Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2021-5001-HCM ENV-2021-5002-CE

HEARING DATE: July 15, 2021 TIME: 10:00 AM

PLACE: Teleconference (see

agenda for login information)

EXPIRATION DATE: The original 30-day expiration date of July 16, 2021 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders

The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply. Location: 564-564 1/2 N. Virgil Avenue

Council District: 13 – O'Farrell Community Plan Area: Wilshire

Land Use Designation: Medium Residential

Zoning: R3-1

Area Planning Commission: Central Neighborhood Council: East Hollywood

Legal Description: Dayton Heights Tract, Block L,

Arb 1 of Lot FR 29 and Arb 1 of

Lot FR30

PROJECT: Historic-Cultural Monument Application for the

OZAWA BOARDING HOUSE/OBAYASHI EMPLOYMENT

AGENCY

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Kenkichi Matayoshi, Trustee Seiei and Setsuko Matayosh

8271 Melrose Avenue, Unit 207

Los Angeles, CA 90046

Seiei and Setsuko Matayoshi 564 N. Virgil Avenue

Los Angeles, CA 90004

Matt Mehdizadeh 564 N. Virgil Avenue Los Angeles, CA 90004

APPLICANT: Brian Curran

Hollywood Heritage

6411 Hollywood Boulevard. Los Angeles, CA 90028

PREPARER: Lindsay Mulcahy

Hollywood Heritage

6411 Hollywood Boulevard Los Angeles, CA 90028

RECOMMENDATION That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Micaela Torres-Gil, Planning Assistant Office of Historic Resources [SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate Office of Historic Resources

Attachment: Historic-Cultural Monument Application

CHC-2021-5001-HCM 564 N. Virgil Avenue Page 3 of 5

SUMMARY

The Ozawa Boarding House/Obayashi Employment Agency is a vernacular two- and one-story boarding house with a detached garage located on the east side of N. Virgil Avenue between Clinton Street and Middlebury Street in the East Hollywood neighborhood of Los Angeles. The subject property was originally constructed as a single-family residence in 1912 by owner C.H. Akerly. In 1914, the property was purchased by Sukesaka (1879-1954) and Tsuya (1885-1971) Ozawa, who relocated the single-family dwelling to the rear of the lot and in 1924 commissioned H.M. Jenskey to build a single-story boarding house that was affixed to the front of the dwelling. A second story was added in 1927. The subject property was owned and operated by the Ozawa family until 1980, along with the property at 560 N. Virgil Avenue (nominated for HCM status under Case No. CHC-2021-4996-HCM), which was purchased by the Ozawas' eldest son George in the late 1930s. Until recently, the subject property continued to provide affordable housing to primarily Japanese Americans.

Rectangular in plan, the subject property is of wood-frame construction on a mudsill foundation and features wood clapboard siding. Oriented west, the two-story portion is capped by a frontfacing gable roof and the one-story portion (the original 1912 single-family residence) has a Dutch gable roof, both with open eaves, exposed rafters and composition shingles. A small projection between these volumes has a shed roof. The primary, west-facing elevation is symmetrically arranged and features an articulated roof line with a stepped parapet. At the first floor there is a deeply recessed full-length porch that is partially enclosed by a low porch wall and accessed by a set of concrete steps from the sidewalk along Virgil Avenue. The overhanging second story is supported by wood posts set atop concrete retaining walls that are flush with the sidewalk. The primary entrance is centered on the facade and has a metal security door. Fenestration comprises hung aluminum windows with wood trim; those on the ground floor have metal security grilles and those on the second floor have aluminum drip caps. The north- and south-facing (side) facades are uniform in character and contain evenly-spaced aluminum hung and double-hung wood windows with wood trim and aluminum drip caps. A deeply recessed vestibule containing a secondary entrance is located towards the east end of the south-facing façade. The east-facing (rear) facade features a stoop and side-facing entrance with a metal security door. Fenestration comprises aluminum sliding windows. Interior features include plaster walls, wood cabinetry, and partially-glazed paneled wood doors. The garage at the southeast corner has a shed roof, wood clapboard siding, and a tilt-up garage door.

The first wave of Japanese migration to Southern California dates to 1869, marked by a need for domestic railroad labor. Events like the Russo-Japanese War (1904-1905) and the 1906 San Francisco Earthquake led to significant growth in the Japanese population of Los Angeles, and by 1910, the City had the largest population of *Issei* – first generation Japanese immigrants –in the United States. Initially settling east of downtown, the *Issei* turned to farm work and agricultural pursuits in then-rural areas like West Adams, Wilmington, and Venice, and later, the wholesale and retail floral industries. The arrival of thousands of Japanese women in the 1910s and 1920s further spurred the development of Japanese-led religious, cultural, and educational organizations and institutions. Despite exclusionary immigration and housing laws, Japanese residential enclaves emerged in Boyle Heights, Sunset/Cahuenga (Central Hollywood), Madison/J Flats (East Hollywood), Uptown (Koreatown), and agricultural communities in the San Fernando Valley and San Pedro.

The subject property served as one of a handful of boarding houses and employment agencies in the Madison/J Flats enclave in the East Hollywood neighborhood of Los Angeles. Typically run by families who lived on site, boarding houses served an important role in creating community for Japanese immigrants by providing affordable housing, with many doubling as employment agencies. These agencies, formed in response to exclusionary employment practices, brokered

CHC-2021-5001-HCM 564 N. Virgil Avenue Page 4 of 5

Japanese immigrants as day laborers, who were mostly men. The subject property was listed as the site of the Obayashi Employment Agency in the 1939 Sun Year Book, a directory published by San Francisco pro-Japanese newspaper, the New World Sun, though it is unclear how long the employment agency operated. While the need for boarding houses declined in the late 1920s and 1930s, those remaining in the postwar period helped resettle those who had been incarcerated during World War II.

Sukesaka and Tsuya Ozawa immigrated from the Shizuoka Prefecture of Japan in 1902 and 1909, respectively. Tsuya ran a farm stand that eventually generated enough money for the family to purchase the subject property and construct a boarding house in 1924. The Ozawas were active in their community, with Sukesaka serving as the district captain for a fundraising organization called the Japanese Division of the Community Chest in 1939. In 1938, the Ozawas' eldest son, George, married Shizuka Mochizuki, and the couple subsequently purchased the boarding house and residence at 560-562 N. Virgil Avenue. In 1942, the Ozawa family was incarcerated at the Heart Mountain War Relocation Center in Park County, Wyoming. Upon their return in 1944, the Ozawas were able to regain both Virgil Avenue properties. George and Shizuka took over management of the subject property in the 1950s and eventually acquired three additional properties on Clinton Street and Commonwealth Avenue. They remained owners of the subject property until 1980. The elder Ozawas continued to live with the family until their deaths in 1954 (Sukesaka) and 1971 (Tsuya).

The subject property has experienced some alterations that include the relocation of the single-family residence to the rear of the boarding house and alterations to two doors, two windows, the bathroom, and the kitchen within the dwelling in 1924. Other alterations include the addition of a second floor to the boarding house in 1927; a re-roof and modifications for code compliance in 2002; and the replacement of some windows and the replacement of the original brick porch and supports at unknown dates.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the state and local designation programs as an excellent and rare example of an early apartment house in the Wilshire Community Plan area. The subject property was also identified in the Japanese Americans in Los Angeles, 1869-1970 Context for the SurveyLA Citywide Historic Context Statement, as significant as a prewar rooming house for Japanese men.

CRITERIA

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

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

CHC-2021-5001-HCM 564 N. Virgil Avenue Page 5 of 5

FINDINGS

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

BACKGROUND

On June 16, 2021, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. The original 30-day expiration date of July 16, 2021 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders. The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.



NOMINATION FORM

WINDOWS

ENTRY

DOOR

Material: Aluminum

Type: Paneled, unglazed

Style: Centered

L. PROPERTY IDEN	TIFICATION								
Proposed Monume	ent Name: Ozawa Board	ing House/ Ob	oayasł	ni Emplo	yr Forr	ner residei	nce of	notable perso	n(s
Other Associated N	ames:								
Street Address: 56	64 N Virgil Avenue			Z	ip: 900()4	Cound	cil District: 12	2
Range of Addresse	s on Property: 564-564 1/	/2 N Virgil Ave	enue	С	ommunit	y Name:			
Assessor Parcel Nu	mber: 5539029031	Tract: Dayton	Height	:s		Block: L		Lot: FR 30	0
Identification cont	'd:								
Proposed Monume Property Type:	ent Building	Structure		Object		Site/Open	Space	Natur Featu	
Describe any additi	ional resources located on the p	property to be include	ded in the	e nominatio	n, here:				
Boarding hou	se and garage								
2. CONSTRUCTION	HISTORY & CURRENT STATE	JS							
Year built: 1912/ 1	924 Factual	Estimated	Threat	tened? Priv	ate Dev	elopment			T
Architect/Designer: NA			Contractor: C.H. Akerly 1912/ H.M. Jenskey 1924						
Original Use: Dwelling / boarding house				Present Use: Boarding house					
Is the Proposed Mo	onument on its Original Site?	Yes	No (e	explain in se	ction 7)	Unk	nown (explain in secti	on 7)
3. STYLE & MATERI	ALS								
Architectural Style	Select from menu or type s	style directly into be	ox	Stori	ies: 2	Plan Sha	ape: Re	ectangu l ar	~
FEATURE	PRIMA	ARY 564 Virgil			9	SECONDA	RY	564 1/2 Virgil	
CONSTRUCTION	Type: Wood			Туре: М	Vood				_
CLADDING	Material: Wood clapboards			Material: Wood clapboards				•	
2005	Type: Gable, front		•	Type: Shed				~	
ROOF	Material: Composition shin	gle	V	Material:	Compos	sition shing	jle		V
	Type: Double-hung			Type: N	one				-

Material: Select

Centered

Rotating

Style:

Type:



NOMINATION FORM

4. ALTERATION HISTORY

	See attachment				
ISTING	HISTORIC RESOURCE IDENTIFICATION (if known)				
Lis	sted in the National Register of Historic Places				
Lis	sted in the California Register of Historical Resources				
Fo	ormally determined eligible for the National and/or California Reg	gisters			
		Contributing feature			
Located in an Historic Preservation Overlay Zone (HPOZ)		Non-contributing feature			
		Survey Name(s):			
Determined eligible for national, state, or local landmark status by an historic resources survey(s)		SurveyLA 3CS; 5S3			
ner histor	ical or cultural resource designations: Identified in Los Ange	eles Citywide Historic Context Statement,			
PLICAB	LE HISTORIC-CULTURAL MONUMENT CRITERIA				
propose	ed monument exemplifies the following Cultural Heritage Ordinal	nce Criteria (Section 22.171.7):			
✓	 Is identified with important events of national, state, or broad cultural, economic or social history of the nation, 				
V	Is associated with the lives of historic personages import	ant to national, state, city, or local history.			
V		, , ,			



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: Brian Curran		Company: Hollywood Heritage				
Street Address: 6411	Hollywood Blvd	City: Los An	State: CA			
Zip:90028	Phone Number: 323-596-5087		Email: bcurranjr@gmail.com			
Property Owner	Is the owner in	support of the	nomination? Yes No	Unknown		
Name: Matt Mehdizade	h	Company: Unknown				
Street Address:		City: Los An	State: CA			
Zip:	Phone Number: 310-598-0644		Email: matinmeh26@gmail.com			
Nomination Preparer/Appl	icant's Representative					
Name: Lindsay Mulcah	y	Company: Hollywood Heritage				
Street Address: 6411 Hollywood Blvd		City: Los Angeles		State: CA		
Zip: 90028	Phone Number: 520-307-6265		Email: Imulcahy@usc.edu			



NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

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



I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.



I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.



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

BRIAN CURRAN 6/13/21
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

7b. STATEMENT OF SIGNIFICANCE A. PROPOSED MONUMENT DESCRIPTION

Property Description

The Ozawa Boarding House/ Obayashi Employment Agency is a two-story boarding house and a detached single-story garage located at 564 N. Virgil Avenue between Clinton Street and Middlebury Street in East Hollywood. The boarding house is located at the front (west) of the lot, with the detached garage to the rear (east) and a surface driveway on the south side of the lot. The original single-family dwelling was constructed in 1912 by C.H. Akerly. In 1924, H.M. Jenskey built a single-story boarding house at the front of the lot and the dwelling was relocated to adjoin with the rear of the boarding house. A second story was added to the boarding house in 1927 by Jenskey. The boarding house is designed in a vernacular Mission style. The period of significance for the Ozawa Residence / Obayashi Boarding House is from construction in 1912 until the end of the Ozawa's tenure in 1980. The buildings retain sufficient integrity to convey the property's significance.

Boarding House-Exterior:

The freestanding rectangular building faces west towards Virgil Avenue and is separated from the buildings to the north and south by concrete driveways. The ground slopes gently down towards the north. It is two-stories with a narrow front façade that extends east deep into the lot. The first story was constructed in 1924 and the second story was added in 1927. 564 ½ Virgil, the one-story dwelling attached to the rear of the boarding house, was the original dwelling built on the property in 1912. The roof of both the two- and one-story levels are front-facing, moderate pitch gables with asphalt shingles. The building is wood frame construction built on a mudsill foundation with wood clapboard elevations.

The front façade is three bays wide and is symmetrical. The entrance is centered, and accessible from the street by a set of concrete stairs. The door has a wood frame and a metal security gate. There is a secondary entrance on the south side of the building towards the west. The porch spans the width of the front façade and is partially enclosed by a low balcony wall composed of the same clapboard siding as the rest of the building. The porch has four thin wood beams that support the second story above it. There is another set of wood beams and a concrete retaining wall at the base of the staircase, flush with the sidewalk. Windows on the ground floor of the front façade are located on either side of the entrance, and in the same position on the second floor with a central window directly above the entrance. They are double hung with aluminum sashes, indicating they are replacements. The windows have wood dressing and those on the second story also have aluminum drip caps. Security bars cover the windows on the ground floor. There is minimal fenestration. The front-facing gable roof has overhanging eaves with exposed wood rafters. A shed roof slopes east from the base of the gable roof towards the back of the building. The front facade features a decorative stepped pediment.

The north and south elevation have clapboard siding and similar windows and window dressings to those on the front elevation. The windows on 564 ½ Virgil are horizontally sliding with wood sashes that appear to be original. On the south elevation towards the back (west) of the building is a secondary entrance under a covered porch. Two side-by-side paneled wood doors are set

within wooden frames. There is a third entrance of the south elevation of 564 ½ Virgil with a wooden frame and metal security gate.

To the east and south of the building is a concrete patio with a garage at the east end of the property line. The garage has a shed roof with asphalt shingles and wood clapboard siding identical to that of the boarding house. The garage entrance is a wood overhead door that swings outwards. Above the entrance are rectangular passthroughs covered with wire meshing.

As noted above, the windows of 560 Virgil have been replaced at an unknown date. In 2002, alterations were issued to replace the original wood shake roofing with fiberglass shingles, bring water, gas and drain lines up to code, and install carbon monoxide detectors in each of the residential units. The exact date of construction of the garage is unknown, however, it is listed as an existing structure in the 1924 permit.

