKS:**

Application Received \_\_\_\_\_ Time \_\_\_\_\_ Returned \_\_\_\_\_



14. Size of new addition \_\_\_\_\_ x No. of Stories in height \_\_\_\_\_  
15. Material of foundation \_\_\_\_\_ Size footings \_\_\_\_\_ Size wall \_\_\_\_\_ Depth below ground \_\_\_\_\_  
16. Size of Redwood Mudsills \_\_\_\_\_ x Size of interior bearing studs \_\_\_\_\_ x  
17. Size of exterior studs \_\_\_\_\_ x Size of interior non-bearing studs \_\_\_\_\_ x  
18. Size of first floor joists \_\_\_\_\_ x Second floor joists \_\_\_\_\_ x  
19. Will all Lathing and Plastering Comply with Ordinance? \_\_\_\_\_  
20. Will all provisions of State Housing Act be complied with? \_\_\_\_\_

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

(Sign here) John J. Lusk  
OWNER OR AUTHORIZED AGENT

**FOR DEPARTMENT USE ONLY**

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

## REMARKS

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. 17

Tract 7000 Foot Toot Kiel stock

Location of Building 124 East Ave 33  
 (House Number, and Street)

Approved by  
City Engineer

Between what cross streets, Pasadena - Griffin Ave

Deputy

**USE INK OR INDELIBLE PENCIL**

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

2. Owner (Print Name) Art n u Bldg 007.217 Phone 640221

3. Owner's address.....

4. Certificated Architect..... State ..... License No. .... Phone. ....

5. Licensed Engineer..... State ..... License No. .... Phone. ....

6. Contractor..... State ..... License No. .... 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 thereon or thereon. \$ 160.00

9. State how many buildings NOW 1 on lot and give use of each. (Store, Residence, Apartment House, Hotel, or any other purpose)

10. Size of new building 12 x 20 No. Stories 1 Height to highest point 10 Size lot 10 x 160

11. Type of soil..... Foundation (Material) concrete Depth in ground.....

12. Width of footing..... Width of foundation Wall..... Size of Redwood Sill 2 x 6

13. Material Exterior Wall sidewall Size of studs: (Exterior) 2 x 4 (Interior Bearing) 2 x 4

14. Joists: First Floor 12 x 12 Second floor 12 x 12 Rafters 2 x 6 Material of Roof compo

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 Ordinances 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 Arthur Bredowman  
 (Owner or Authorized Agent)

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

By.....

FOR DEPARTMENT USE ONLY					
<b>PERMIT NO.</b> <b>9015</b>	Plans and Specifications checked	Zone <u>124</u>	Fire District No.	Fee	
	Corrections verified	Bldg. Line <u>124</u>	Street Widening ft.	Stamp here when Permit is issued	
PLANS	Plans, Specifications and Application rechecked and approved	Application checked and approved <u>7-16-34</u>	Clerk <u>Arthur Bredowman</u>	JUL 16 1934	
Rec'd.....	For Plans See	Filed with	SPRINKLER Required Valuation Included Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Inspector <u>Arthur Bredowman</u>	



CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

3

## 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 Department of Building, for a building permit in accordance with the laws and regulations for the purpose hereinbelow set forth. This application is made subject to the following conditions, which are hereby agreed to by the applicant as set forth and which shall be treated as conditions relating to the issuance of the permit:

1. That the permit does not grant any right or privilege to alter, repair, move or demolish any building or other structure therein described, or any portion thereof, 9204 Bay Street, other or other public place or portion thereof.

2. That the permit does not grant any right or privilege to alter, repair, move or demolish any building or other structure therein described, or any portion thereof, for the purpose that it or may thereafter be prohibited by ordinance of the City of Los Angeles.

3. That the granting of the permit does not affect the right of the owner in title to, or right of possession in, the property described in each permit.

## REMOVED FROM

## REMOVED TO

Lot

Lot

Tract

Tract

Present location  
of building

124 East Avenue 33

New location  
of building

124 East Avenue 33

Between when  
cross streets

Pasadena Avenue and Griffin Avenue

Approved by  
City Engineer

Deputy

1. Purpose of PRESENT building	Residence	Families	Rooms
(House, Apartment, Room, Hotel, or any other purpose)			
2. Use of building AFTER alteration or repair		Families	Rooms
(House, Apartment, Room, Hotel, or any other purpose)			
3. Owner (full name)	Wong Foy Ton		Phone
4. Owner's Address	436 Sanchez Street		
5. Certified Architect		State	Phone
6. Licensed Engineer		License No.	
7. Contractor	Consolidated Roofing Co	State	Phone
		6709	Ca-5996
8. Contractor's Address	1932 Pasadena Avenue, Los Angeles, California	License No.	

9. VALUATION OF PROPOSED WORK

Cost of labor and material and all permits  
(Frost, heating, water supply, plumb, etc.)

100.00

10. State how many buildings now on lot and give use of each

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

12. Class of building Material of existing walls Exterior framework

Describe briefly and fully all proposed construction and work:

Repairing roof

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY			
PERMIT NO.	Plans and Specifications checked	Fire	Fire District
		Pl.	No.
3126	Comments verified	Architect	Street Widths
		Pl.	Pl.
PLANS	Plans, Specifications and Applications checked and approved	Architect	
		Pl.	Pl.
	For Plans See	Filed with	SPRINKLER
			Specified Aerating included
			Specified Faucets
			Inspected

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

**NEW CONSTRUCTION**

Size of Addition..... Size of Lot..... Number of Stories when complete.....  
Material of Foundation..... Width of Footing..... Depth of footing below ground.....  
Width Foundation Wall..... Size of Redwood Sill..... Material Exterior Walls.....  
Size of Exterior Studs..... Size of Interior Bearing Studs.....  
Joints: First Floor..... Second Floor..... Rafters..... 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.

