VILLAGE COURT
1328-1330-1/2 North Formosa Avenue
CHC-2017-3331-HCM
ENV-2017-3332-CE

Agenda packet includes:

1. Final Determination Staff Recommendation Report
2. Commission/ Staff Site Inspection Photos—September 28, 2017
3. Categorical Exemption
4. Under Consideration Staff Recommendation Report
5. Historic-Cultural Monument Application

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

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2017-3331-HCM
ENV-2017-3332-CE

HEARING DATE: October 19, 2017
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

EXPIRATION DATE: November 21, 2017

Location: 1328-1330-1/2 North Formosa Avenue
Council District: 4 - Ryu
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Hollywood Hills West
Legal Description: West Hollywood Boulevard Tract No. 2, Lot 43

PROJECT: Historic-Cultural Monument Application for VILLAGE COURT

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): Michael and Kimberly Kesler and Jackie Chatman
P.O. Box 461398
Los Angeles, CA 90046

APPLICANT/ PREPARER Hollywood Heritage, Inc.
P.O. Box 2586
Hollywood, CA 90078

RECOMMENDATION **That the Cultural Heritage Commission:**

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

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

VINCENT P. BERTONI, AICP
Director of Planning

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Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

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Melissa Jones, Planning Assistant
Office of Historic Resources

Attachments: Commission/ Staff Site Inspection Photos—September 28, 2017
Historic-Cultural Monument Application

FINDINGS

- Village Court "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an excellent and rare example of Storybook-style, multi-family residential architecture in Hollywood.

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

SUMMARY

The property at 1328-1330-1/2 North Formosa Avenue is a multi-family residential court consisting of four residences and three garages located on the eastside of North Formosa Avenue, between Sunset Boulevard to the north and Fountain Avenue to the south in the Hollywood neighborhood of Los Angeles. It was constructed in 1923 by noted architectural designer Arthur Zwebell in the Storybook architectural style for Louis Casler, a local real estate investor. Early city directory listings noted the name of the property as "Casler Village Court."

The subject property occupies a rectangular parcel that fronts North Formosa Avenue to the west and a painted wooden fence with a pedestrian gate spans the original entrance to the property. The four residential buildings, two detached one-bedroom dwellings and two two-bedroom duplexes, are situated around a central courtyard paved with natural stone. Two of the garages, one single-bay and one two-bay unit, are joined by a small laundry room. The third garage is a detached one-bay unit set at the street. The buildings are of wood frame construction with cement plaster and clinker brick cladding and painted wood half-timbering; some secondary facades are clad in horizontal wooden boards. The residential buildings are irregular in plan with multiple volumes and some have projecting bays or turrets and gabled dormers. The roofs are generally cross-gabled and steeply pitched with composition shingles, flared eaves, and exposed rafter tails. The primary façade of each residence is asymmetrically composed. The main entrance is located on the secondary façade and is accessed via a stoop with a shed roof. The primary entrance doors are batten or paneled wood with stained or leaded glass accent lights, metal hardware, and wood surrounds. Fenestration is varied and consists primarily of single and grouped wood casement windows with leaded glass or divided lites, single and grouped wood double-hung windows with divided lites, fixed wood windows with divided lites, and wood awning windows with leaded glass. Windows have wood or cement plaster surrounds and some have wooden shutters. Interior features of the residences include wood or clay tile floors, rough cement plaster walls with plaster moldings, flat or vaulted plaster ceilings with exposed wooden beams, wooden cabinetry with batten doors and metal hardware,

and tiled countertops. The interior staircases in the duplex units are circular with wooden balusters and railings.

Arthur Bernard Zwebell was born on September 27, 1891, in Rock Valley, Iowa. Zwebell met and married Nina Louise Wilcox, and the couple moved to Milwaukee, Wisconsin, where Nina opened a decorating shop and Arthur established a car dealership with his two brothers that focused on the manufacture of automobile related inventions and aftermarket improvements. In the early 1920s, Arthur and Nina moved to Los Angeles and they entered into a real estate development business through which they oversaw the design, construction, and subsequent sale or leasing of income properties. At the same time, Nina Zwebell established an interior design firm as well as a furniture factory, where she concurrently designed and produced period furniture throughout the 1920s. Nina designed the interiors for all of their apartment courts, and in many cases she created accompanying furniture. Arthur Zwebell was not a licensed architect; however, in the early years of his business, he accepted commissions for the design of single-family residences and hired architects and engineers to sign drawings. The Zwebells are best known for the eight courtyard apartment buildings that they constructed during the 1920s: Quaint Village (1923, demolished); Village Court (1923, Hollywood); Mexican Village (1923, West Hollywood); Patio del Moro (1926, West Hollywood); the Andalusia (1926, Hollywood); La Ronda (1927, West Hollywood); El Cabrillo (1927, Hollywood); and Casa Laguna (1928, Los Feliz). Arthur Zwebell died on January 29, 1973, in Studio City, and Nina Zwebell died on March 11, 1976, in Los Angeles.

While the subject property has undergone some alterations over time, overall the residences and garages are highly intact. Alterations include the repair of the ceilings and roofs of several of the residential buildings due to fires in 1938 and 1947; fire damage repair to a one-bedroom unit in 1974; replacement of windows in one of the dwellings in 1991; repair of the roof rafters on the two-car garage in 1994; and the remodeling of the kitchens and bathrooms in all of the units in 2017. Also, the attic spaces in the two duplex units were converted into living quarters in 2011 and pavers were installed in the original entrance and driveway in 2017. Other alterations include the addition of a fence and pedestrian gate at the entrance to the property, the removal of original light fixtures, the replacement of some garage doors, the installation of vinyl windows in secondary spaces in some of the units; and the installation of air-conditioning units at unknown dates.