Boarding House-Interior:

The boarding house has 23 bedrooms and 4 bathrooms. From the west entrance, a narrow hallway extends east through the building with single rooms on either side. Bathrooms and a wood staircase are located on the north side of the hallway. The floor plan of the rooms on the second story mirrors the first story. The east end of the hallway opens up into the original 1912 one-story dwelling. The open floor plan contains a dining room and pantry, and a kitchen separated by a countertop and hanging wood cabinets. East of the kitchen, a partition and door has been added to construct a manager's office.

Character defining features:

Boarding house exterior:

- Parapet
- Front stairs and porch
- Clapboard siding
- Rectangular building shape
- Gabled roof
- Window dressing
- Sliding wood windows (564 ½ Virgil)

Interior

- Single rooms on either side of central hallway
- Shared bathrooms
- Kitchen in rear

Garage:

- Shed roof
- Clapboard walls
- Overhead door

Alteration History

- 10.14.1912 Construct one story, 4 room residential dwelling in front of the lot (20x25')
- 8.16.1924 Construct boarding house (23x62') in the front of the lot and relocate residential dwelling to the rear (east) end of the new boarding house. Alteration to change 2 doors, 2 windows, bath and kitchen of the residential dwelling.
- 7.25.1927 Addition to 1924 dwelling (listed as hotel/ residence) to add a second story (24x71') and porch.
- 10.17.1927 Certificate of Occupancy for Class D hotel with 12 rooms
- 3.6.2002 Remove wood shake and apply ½" cdx plywood & class "A" fiberglass shingles.
- 10.29.2002 Bring up to code water, gas and drain lines. Install laundry sink and drain for washing machine and gas dryer.
- 4.15.2015 Install 20 carbon monoxide detectors in each unit.

7B. STATEMENT OF SIGNIFICANCE

Summary:

The subject property at 564 N Virgil Avenue consists of a two-story boarding house at the front of the lot and a one-story garage at the rear. The property is significant for its association with residential development of the Dayton Heights Tract and Japanese American settlement patterns in the Madison/ J Flats neighborhood. In 1912, C.H. Akerly constructed a single-family dwelling on the property which two years later was occupied by Sukesaka and Tsuya Ozawa. In 1924, Sukesaka Ozawa contracted H.M. Jenskey to build a single-story boarding house at the front of the lot and the dwelling was relocated to the rear of the boarding house. A second story was added to the boarding house in 1927. Almost 100 years after its construction, it continues to provide affordable housing to single Japanese American men today.

The property was identified in SurveyLA as a rare example of early multifamily residential development and by the SurveyLA Japanese American Context Statement as a rare example of a prewar Japanese boarding house. From 1900-1930 boarding houses served as an important and affordable type of residence for Japanese immigrants, largely single men who worked as laborers and gardeners. Constructed amidst xenophobic and racist policies and practices, boarding houses also stand as physical manifestations of the ways Japanese immigrants formed community and networks of support. The property's location on Virgil Avenue, an early streetcar line and a corridor for Japanese American commerce in the 1930s, links it to the growth of Japanese American commercial and social activity in the prewar period.

The property was owned and operated by the Ozawa family from 1914 through around 1980, telling the history not only of immigrant Japanese laborers but the stabilization and growth of a Japanese American middle class. It has housed three generations of Ozawas, representing the Issei, Nisei, and Sansei generations. Sukesaka (Roy) Ozawa was a Japanese immigrant laborer and farmer who immigrated to the US from Japan in 1902. His wife, Tsuya, arrived in 1909 as a "picture bride" and started a farm stand that allowed their family to acquire wealth to purchase the dwelling and hire H.M Jenkyans to construct the boarding house. In 1940 there were Japanese ten lodgers, mostly single male gardeners, living with the Ozawa family. In 1938, Sukesaka and Tsuya's son George Ozawa married Shizuka Mochizuki, a resident of 560 Virgil Ave and soon after the Ozawas purchased 560 Virgil to make space for their growing family.

However, growing anti-Japanese sentiment at the onset of World War II dramatically altered the family's plans. The Ozawas were forcibly removed from their home and were incarcerated at Heart Mountain, Wyoming from around 1942 to 1944. Upon leaving Heart Mountain, the Ozawas and their relatives listed 564 Virgil Ave as their place of return. The boarding house took on a new significance as an anchor to reunite family members and help the Japanese American community rebuild post-WWII .

¹ SurveyLA Japanese American historic context statement defines Issei as the first generation of Japanese people that immigrated to the US between 1890 and 1924; Nisei as second generation Japanese Americans born in the US between 1910 and 1940; Sansei third generation Japanese Americans born and raised in the post World War II period. *SurveyLA Citywide Historic Context Statement: Theme Japanese Americans in Los Angeles, 1869-1970*, 11.

² Passenger Lists of Vessels Arriving at Honolulu, Hawaii, 1902.

³ California, U.S., Arriving Passenger and Crew Lists, 1902.

⁴ "Intention to Wed," Rafu Shimpo, 11 October 1928; Building permit 560 Virgil 17 January 1951.

As the number of laborers looking for housing declined, the family converted 560 Virgil into a duplex in 1951. George and Shizuka Ozawa's influence in the neighborhood expanded as they purchased three other properties near the boarding houses on Commonwealth Avenue and Clinton Street. The Ozawa family lived in 560 Virgil and continued to run the boarding house at 564 Virgil until about 1980. Women, such as Tsuya Ozawa and her daughter in law Shizuka Ozawa, were integral in the establishment and continued success of the boarding house. This nomination intends to reassert their contributions in the historical record.

The boarding house is representative of those associated with early Japanese American industry⁵ as well as more largely commercial development of "workingmen's hotels" in residential neighborhoods near employment opportunities. ⁶ The building is a wood frame construction with single rooms on either side of a main hallway and shared bathrooms. The building's construction and organization are typical of the small boarding houses and hotels operated by Japanese families serving Japanese immigrant men that emerged across Los Angeles between 1900 and 1930. The kitchen, located in the former single-family dwelling attached to the back of the boarding house, also reveals the evolution of the building from a typical early 20th century residential structure to serve a growing Japanese American population.

The single family dwelling attached to the back of the boarding house is representative of late 19th and early 20th century construction evidenced by its narrow lot, initial setback from the street, proximity to a historic streetcar route, and detached garage in the rear. The building's characteristic low-scale building and proximity to sidewalk near a commercial intersection sidewalk, and mixed-use function is also representative of commercial development along streetcar lines. The stepped parapet and the lack of other ornamentation qualifies this as Vernacular mission style. There have been no major alterations since 1927, making this an extremely rare and intact example of a building typology that has been largely lost.

The subject property meets Criterion 1 for designation as a Los Angeles Historic-Cultural Monument:

⁵ SurveyLA Japanese American historic context statement specifically mentions 560 and 564 Virgil as exemplary examples of prewar boarding houses: "Property types associated with Asian American industries also include small commercial hotels and boarding houses that provided temporary housing for workers, mostly men. Most date from the early twentieth century to the 1930s. Other examples outside of the Downtown urban core are in residential neighborhoods with a low-scale residential character. Examples are typically one and two stories and wood frame, such as those which housed Japanese American men working as gardeners in boarding houses on the 500 block of Virgil Avenue in the area of Madison/J Flats and in the Sawtelle area." *SurveyLA Japanese Americans in Los Angeles, 1869-1970*, 92.

⁶ SurveyLA Citywide Historic Context Statement: Context Commercial Development, 1859-1980, Theme Hotels, 1870-1980, 19.

⁷ SurveyLA Citywide Historic Context Statement: Context Architecture & Engineering, Late 19th and Early 20th Century Residential Architecture, Theme Housing the Masses, Sub-Theme Late 19th and Early 20th Century Neighborhoods, 55.

⁸ 564 Virgil served as a mixed-use building as the Ozawas residence and boarding house from 1914 until 1951. By 1951 the Ozawas purchased 560 Virgil where the family continued to live and run the boarding house. LADBS building permit 17 January 1951.

⁹ SurveyLA Citywide Historic Context Statement: Context Architecture & Engineering, 1850-1980, Theme Meditereanean and Indigenous Revival, 1893-1948, 13.

It 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.

SurveyLA identified 564 Virgil as "Excellent and rare example of an early apartment house in the Wilshire area; represents the earliest pattern of multifamily residential development in the area," assigning it a 3CS/5S3 status. ¹⁰ SurveyLA Japanese American Context Statement additionally describes it as significant as a prewar boarding house for Japanese men. The building is identified with the residential development of the Japanese American community in the Madison/ J Flats, labor history of Japanese American gardeners and laborers, and the reestablishment and continued growth of Japanese American community post- WWII.

The subject property also meets Criterion 2:

It is associated with the lives of historic personages important to national, state, city, or local history.

The Ozawa family, who owned and operated the boarding house at 564 Virgil for three generations, are significant to the development of the Madison/ J Flats neighborhood. They owned eight properties in the neighborhood and were leaders in their community.

The subject property meets the registration requirements outlined for:

- SurveyLA's Citywide Historic Context Statement: Residential Development and Suburbanization, 1880-1980: Early Residential Development, 1880-1930
- SurveyLA's Citywide Historic Context Statement: Commercial Development, 1859-1980: Commercial Identity, 1850-1980 and Neighborhood Commercial Development, 1880-1980 (Subtheme: Streetcar Commercial Development, 1880-1934)
- SurveyLA's Citywide Historic Context Statement: Japanese Americans in Los Angeles, 1869-1970: Property Types Associated with Industry (Hotel/ Boarding House)

-

¹⁰ HistoricPlacesLA, "564 N Virgil Ave Historic Resource."

Historical Background

Japanese American Development in Los Angeles

The first wave of Japanese immigrants to southern California is marked by the period from 1868 to 1910 due to the need for labor for railroads after the 1882 Chinese Exclusion Act, and a 1884 agreement between Japanese and Hawaiian sugar plantations. Immigration swelled after the Russo-Japanese War of 1904-1905 and by 1910 Los Angeles had the biggest population of Issei in the United States. These first-generation Japanese immigrants, Issei, were mostly young single men who worked on the railroad and as domestic laborers. According to historians Masakazu Iwata and Gene Levine, there were several factors that led Issei laborers to transition to employment in the agricultural sector. A shortage of migratory domestic laborers, the agricultural knowledge many Japanese immigrated with, and the development of Japanese labor agents who would organize contracts with a white landowner to communally run farms allowed immigrants to "climb the agricultural ladder." Issue to some the period from 1868 to 1910 due to to 1910 due

The U.S. government implemented a series of discriminatory policies that constricted opportunities for the growing Japanese American community, increasing in force leading up to World War I. The California Alien Land Law of 1913 and 1920, Cable Act of 1922, and the Immigration Act of 1924 successively constrained Japanese immigration, land ownership, and economic opportunity. In response to new barriers to acquiring property, many Japanese immigrants pivoted to the wholesale and retail floral and produce industries, nurseries, and took up work as gardeners in private residences and institutions. In the constraints of the constraints

Beginning in the mid 1880s, Issei began to settle east of downtown and by 1906 the growing hub of residences and businesses became known as Sho Tokyo or Little Tokyo. Boarding houses downtown served an important role in creating community for Japanese immigrants and often doubling as employment agencies. From 1908 to 1920, the arrival of 20,000 "picture brides" to the U.S. initiated in a period of stabilization and growth of Japanese American residential communities. Despite land and immigration laws and restrictive housing covenants, residential enclaves emerged in Boyle Heights, Sunset/ Cahuenga (Central Hollywood), Madison/J Flats, Uptown (now Koreatown), as well as more suburban agricultural communities in San Pedro, Venice, and Pacoima/Sun Valley. 17

The arrival of Japanese women and early settlement patterns in the period between 1911 and 1924 spurred the development of Japanese-led organizations ranging from religious and cultural institutions, prefectural organizations, Japanese language schools, and merchants associations. Commercial ventures including Japanese boarding houses, restaurants, and retail stores also developed in Little Tokyo, Boyle Heights, Hollywood, Madison/ J Flats, and other enclaves to

7

¹¹ SurveyLA Japanese Americans in Los Angeles, 12-13.

¹² Iwata, Masakazu. "The Japanese Immigrants in California Agriculture." *Agricultural History* 36, no. 1 (1962): 26-27.

¹³ Ibid., 28; Historic-Cultural Monument Application for Tokio Florist/ Sakai-Kozawa Residence (2019): 10.

¹⁴ Historic-Cultural Monument Application for Nishiyama Residence/Otomisan Japanese Restaurant (2020): 7-8.

¹⁵ HCM Application for Tokio Florist/ Sakai-Kozawa Residence, 11-12.

¹⁶ HCM Application for Nishiyama Residence/Otomisan Japanese Restaurant, 6.

¹⁷ SurveyLA Japanese Americans in Los Angeles, 26.

support the nearby residential populations.¹⁸ These sites served as places of community connection and cultural expression in an era where Japanese Americans were excluded from many parts of white Los Angeles.¹⁹

When President Roosevelt declared Executive Order 9066 in 1942, the U.S. Government forced Japanese Americans to register at control stations before removing them to incarceration facilities across the country. The economic impact of lost property, emotional trauma of incarceration, and fragmentation of social networks continue to reverberate today. Despite this injustice, Japanese American communities reestablished themselves in Los Angeles in the late 1940s and 1950s. Boarding houses, like 560 and 564 Virgil and Kobayakawa on Sawtelle, also played a crucial role in the resettlement of the Japanese American population. Community institutions, including the Japanese Presbyterian Church at 4011 Clinton Street and Soshi Jiku Japanese language school at 464 N. Westmoreland Avenue in the Madison/ J Flats neighborhood, continued to serve their prewar function.

Madison/ J Flats Japanese American Residential Development

The SurveyLA Japanese American context statement defines the general boundaries of the Madison/ J Flats community as Melrose and the 101 Freeway to the north and south and Virgil and Vermont to the east and west. A PhD dissertation conducted by Isamu Nodera in 1936 describes the boundaries more broadly, from Melrose to Beverly and Hoover to Vermont. The largest clustering of Japanese American residences was along Virgil Avenue, Westmoreland Avenue, Madison Street, and Commonwealth Avenue along Clinton Street within the Dayton Heights Tract.²² SurveyLA states, "Although the Hollywood and Madison/ J Flats communities were not contiguous, they shared similar patterns of residential development" as other Japanese American enclaves.²³

The Dayton Heights Tract developed slowly over the first decades of the twentieth century. Dating back to 1885, the Temple Street cable railway line passed through Dayton Heights. The line was electrified in 1902 and through at least 1927, the streetcar ran north up Hoover Street, west along Clinton Street, and north on Virgil Avenue to Fountain Avenue. ²⁴ In his 1927 Master's thesis, Koyoshi Uono described the low flatlands of Madison/ J Flats, nestled between the hills west of Vermont and east of Hoover, as undesirable residential land until sewerage was completed around 1910. Even in 1927, Uono characterized the neighborhood as sparsely

²¹ SurveyLA Japanese Americans in Los Angeles, 68; Yukikazu Nagashima, translated by Mina Otsuka, "The Rise and Fall of Kobayakawa Boarding House—Mr. Ishioka Recognizes the Value in the Naming of Japantown," *Discover Nikkei*, November 17, 2017.