Sign Here..... **CONSOLIDATED ROOFING COMPANY**

(Owner or Authorized Agent)

By *Frank J. Lorraine* Bookkeeper

**FOR DEPARTMENT USE ONLY**

Application	Fire District	Bldg. Line	Termite Inspection
Construction	Zoning	Street Widening	Forced Draft Vessel

**(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.

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

Sign Here.....

(Owner or Authorized Agent)

Sign Here.....

(Owner or Authorized Agent)

**REMARKS/ENCL'S/COMPL'N'S/NOTIFICATION**

I hereby certify that I am the duly authorized person to sign this application for the State of California, Comptroller of Public Works.

RECEIVED NOV 20 1947

544

CHECK

Open  
checked by

1

APPLICATION TO  
ERECT A NEW BUILDING  
AND FOR A  
Certificate of Occupancy

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

Lot No. 15 Revise 4

Tract. Foothill M.R.S. P.32/32

Location of Building 124 E Ave 33 L.A. (House Number and Street)

Approved by  
City Engineer

Between what cross streets? Pasadena Ave. & Griffin Ave. Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Ret. Wall Families. Rooms.  
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. Owner Mrs. M. Kuong Phone.

3. Owner's Address 124 E Ave 33 P. O. L. A.

4. Certificated Architect State License No. Phone.

5. Licensed Engineer G. D. Fossdyke State License No. 48.22 Phone M1 6538.

6. Contractor Masonry Builders Inc. State License No. 103287 Phone CL 78277.

7. Contractor's Address 2965 San Fernando Rd. L. A. 65

8. 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. \$ 550.00 55.

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

10. Size of new building x No. Stories Height to highest point Size lot x

11. Material Exterior Walls Type of Roofing

For Accessory 12. Buildings and similar structures (a) Footing: Width Depth in Ground Width of Wall.  
(b) Size of Studs. Material of Floor.  
(c) Size of Floor Joists. Size of Rafters x

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.

DISTRICT OFFICE

Sign here Masonry Builders Inc  
(Owner or Authorized Agent)  
By G. D. Fossdyke

FOR DEPARTMENT USE ONLY					
PLAN CHECKING					
Valuation \$ 550	\$ 2			Investigation Fee \$	Bldg. Permit Fee \$ 1.00
Fee \$ 2	\$ 2			Total \$ 2.00	Clerk
TYPE	Maximum No. Occupants	Master Lot	Key Lot	Lot Size 162	20 ft. rear alley
		Corner Lot	Corner Lot Keyed	60x160	8 ft. side alley
GROUP	Plans and Specifications Checked			Fire District	District Map No. 141-22
R1	Approved			No.	Application checked and approved
Per Plans See	Correction Verified			Street Widening	CLERK MAR 28 1952
Filled with	Plans, Specifications and Application rechecked and approved			Continuous Inspection	Inspector S. Ostrom
				SPRINKLER Specified Required Valuation Included Yes No	

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEES PAID
Plan Checking	MAR 28 '52		12887		
Supplemental Plan Checking					
Building Permit	MAR 28 '52		LA 27996		

True 33

60.76

16.291

5' high

0.0

0.0

0.0

0.0

0.0

33.63

16.255

<b>3</b>	APPLICATION	CITY OF LOS ANGELES	DEPT. OF BUILDING AND SAFETY	<b>TO ADD-ALTER- REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY</b>
	FOR INSPECTION	1 3 9 0 0 3 3 1 3 7		

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only

1. LEGAL DESCR	LC 15 & the W10' of lot SEE BACK	BLOCK 17	TRACT Poothill Tr	COUNCIL DISTRICT NO. 1	DIS. MAP 141-221 1994
2. PRESENT USE OF BUILDING (01) SFD	NEW USE OF BUILDING (01) same			ZONE R4-1	
3. JOB ADDRESS 124 E Ave 33				FIRE DIST. ---	
4. BETWEEN CROSS STREETS Pasadena	AND Griffin			LOT TYPE Int	
5. OWNER'S NAME Min Yuk Wai	221-6200			LOT SIZE inc legal*	
6. OWNER'S ADDRESS 124 E Ave 33	CITY LA	ZIP 90031	lot tie req*		
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	MILE 20' rear	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE	
9. ARCHITECT OR ENGINEER'S ADDRESS 5320 N Peck Rd A18 ElMonte	CITY ElMonte	ZIP 91732	AFFILIATES Water Dept		
10. CONTRACTOR HSU APOLIAH ANDREW 463746 (619) 282-2468	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	10' Storm Dr	
11. SIZE OF EXISTING BLDG WIDTH 39'-6" LENGTH 63'-6" 1	STORIES -9-	HEIGHT 9'-6"	NO. OF EXISTING BUILDINGS ON LOT AND USE 3-SFD/detCarport/De-		
12. COAST MATERIAL OF EXISTING BLDG 38' →	EXT. WALLS STUCCO	ROOF asphalt	FLOOR COAT SUBFLOOR wood	GROUP yes*	
13. JOB ADDRESS 124 E Ave 33				STREET NAME LA	
14. VALIDATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 39,000.00			DISTRICT OFFICE LA	
15. NEW WORK (Described) room addition				SEISMIC STUDY ZONE	
SIZE OF ADDITION (01) SFD (same)			STORIES 1	HEIGHT 9'-6"	GRADING FLOOR
TYPE V-11 GROUP 1 OCC R-3			FLOOR 711 AREA TOTAL 100 SF	PLANS CHECKED CAYETANO VEGA	HWY. DED. CONS.
WELL MITS 1			MAX NC	APPLICATION APPROVED Cayetano VEGA	TYPIST INTL
QUEST DIMS NC			PARKING REQD NC	INSPECTION ACTIVITY CONC GEN. MAJS. CONS EQ	INSPECTOR
205-23			SP. → CONC PC → PM →	B-8-B-3 (R-2-B7)	
241.45 E. 273			C 205-23 8-PC		
F. → 1006.50 OSS ST OFFICE LA			C 241.45 B-1 C 1056.50 SD-R C 2.73 E. 1. C 8.99 OSS B0566 0031 81947 T 11/09/87 1524:90 ENTR		
CASHIER'S USE ONLY					
A shorter period of time has been established by an official action, can check and determine the first time the fee is due and the period exceeds two years after the end of the first fee is paid if construction is not commenced.					