The citywide historic resources survey, SurveyLA, identified the subject property as individually eligible for listing or designation at the national, state and local levels as an excellent and rare example of Storybook multi-family residential architecture in Hollywood and as an excellent example of entertainment industry-related residential development in Hollywood.

DISCUSSION

Village Court successfully meets one of the Historic-Cultural Monument criteria: it "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an excellent and rare example of Storybook-style, multi-family residential architecture in Hollywood.

Storybook-style architecture was based completely on a fairytale version of medieval Europe, employing a cartoonish interpretation of medieval forms and exaggerated handmade details meant to suggest great age. It was distinguished by an eccentric combination of historical and fictional design references, often taking common design elements from Tudor Revival-style

architecture. Buildings of this style are asymmetrical and artificially distressed to create a ramshackle appearance. Usually one to two stories in height, the roof is often designed to appear thatched with undulating and uneven shingles applied in waving patterns. Steeply pitched roofs of multiple gables with rolled or pointed eaves are accented with turrets and dovecotes capped with conical roofs. Elevations combine many materials, including wood, stucco, stone, and bricks. Intentionally imperfect half-timbering uses dark and twisted wood. Doors are made to resemble medieval plank doors. Multi-paned or lead-glass windows in arched openings are deliberately misaligned across the elevations. Additional accents include rubble stone or clinker brick chimneys that appear to be collapsing or haphazardly repaired over time.

While Storybook-style architecture was primarily utilized in the design and construction of single-family residences, the subject property represents a relatively rare and highly-stylized example of the style applied to a multi-family residential property. Its asymmetrical facades, multi-gabled, steeply pitched roofs with pointed eaves, irregular rooflines, turrets, and arched windows and doors are all representative features of the style. Although there have been some interior and exterior alterations over the years, the footprint of the subject property has remained the same since 1923 and it retains integrity of location, design, materials, workmanship, association, and feeling.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

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

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

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

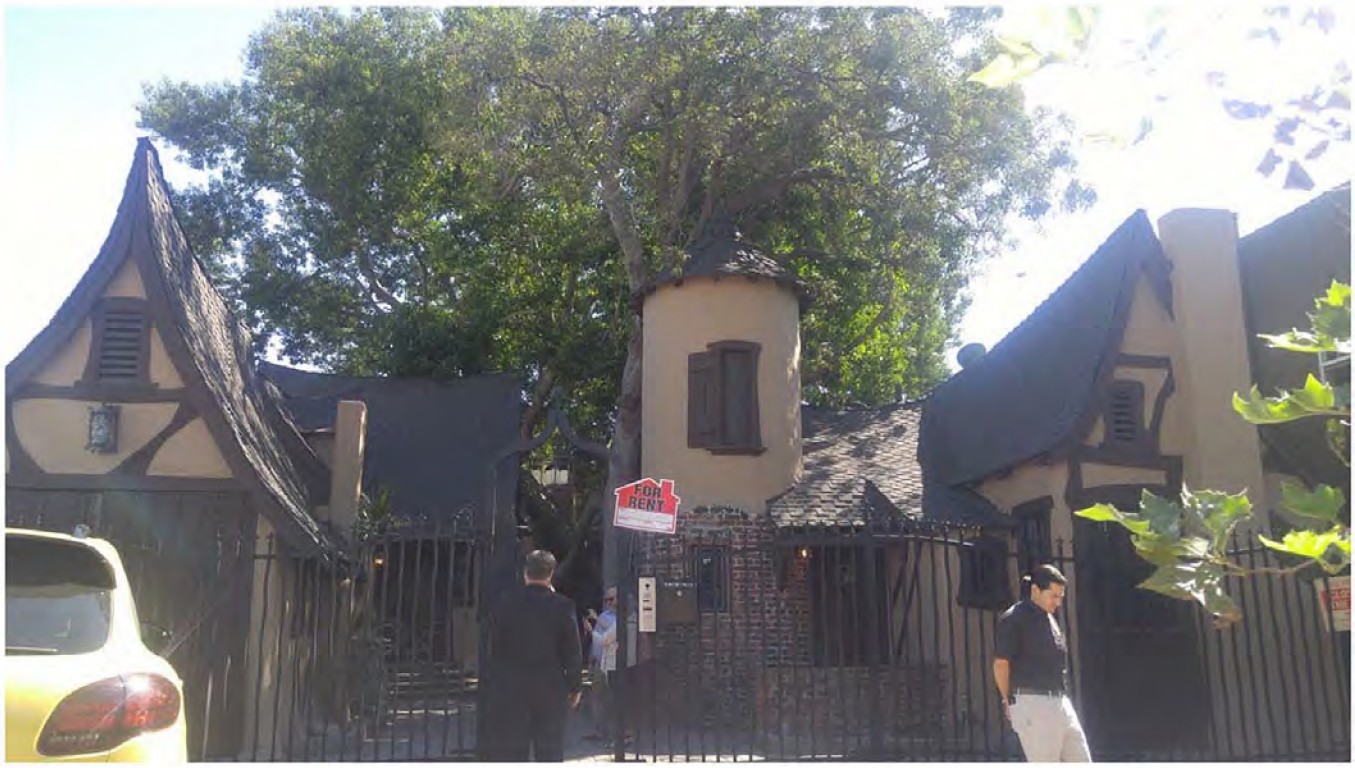
The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