¹⁸ HCM Application for Nishiyama Residence/Otomisan Japanese Restaurant, 7-8.

¹⁹ SurveyLA Japanese Americans in Los Angeles, 22.

²⁰ Ibid., 51-53.

²² Isamu Nodera, "Survey of the Vocational Activities of the Japanese in the City of Los Angeles," PhD Diss. (University of Southern California, 1936): 13, 23.

²³ SurveyLA Japanese Americans in Los Angeles, 31.

²⁴ Walter Bethel, "Reviewed Work: Street Railways and the Growth of Los Angeles by Robert C. Post" Southern California Quarterly 73, no. 4 (1991): 409; "Temple Street line." The Electric Railway Historical Association of Southern California.

populated, with mostly single-family homes and some multifamily residences.²⁵ Takashi Hoshizaki, who grew up on Westmoreland Ave in the 1930s and 1940s, recalled the vacant lots that he and other children would play growing up.²⁶

Japanese and Japanese Americans were integral to the development of the Dayton Heights Tract. Uono and Nodera both date the Japanese presence in the neighborhood to at least 1905. The first major period of Japanese American settlement began in 1914, the same year Sukesaka, Tsuya Ozawa and their children moved into 564 Virgil.²⁷ 1925 marked the beginning of a third wave of Japanese residents, and by 1936 there were 150 Japanese American residences with about 1000 Japanese Americans in the neighborhood.²⁸ This coincides with the expansion of 564 Virgil as a boarding house in 1924 and 1927.

Uono characterized the main occupations of Japanese American residents as gardeners or day workers, many of whom were employed by private residents west of Vermont in Hollywood.²⁹ For example, the 1940 Census record reveals ten borders at 564 Virgil, most of whom were single immigrant Japanese men. Ranging from age 28 to 60, eight of the boarders were gardeners employed in private residences. However, Uono also noted that one third of residents of Madison/ J Flats were employed in middle class professions. These included medical professionals like nurse Mary Akita who was helped found Turner Street Hospital and used her home at 523 Virgil Avenue as a maternity ward in the 1920s, shop owners including the Hoshizaki family on Westmoreland that ran Fujiya Cash and Grocery Store, and the artists who operated the Shiraro Photo Studio at 568 Virgil Avenue sometime during the prewar period.³⁰

The community was shaped, but not limited by anti-Japanese racism at the institutional and interpersonal level. As noted in the previous section, the California Alien Land Laws of 1913 and 1920, racially restrictive covenants, and other policies limited Japanese as well as Black, Indigenous, Latinx and immigrants' ability to acquire land. White residents grew increasingly hostile as Japanese Americans families moved to suburban neighborhoods. Notably, in 1923 white residents in Central Hollywood formed the "Hollywood Protective Association" to intimidate and displace the Japanese American residents along Tamarind Avenue near Sunset Boulevard. White resident Mrs. B.G. Miller hung a sign on her front porch that read "Japs Keep Moving-- This is a White Man's Neighborhood." Los Angeles City Council encouraged the Hollywood Protective Association by condemning five Japanese-owned properties including the Japanese Presbyertian Church. Uono's thesis included a statement from pastor Mr. Horikoski that described how white antagonism led the congregation to relocate to Madison/ J Flats:

²

²⁵ Kiyoshi Uono, "The Factors Affecting the Geographical Aggregation and Dispersion of the Japanese Residences in the City of Los Angeles," PhD Diss, (University of Southern California, 1927): 125.

²⁶ East Hollywood Neighborhood Council (EHNC), "East Hollywood Panel Series. Past: Redlining, Internment, and Resilience," moderated by Samanta Helou and Jimmy Recino, in conversation with Karen Burch and Takashi Hoshizaki, March 4, 2021.

²⁷ HCM Application for Tokio Florist/ Sakai-Kozawa Residence, 12.

²⁸ Nodera, "Survey of the Vocational Activities of the Japanese," 23; Uono, "The Factors Affecting the Geographical Aggregation and Dispersion of the Japanese Residences in the City of Los Angeles," 126.

²⁹ Uono, "The Factors Affecting the Geographical Aggregation and Dispersion of the Japanese Residences," 126.

³⁰ HCM Application for Tokio Florist/ Sakai-Kozawa Residence, 30; EHNC, "East Hollywood Panel Series. Past: Redlining, Internment, and Resilience"; *SurveyLA Japanese Americans in Los Angeles*, Appendix A Japanese American Known and Designated Resources, 21.

³¹ SurveyLA Japanese Americans in Los Angeles, 22.

The membership of forty all attended the church meeting regularly and everything went on pretty well for about two months, when an anti-Japanese movement started and upset a considerable number of our church members. It, however, continued to exist for four years under the severe and difficult conditions until April 1, 1927, when the general feeling of the anti-Japanese movement calmed down; yet the people as a whole wanted to move to a new location, 4011 Clinton Street.³²

Uono noted, "They say that the people in this district mostly come from the Hollywood region, and the whole Japanese district of Hollywood will move into the Madison Avenue district." He estimated one third of residents in 1927 had moved from Central Hollywood.³³

A 1927 map created by Uono demonstrates that the neighborhood was ethnically diverse, with Japanese, African American, and white residents living side by side.³⁴ In 1939, HOLC redlined the neighborhood, stating "While by no means a slum district, the area is definitely blighted and is accorded a 'medical red' grade." 70% were renters, demonstrating that the Ozawas were outliers in their property ownership. 10% of the population was identified as Japanese and 15% labeled Negro. The increasing Japanese and African American population and nearby Jewish population constituted "more than a sprinkling of subversive racial elements." ³⁵

Recent research conducted by reporters Samanta Helou and Jimmy Recinos explores the interracial friendships and solidarity between African American and Japanese American families in the neighborhood. In a panel discussion, Karen (Marshall) Burch and Takashi Hoshizaki described growing up on Westmoreland Ave and the relationship between their families who lived next door to one other from the 1920s through the 1960s. According to Burch, all the children in the neighborhood played together while the grandmothers watched over them. Despite linguistic and cultural differences she said, "they spoke the language of friendship." 36

When asked when he first realized the changes WWII would bring, Hoshizaki recalls the evacuation of the fishing community in Terminal Island that foreshadowed mass incarceration of Japanese American Angelinos. Some had relatives in the Madison / J Flats area, leading to a sudden temporary population increase before the evacuation of the neighborhood. While incarceration devastated the social network of the Madison/ J Flats community, African American families like the Marshalls and white churches stood in solidarity with their neighbors, holding their property or serving as power of attorney. The Marshalls' relatives looked after a nursery on Virgil between Clinton and Melrose, while Pastor Box at a nearby white Christian church on Melrose Ave and Westmoreland Ave looked after some of the Ozawas property.³⁷

³² Uono, "The Factors Affecting the Geographical Aggregation and Dispersion," 127.

³³ SurveyLA Japanese Americans in Los Angeles, 34.

³⁴ Uono, "The Factors Affecting the Geographical Aggregation and Dispersion," 126. See map in supporting documents.

³⁵ Mapping Inequality, "HOLC Security Map of Los Angeles County, D30, 1939," University of Richmond Digital Scholarship Lab.

³⁶ EHNC, "East Hollywood Panel Series. Past: Redlining, Internment, and Resilience."

³⁷ Ibid.; Irene Nakamitsu, conversation with Lindsay Mulcahy, 29 March 2021. Similar support networks that arose across Los Angeles are also detailed in *SurveyLA Japanese Americans in Los Angeles*, 52-3.

These social networks were crucial in supporting Japanese American resettlement in the neighborhood. The Tsuneoshis, Uyemuras, Endos, Hoshizakis, Hiroses, and Ozawas were some of the families that returned to the J-Flats in the postwar period.³⁸ Irene Nakamitsu, daughter of George Ozawa, described the neighborhood in the 1950s and 1960s as "a pretty tight knit community...[that] brought back warm memories."³⁹

Madison/ J Flats Japanese American Commercial and Institutional Development

The Madison/ J Flats neighborhood was anchored by several institutions in the prewar years, including the Christ Presbyterian Church (Choro Kyokai) and language school (Choro Kyokai Gakuen) at 4011 Clinton Street and the Soshi Jiku Japanese language school at 464 N. Westmoreland Avenue. ⁴⁰ Nearby in Silverlake on Redcliff, a Japanese orphanage called Shonien, or the Japanese Children's Home of Southern California established in 1917. ⁴¹

In 1927, Uono observed few businesses operating in the neighborhood. By 1939, however, The New World Sun identified 8 Japanese-serving commercial stores on Virgil between Clinton and Melrose.⁴² They were:

Fujiya co 601 Virgil Ave Showa co 611 Virgil Ave Torifuchi dress co 603 Virgil Ave Gojobori barber shop 605 Virgil Ave Hollywood garden supply 613 Virgil Ave Shibuya gasoline station 613 Virgil Ave Mikado garage 615 Virgil Ave Mikado laundry 607 Virgil Ave

Additional commercial properties include the Endo Brothers garage and gas service station, established by 1933 at 656 Virgil Ave. 43 SurveyLA also identified 568 Virgil Ave as the Shiraro Photo Studio sometime in the prewar period. 44

After incarceration, the Christ Presbyterian Church and Soshi Jiku Japanese language school helped reestablish Japanese American communities in Los Angeles. ⁴⁵ Endo Brother's garage at 656 N Virgil was described as an important place where laborers and gardeners would congregate after work in the postwar period. ⁴⁶ Nakamitsu also remembers attending a Buddhist

³⁸ HCM Application for Tokio Florist/ Sakai-Kozawa Residence, 14; EHNC, "East Hollywood Panel Series. Past: Redlining, Internment, and Resilience."

³⁹ Irene Nakamitsu, conversation with Lindsay Mulcahy, 29 March 2021.

⁴⁰ New World Sun Year Book, The Sumitomo Bank of California: Sacramento, CA (1939): 487; Uono, "The Factors Affecting the Geographical Aggregation and Dispersion of the Japanese Residences," 127; EHNC, "East Hollywood Panel Series. Past: Redlining, Internment, and Resilience."

⁴¹ HCM Application for Tokio Florist/ Sakai-Kozawa Residence, 14.

⁴² New World Sun Year Book, 486-488.

⁴³ LADBS, 565 N Virgil Ave, new construction, 23 August 1933.

⁴⁴ SurveyLA Japanese Americans in Los Angeles, Appendix A, 21.

⁴⁵ HCM Application for Tokio Florist/ Sakai-Kozawa Residence, 14.

⁴⁶ EHNC, "East Hollywood Panel Series. Past: Redlining, Internment, and Resilience."

church in the neighborhood. For Nakamitsu, the neighborhood's proximity to all the necessary amenities meant "everyone walked to everything." ⁴⁷

Japanese Boarding Houses

The first boarding house for Japanese immigrants was identified in Los Angeles before 1897 and by 1915, there were 79 scattered across the city. Beyond room and board, many served as employment agencies and sometimes as banks. 48 Workers were mostly laborers, farmers, and gardeners who would migrate seasonally from farms or work for nearby commercial or private employers. Japanese students at University of Southern California were also documented as living in these dwellings. Larger boarding houses downtown were stone construction and up to four stories, while smaller ones in residential neighborhoods like 560 and 564 Virgil were often one-to-two story wood frame buildings. 49

Boarding houses were also significant for providing employment for Japanese Americans. In 1936 Nodera listed 48 people employed in boarding houses and rooms for rent. This was the third highest category of Japanese Americans employed in services for other Japanese Americans. ⁵⁰ Boarding houses were run by families who would live on site. Women, such as Tsuya and Shizuka Ozawa, played crucial roles in cooking for boarders. ⁵¹ Other relatives, such as Joe Ozawa worked as janitors. ⁵² Proprietors were organized under the local Japanese American Association of Boarding House Businesses. ⁵³

The need for boarding houses declined in the 1920s and 1930s due to the 1924 Immigration Act that barred Japanese laborers from entering the United States and the decrease in agricultural production during the Great Depression. Moreover, growing Japanese American families elected to settle in single family houses further from the dense Little Tokyo neighborhood. Nodera also noted a shift in popularity from Japanese boarding houses to hotels in the 1930s. By 1936, Nodera counted just 18 boarding houses in Los Angeles, a majority in Little Tokyo. However, these remaining buildings served a new need in the postwar period to resettle people after incarceration. This includes the Magnolia House, Kobayakawa Boarding House in Sawtelle (not extant) and 560 and 564 Virgil Ave.

⁴⁷ Irene Nakamitsu, conversation with Lindsay Mulcahy, 29 March 2021.

⁴⁸ Nodera, "Survey of the Vocational Activities," 52-3.

⁴⁹ SurveyLA Japanese Americans in Los Angeles, 37-40.

⁵⁰ Japanese Americans employed by hotels (153 people) and Japanese American restaurants (52 people) were the two highest categories. Nodera, "Survey of the Vocational Activities," 32.

⁵¹ SurveyLA Japanese Americans in Los Angeles, 40.

⁵² 1930 Census Records.

⁵³ Nodera, "Survey of the Vocational Activities," 59-62.

⁵⁴ SurveyLA Japanese Americans in Los Angeles, 25.

⁵⁵ Nodera, "Survey of the Vocational Activities," 48-52.

⁵⁶ Yukikazu Nagashima, translated by Mina Otsuka, "The Rise and Fall of Kobayakawa Boarding House—Mr. Ishioka Recognizes the Value in the Naming of Japantown." *Discover Nikkei* 17 November 2017; *SurveyLA Japanese Americans in Los Angeles*, 40.

Few of these boarding houses remain today. The SurveyLA Japanese American context statement lists eight extant buildings, including 564 and 560 Virgil Ave. ⁵⁷ No Japanese American boarding houses have been designated as Los Angeles Historic Cultural Monuments.

Historical Significance of the Ozawa Family

Sukesaka Ozawa was born in 1879 in the Shizuoka Prefecture of Japan. He immigrated to the US through Hawaii in 1902 and where he began to work as a laborer in Los Angeles. Tsuya was born in Tagata-gun, Shizuoka, Japan in 1885 and immigrated to Los Angeles as a "picture bride" in 1909. The family story of Sukesaka and Tsuya's relationship, according to their granddaughter Irene, began when Tsuya received a picture of her future husband Sukesaka in a suit surrounded by laborers. When she arrived in Los Angeles, she realized that Sukesaka was also a laborer, and that the suit was passed around between men who each took a picture imitating the owner to send back to Japan. A year later in 1910, Tsuya and Sukesaka lived on Glendale Avenue in Burbank. Nakamitsu described Tsuya as thrifty and hardworking who sold produce from the farm, eventually earning enough to purchase 564 Virgil where they moved in 1914. In 1918, Sukesaka ran a produce stand nearby at 663 N Heliotrope Avenue. By 1930, the Census recorded the value of 564 Virgil as \$12,035. They continued to build wealth over the decade and by 1940 the value of their home had increased to \$20,000.