## DECLARATIONS AND CERTIFICATIONS

**LICENSED CONTRACTORS DECLARATION**

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

Date \_\_\_\_\_ Ex. Class \_\_\_\_\_ Lic. Number \_\_\_\_\_ Contractor \_\_\_\_\_ (Signature)

**OWNER-BUILDER DECLARATION**

17. I hereby affirm that I am exempt from the Contractor's License Fee 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, shall not require a license or a permit to do the work, if the structure is to be used exclusively for the purpose to which the property is held by the Contractor's license holder (Chapter 5 (commencement with Section 7000) of Division 3 of the Business and Professions Code) or that be 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 am owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure

I, as owner of the property, am exclusively contracted with licensed contractors to construct the project. **7044**, **Business and Professional Code** The Contractor's License Law does not apply to an owner of property who builds or improves it for his or her own use or for the use of others. However, the building or improvement is sold within one year of completion, the Contractor 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 contracted with licensed contractors to construct the project. **7044**, **Business and Professional Code** The Contractor's License Law does not apply to an owner of property who builds or improves it for his or her own use or for the use of others. However, the building or improvement is sold within one year of completion, the Contractor will have the burden of proving that he did not build or improve for the purpose of sale.

Contract and who certifies (or such projects with a contractor(s) license  
File under Contractors 3-5-3-6 (or this page)

I am except under Sec. \_\_\_\_\_, B. & P. C. for this reason.

Owner's Surecure  
**WORKERS' COMPENSATION DECLARATION**

**WORKERS' COMPENSATION DECLARATION**

Certified copy is hereby furnished.

Certified copy is filed with the Los Angeles City Dept. of

Date \_\_\_\_\_ *Applicant's Signature*

13 MacCoy Address \_\_\_\_\_

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

**NOTICE TO APPLICANT:** If, after receiving 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 the permit shall be deemed

#### CONCLUDING REMARKS AND CONCLUSIONS

**CONSTRUCTION LENDING AGENCY**

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 codes laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-named property for inspection purposes.

Signed \_\_\_\_\_  
(Owner or agent having property owner's consent) Position \_\_\_\_\_ : Date \_\_\_\_\_

DRIVEWAY	REQUIRED
DEDICATION	COMPLETED
FLOOD CLEARANCE	
SEWERS	SEWERS AVAILABLE
	NOT AVAILABLE
	SFC PAID
	SFC NOT APPLICABLE
	SFC DUE
Grading	PRIVATE SEWAGE SYSTEM APPROVED
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>
Fire	APPROVED (TITLE 19) (LAJMC-5700)
Housing	HOUSING AUTHORITY APPROVAL
Planning	APPROVED UNDER CASE #
Traffic	APPROVED FOR
Construction Tax	RECEIPT NO. DWELLING UNITS