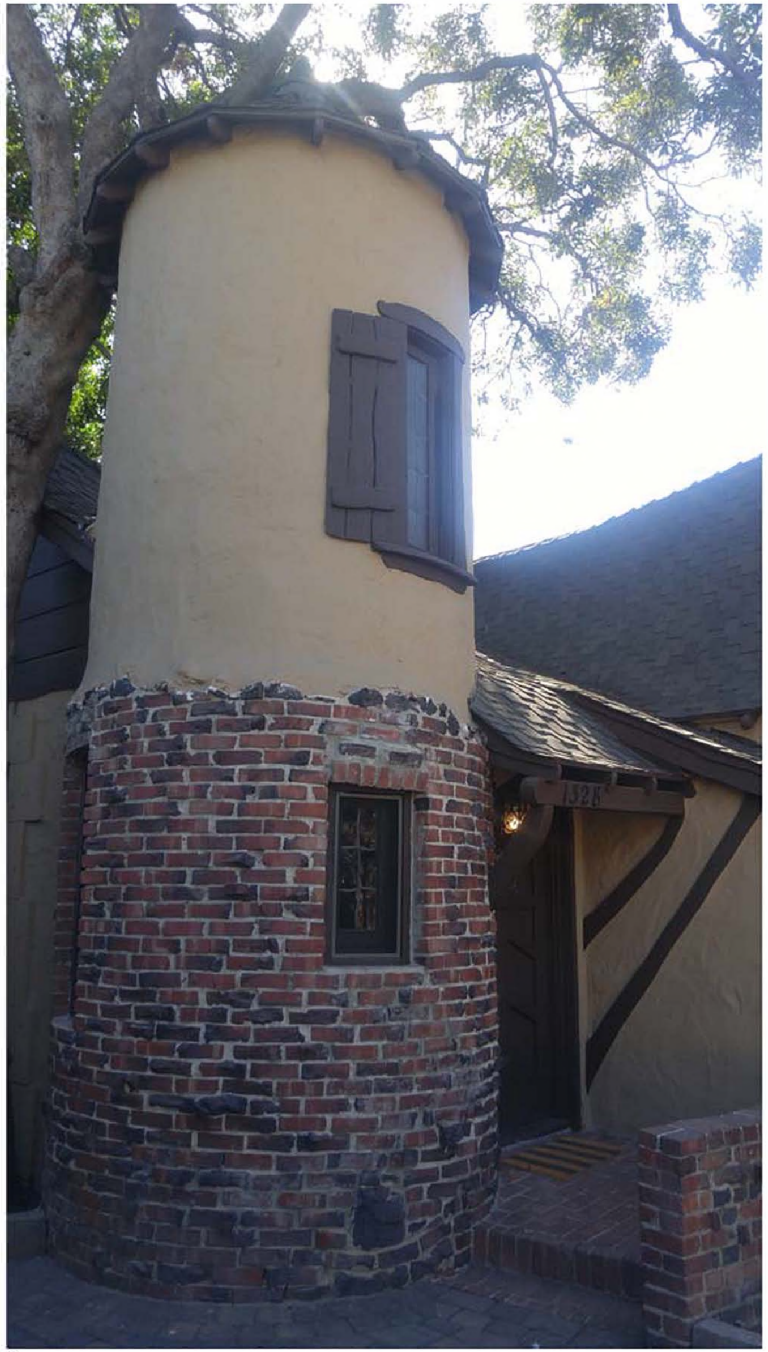
Categorical Exemption ENV-2017-3332-CE was prepared on October 2, 2017.