The Ozawas were leaders in their community. Nodera's 1936 thesis included an interview with Sukesaka, demonstrating his expertise as a boarding house proprietor. In 1939 Sukesaka was the district captain for the Japanese Division of the Community Chest, an organization led by members of the Japanese American Chamber of Commerce and Japanese YMCA to raise money for Japanese organizations. According to Irene, Tsuya was the matriarch of 564 Virgil. Tsuya's strategic and industrious work ethic established the family's role in the community and allowed them to build wealth.

Tsuya and Sukesaka had three children, George (Tadashi), Joe (Noaski), and Kiyoni. In 1938, George, the eldest, married Shizuka Mochizuki. Shizuka was born in 1919 in Washington and moved into 560 Virgil sometime in the 1930s with Tsuya's approval.⁶⁷

⁵⁷ The remaining six are: 1130 Fedora St, 1507 W 35th Pl, 1511 W 35th Pl, 1641 Cosmo St, 2122 S Corinth Ave, 2616 E 3rd St (Magnolia Residence) *SurveyLA Japanese Americans in Los Angeles*, Appendix A, 3-4, 20.

⁵⁸ Passenger Lists of Vessels Arriving at Honolulu, Hawaii, 1902.

⁵⁹ California, U.S., Arriving Passenger and Crew Lists, 1902.

⁶⁰ Irene Nakamitsu, conversation with Lindsay Mulcahy, 29 March 2021.

⁶¹ 1910 Census Records.

⁶² U.S. World War I Draft Registration Card, 1918.

^{63 1930} Census Records.

⁶⁴ 1940 Census Records.

⁶⁵ Nodera, "Survey of the Vocational Activities," 23.

⁶⁶ The Community Chest was organized by community leaders including Katsuma Kukaesa, president of the Japanese American Chamber of Commerce and Francis Chujo, Tsuya Tsukao, and Masao Sato of Japanese YMCA. Ozawa's district spanned Sunset to Beverly and Alvarado to Western. "Issue Complete List of Captains for 43 Districts," *Rafu Shimpo*, 26 October 1939; "Community Chest Body Maps Plan," *Rafu Shimpo*, 9 October 1932.

⁶⁷ 1940 Census Records; Irene Nakamitsu, conversation with Lindsay Mulcahy, 29 March 2021.

In 1942, the Ozawa family was incarcerated and sent to Heart Mountain Wyoming.⁶⁸ Irene stated that her mother Shizuka put all of their items on the street to sell for a fraction of their worth. A nearby white church held some of their property in a storage unit for safe keeping, however, the storage unit was broken into before the family returned in 1944.⁶⁹

In the 1950s, George and Shizuka took over management of the boarding house. They and their five children, including Irene, lived next door at 560 Virgil which was converted in 1951 into a duplex. Sukesake and Tsuya continued to live with the family until they passed away in 1954 and 1971 respectively. Shizuka would cook for the boarders at 564 Virgil who would eat communally at a long table in the kitchen. In the 1960s, George and Shizuka bought three other properties – two single family homes and a fourplex – nearby on Clinton St and Commonwealth Ave. George passed away in 1988, followed by Shizuka in 2009. 560 and 564 Virgil represent the family's contributions to the Madison/ J Flats neighborhood and continued legacy.

⁶⁸ U.S., Final Accountability Rosters of Evacuees at Relocation Centers, 1944.

⁶⁹ Irene Nakamitsu, conversation with Lindsay Mulcahy, 29 March 2021.

⁷⁰ Ibid.

⁷¹ Ibid.; LADBS building permits.

Select Bibliography:

Archival and Manuscript Collections

Building Permit Records. City of Los Angeles Department of Building and Safety.

California, U.S., Arriving Passenger and Crew Lists, 1882-1959. Ancestry.com.

City of Los Angeles Directories. Los Angeles Public Library.

Final Accountability Rosters of Evacuees at Relocation Centers, 1942-1946. Ancestry.com.

HOLC Security Map of Los Angeles County, D30, 1939. Mapping Inequality, University of Richmond Digital Scholarship Lab.

Los Angeles City Planning Commission. "Maps showing distribution of racial and national groups in the Los Angeles area, according to the 1940 United States census, 1943. Special Collections, UCLA."

http://imgzoom.cdlib.org/Fullscreen.ics?ark=ark:/13030/hb138nb0qm/z13&order=14&brand=oac4.

New World Sun Year Book. The Sumitomo Bank of California: Sacramento, CA (1939). Accessed 2 April 2021 via GoogleBooks.

Passenger Lists of Vessels Arriving at Honolulu, Hawaii, 1900-1953. Ancestry.com.

Sanborn Maps. Library of Congress, Washington D.C., Los Angeles Public Library.

"Temple Street line." The Electric Railway Historical Association of Southern California. http://www.erha.org/lary_t.htm.

U.S. Federal Census, 1910-1940. Ancestry.com.

U.S. World War I Draft Registration Cards. Ancestry.com.

U.S. World War II Draft Registration Cards. Ancestry.com.

Newspapers

Los Angeles Times

Rafu Shimpo Historic

Resources Surveys and Evaluations

SurveyLA. Los Angeles Citywide Historic Context Statement: Japanese Americans in Los Angeles, 1869-1970.

SurveyLA. Los Angeles Citywide Historic Context Statement: Commercial Development, 1859-1980.

SurveyLA. Los Angeles Citywide Historic Context Statement: Residential Development and Suburbanization, 1880-1980.

SurveyLA's Citywide Historic Context Statement: Architecture & Engineering.

Published Sources (Primary and Secondary)

Bethel, Walter. "Reviewed Work: Street Railways and the Growth of Los Angeles by Robert C. Post" Southern California Quarterly 73, no. 4 (1991): 408-11. Accessed 4 April 2021. doi:10.2307/4117160.

Iwata, Masakazu. "The Japanese Immigrants in California Agriculture." Agricultural History 36, no. 1 (1962): 25-37. Accessed 2 April 2021. http://www.istor.org/stable/3740395.

Nodera, Isamu. "Survey of the Vocational Activities of the Japanese in the City of Los Angeles." PhD Diss. University of Southern California, 1936.

Uono, Koyoshi. "The Factors Affecting the Geographical Aggregation and Dispersion of the Japanese Residences in the City of Los Angeles." PhD Diss. University of Southern California, 1927.

- Hayashi, Kristen, M. Rosalind Sagara, Catherine Gudis. Historic-Cultural Monument Application for Tokio Florist/ Sakai-Kozawa Residence. Submitted 9 May 2019. Accessed 4 April 2021. https://planning.lacity.org/StaffRpt/InitialRpts/CHC-2019-3774-HCM.pdf.
- Nagashima, Yukikazu. Translated by Mina Otsuka. "The Rise and Fall of Kobayakawa Boarding House—Mr. Ishioka Recognizes the Value in the Naming of Japantown." *Discover Nikkei* 17 November 2017. Accessed 9 April 2021. http://www.discovernikkei.org/en/journal/2017/11/7/kobayakawa-boarding-house/.
- Sagara, Rosalind M. and Andrea Griego. Historic-Cultural Monument Application for Nishiyama Residence/Otomisan Japanese Restaurant. Submitted 26 May 2020. Accessed 4 April 2021. https://www.laconservancy.org/sites/default/files/files/issues/CHC-2020-6022-HCM_Nishiyama %20Residence Otomisan%20Japanese%20Restaurant%20%2811-5%29.pdf

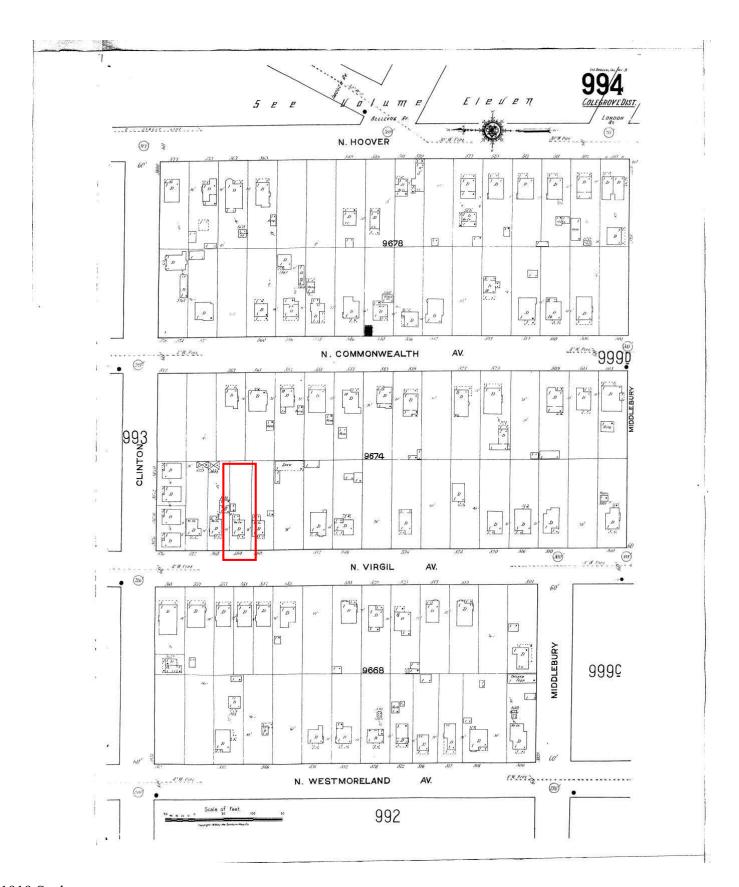
Interviews

East Hollywood Neighborhood Council. "East Hollywood Panel Series. Past: Redlining, Internment, and Resilience." Moderated by Samanta Helou and Jimmy Recino, in conversation with Karen Burch and Takashi Hoshizaki. Recorded 4 March 2021. Accessed 4 April 2021. https://www.youtube.com/watch?v=JNFUoDO9430

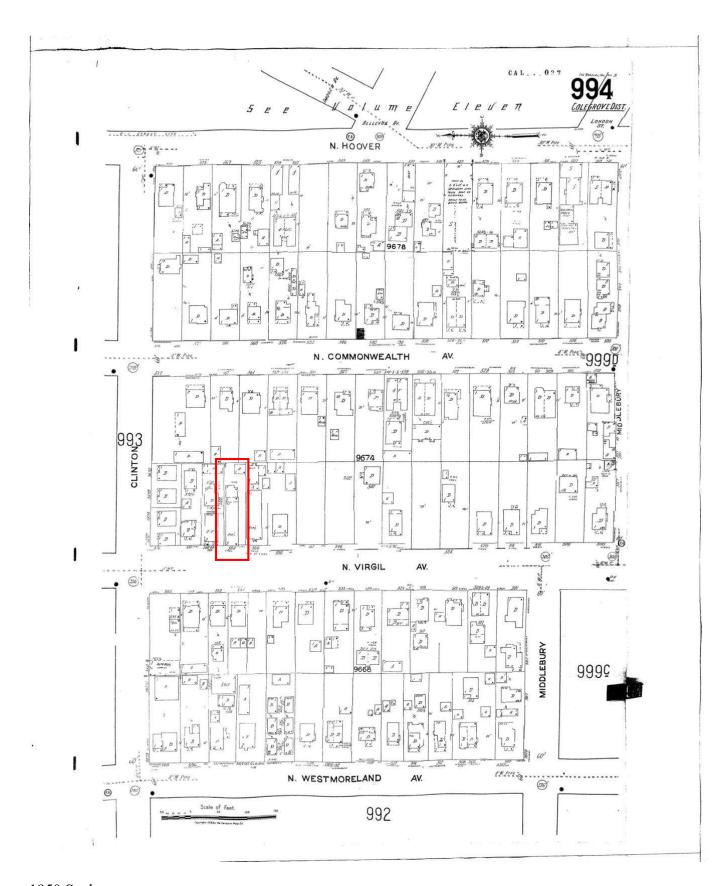
Irene Nakamitsu, conversation with Lindsay Mulcahy, 29 March 2021. Sho Yohana, conversation with Lindsay Mulcahy, 5 April 2021.







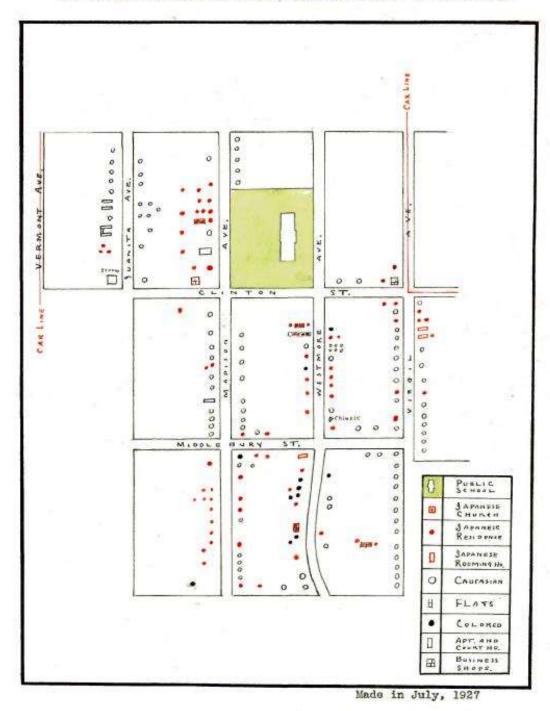
1919 Sanborn map



1950 Sanborn map

CHART XII

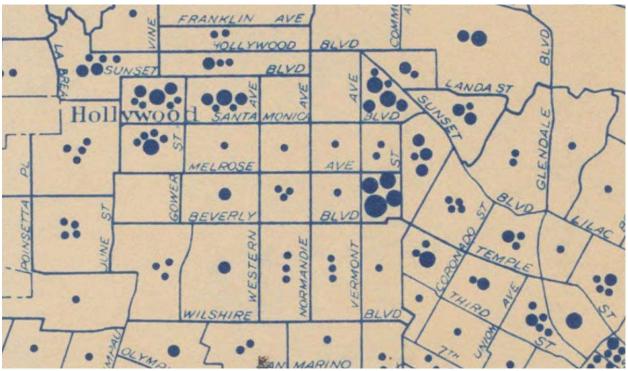
THE HOUSES IN THE MADISON AVENUE JAPANESE DISTRICT IN LOS ANGELES



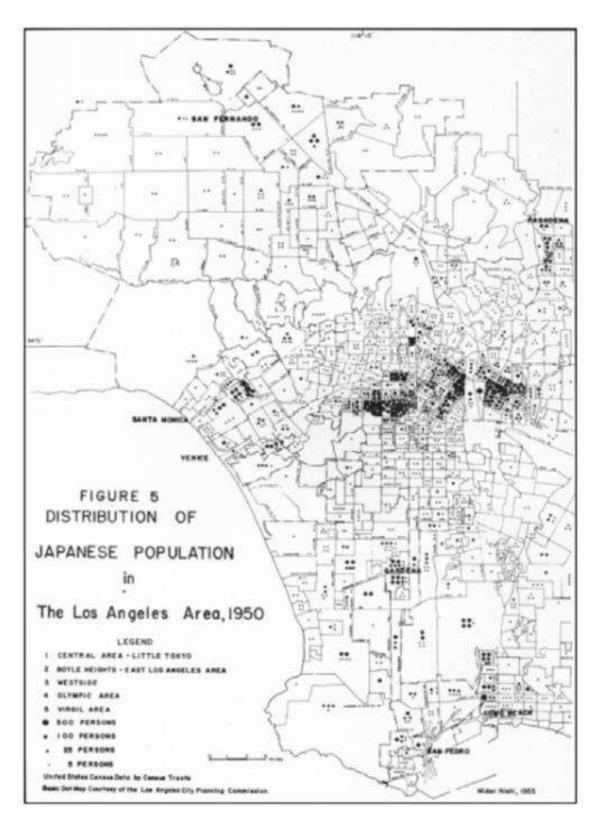
1927 map of Madison / J Flats. Koyoshi Uono, "The Factors Affecting the Geographical Aggregation and Dispersion of the Japanese Residences in the City of Los Angeles," (ProQuest Dissertations Publishing, 1927), 126