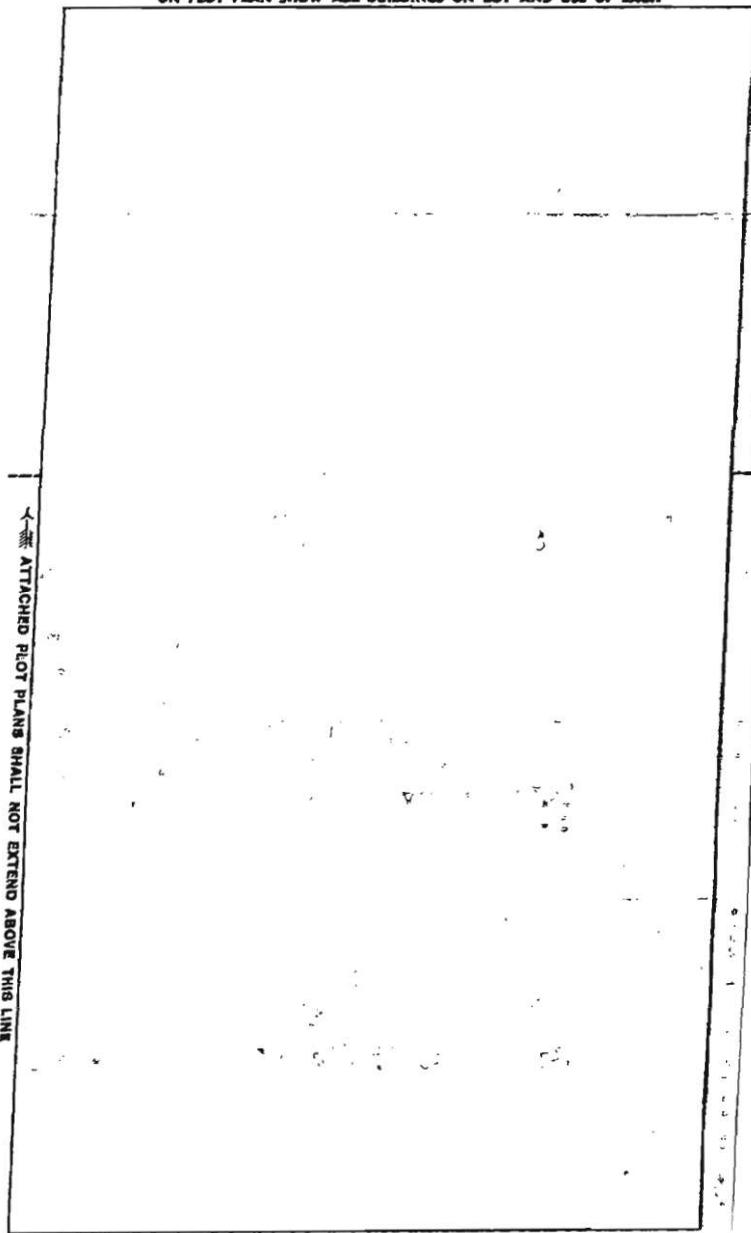
SP MRS 432 ESTATELL TRACT  
BLOCK 4 LOT 17 ARB 1 UNIT 711 SFX 1,50 = 1066.70

TM 141 B 221 GRID

E'LY 50 FT

PLAN CONSISTEADY VERIFIED (RDL 5-1) C.Yegar 11/09/87

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



**APPLICATION**  
FOR **3** / 000333450 **TO ADD-ALTER-  
REPAIR-DEMOLISH  
AND FOR CERTIFICATE  
OF OCCUPANCY**

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR	LOT 10' of lot 17	BLOCK 4	TRACT Foothill Tr	COUNCIL DISTRICT NO. 1	DIST. MAP 141-221 CENSUS TRACT 1994																																	
2. PRESENT USE OF BUILDING (01 SFD)	NEW USE OF BUILDING (01) same			ZONE R4-1	LOT TYPE int																																	
3. JOB ADDRESS 124 E Ave 33	AND Pasadena Griffin			LOT SIZE inc legal lot tie reg	FIRE DIST. --																																	
5. OWNERS NAME Min Yuk Wai	CITY LA ZIP 90031			ALLEY 20' rear	BLDG. LINE --																																	
6. OWNERS ADDRESS 124 E Ave 33	CITY LA ZIP 818-442-7025			AFFILIATE Water Dept 1 10' SDE	SEISMIC STUDY ZONE --																																	
7. ENGINEER BLS. LIC. NO.	ACTIVE STATE LIC. NO. PHONE			E.C. REGD no (B)																																		
8. ARCHITECT OR DESIGNER BLS. LIC. NO.	ACTIVE STATE LIC. NO. PHONE			DISTRICT OFFICE LA																																		
9. ARCHITECT OR ENGINEERS ADDRESS 5310 N Peck Rd A10	CITY El Monte 91732			SEISMIC STUDY ZONE --																																		
10. CONTRACTOR BLS. LIC. NO.	ACTIVE STATE LIC. NO. PHONE			GRADING FLOOD																																		
11. SIZE OF EXISTING BLDG. WIDTH 39-6 LENGTH 63-6	STORIES 1	HEIGHT 12-8	NO. OF EXISTING BUILDINGS ON LOT AND USE 3-SPD/Carport/Garage																																			
12. CONST. MATERIAL OF EXISTING BLDG. <input checked="" type="checkbox"/> WO OD	EXT. WALLS WO OD	ROOF WOOD	FLOOR CONC	Hwy. DED. CONS.																																		
13. JOB ADDRESS 3 124 E Ave 33	STREET GUIDE			DISTRICT OFFICE LA																																		
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ - no fee permit			SEISMIC STUDY ZONE --																																		
15. NEW WORK (Described) to obtain signatures from owner or licensed contractor FOR PERMIT <b>PS066</b>	SIZE OF ACCRETION (01) SFD (same) 22 X 32-4			STORIES 1	HEIGHT 12-8																																	
TYPE V-N / OCT	GROUP R-3	FLOOR AREA 711	PLANS CHECKED Cayetano Vega	FILE WITH																																		
OWNERS UNITS	MAX 1	TOTAL n/c	APPLICATION APPROVED <i>Pay for my day</i>	TYPIST J. C. H.																																		
GUEST ROOMS	--	PLANNING n/c	INSPECTION ACTIVITY COMB   GEN.   MAIS.   CONS.   EX.	INSPECTOR																																		
BAS-B-3 (2/27/77)																																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>4 PC</td> <td>SPA</td> <td>CONT. INS.</td> <td colspan="3" rowspan="6" style="vertical-align: top; text-align: center;"> <b>C</b>  <b>00 PS06</b>  <b>62090 0081</b>  <b>01488 4 11/17/87 00 160</b>  <b>11/17/87</b> </td> </tr> <tr> <td>4 SPC</td> <td>P.M.</td> <td></td> </tr> <tr> <td>4 EF</td> <td>EL</td> <td>Change for refund of fees paid on orders short by 10%: 1. Within one year from date of payment of fee, or 2. Within one year from date of issuance of extension for building or grading permit or license by Dept. of Building &amp; Safety, Sections 2212 &amp; 2213 LAMC.</td> </tr> <tr> <td>4 LF</td> <td>FX</td> <td></td> </tr> <tr> <td>4 SD</td> <td>ESS</td> <td></td> </tr> <tr> <td>4 DATA OFFICE</td> <td>SDSS</td> <td>SPRINKLERS REGD. SPEC. —</td> </tr> <tr> <td colspan="3" style="text-align: center;">LA</td> <td>CO</td> <td colspan="2">ENERGY</td> </tr> <tr> <td colspan="6"> <small>Refund a shorter period of time has been established by an official action, plan check additional expense one year after the fee is paid and that fee is paid two years after the fee is paid or 150 days after the fee is paid if construction is not commenced.</small> </td> </tr> </table>						4 PC	SPA	CONT. INS.	<b>C</b> <b>00 PS06</b> <b>62090 0081</b> <b>01488 4 11/17/87 00 160</b> <b>11/17/87</b>			4 SPC	P.M.		4 EF	EL	Change for refund of fees paid on orders short by 10%: 1. Within one year from date of payment of fee, or 2. Within one year from date of issuance of extension for building or grading permit or license by Dept. of Building & Safety, Sections 2212 & 2213 LAMC.	4 LF	FX		4 SD	ESS		4 DATA OFFICE	SDSS	SPRINKLERS REGD. SPEC. —	LA			CO	ENERGY		<small>Refund a shorter period of time has been established by an official action, plan check additional expense one year after the fee is paid and that fee is paid two years after the fee is paid or 150 days after the fee is paid if construction is not commenced.</small>					
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#### 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 **11-17-87** Lic. Class **B 46796** Lic. Number **Contractor *Andrew H. Hall***  
(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 am the owner of the property, or my employees with whom I am in sole or joint ownership, will do such work or improvements, and the structure is not leased or rented for profit (Sec. 7044 Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or leases thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. 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 a profit.