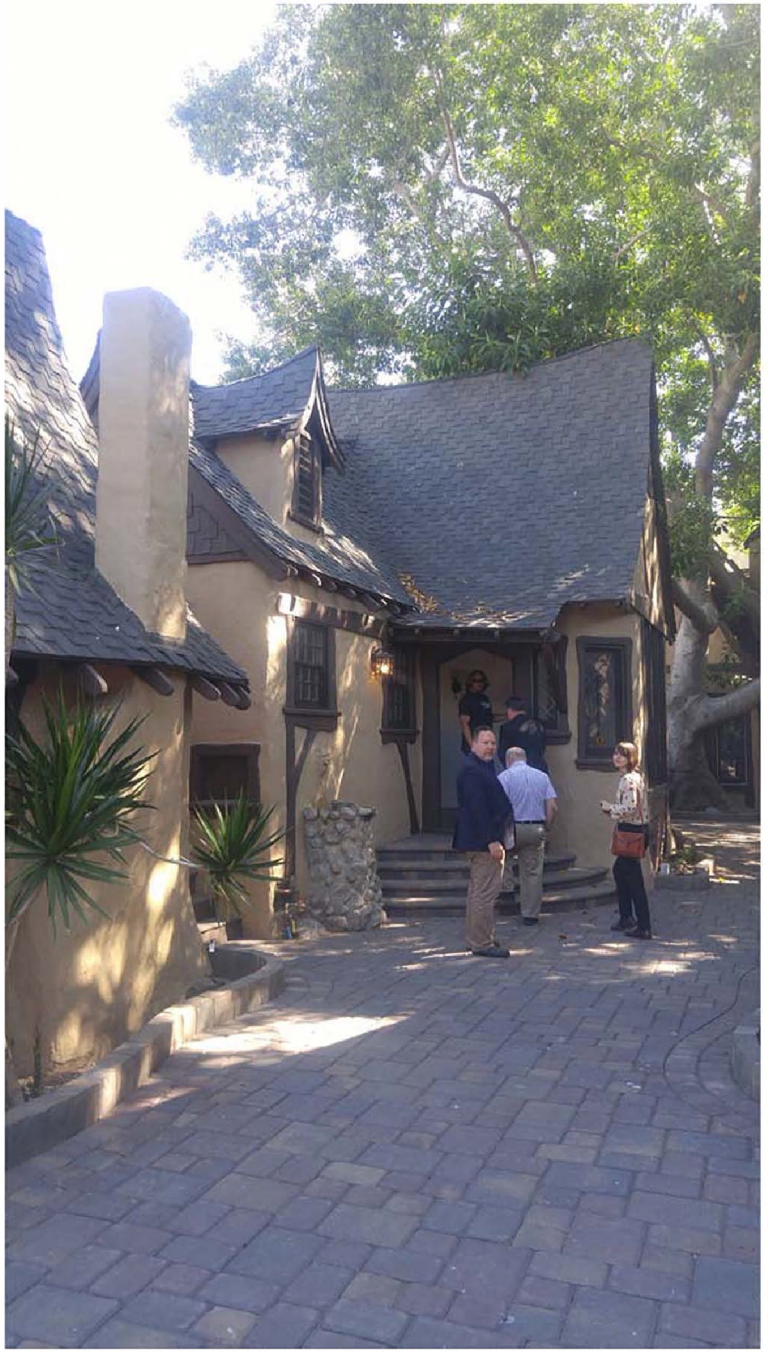
BACKGROUND

On September 7, 2017, the Cultural Heritage Commission voted to take the property under consideration. On September 28, a subcommittee of the Commission consisting of Commissioners Barron and Milofsky visited the property, accompanied by staff from the Office of Historic Resources.


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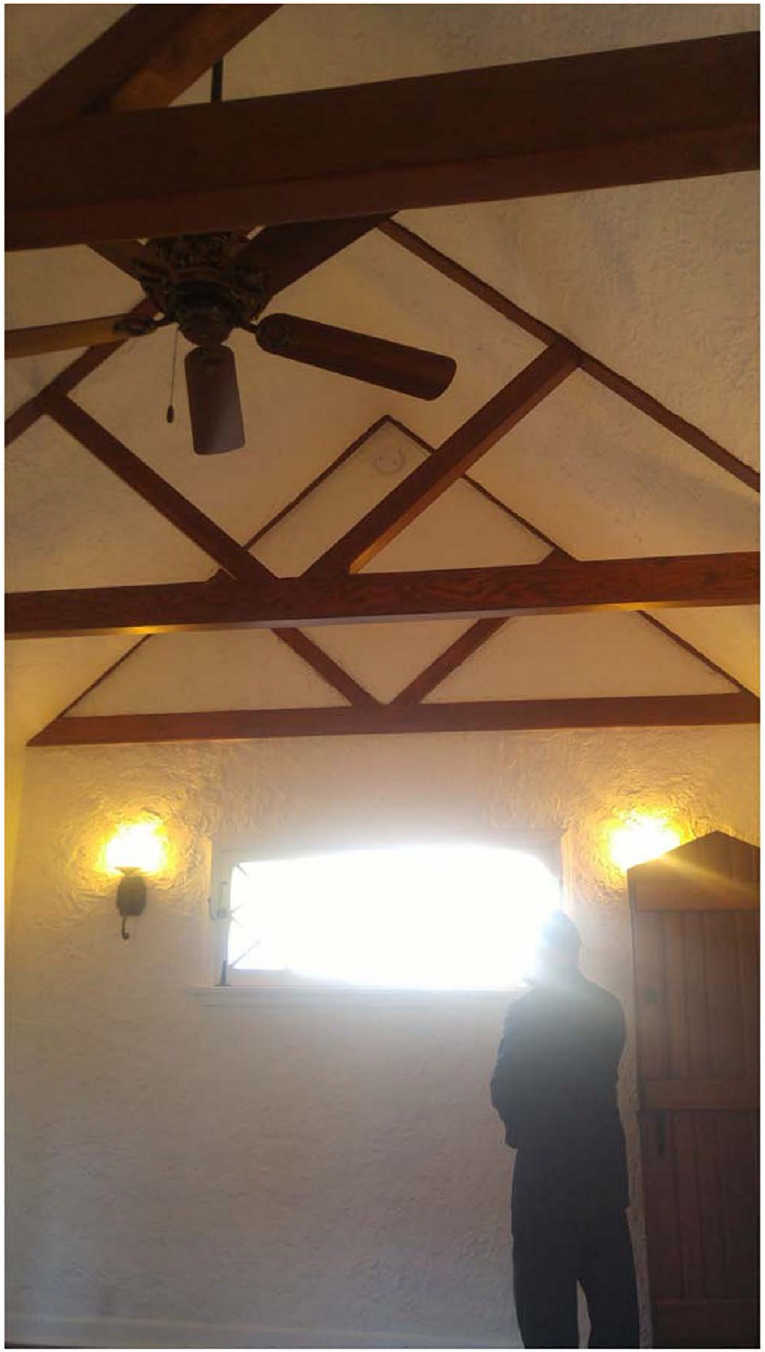