1. POPULATION: a. Increasing	Slowly	Decreasing		Soutie
b. Class and Occupation White			cvice omloves.	
010,	Income	\$1000-\$1500 panese		Vegro 10 %
e. Shifting or Infiltration	Japanose and		And the same	
2. BUILDINGS:	PREDOMINATING	90 %	OTHER TYPE	4
a. Type and Size	4 & 5 rooms			
b. Construction	Framo			
c. Average Age	20 years			
d. Rebair	Poor			
е. Оссыфансу	96%			
f. Owner-occupied	30%			
g. 1935 Price Bracket	\$2500-4000	Schange	5	% change
A. 1937 Price Bracket	\$3250-4750	4	5	1
4. 1939 Prior Bracket	\$3000-4500		5	
j. Sales Demand	Poor			
k. Predicted Price Trend	Downward			- OIL POLLS
(next 6-12 months) L 1935 Rent Brocket	\$20-35	% change	\$	⊈ change
m. 1937 Rent Brocket	\$25-40		\$	- 4
n. 1939. Rent Bracket	\$25-40	4	\$	- 4
o. Rental Demand	Fair			
p. Predicted Rent Trend (next 6-12 months)	Statio	4 6 5	ma citia	
3. NEW CONSTRUCTION (bust	yr.) No. 5 Type &			pderately
4. OVERHANG OF HOME PRO	FERTIES: 4. HOL	C. 3	b. Institutions	Zor
5. SALE OF HOME PROPERTIE	is (_3yr.) a. HOL	C. 8	b. Institutions	Meny
6. MORTGAGE FUNDS	7. TOTAL	TAX RATE P	ER \$1000 (1937-) \$5 1938	2.70
8. DESCRIPTION AND CHARA	CTERISTICS OF ARE	A:	2200	
Terrain; Level to rolli construction hazards. I not expired are irregals is somed for single fami in scattered sections, was subdivided ever 25 y maintained the character construction and sminter Scattered throughout the courts and other multi-swith more than a sprinkl concentrations of Japane a Jawish population adjepart. While by no meen	end improved 90%. Ir and largely non- ly dvallings, but Conveniences are a venrs age as a popu- latica. Heny of taunce is spetted, be area are a number amily dwallings. ling of subversive see and Regrees with accent to the syman-	The few de- offective, multiple far all readily diar price he he improvementing general of small ** The populat- racial elem whin the dis- tage which i	od restrictions w The major portio mily dwellings ar symitable. This some district and cots are of subst ily of a poor qua B" grade apartmen ion is highly het cots, there being trict. There is a located in the	hich have n of area e permitted district has largel; endard lity. ts, bungals erogeneous several also quite northern

Redlining map of Dayton Heights Tract. HOLC Security Map of Los Angeles County, D30, 1939, (Mapping Inequality, University of Richmond Digital Scholarship Lab).



Map showing J Flats and other Japanese American enclaves in 1940. Los Angeles City Planning Commission, 1943, (Special Collections, UCLA).



Map of 1950 Japanese population in Los Angeles. Midori Nishi, "Japanese Settlement in Los Angeles Area, (Yearbook of the Association of Pacific Coast Geographers Vol. 20, 1958). Accessed via Nishiyama Residence/ Otomisan Japanese Restaurant HCM nomination.





The Ozawas in front of 564 N Virgil Ave. Untitled Japanese Yearbook, c. 1930, p. 153. Accessed via Sian Winship, email correspondence.

Issue Complete List of Captains For 43 Districts

Initial Report Nets \$73; Southland Area To Be Completely Canvassed by Army of Volunteer Workers in Campaign

With an army moving in 43 co-ordinating units, the Community Chest here for the Japanese colony opened its annual drive netting \$75.50 on the first day yesterday.

Forty-five captains are in charge of the city mapped off into 34 districts with the pulse of activity centered in Room 408 in the Olympic Building under the command of Shunsuke Kumamoto, general chairman for the Japanese divi-

tive captains are listed as follows: way.

No. 9-City Market. A. Taka-bashi, 1057 S. San Pedro St.

No. 10-Wholesale Flower Market, T. Yagi, 753 Wall St.

Southwest Area

No. 11-Sixteenth to Jefferson. Alameda to San Pedro Sts. Mrs. T. Ihara, 756 E. 20th St.

No. 14-Beverly Blvd., to Pico, Figueros to Vermont Sts. H. Chuman, 1105 W. Sixth St.

No. 15-Grand Central Public The districts and their respec- Market, K. Mutow, 317 S. Broad-

No 25-E - Mrs. S. Kawamura, Honorary Captain, 3346 Folsom St. No. 26-Sunset to Beverly, Alvarado to Western Ave. S. Ozawa, 4 N. Virgil St.

Rafu Shimpo, 26 October 1939

INTENTION TO WED

MASANOBU KIYOMURA, 31, Rt. 1 Box 103, Torrance; MITSUE YONEYAMA, 23, 1409½ North Bronson avenue.

GEORGE T. OZAWA, 26, 564 Virgil avenue; SHIZUKA MOCHI-ZUKI, 20, 560 North Virgil avenue.

HAROLD H. TAKENOUCHI, 24, 634 Gillette street; MARY H. OJI-MA, 20, 5511 South Broadway.

MASATO TAKEUCHI, 56, 114th and Western avenue; AYANO ARAMAKI, 43, 1635 South Barrington, West Los Angeles.

Rafu Shimpo, 11 October 1938



564 Virgil north and west elevation, facing southeast. Photo by L. Mulcahy.



564 Virgil south and west elevation, facing northeast. Photo by L. Mulcahy.



564-564 ½ Virgil south and west elevation, facing northeast. Photo by L. Mulcahy.



564 Virgil south elevation, secondary entrance, facing north. Photo by L. Mulcahy.



564 ½ Virgil entrance, south and east elevation, facing northwest. 564 Virgil is visible to in the left corner. Photo by L. Mulcahy.



564 ½ Virgil interior, facing east. Photo by L. Mulcahy.



564 ½ Virgil interior, facing northeast. Photo by L. Mulcahy.



564 ½ interior, facing west. Photo by L. Mulcahy.



564 ½ interior, facing northeast. Photo by L. Mulcahy.



Garage, east elevation, facing west. Photo by L. Mulcahy.



Garage, north elevation, facing south. 560 $\frac{1}{2}$, 562, and 564 $\frac{1}{4}$ Virgil are visible in the background. Photo by L. Mulcahy.



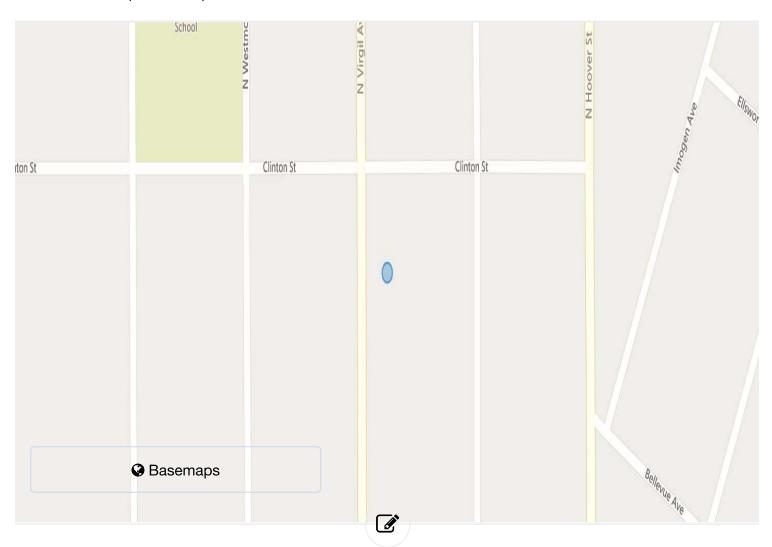
560-562 and 564 Virgil, facing west. Photo by L. Mulcahy.



Surrounding context, facing northeast. Photo by L. Mulcahy.



Surrounding context, facing southeast. Photo by L. Mulcahy.



Resource Report

(overview)



► Resource Report • Map



Resource Types Building

Architect

Builder

Owner



Location Information

Addresses

564 N VIRGIL AVE Primary 564 1/2 N VIRGIL AVE Alternative

Location Description

No descriptions recorded

Administrative Areas

Los Angeles City Council District 13 (Council District)
Wilshire Community Plan Area (Community Plan Area)
EAST HOLLYWOOD NEIGHBORHOOD COUNCIL (Neighborhood Council)

Resource Description

Classification

Type: Residential-Multi Family, Apartment House Use: Historic Style: Vernacular

Type: California OHP Resource Attribute - HP03. Multiple family property

Features

Component: Cladding Type: Wood clapboards Material: none defined Component: Door Type: Single; Security door Material: Unknown Component: Façade Type: Symmetrical Material: none defined Component: Plan Type: Rectangular Material: none defined

Component: Porch Type: Balustrade (Porch Rail); Wood (Porch Rail); Recessed; Wall, low (Porch

Rail); Posts (Porch Supports); Wrought iron (Porch Rail); Full width Material: Wood

Component: Roof Type: Exposed rafters; Eaves, open; Parapet, stepped; Combination; Gable,

front; Shed Material: Composition shingle

Component: Window Type: Double-hung; Single; Security bars Material: Wood

Component: Window Type: Single; Single-hung Material: Aluminum Component: Window Type: Paired; Unknown Material: Unknown

 \wedge



▶ Resource Report
♥ Map

Narrative Description

No description available

Alterations

Addition to rear/side elevation Porch rails altered or replaced Security door(s) added Security window bars added Windows replaced - some



Resource Significance

(evaluation)

Evaluation Details

Date Evaluated

2014-05-06

Context/Theme

Residential Development and Suburbanization, 1850-1980

Early Residential Development, 1880-1930

Early Multi-Family Residential Development, 1880-1930



Early Multi-Family Residential Development, 1880-1930

Residential

Multi-Family Residence

Eligibility Standards

•

Represents a very early period of settlement/residential development in a neighborhood or community

Is a rare surviving example of the type in the neighborhood or community

Dates from the period of significance

Integrity Aspects

Location

Design

Setting

Retains sufficient integrity to convey significance

Association

Feeling

Workmanship

California Historic Resources Status Codes (explanation of codes)

3CS

5S3

Significance Statement

"Excellent and rare example of an early apartment house in the Wilshire area; represents the earliest pattern of multifamily residential development in the area. Due to alterations, including window replacement and an addition, the apartment house does not retain sufficient integrity for listing in the National Register."



All applications must be filled out by applicant

BOARD OF PUBLIC WORKS and other data must also be filed. DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Building

To the Board of Pub Application is I	olic Works of the City of Los hereby made to the Board of uildings, for a building permit in is made subject to the follow	Angeles: Public Works of the C	City of Los Angeles, t description and for th	hrough the office of purpose hereinnis	of the ter set
forth. This application plicant and which she First: That the scribed, or any portion of the first: That the scribed of the first:	in is made subject to the follow all be deemed conditions enter the permit does not grant any ri- nor thereof, upon any street, all the permit does not grant any on thereof, for any purpose the	ving conditions, which ering into the exercise ight or privilege to ere ey, or other public plac right or privilege to u	are hereby agreed to of the permit: et any building or ot e or portion thereof, se any building or ot	by the undersigned her structure there her structure there	d ap- in de- in de-
scribed, or any porticion Angeles.	on thereof, for any purpose th	at is, or may hereafter	r be, prohibited by o	rdinance of the C	ity of
Third: That t in, the property descri	he granting of the permit do- ribed in such permit.	es not affect or prejudi	ice any claim or inte	lo, of right of poss	
	(SIGN HE	ERE) R.	Concer	(Applica	nt)
2	Lot No. 30	Name &	P	,	(N
	/			di st	
TAKE TO ROOM NO. 6 FIRST FLOOR	200	lon I fan	14=		V g
ASSESSOR			****************************		
PLEASE VERIFY		***************		C	
	District No.	M. B. page	F, B, page	·····	. ≀≱.
TAKE TO ROOM NO, 34 THIRD FLOOR	No. 564	No. Vii	rgil G	Tre.	日本
ENGINEER		· ·	and .		3
PLEASE VERIFY	Tentraly process of a constraint of the second second section of the section of t		46 \$ \$ 4 10 19 5 5 4 \$ 11 10 20 20 5 16 11 11 11 11 11 11 11 11 11 11 11 11	Street =	Py C
1. PURPOSE	OF BUILDING	Quelleng.	Number of ro	oms	*****
	NAME & X	alserty	_		
3 Owner's a	ddragg TI	1 angel	Ave	, <u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>	*****
4. Architect's	name		*********************		
5. CONTRAC	CTOR'S NAME	Alterra	***************************************	; igqivarqqiidayqidadaqidaqAqiXQq	
6. Contractor	's address		quad buly my f + from to q y + to droke dad ke m f = drop + to		
7. ENTIRE	COST OF PROPOSED	BUILDING, \$	20,00	i ang airi sengal sebipat banananan manon kerawa	, pidenanania
8. Size of lo	t 32% /:	50 Size of Bu	ilding 20	x	********
9. Will buildi	ng be erected on front or	rear of lot?	Ronx	له د د و او خواهد اد د و او د د و او د و د	
	OF STORIES IN HEIO				
11. Height of	first floor joist above curb	level, or surface .	ka baqiq qay wa joq daa iyga qaaadaa badaa sa aasa	paplanty and animodula to a transcribed and ordinated or	
12. Character	of ground; rock, clay, sar	ıd, filled, etc	ng an ding gan man dia sapangah pangal pangah melaksi melaksi per		
13. Of what n	of ground; rock, clay, sar naterial will FOUNDATIO	N and cellar walls	be built?	UA OUA	
14. GIVE dep	th of FOUNDATION bel	ow the surface of g	round		**********
15. GIVE dim	ensions of FOUNDATIO	N and cellar wall	FOOTINGS	######################################	********
16. GIVE wid	th of FOUNDATION and	cellar wall/at top	1000	# # + # + # # # # # + # # # # # # # # #	
17. NUMBER	and KIND of chimneys.		Number of	flues	********
18. Number of	f inlets to each flue	Interior siz	c of flues	XX	
19. Give sizes	of following materials: R	EDWOOD MUDSI	LLS	Girders3x	X
	uds2x.3INTERIOR I				
Celling jo	ist X Roof rast	ersF	TRST FLOOR JO)ISTS K x	.Co
SECOND	FLOOR JOISTx			floor joist	X
		OCT_1.4.19			, no.
a de	nitta n		Application Received	15.00	
PERMIT NO	2(19	ř	, ,	TOTAL C	OVER