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 **11-17-87** Owner's Signature ***Andrew H. Hall***

##### WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3000, Bus. & P. C.).  
Policy # **1046227-87** Insurance Company **ST FUND**

Certified copy is hereby furnished.

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

Date **11-17-87** Applicant's Signature ***Andrew H. Hall***

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 **11-17-87** 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.

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3051, Bus. & P. 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 constitute or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any of its employees or agents shall make any warranty, and shall be responsible for the information or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 51022 LAMC)

Signed ***Andrew H. Hall*** Contractor ***Andrew H. Hall*** Date **11-17-87**  
(Owner of agent having property owner's consent) Position Date

Bureau of  
Engineering

1 / 0 0 0

ADDRESSES APPROVED 5

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

LEGAL DESCRIPTION

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

PLANS SHALL NOT EXTEND ABOVE THIS LINE


 Bldg-Alter/Repair  
 1 or 2 Family Dwelling  
 Express Permit  
 No Plan Check

 City of Los Angeles - Department of Building and Safety  
**APPLICATION FOR BUILDING PERMIT  
AND CERTIFICATE OF OCCUPANCY**

 Last Status: Ready to Issue  
 Status Date: 06/02/2003

 1. TRACT BLOCK LOT#  
 FOOT HILL TRACT 4 15

 ARB COUNTY MAP REF#  
 M R 5-432/433

 PARCEL ID # (PIN #)  
 142-5A223 308

 ASSESSOR PARCEL #  
 5206 - 001 - 021


\*P030163000010371FN\*

**3. PARCEL INFORMATION**

 Area Planning Commission - East Los Angeles  
 LADBS Branch Office - LA  
 Council District - 1  
 Certified Neighborhood Council - Lincoln Heights  
 Community Plan Area - Northeast Los Angeles

 Census Tract - 1994.000  
 District Map - 142-5A223  
 Energy Zone - 9  
 Lot Cut Date - 05/16/1938  
 Near Source Zone Distance - 4.4

Thomas Brothers Map Grid - 595-A6

ZONE(S): RD2-1

**4. DOCUMENTS**

 ZI - ZI-2274  
 ORD - ORD-172316  
 CPC - CPC-1989-177-IPRO  
 CPC - CPC-2002-5391-ICO

CDBG - BID-Greater Lincoln Heights

**5. CHECKLIST ITEMS**
**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

 Owner(s):  
 Wan Shan Leung And

124 Avenue 33

LOS ANGELES CA 90031

 Tenant:  
 Applicant (Relationship, Agent for Contractor):  
 Daniel Rubin -

**7. EXISTING USE**

(01) Dwelling - Single Family

**PROPOSED USE**
**A. DESCRIPTION OF WORK**

tear off existing roofing, reroof with class A fiberglass or asphalt shingles(max 2 overlays total) and built up roof/ hot mop (max 1 overlay total) with 1/2" cdx plywood. 29sqr.

**9. # Bidders on Site & Use:**
**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By:

DAS PC By:

OK for Cashier: Dovetta Smith

Coord. OK:

 Signature: *Dovetta Smith*

 Date: *06-02-03*

For information and/or inspection requests originating within LA County,

**Call toll-free (888) LA4BUILD**

Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

For Cashier's Use Only

W/O #: 31610371

 LA Department of Building and Safety  
 WL 11 09 051663 06/02/03 11:17AM

**11. PROJECT VALUATION & FEE INFORMATION**

 Final Fee Period  
 Permit Valuation: \$9,000

PC Valuation:

 FINAL TOTAL Bldg-Alter/Repair 197.45  
 Permit Fee Subtotal Bldg-Alter/Repair 152.50  
 Fire Hydrant Refuse-To-Pay  
 E.O. Instrumentation 0.90  
 O.S. Surcharge 3.47  
 Sys. Surcharge 10.40  
 Planning Surcharge 5.18  
 Planning Surcharge Misc Fee 5.00  
 Permit Issuance Fee 20.00

 BUILDING PERMIT-RES \$152.50  
 BUILDING PLAN CHECK \$20.00  
 E/I RESIDENTIAL \$0.90  
 ONE STOP SURCH \$3.47  
 SYSTEMS DEVT FEE \$10.40  
 CITY PLANNING SURCH \$5.18  
 MISCELLANEOUS \$5.00

 Total Due: \$197.45  
 Cash: \$200.00

Change: \$2.55

QBWL \$6749

Sewer Cap ID:

Total Bond(s) Due:

**12. ATTACHMENTS**

## 14. APPLICATION COMMENTS

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 #
(C) Mi Song Construction	1235 Ameluxen Avenue, Hacienda Heights, CA 91745	C39	755122	213-385-3115

## PERMIT EXPIRATION

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 the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

## 17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per Business and Professions Code, Section 7150.2c. 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: BC39 Lic. No: 755122 Contractor: Misong Roofing

## 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: STATE COMP. FUND

Policy Number: 154-1565-2003

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

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

## 20. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's name (if any):

Lender's address:

## 21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 910106.4.3.4 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, 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:

Sign:

Date:

Jun-02-03

Contractor

Authorized Agent

# Photographs

## Bilderrain Residence, 124 E. Avenue 33, Lincoln Heights



Bilderrain Residence, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



Bilderrain Residence, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



Bilderrain Residence, West facade, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