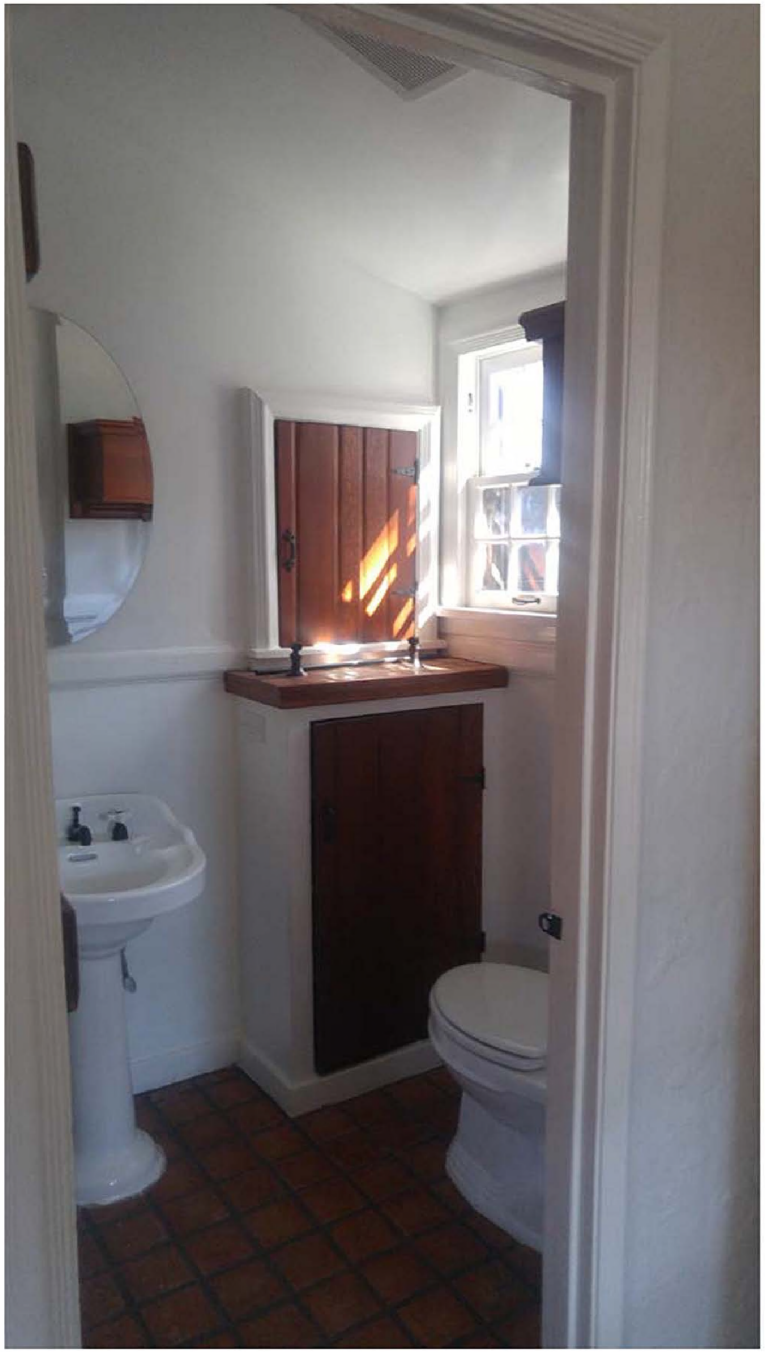




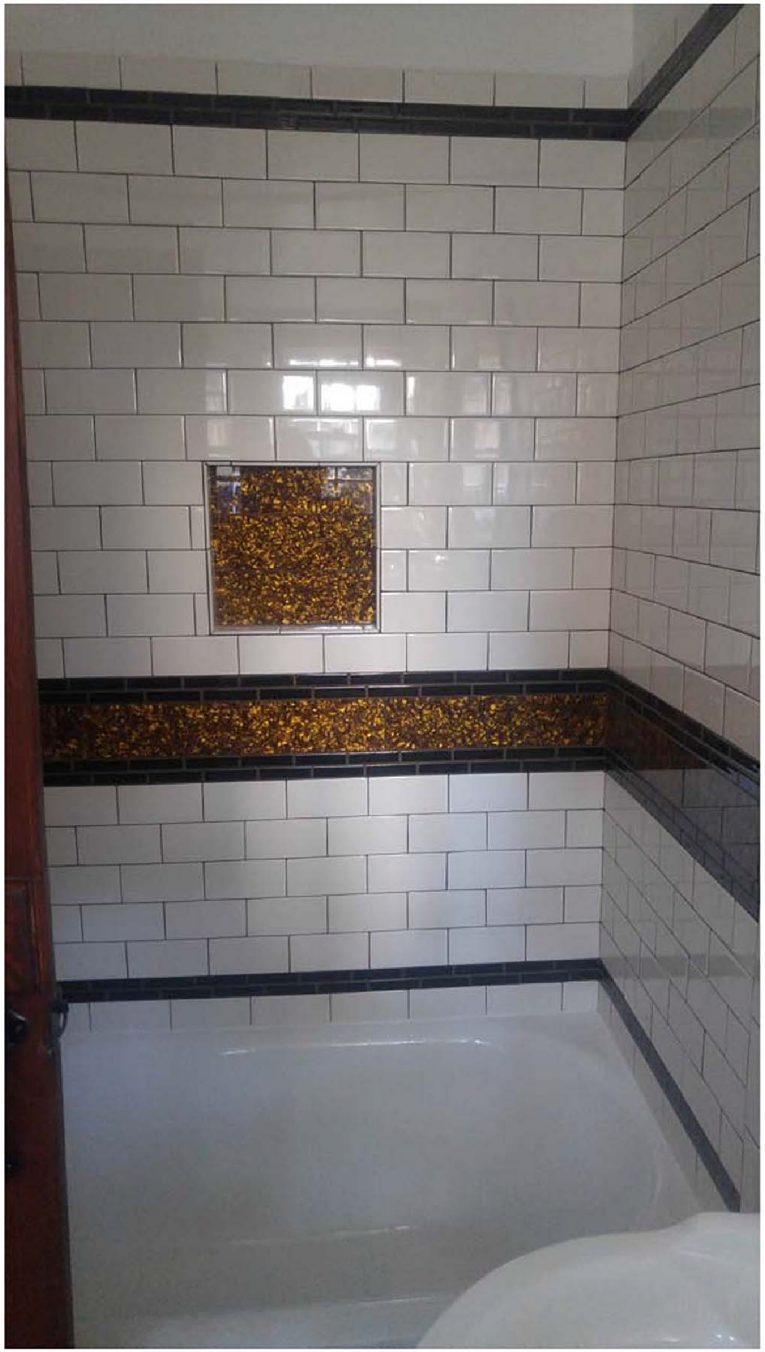