	20. Specify material of roofing.
	21. Specify material of partitions.
	22. Specify material of floors
	23. Specify how many thicknesses of floor.
	24. How will halls and soffits of stairs be plastered?
	25. Will cellar or basement ceiling be plastered?
	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?
	\$

$\mathcal{A}_{\mu}^{(i)} = 0$	
	REMARKS:
	and the contract of the contra
	and the state of t
	A
	7
	© = 44
, ,	
•	**************************************

	· · · · · · · · · · · · · · · · · · ·
•	
, , o	
	Application Received Time Returned
, é	i

All Applications Must be Filled Out by Applicant
PLANS AND SPECIFICATIONS
and other data must also be filed

Bldg. Form 2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings CLASS "D"

Application Buildings, for a subject to the fol into the exercise	is hereby mad building permit llowing condition of the permit:	さめ こうき はもこと だみじ こっとりにい はりには	t the City of Los Angeles, through and for the purpose, hereinafter the undersigned applicant and which lege to erect any building or other riion thereof.	the first term of the first term of the first	
Second: T	hat the permit for any purpose at the grapting	does not grant any right or priv that is, or may hereafter be prohi	ilegs to use any building or other bited by ordinance of the City of Lo orejudice any claim of title to, or	structure therein describ 5 Angeles.	bed, or any
TAKE TO ROOM No. 6 REAR OF	Lot No	(Descri)	Block Otion of Property)		Clear
NORTH ANNEX In FLOOR		Jaylon H	aghto in		5
CITY CLERK PLEASE VERIFY	District No.	27 M.B.P	age C F. B. Page	06	V â
TAKE TO ROOM No. 405 SOUTH ANNEX	No	64-64/2 6 + 20 + 6	Sation of Job)	A Street	ity Kalimotor
ENGINEER PLEASE VERIFY		(USE INK OR I	NDELIBLE PENCI		0 W ()
1. Purpose 2. Owner's	of Building	Sanawa	No. of Rooms	No. of Families Phone	
	address	<i>)5647</i> 1.	Virgil aus		
4. Architec	t's name.:	-10 m O2 l		Phone	091
	or's name	St Missony		Phone 270	<i>6</i> 21
	or's address TION OF I	PROPOSED WORK Cossi	ling Plumbing, Gas Fitting, Sewers, ools, Elevators, Painting, Finishing, bor, etc.	\$3800.	
8. Is there	any existing		How used? 70 side	noe-160	W.
			leight to highest point.	bout 14	feet
	of Stories in of exterior v	height ON O	Character of ground	ia supi	7
	grand of the Later Co	State Housing Act be compl	ied with?		
that all	ive carefully provisions o herein specif	f the Ofdinances and Laws	e application and know the s governing Building Construc	same is true and correction will be compli	rect, and ed with,
Per OV	ER 8/	5 (Sign	here) July Owner og	Rus, Muthorized Agent.)	
		· J · · · · · · · · · · · · · · · · · ·	MENT USE ONLY		-
2325	r no.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Plan Examiner	Application checked and found S15/24 7774 B Clerk	AUG 16 1924	
	4	H HALL	Mucu.	4 · 7 6	

FOR DEPA	ARTMENT USE ONLY	
APPLICATION	O.K. Thomas	
CONSTRUCTION	O.K. Thomas	
ZONING	о. к. //	
SET-BACK LINE	O.K. 10 1 Co	12
ORD. 33761 (N. S.)	O. K.	
FIRE DISTRICT	O. K.	

Virgil a	RE	MARKS	o 9 r. on	ead
pile at	it to be wo	L. 01	Hor pe	
proois	trom pro	ina is	places	Jofn
rosex y	rom pro	uff 1020	perly	are.
			XPB	ريعت
	and the second s			wind.
		ACK AGREEME (Date)		
	Mr. J. J. Backus, Chief Inspector of Buildings, Los Angeles, California.	(Date) 6/7	2141	
数为经务与社会。	Dear Sir:	A		
Į.	xcept that the eaves or anni-	ect the building and ever	the street property line	
h P	eight, may extend into the area be	etween the main wall of the	porches, one story in ne building and the front	
bi	ack line for this property; and I for ructure or any portion thereof, bet ne.	orther agree not to erect a ween said set-back line	ny fence, wall or other and the street property	11.50 11.50 11.50 11.50 11.50 11.50 11.50 11.50 11.50 11.50 11.50 11.50 11.50 11.50 11.50 11.50 11.50 11.50 11
	I hereby agree to acculiding subject to the foregoing co		the erection of this	***
Andrew State	(Signed)	M. Enca	Jawa	
	,	Owner		***************************************

Maria da de la compositiva della compositiva del		***************************************		**************************************
		The second secon		

Bldg. Form 3

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

3

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

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

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

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

REMOVED FROM REMOVED TO 19 REMOVED FROM eas TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY TAKE TO ROOM No. 405 SOUTH ANNEX **ENGINEER** PLEASE VERIFY (USE INK/OR INDELIB What purpose is the present Building now used for? What purpose will Building be used for hereafter? Owner's name. Owner's address Architect's name Contractor's nam Contractor's address Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc. VALUATION OF PROPOSED WORKNo. of rooms at present Class of present Building. Size of present Building Number of stories in height. State how many buildings are on this lot, State purpose buildings on lot are used for (Apartment House, Hotel, Residence, or any other purpose.) STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not. Owner or Authorized Agent (Sign here) OVER FOR DEPARTMENT USE ONLY Plans and Specifications checked and found to conform to Ordi-nances, State Laws, etc. Application checked and found O. K. PERMIT NO. 33579

		(Sign here) (Owner or Authorized Agent.)
ſ	FOR DE	EPARTMENT USE ONLY
	APPLICATION	O. K.
	CONSTRUCTION	O. K. (/)
	ZONING	O. K. ///
ŀ	SET-BACK LINE	O. K. 1 V
	ORD. 33761 (N. S.) FIRE DISTRICT	о. к.
	FIRE DISTRICT	
	المستنسب	
	2 famly I	enfortline
		and this while

No.

All Applications Must be Filled Out by Applicant PLANS AND SPECIFICATIONS and other title must also be filed: DEPARTMENT OF BUILDING AND SAFETY Application to Alter, Repair or Demolish To the Board of Building and Sifuty Commissioners of the City of Lox Angeles:

Application is hereby made in the Board of Building and Safaty 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 hereinatter, 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 permit.

First: That the permit does not grain any region or privilege to erest any building or other structure therein described, or any portion thereof, top on any street, gilloy or other purific or privilege are used any building or other structure therein described, or any proportion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

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

REMOVED FROM REMOVED FROM REMOVED TO TAKE TO ROOM No.6 REAR OF NORTH Block. City Clar ANNEX 1st Floor ŏ CITY CLERK PLEASE VERIFY TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY (USE INK OR INDELIBLE What purpose is the present Building now used for?. 2. What purpose will Building be used for hereafter? § 3. Owner's name.. 4. Owner's address 5. Architect's name. 6. Contractor's name × 7. Contractor's address Including Thinbing, Gas Fitting Sewers, Cesspools, Havators, Painting, Finishing, all Labor, am 8. VALUATION OF PROPOSED WORK 9. Class of present Building. ..No. of rooms at present Number of stories in height... ુ11. State how many buildings are on this lot. State purpose buildings on lot are used for. (Epartment House, Bolel, Residence, STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING: I have carefully mamined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not. OVER (Sign here) .. or Authorized Agent.) FOR DEPARTMENT USE ONLY PERMIT NO. Finns and Specifications checked and found to conform to Ordi-mnoes, State Laws, etc. JUL 25 1927 20901 णिणिणा 2 Plan Examiner

TANS OF UPPOPULE

TREET WIDENING

773

		سامينية والمربي والمحالمين	The state of the s	interes o actificado en estado en entre en entre Entre en entre en en	and the second second second second
and the same of the	ر الله المارون الله الله الله الله الله الله الله الل	and the work of the state of			
سنو قرعني برايات ساوهود شود دور	alanticomity alagoratic acquires active to a contract account of the contract	manufacti catata time	Carrier Statement of the Control of	The second of th	contra to the state of the same of the sam
1. A. A. A. A. A.	THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PARTY	SALTER AND STATE OF THE PARTY O	And the second second second second second	こうかん かんかん ちょうしん	A CONTRACTOR OF THE PARTY OF TH
13.	Size of new addition 24	7/-2 No. of	Stories in height	STATES AND THE PARTY OF THE PAR	energy of the second
14.	Material of foundation Campus Size	footings	Size wall 16	Depth below g	round 2
	Size of Redwood Mudsills 2 x	<i>•</i> * *		and the second s	- 41:
·	A1*	1			. 3
		Size of			x
17.	Size of first floor joists.	Second	l floor, joists		<u> </u>
18.	Will all provisions of State Housing Act	be complied with	i in		and the standard to the
Art Sales Compan	have carefully examined and re	ad the above bla	nk and know th	e same is strue a	nd correct, and
agenta series	that all provisions of the Ordinances a	nd Laws governi	ng Building Con	struction will be	complied with
A STATE OF THE STA	whether nerein specified or not.	Mark of Mills of State of Stat		7 (2)	0
		* (Sign here)	34:///	Esnayen	
	The second secon		The state of the s	mer on Authorized Age	nt)
	FOR DEP	ARTMENT	USE ON	LY	
		40.00 v , #			
	APPLICATION	О. К.	, 2	113/17	٠
10 mg	ALLEGATION	- O. K.		All of	
46.15	CONSTRUCTION	О. К.	- / (X)	At Variable	• 1
17 A	· All and a second		(7	************	
	ZONING ,	O.K.	77		
	E CONTRACTOR OF THE CONTRACTOR	1 11 11 11 11 11	and the same	· · · · · · · · · · · · · · · · · · ·	
1	SET-BACK LINE	, O. K,	1		ī.
	Oppy 22764 (N) 6 3				
	(ORD: 33761 (N. S.)	O. K.	10 10 10		
	FIRE DISTRICT	О. к.	100	The second second	
2 6			1	1. 19. 1.	1
		3 72 *			· 1
	the same of the sa	R-E-M-A-R-H	(45% × × × × × × × × × × × × × × × × × × ×	and the state of the same	- Line is get
	and the second s	₽£-M·A⁺R÷	(•S•• == * ••	و ي صوفا بيطان و المسلم	1 1 1 see 1 see 1
The state of the s	segue of the second sec	R-E-M-A-R-H	(S)	Desire to the same	
	is york is which	RE-MARA	k free	ma teisimus.	16
Mul	io york io itili	REMARK	k fren	ma testimo	11
The	is york is with	RE-MARA	k fren	Dang	16
Mil	is york is with	RE-MARA	k free	2 mg	16
Me	frienday a	RE-MARA	k fran	2 mg	
Marc	is york is it is	RE-MARA	k fran	- Darg	
Mus	is york is it is	RE-MARA	k fren	- Dring	126
me	is york is with	RE-MARA	k frem	- Drig	
me	is york is it is	R-E-M-A-R-H	k from	- 2 sing	
me	finder o	R-E-M-A-R-H	k from	2 mg	16
Inc	is york is it is	R-E-M-A-R-H	k fra	2 mg	
me	is york is it is	R-E-M-A-R-H	k fran	2 arg	
Me	is york is it is	RE-MARA	Lefren Amp	- Drig	
The	po yak is itis	***	k fra	2 sing	
The	po yak is itis	R'E-M'A'R'	k fra	- 2 mg	126
The	po yak is itis	***	k fra	2 mg	
me	po yak is itis	***	k fra	2000 Mys	
Marc	po yak is itis	***	k fra	2000 Mys	
Inc	po yak is itis	***	k fra	2 mg	
The	po yak is itis	***	k fra	2 sing	
The	po yak is itis	***	k fra	2 sing	
The state of the s	po yak is itis	***	k fra	2 my	
The state of the s	po yak is itis	***	k fra	2 mg	
The	po yak is itis	***	k fra	2 mg	
Marc	po yak is itis	***	k fra	My S	

Date Certificate Issued: Address of 564 M. Virgil Ave. Building Owner's Address CC.#2222 20.901 Permit 1927 Year (Fost Office

Form B-95-30M-11-44 BUILDING AND SAFETY CITY OF LOS ANGELES DEPARTMENT

CERTIFICATE OF OCCUPANCY

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

Strury, Class D, 12 Rooms, Hotel

Alterations

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

Superintendent of Building G. E. MORRIS By COP

Printed: 03/06/02 01:59 PM

Bldg-Alter/Repair City of Los Angeles - Department of Building and Safety 1 or 2 Family Dwelling

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue Status Date: 03/06/2002

1. TRACT BLOCK DAYTON HEIGHTS TRAL

Over the Counter Permit

LOT(s) 30

ARB MAPREF# 1 M R 25-35 PARCEL ID # (PIN) 141A201 141 2. BOOK/PAGE/PARCEL 5539 - 029 - 031

3. PARCEL INFORMATION

BAS Branch Office - LA Council District - 13

Community Plan Area - Wilshire Census Tract - 1927.000

District Map - 141A201

Energy Zone - 9 Hillside Grading Area - YES

Hillside Ordinance - YES

Lot Cut Date - 07/16/1913 Lot Cut Date - 07/23/1913

Near Source Zone Distance - 3.6 Thomas Brothers Map Grid - 594

ZONE(S): R3-1 /

اليدم وأ

0

(5)

" HJ

1 O

() **∫**⇔ ે

(ب] 1 4. DOCUMENTS ZI - ZI-2286

ORD - ORD-173963

SPA - Vermont / Western Station NeighbORD - ORD-173964

PROPOSED USE

ORD - ORD-173749

CPC - CPC-2000-1976-SP

5. CHECKLIST FIEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Matayoshi, Seiei And Setsuko

564 Virgil Ave

LOS ANGELES CA 90004

Tenant:

Applicant: (Relationship: Contractor)

(213) 387-6386

7.EXISTING USE

(02) Duplex

8. DESCRIPTION OF WORK

REMOVE WOOD SHAKE AND APPLY 1/2" CDX PLYWOOD & CLASS "A" FIBERGLASS SHINGLES.