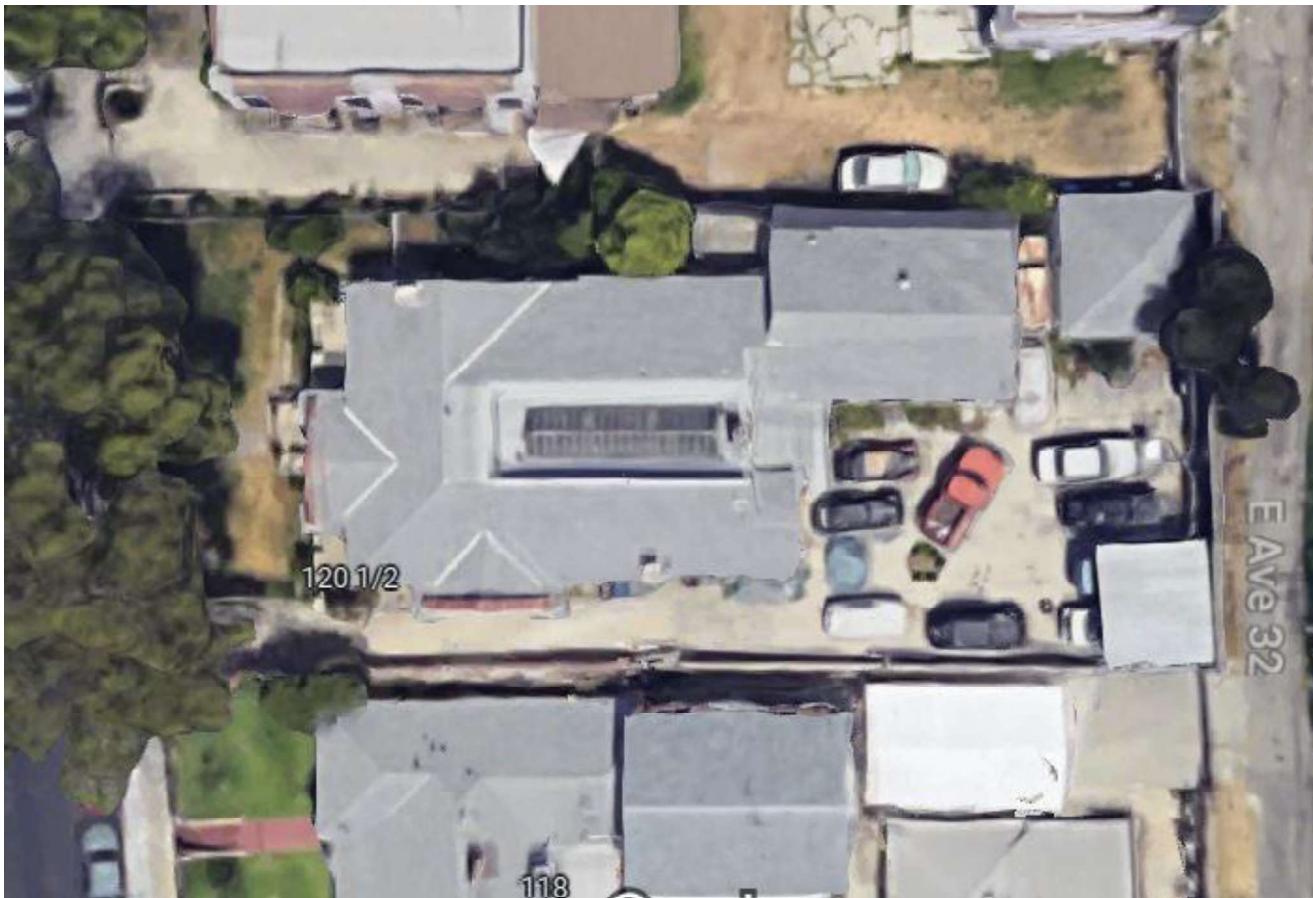
Bilderrain Residence, kitchen chimney, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



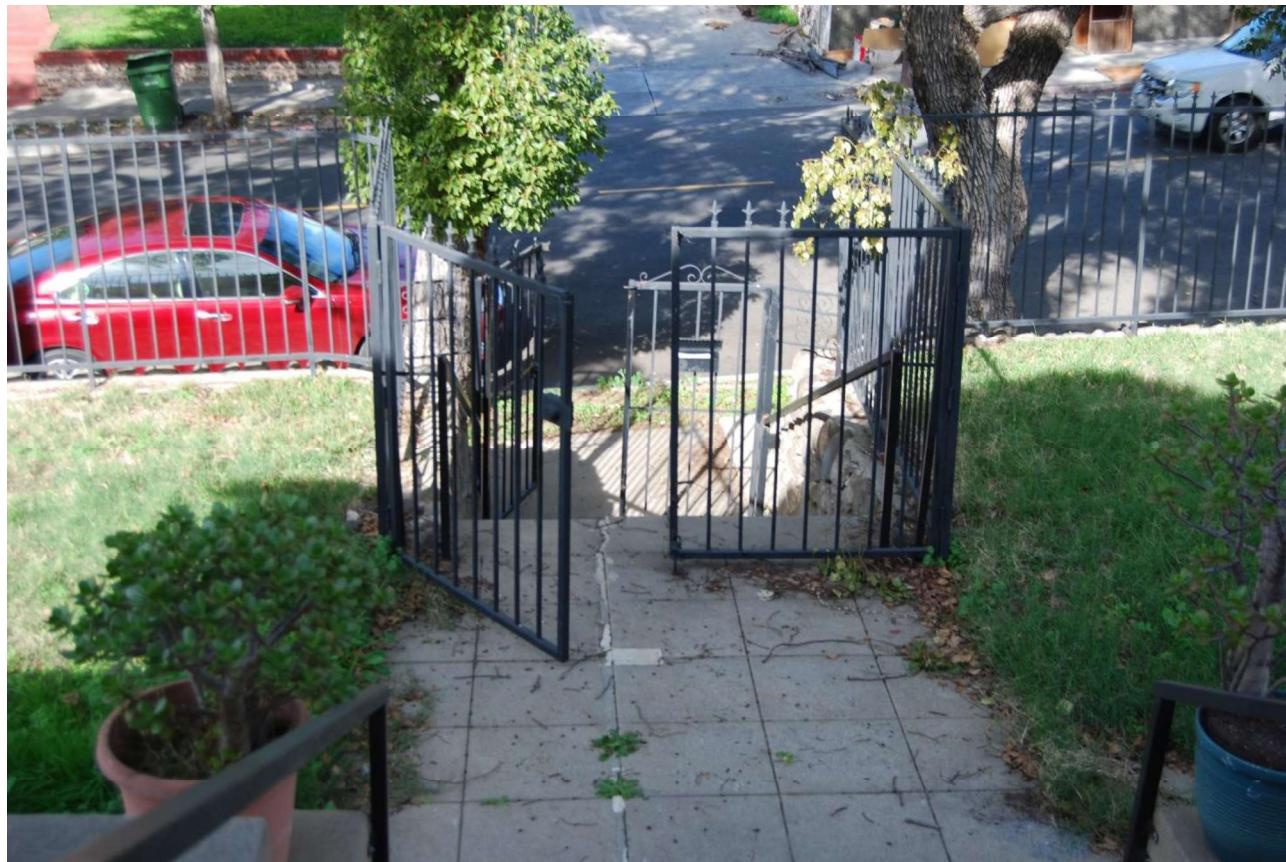
Bilderrain Residence, West porch, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