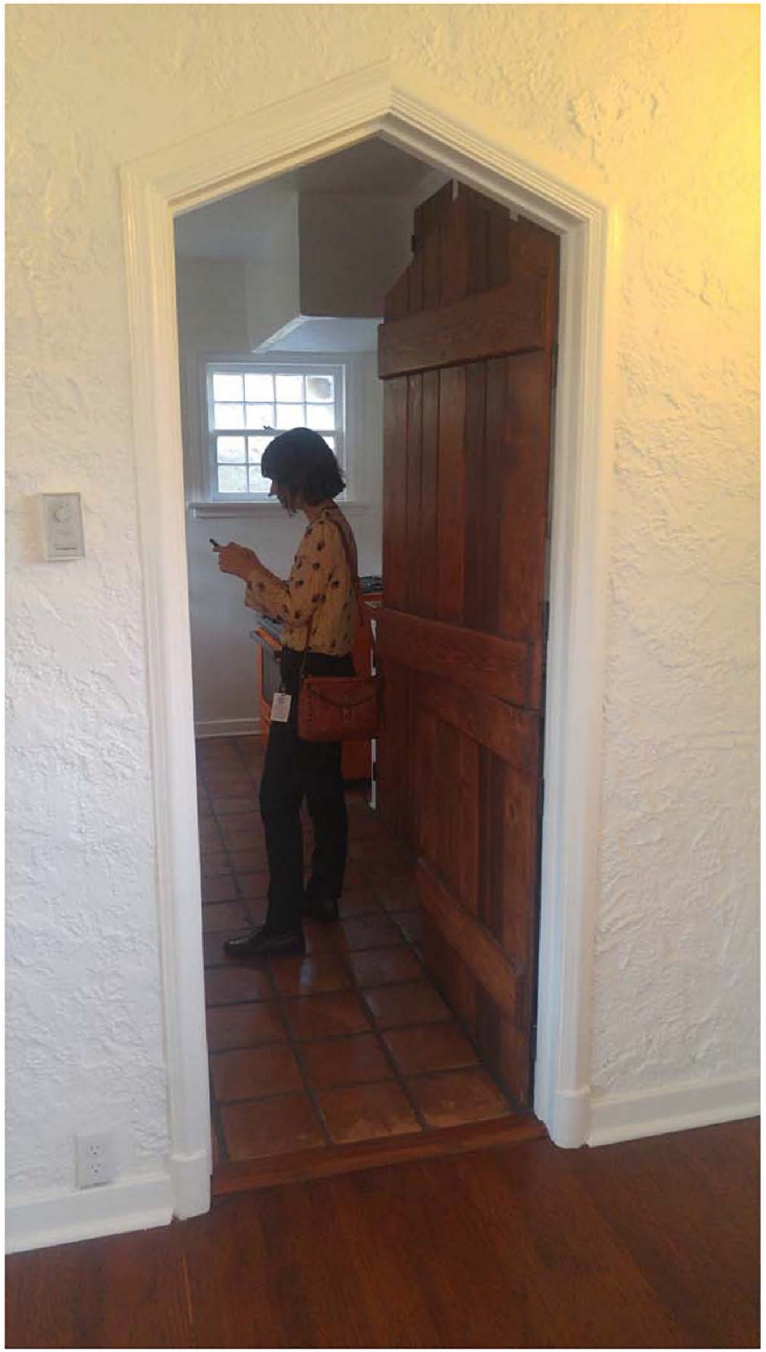






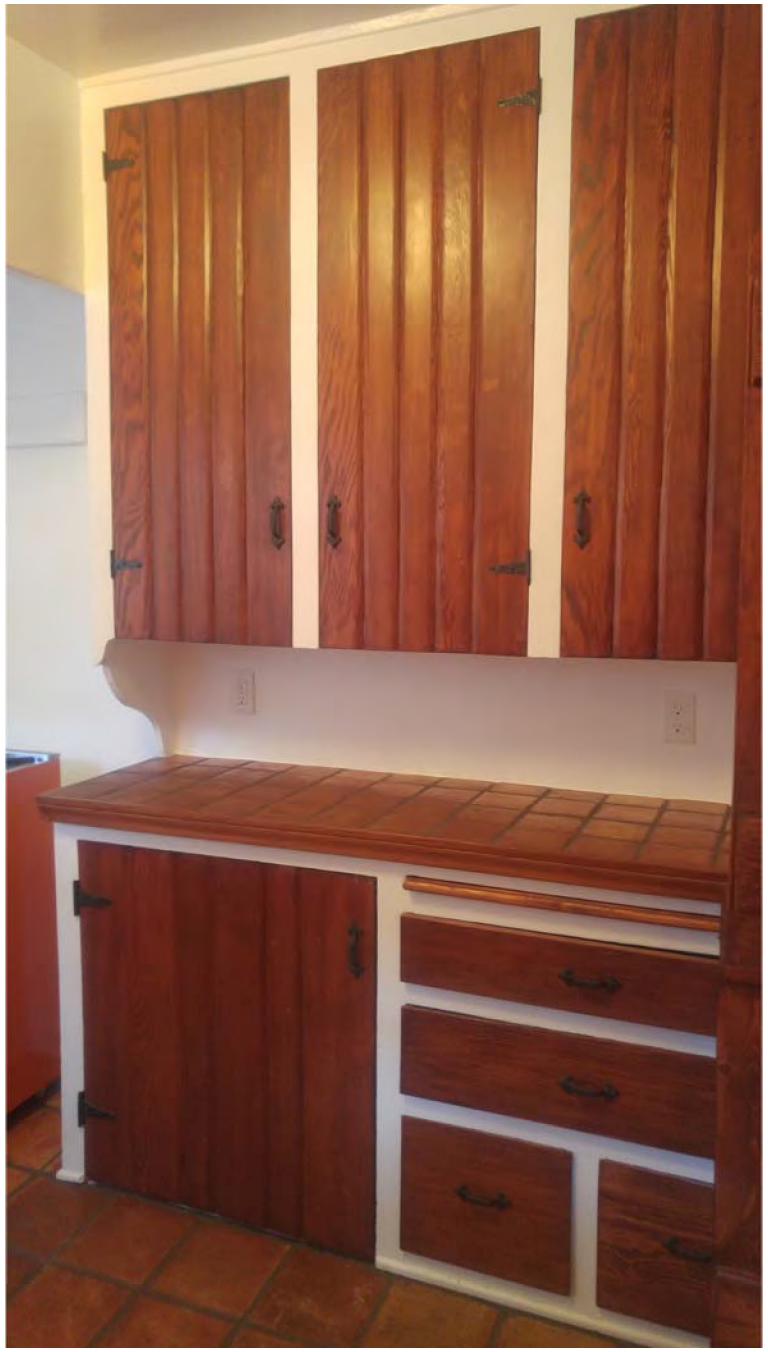