625

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC Bv:

OK for Cashier: Jenny Ayala

DAS PC By:

Signature:

Coord. OK: Date:

PC Valuation:

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$4,000 FINAL TOTAL Bldg-Alter/Repair 172.04 Permit Fee Subtotal Bidg-Alter/Repa 130.00 Fire Hydrant Refuse-To-Pay 0.00 E.Q. Instrumentation 0.50 O.S. Surcharge 3.01 Sys. Surcharge 9.03 Planning Surcharge 4.50 Planning Surcharge Misc Fee 5.00 Permit Issuing Fee 20.00

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

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

Call toll-free (888) LA4BUILD

Outside LA County, call (213)-977-6941. (LA4BUILD = 524-2845)

For Cashier's Use Only

W/0 #: 21604181

LA Department of Pullding and Safety LA 04-10-055629 DEVOLVOZ 02714PM

BUILDING PERMIY-RES 9130.00 EI RESIDENTIAL \$0.50 BUILDING PLAN CHECK \$20,00 ONE STOP SURCH \$3.0% SYSTEMS DEVT FEE 99.93 CITY PLANNING SURCE 64,50 **FESCELLANEOUS** 95.00 Siebebull

9172.34

Carry Over FROM Thank 035438 0172.04

Tatal 2000 Carry Over TO Trans 030340: 6364,08 9344,08

CZLA ZSCYD

13. STR	ICTURE INVENTORY	
14 APP	LICATION COMMENTS	
X-1,11X X 2		In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information
		that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds
		that required by Section 19825 of the Health and Safety Code of the State of California.
		Safety Code of the State of Cantor ma.
15. Build	ing Relocated From:	
16. CON	TRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS CL	ASS LICENSE# PHONE #
(C) G	olden Bell Construction 3100 West 8th Street #208, Los Angeles, CA 90005 C3	39 425341 213-387-6386
	Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee	
	the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discondays (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	
	/17. LICENSED CONTRACTOR'S DECLARATION	
ar b	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 B& B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty fr	ades
~,~	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 B& B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty for License Class: Lic. No.: Print: Sign: S	1 6 2
	,	
3.5	18. VORKERS' COMPENSATION DECLARATION I hereby affirm, under penalty of perjury, one of the following peclarations:	
· • .	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	or the performance of the work for which this permit
	is issued.	
	Dhave and will maintain workers's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the w	ork for which this permit is issued. My workers'
	Compensation insurance carrier and policy number are:	mber: 1/225-35
	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 subjective.	
- 9	and agree that if the should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comp	ly with those provisions.
*	Sign: Date: 2 1 0 1 0 Contractor	ed Agent 🔲 Owner
;		
	WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PI THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABO	
¢*	THOUSING DOLLARS (\$100,000), IN ADDITION TO THE COST OF COME ENGINEER, DESERVED TO NEW SECTION 5700 OF THE ELEC	N CODE, INTEREST, 7110 AN TORVET STEES.
	19. CONSTRUCTION LENDING AGENCY 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	(See 3007 Civil Code)
* ;	i nereby armin under penanty of perjury that there is a construction fending agency for the performance of the work for which this permit is issued	(Sec. 3097, Civil Code).
~	Lender's name: Lender's address:	
<i>∟</i> 7	Lender's name: Continue	ツカ ユニー
	Notification of aspestos removal: is not applicable Letter was sent to the AQMD of EPA Sign:	Date:/ /
Lhavak	y affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and I	Professions Code: Any city or county which requires
a permi	t to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statemen	t that he or she is licensed pursuant to the provisions
	Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt then not Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):	efrom and the basis for the alleged exemption. Any
☐ I, a	s the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for	
	ntractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or thro provements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builde	
not	build or improve for the purpose of sale).	
	s the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: ner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License	
	n exempt under Sec, Bus. & Prof. Code for the following reason:	
Print:	_SANG 120 Sign: 5 12 Date: 3	// / Owner □ Authorized Agent
		5
Lenif	that I have read this application and state that the above information is correct. It agree to comply with all city and county ordinances and state laws re	lating to building construction, and hereby authorize
represe	ntatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and tha	t it does not approve or authorize the work specified
	Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angemake 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 under the condition of the property nor the condition of the propert	
under p	enalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and locate	ed on my property, but in the event such work does
destroy	or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.	·
Print:	SANG (Co Sign: Soy in Date: 3/6	P → □ Owner □ Contractor □ Author Acom
1	Date. 14	



02042 - 90000 - 33409

Printed: 10/29/02 01:10 PM

Plumbing

City of Los Angeles - Department of Building and Safety

1 or 2 Family Dwelling Express Permit No Plan Check

APPLICATION FOR PLUMBING PLAN CHECK AND INSPECTION

Issued On: 10/29/2002 Last Status: Issued

Status Date: 10/29/2002

1. PROPERTY OWNER

Matayoshi, Seiei And Setsuko 564 Virgil Ave LOS ANGELES CA 90004

2. APPLICANT INFORMATION (Relationship: Net Applicant)

Helga Loporchio - 4134 Verdugo Road LOS ANGELES, CA 90065 (323) 257-8221

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME

(C) Accent Plumbing & Heating Inc 4134 Verdugo Rd,

Los Angeles, CA 90065

CLASS LICENSE# C36 505768

For information and/or inspection requests originating within LA County, Call toll-free (888) LA4BUILD

PHONE # 3232578221

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (323)258-8457.

6. DESCRIPTION OF WORK

BRING UP TO CODE WATER, GAS & DRAIN LINES. INSTALL LAUNDRY SINK & DRAIN FOR WASHING MACHINE & GAS DRYER.

7. COUNCIL DISTRICT: 13

8. APPLICATION PROCESSING INFORMATION

PC OK By:

OK for Cashier:

Signature:

For Cashier's Use Only

(LA4BUILD = 524-2845) W/0 #: 24233409

Project Name:

Outside LA County, call (213)-977-6941.

564 N Virgil Ave 02042-90000-33409

In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

9. FEE INFORMATION Inspection Fee Period

Permit Fee: 198.72

INSPECTION TOTAL Plumbing198.72Permit Total198.72Permit Fee Subtotal Plumbing167.00Permit One Stop Surcharge3.68Permit Sys. Development Surcharge11.04Permit Issuing Fee17.00

Payment Date: 10/29/02 Receipt No: IN05019680

Amount: \$198.72

MIGGELL ANEOUG		-						
MISCELLANEOUS Misc. Permit	(1)	65.00						
POTABLE WATER SYSTEMS								
Repipe No. of Fixtures REPLACE OR REMOVE FIXTURES	(6)	60.00						
Replace Bathtubs	(1)	7.00	Replace Clothes Washers	(1)	7.00	Replace All Other Fixtures	(1)	7.00
Replace Other Sinks/Lavatories	(1)	7.00	Replace Kitchen Sinks	(1)	7.00	Replace Toilets	(1)	7.00
			PERMIT	Γ EXPIRATION				
			nit issuance. This permit will als	so expire if no constructi		is performed for a continuous peri ranted by LADBS (Sec. 22.12 & 2		
				O CONTRACTOR'S DE				
			ensed under the provisions of Ch	hapter 9 (commencing w	ith Section	on 7000) of Division 3 of the Busi- rtification as a Home Improvemen		s and
Professions Code, Section	7150.2c. The fo	ollowing a	pplies to B contractors only: I un			on 7057 of the Business and Profes		
ability to take prime contra	cts or subcontra		• . •		N .C.	ID A PROVINCE TO THE		
License Class: C36	Lic. No.:	505768	Contractor:	ACCENT PLUMBI	NG &F	HEATING INC.		
I hamber officer	ty of na-i	me of the		MPENSATION DECLA	RATION	v		
I hereby affirm, under pena								
() I have and will maintai which this permit is is:		of consent	to self insure for workers' compe	ensation, as provided for	by Secti	on 3700 of the Labor Code, for the	e performance of the wo	ork for
(X) I have and will maintai workers' compensation				n 3700 of the Labor Coo	le, for the	e performance of the work for which	ch this permit is issued.	Му
Carrier: ACE FIRE	UNDERWI	RIGHTE	RS		_ Policv	Number: NWCO11439-01	<u> </u>	
() I certify that in the per	formance of the	e work for	which this permit is issued, I sha		n in any 1	manner so as to become subject to 3700 of the Labor Code, I shall for		
AND CIVIL FINES UP TO	ONE HUNDRI	ED THOU		IN ADDITION TO THE		SUBJECT AN EMPLOYER TO C DF COMPENSATION, DAMAGE		
I certify that notification of asbestos rer	noval is either i	not applica		REMOVAL DECLARA EPA as per section 198		he Health and Safety Code.		
I hereby affirm under penalty of perjury	that there is a	construction		LENDING AGENCY D			Code).	
Lender's name (if any):			Lender's a	address:				
I certify that I have read this application comply with all city and county ordinan purposes. I realize that this permit is an comply with any applicable law. Furthe performance or results of any work deswork will not destroy or unreasonably i with such easement, a substitute easement.	ces and state la application for ermore, neither cribed herein, n nterfere with an	nws relating r inspection the City of or the cond ny access of	VE DECLARATIONS and state g to building construction, and he a and that it does not approve or f Los Angeles nor any board, dep lition of the property nor the soil r utility easement belonging to o	ereby authorize represer authorize the work spec partment officer, or emp l upon which such work others and located on my	ntatives of ified here loyee the is perform property	f this city to enter upon the above- ein, and it does not authorize or pe- reof, make any warranty, nor shall med. I further affirm under penalty , but in the event such work does	mentioned property for ermit any violation or fai ll be responsible for the y of perjury, that the pro	inspection ilure to oposed
By signing below, I certify tha (1) I accept all the declarations at Declaration and Final Declara (2) This permit is being obtained	oove namely the ation; and			ers' Compensation Decl.	aration, A	sbestos Removal Declaration, Co	onstruction Lending Age	ncy
Print Name: HELGA LOPORCH	Ю		Sign: Internet ePerm	it System Declaration	Date	:: <u>10/29/2002</u> X C	Contractor Authorize	d Agent



Permit #: Plan Check #: Event Code:

15041 - 90000 - 11301

Printed: 04/15/15 04:50 PM

Electrical Issued On: 04/15/2015 City of Los Angeles - Department of Building and Safety Apartment APPLICATION FOR ELECTRICAL Last Status: Issued **Express Permit** PLAN CHECK AND INSPECTION Status Date: 04/15/2015 No Plan Check

1. PROPERTY OWNER

MATAYOSHI, KENKICHI TR MATAYOSHI 564 VIRGIL AVE

LOS ANGELES CA 90004

2. APPLICANT INFORMATION (Relationship: Net Applicant)

EFREN ARJONA P O BOX 984 SOUTH GATE, CA 90280 (323) 775-3833

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS CLASS LICENSE # PHONE #

(C) E A ELECTRIC P O BOX 984, SOUTH GATE, CA 90280 C10 835553 (323) 775-3833

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (323)566-5166.

6. DESCRIPTION OF WORK

Install (20) carbon monoxide detectors one in each unit #1, 2,3,4,5,6,7,8,9,10,21,22,23,24,25, 26,27,28,29 & 30

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 13

9. APPLICATION PROCESSING INFORMATION

Plan Check By:

OK for Cashier:

Signature: Date:

N Virgil Ave 1-30

The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www. ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only W/O #: 54111301

10. FEE INFORMATION Inspection Permit Fee:	
INSPECTION TOTAL Electrical	140.40
Permit Total	140.40
Permit Fee Subtotal Electrical	107.00
Permit One Stop Surcharge	2.60
Permit Sys. Development Surcharge	7.80
Permit Issuing Fee	23.00

Payment Date: 04/15/15 Receipt No: ON82592 Amount: \$140.40

13041 - 90000 - 11.
11. FEE ITEM INFORMATION
MISCELLANEOUS Misc. Permit (1) 90.00
NEW BRANCH CIRCUIT
Lig/Gen Rec, Dwell App, Non-Dwell App (1) 17.00
PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LA! Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Departr fails to conduct an inpection within 60 days of receiving a request for final inspection (HS 17951).
12. LICENSED CONTRACTOR'S DECLARATION
I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effective the provision of the Business and Professions Code, and my license is in full force and effective the provision of the Business and Professions Code, and my license is in full force and effective the provision of the Business and Professions Code, and my license is in full force and effective the provision of the Business and Professions Code, and my license is in full force and effective the provision of the Business and Professions Code, and my license is in full force and effective the provision of the Business and Professions Code, and my license is in full force and effective the provision of the Business and Professions Code, and my license is in full force and effective the provision of the Business and Professions Code, and my license is in full force and effective the provision of the Business and Professions Code, and my license is in full force and effective the provision of the Business and Professions Code, and my license is in full force and effective the provision of the Business and Professions Code, and my license is in full force and effective the provision of the Business and Professions Code, and the provision of the Business and Profession of the Business and Prof
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: C10 License No.: 835553 Contractor: E A ELECTRIC
13. WORKERS' COMPENSATION DECLARATION
I hereby affirm, under penalty of perjury, one of the following declarations: () I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
1 have and will maintain a certificate of consent to sen insure for workers compensation, as provided for by Section 5/00 of the Labor Code, for the performance of the work for which this perfinit is issued.
(X) 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. INS. FUND Policy Number: 9058888
() 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 the 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 CHUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, A
ATTORNEY'S FEES.
14. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING
I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at Lead safe construction practices required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead www.aqmd.gov (909) 396-2336 and the notification form at per section 6716 and 6717 of the Labor Code. Information is available Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead
15. CONSTRUCTION LENDING AGENCY DECLARATION
I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).
Lender's Name (If Any): Lender's Address:
16. FINAL DECLARATION
I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and co
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 inspectant and that it does not approve or authorize the work specified herein, and it does not auhorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, departr
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 af
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 unreason interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).
By signing below, I certify that:
(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
(2) This permit is being obtained with the consent of the legal owner of the property.
Print Name: EFREN ARJONA Sign: Internet e-Permit System Declaration Date: 04/15/2015 X Contractor Authorized Age

EXPRESS PERMIT INSPECTION RECORD



Your feedback is important. Please visit our website to complete a Customer Survey at www.ladbs.org/LADBSWeb/customer-survey.isf. If you would like to provide additional feedback, need clarification, or have any questions regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0056.