Bilderrain Residence, East facade, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



Bilderrain Residence, satellite view, 124 E. Avenue 33, January 2023 (Google Earth photograph)



Bilderrain Residence, front walkway, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



Bilderrain Residence, front steps, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



Bilderrain Residence, front porch chain railing, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



Bilderrain Residence, front porch, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



Bilderrain Residence, front porch, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



Bilderrain Residence, entry foyer, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



Bilderrain Residence, living room, 124 E. Avenue 33, December, 2022 (Cast Locations Properties photo)



Bilderrain Residence, living room, 124 E. Avenue 33, December, 2022 (Cast Locations Properties photo)



Bilderrain Residence, living room fireplace, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



Bilderrain Residence, living room ceiling, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



Bilderrain Residence, parlour, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



Bilderrain Residence, parlour, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



Bilderrain Residence, Parlour ceiling, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



Bilderrain Residence, entry to atrium, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



Bilderrain Residence, atrium, 124 E. Avenue 33, December, 2022 (Cast Locations Properties photo)



Bilderrain Residence, atrium, 124 E. Avenue 33, December, 2022 (Cast Locations Properties photo)



Bilderrain Residence, atrium fireplace, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



Bilderrain Residence, atrium skylight roof, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



Bilderrain Residence, breakfast room, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



Bilderrain Residence, breakfast room, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



Bilderrain Residence, dining room, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



Bilderrain Residence, dining room, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



Bilderrain Residence, dining room light fixture, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



Bilderrain Residence, kitchen, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



Bilderrain Residence, rear addition (1987), 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



Bilderrain Residence, 124 E. Avenue 33, January 26, 2022 (photograph by Charles J. Fisher)



# City of Los Angeles Department of City Planning

1/23/2026  
**PARCEL PROFILE REPORT**

## PROPERTY ADDRESSES

124 E AVE 33  
124 E AVENUE 33

## ZIP CODES

90031

## RECENT ACTIVITY

ENV-2026-342-CE  
CHC-2026-341-HCM

## CASE NUMBERS

CPC-2006-10393-MSC  
CPC-2003-5342-HPOZ  
CPC-2002-5391-ICO  
CPC-1989-177  
CPC-1986-826-GPC  
ORD-176154  
ORD-175154  
ORD-172316  
ORD-166216-SA3636  
ENV-2013-3392-CE  
ENV-2006-7424-CE  
ENV-2006-10394-CE  
ENV-2003-5343-CE  
ENV-2002-5392-CE-ICO

## Address/Legal Information

PIN Number	142-5A223 308
Lot/Parcel Area (Calculated)	9,811.6 (sq ft)
Thomas Brothers Grid	PAGE 595 - GRID A6
Assessor Parcel No. (APN)	5206001021
Tract	FOOT HILL TRACT
Map Reference	M R 5-432/433
Block	4
Lot	15
Arb (Lot Cut Reference)	None
Map Sheet	141A223
	142-5A223

## Jurisdictional Information

Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles APC
Neighborhood Council	Lincoln Heights
Council District	CD 1 - Eunisses Hernandez
Census Tract #	1994.00000000
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	RD2-1-HPOZ
Zoning Information (ZI)	ZI-2129 State Enterprise Zone: East Los Angeles ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2440 Historic Preservation Overlay Zone: Lincoln Heights ZI-2512 Housing Element Sites

General Plan Land Use	Low Medium II Residential
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	Yes
HistoricPlacesLA	Yes
Historic Preservation Overlay Zone	Lincoln Heights
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No

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

POD: Pedestrian Oriented Districts	None
RPB: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 3
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	2
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Low
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Hillside Elementary Active: Los Angeles Leadership Academy Active: Los Angeles Leadership Academy High School
500 Ft Park Zone	Active: Mt. Olympus Park
Zanja System 1 Mile Buffer	No
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	5206001021
Ownership (Assessor)	
Owner1	GREENSTEIN,PAUL
Address	3320 GRIFFIN AVE LOS ANGELES CA 90031
Ownership (Bureau of Engineering, Land Records)	
Owner	LEUNG, WAN SHAN
Address	124 E AVENUE 33 LOS ANGELES CA 90031
APN Area (Co. Public Works)*	0.263 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$408,863
Assessed Improvement Val.	\$186,587
Last Owner Change	12/22/2020
Last Sale Amount	\$845,000
Tax Rate Area	4
Deed Ref No. (City Clerk)	514232 40931

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	296679
	269188
	1822366
	1226711
	1134
	1028412
Building 1	
Year Built	1911
Building Class	D5A
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	1
Building Square Footage	3,305.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5206001021]

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
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
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	No

#### Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No

#### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.31146296
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse