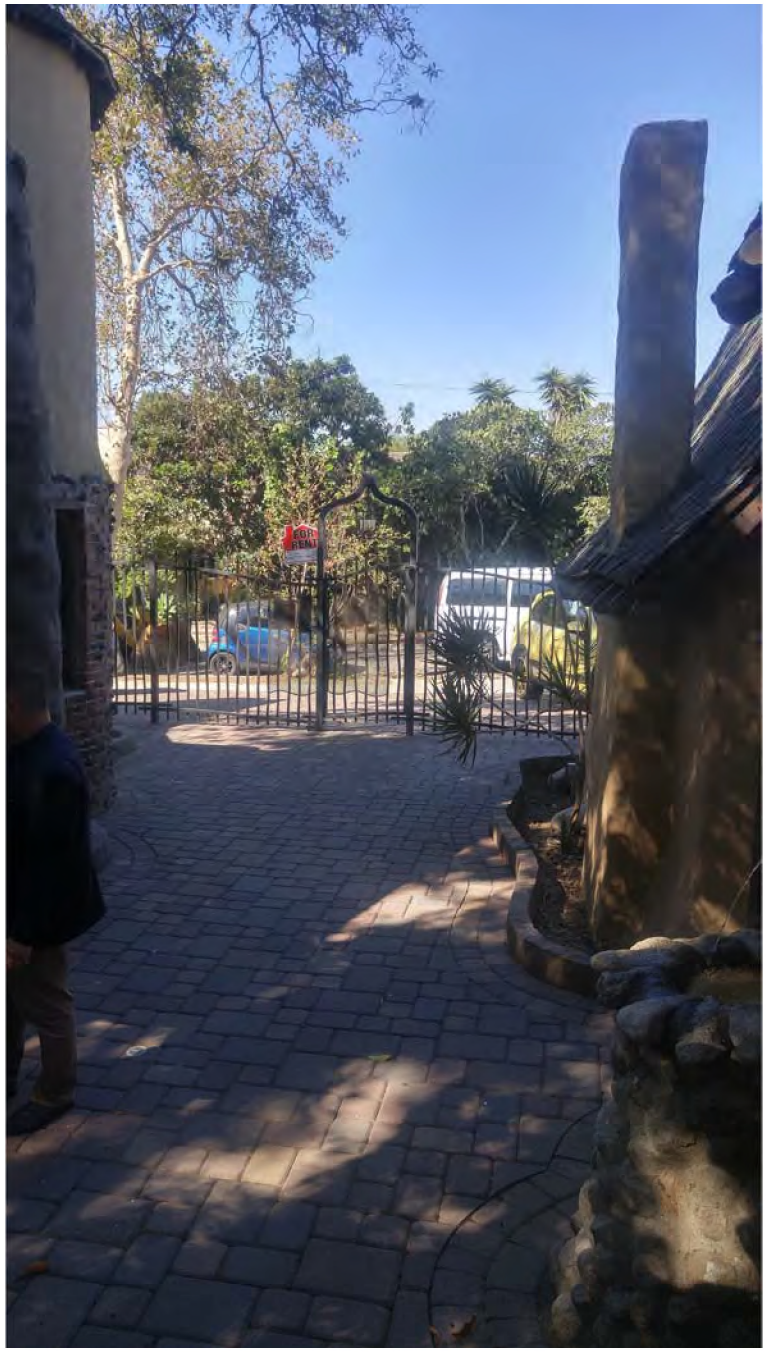