Payment Date: 04/15/15 Receipt No: ON82592 Amount: \$140.40 Method: Credit Card

For use by cashier only

PERMIT #: 15041 - 90000 - 11301 ADDRESS: 564 N Virgil Ave 1-30

OWNER: MATAYOSHI, KENKICHI TR MATAYOSHI FAMILY DECD

564 VIRGIL AVE LOS ANGELES CA 90004 Electrical Apartment **Express Permit** No Plan Check

JOB DESCRIPTION: Install (20) carbon monoxide detectors one in each unit #1,2,3,4,5,6,7,8,9,10,21,22,23,24,25, 26,27,28,29 & 30

INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GR	ADING INSPECTI	ONS	_	EK UNTIL PREV	IOUS IS SIGNED
TYPE	DATE	INSPECTOR	ТҮРЕ	DATE	INSPECTO
Initial Grading			Exterior Lathing	 	
Toe or Bottom			Interior Lathing	 	
Soils Report Approved			Drywall		
DO NOT PLACE	FILL UNTIL A	BOVE IS SIGNED	DO NOT CO	VER UNTIL ABO	OVE IS SIGNED
Backfill			WORK	OUTSIDE OF THE	BUILDING
Fill			Electrical Underground		
Excavation			Gas		
Drainage Devices			Heating & Refrigeration		
Rough Grading			Sewer		
proved Compaction Report			Disabled Access		
FO	OTING INSPECTION	ONS		POOL INSPECTIO	NS
Footing Excavation			Excavation		
Forms			Reinforcing Steel		
Reinforcing Steel			Bonding		
OK to Place Concrete			Piping		
	JNDWORK INSPE	CTIONS	Pre-Gunite		
Electrical			Deck		
Plumbing			Enclosure/Fence		
Plumbing Methane			Pool/Spa Cover		
Gas Piping			DO NOT FILL	POOL UNTIL AE	BOVE IS SIGNED
Heating & Refrigeration				FINAL INSPECTIO	NS
Fire Sprinklers			Grading		
Disabled Access			Electrical		
Methane			Plumbing		
OK to Place Floor			Gas Test		
	LOOR LINTII	ABOVE IS SIGNED	Gas		
	OUGH INSPECTION		Heating & Refrigeration		
Green Code	223771137 20110		Pressure Vessels		
Electrical			Elevator		
Plumbing			Fire Sprinkler		
Fire Sprinkler			Disabled Access		
Heating & Refrigeration			Green Building		
			LAFD (Title 19 only)		
Roof Sheathing Disabled Access			LAFD Fire Life Safety	 	
Disabled Access			Pool Final	 	
Francis -			AQMD Sign-off Provided	+	
Framing			Public Works	+ +	
Insulation					
Insulation Suspended Ceiling			_		
Insulation			Building		

888-LA4-BUILD (888)524-2845 or www.ladbs.org

Certificate of Occupancy Required

YES

□ NO

SUPPLEMENTAL NOTES:
IMPORTANT NOTICE
* Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).
* Inspection(s) may be requested anytime via the internet or touch tone phone. To request an inspection via the internet, go to www.ladbs.org and click or "Request an Inspection" under Online Services. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for Automated Request System. To request an inspection via the Customer Call Center, call 3-1-1 within the City of Los Angeles or (213) 473-323: outside the City of Los Angeles between 7:00 a.m. and 10:00 p.m. When requesting an inspection, the following are required: (1)The job address, (2)Type or inspection, (3)Use of building, (4)Permit number, (5)Phone number of a contact person should the department need to reach someone.
* Inspection requests received before 4:00 p.m. Monday through Friday (excluding holidays) will normally be made the next business day. Requests received after 4:00 p.m. will be made following the next business day. The Automated Inspection Call Back System (AICBS) will attempt to telephone the contact phone number to confirm the Inspection.
* Permit fees provide for a limited number of inspections. A reinspection fee may be assessed when the work for which an inspection was requested is not complete, when the inspection record or plans are not available, or when there is failure to provide site access to department staff.
* No person shall perform any construction or repair work between the hours of 9:00 p.m. (6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling, hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A M.C.).
* No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so

- occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
- * Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting , or demolition.
- A separate permit from the State of California Division of Industrial Safety is required prior to starting certain work involving substantial risk to workers such as: construction or demolition exceeding 3 stories or 36 feet in height, or excavations or trenches over 5 feet in depth involving entry by workers.
- * Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The department reserves the right to expire any permit where work has been suspended for a period of 180 days or more.
- Inspection services will not be provided when there is an unleashed dog on the premises.

BUILDING AND SAFETY PERMIT AND PLAN CHECK OFFICE LOCATIONS

Downtown Los Angeles 201 N. Figueroa St., 4th Fl. Los Angeles, CA 90012

Van Nuys 6262 Van Nuys Blvd., 2nd Fl. Van Nuys, CA 91401

West Los Angeles 1828 Sawtelle Blvd., 2nd Fl. Los Angeles, CA 90025

San Pedro 638 S. Beacon St., 2nd Fl. San Pedro, CA 90731

South Los Angeles 8475 S. Vermont Ave., 2nd Fl. Los Angeles, CA 90044

4/2/2021 Document Search



Search Online Building Records

Result of Document Search by Address Address: 564 VIRGIL 1. To print a summary overview, check mark the column for the desired record, then click here for printer friendly format. 2. To obtain the summary of the document, click on any of the result records below, (i.e. Document Type, ... Doc number). Sort By Doc Date Ascending Then By Doc Date Ascending Then By Doc Number Ascending Sort

4/15/2015 15041-90000-11301

To view the digital document, click on the digital icon (If image is not available, please come visit us at our Records Counter Office.

ELECTRICAL PERMIT 👨

Pre-selected addresses:

1 10 0010	oled addresses.				
All	•				
All	Document Type	Sub Type	Doc Date	User Doc Number	Digita l Image
	BUILDING PERMIT 🗐	BLDG-NEW	10/14/1912	1912LA12719	
	BUILDING PERMIT 🗐	NEW CONSTRUCTION	10/14/1912	1912LA12719	(
	BUILDING PERMIT 🗐	BLDG-NEW	8/16/1924	1924LA03327	
	BUILDING PERMIT 🗐	BLDG-NEW	8/16/1924	1924LA03327	
	BUILDING PERMIT 🗐	BLDG-NEW	8/16/1924	1924LA33257	(
	BUILDING PERMIT 🗐	BLDG-ALTER/REPAIR	8/18/1924	1924LA33579	
	BUILDING PERMIT 🗐	BLDG-RELOCATION	8/18/1924	1924LA33579	(
	BUILDING PERMIT 🗐		7/25/1927	1927LA20901	
	BUILDING PERMIT 🗐	BLDG-ALTER/REPAIR	7/25/1927	1927LA20901	(
	CERTIFICATE OF OCCUPANCY 🗐		10/17/1927	1927LA20901	(
	CERTIFICATE OF OCCUPANCY 🗐		10/17/1927	1927LA20901	(%)
	BUILDING PERMIT 🗐	BLDG-ALTER/REPAIR	3/6/2002	02016-10000-04181	
	BUILDING PERMIT 🗐	BLDG-ALTER/REPAIR	3/6/2002	02016-10000-04181	(
	BUILDING PERMIT 🗐	BLDG-ALTER/REPAIR	3/6/2002	02016-10000-04181	(%)
	MECHANICAL PERMIT 🗐	PLUMBING	10/29/2002	02042-90000-33409	(

Page 1 of 1

ome	
rint •	
elp	
contact Us	
Search Records by:	
<u>Address</u>	
Legal Description	
Assessor Number	
Document Number	
Advance and Address Range	
Internet Explorer rowser Compatibility.	1
LA GO WALLOW ALD DO	

ladbsdoc.lacity.org



City of Los Angeles Department of City Planning

6/16/2021 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

564 N VIRGIL AVE 564 1/2 N VIRGIL AVE

ZIP CODES

90004

RECENT ACTIVITY

CHC-2021-5001-HCM ENV-2021-5002-CE

CASE NUMBERS

CPC-2000-1976-SP CPC-1986-823-GPC

CPC-1984-1-HD

ORD-186735

ORD-184888

ORD-184414

ORD-184385 ORD-184271

ORD-173799 ORD-173749

ORD-165331-SA6130

ORD-161116-SA18B

ORD-129279

ENV-2000-1978-ND

ND-2000-1978

Address/Legal Information

PIN Number 141A201 141 Lot/Parcel Area (Calculated) 3,500.4 (sq ft)

Thomas Brothers Grid PAGE 594 - GRID B7

Assessor Parcel No. (APN) 5539029031

Tract DAYTON HEIGHTS TRACT

Map Reference M R 25-35

Block L

FR 30 Lot

Arb (Lot Cut Reference)

Map Sheet 141A201

Jurisdictional Information

Community Plan Area Wilshire Area Planning Commission Central

Neighborhood Council East Hollywood

Council District CD 13 - Mitch O'Farrell

Census Tract # 1927.00

LADBS District Office Los Angeles Metro

Planning and Zoning Information

Special Notes None

Zoning R3-1

Zoning Information (ZI) ZI-2286 Specific Plan: Vermont/Western Station Neighborhood Area

1

ZI-2374 State Enterprise Zone: Los Angeles

ZI-2452 Transit Priority Area in the City of Los Angeles

General Plan Land Use Medium Residential

General Plan Note(s) Yes

Hillside Area (Zoning Code) Nο

Specific Plan Area VERMONT / WESTERN STATION NEIGHBORHOOD AREA PLAN

Subarea A: Neighborhood Conservation

Special Land Use / Zoning None Historic Preservation Review No Historic Preservation Overlay Zone None Other Historic Designations None Other Historic Survey Information None Mills Act Contract None

CDO: Community Design Overlay None CPIO: Community Plan Imp. Overlay None Subarea None CUGU: Clean Up-Green Up None HCR: Hillside Construction Regulation No NSO: Neighborhood Stabilization Overlay No POD: Pedestrian Oriented Districts None RFA: Residential Floor Area District None RIO: River Implementation Overlay No

SN: Sign District No Streetscape No Adaptive Reuse Incentive Area None

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

Affordable Housing Linkage Fee

Residential Market Area Medium-High

Non-Residential Market Area High Transit Oriented Communities (TOC) Tier 3 RPA: Redevelopment Project Area None Central City Parking No Downtown Parking No **Building Line** None

Active: Dayton Early Education Center 500 Ft School Zone

Active: Dayton Heights Elementary School

500 Ft Park Zone No

Assessor Information

Assessor Parcel No. (APN) 5539029031

Ownership (Assessor)

Owner1 MATAYOSHI, KENKICHI TR Address 8271 MELROSE AVE UNIT 207 LOS ANGELES CA 90046

Ownership (Bureau of Engineering, Land

Records)

Owner MATAYOSHI, SEIEI & SETSUKO

Address 56 N. VIRGIL AVE

LOS ANGELES CA 90004

MATAYOSHI, SEIEI & SETSUKO Owner

Address 564 N. VIRGIL AVE

LOS ANGELES CA 90004

APN Area (Co. Public Works)* 0.122 (ac)

Use Code 0800 - Residential - Rooming/Boarding House

Assessed Land Val. \$571,653 Assessed Improvement Val. \$283,124 Last Owner Change 12/16/2015 Last Sale Amount \$2,035,020

Tax Rate Area 13 Deed Ref No. (City Clerk) 908968 865198

8-495

Building 1

1912 Year Built **Building Class** DX Number of Units 0 Number of Bedrooms 23 Number of Bathrooms

Building Square Footage 3,074.0 (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) Yes [APN: 5539029031]

Additional Information

Airport Hazard None Coastal Zone None

Farmland Area Not Mapped

Urban Agriculture Incentive Zone YES Very High Fire Hazard Severity Zone No Fire District No. 1 No

Flood Zone Outside Flood Zone

Watercourse No Hazardous Waste / Border Zone Properties No
Methane Hazard Site None
High Wind Velocity Areas No
Special Grading Area (BOE Basic Grid Map A- Yes

13372)

Seismic Hazards

Wells

Active Fault Near-Source Zone

Nearest Fault (Distance in km) 1.46297904

Nearest Fault (Name) Upper Elysian Park
Region Los Angeles Blind Thrusts

None

Fault Type B

Slip Rate (mm/year) 1.30000000
Slip Geometry Reverse

 Slip Type
 Poorly Constrained

 Down Dip Width (km)
 13.00000000

 Rupture Top
 3.00000000

 Rupture Bottom
 13.00000000

 Dip Angle (degrees)
 50.0000000

 Maximum Magnitude
 6.40000000

Alquist-Priolo Fault Zone No
Landslide No
Liquefaction No
Preliminary Fault Rupture Study Area No
Tsunami Inundation Zone No

Economic Development Areas

Business Improvement District None
Hubzone Qualified
Opportunity Zone Yes
Promise Zone None

State Enterprise Zone LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to Housing+Community Investment Department

Telephone (866) 557-7368
Website http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO) Yes [APN: 5539029031]

Ellis Act Property No
AB 1482: Tenant Protection Act No

Public Safety

Police Information

Bureau Central
Division / Station Rampart
Reporting District 212

Fire Information

Bureau Central
Batallion 111
District / Fire Station 6
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-2000-1976-SP

Required Action(s): SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)

Project Descriptions(s): A PUBLIC HEARING REGARDING THE PROPOSED VERMONT/WESTERN TRANSIT ORIENTED DISTRICT NEIGHBORHOOD

AND SPECIFIC PLAN ORDINANCE.

Case Number: CPC-1986-823-GPC

Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

Project Descriptions(s): AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND

COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION

LAWSUIT

Case Number: CPC-1984-1-HD

Required Action(s): HD-HEIGHT DISTRICT

Project Descriptions(s): CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.

Case Number: ENV-2000-1978-ND

Required Action(s): ND-NEGATIVE DECLARATION

Project Descriptions(s): A PUBLIC HEARING REGARDING THE PROPOSED VERMONT/WESTERN TRANSIT ORIENTED DISTRICT NEIGHBORHOOD

AND SPECIFIC PLAN ORDINANCE.

DATA NOT AVAILABLE

ORD-186735

ORD-184888

ORD-184414

ORD-184385

ORD-184271 ORD-173799

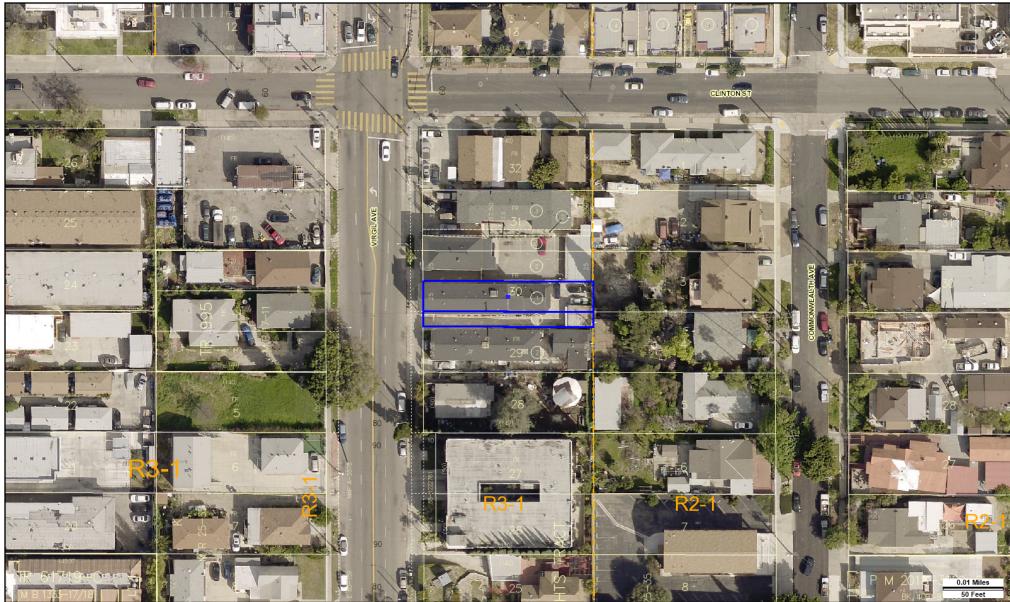
ORD-173749

ORD-165331-SA6130

ORD-161116-SA18B

ORD-129279

ND-2000-1978



Address: 564 N VIRGIL AVE

APN: 5539029031 PIN #: 141A201 141 Tract: DAYTON HEIGHTS TRACT

Block: L

Lot: FR 30

Arb: 1

Zoning: R3-1

General Plan: Medium Residential