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

Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE
<b>Housing</b>	
Rent Stabilization Ordinance (RSO)	No [APN: 5206001021]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	Yes
Assessor Parcel No. (APN)	5206001021
Address	124 E AVENUE 33
Year Built	1911
Use Code	0100 - Residential - Single Family Residence
Notes	The Just Cause Ordinance applies after the expiration of the initial lease or after 6 months of continuous occupancy, whichever comes first.
Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
<b>Housing Element Sites</b>	
HE Replacement Required	Yes
SB 166 Units	Appendix 4.1 0.48
	Rezoning Sites 2
Housing Use within Prior 5 Years	Yes
<b>Public Safety</b>	
<b>Police Information</b>	
Bureau	Central
Division / Station	Hollenbeck
Reporting District	413
<b>Fire Information</b>	
Bureau	Central
Battallion	2
District / Fire Station	1
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-2006-10393-MSC
Required Action(s):	MSC-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Description(s):	LINCOLN HEIGHTS PRESERVATION PLAN
Case Number:	CPC-2003-5342-HPOZ
Required Action(s):	HPOZ-HISTORIC PRESERVATION OVERLAY ZONE
Project Description(s):	LINCOLN HEIGHT HISTORIC PRESERVATION OVERLAY ZONE
Case Number:	CPC-2002-5391-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Description(s):	
Case Number:	CPC-1989-177
Required Action(s):	Data Not Available
Project Description(s):	CONTINUATION OF CPC-89-0177. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	CPC-1986-826-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s):	GENERAL PLAN/ZONING CONSISTENCY - ZONE CHANGES - HEIGHT DISTRICT CHANGES AND PLAN AMENDMENTS - VARIOUS LOCATIONS
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2006-7424-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	DEVELOPMENT AND ADOPTION OF LINCOLN HEIGHTS PRESERVATION PLAN.
Case Number:	ENV-2006-10394-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	LINCOLN HEIGHTS PRESERVATION PLAN
Case Number:	ENV-2003-5343-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	Lincoln Heights Historic Preservation Overlay Zone
Case Number:	ENV-2002-5392-CE-ICO
Required Action(s):	CE-CATEGORICAL EXEMPTION ICO-INTERIM CONTROL ORDINANCE
Project Description(s):	

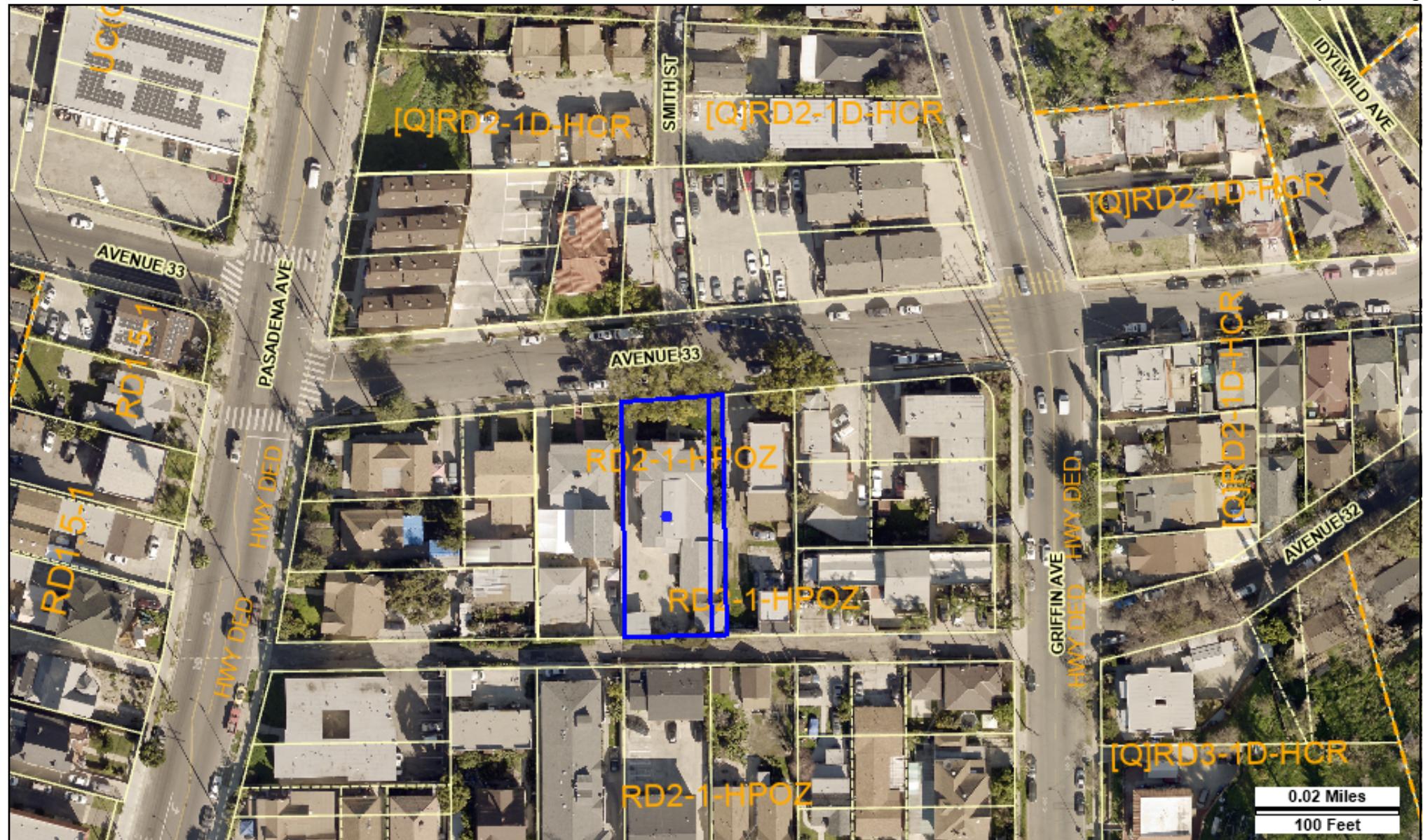
## DATA NOT AVAILABLE

ORD-176154

ORD-175154

ORD-172316

ORD-166216-SA3636



Address: 124 E AVENUE 33

APN: 5206001021

PIN #: 142-5A223 308

Tract: FOOT HILL TRACT

Block: 4

Lot: 15

Arb: None

Zoning: RD2-1-HPOZ

General Plan: Low Medium II Residential