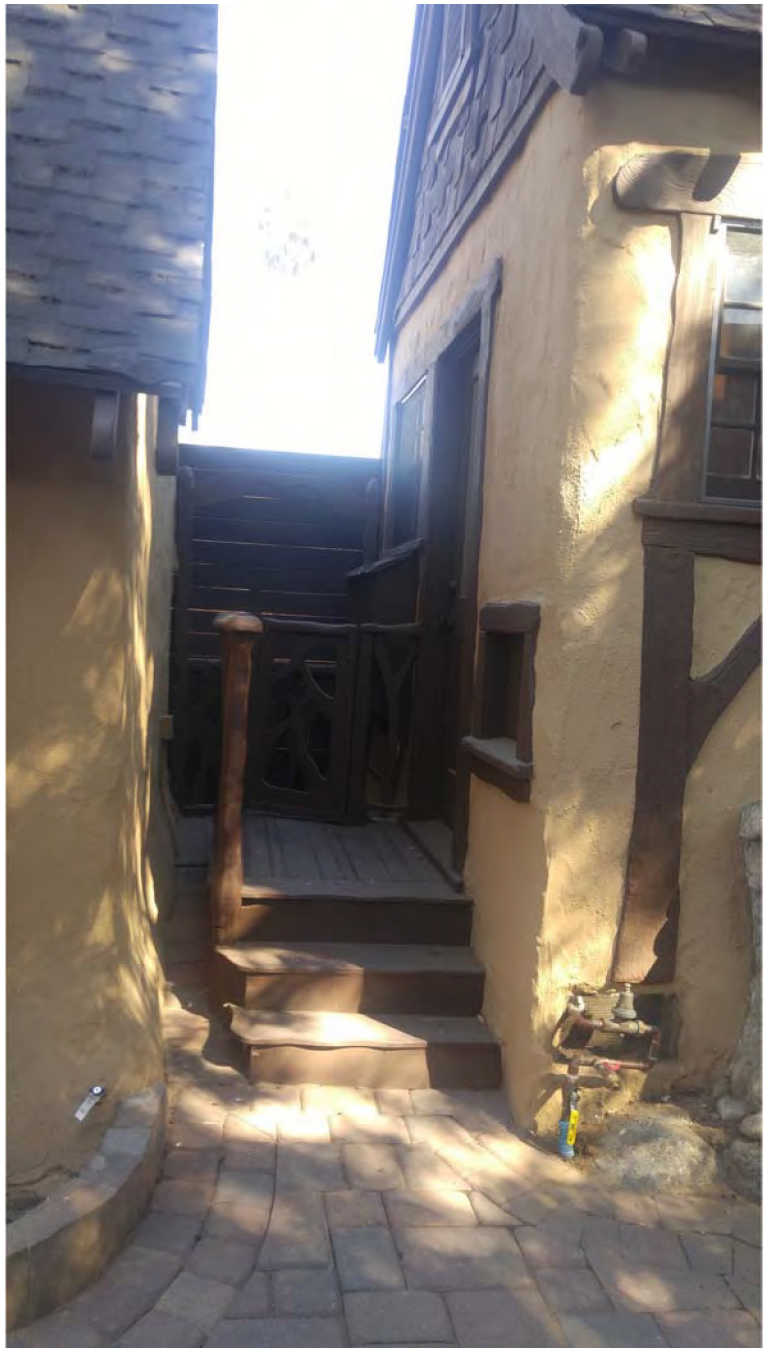




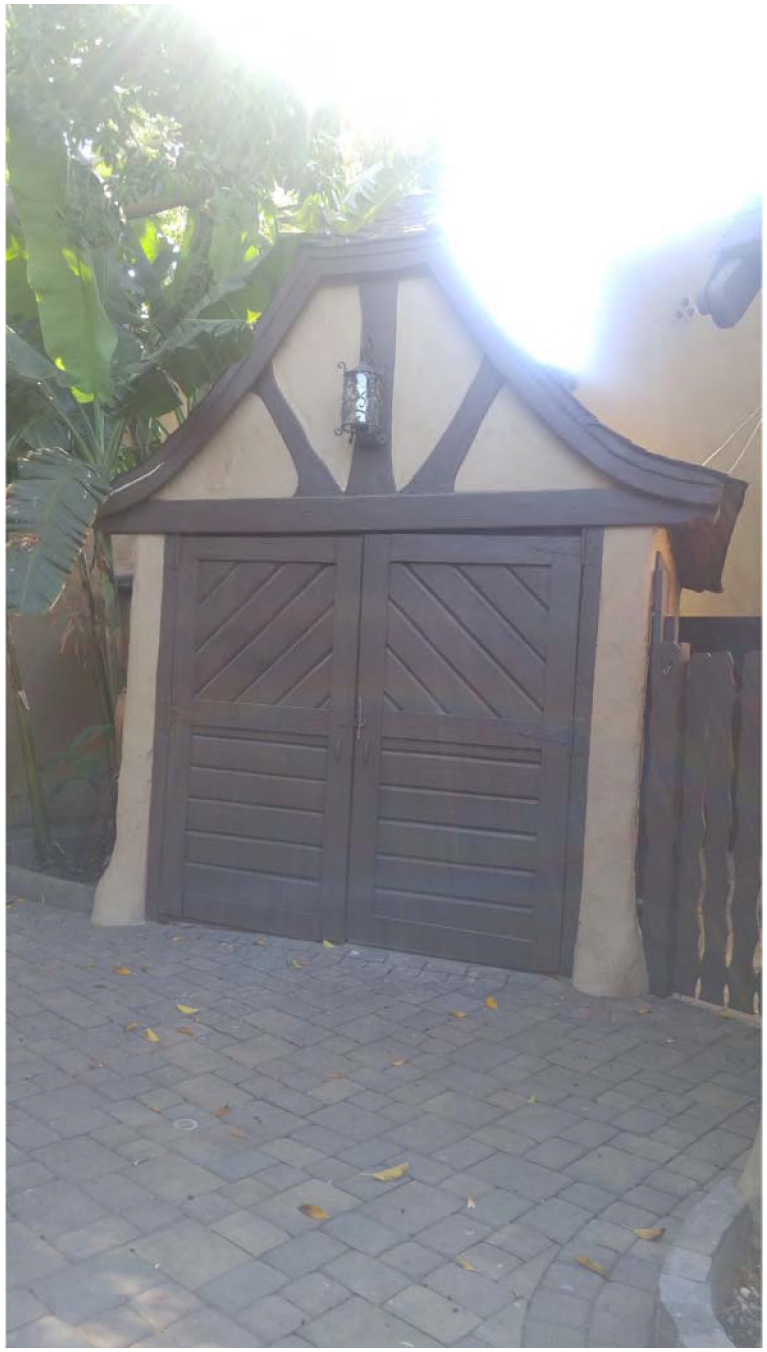




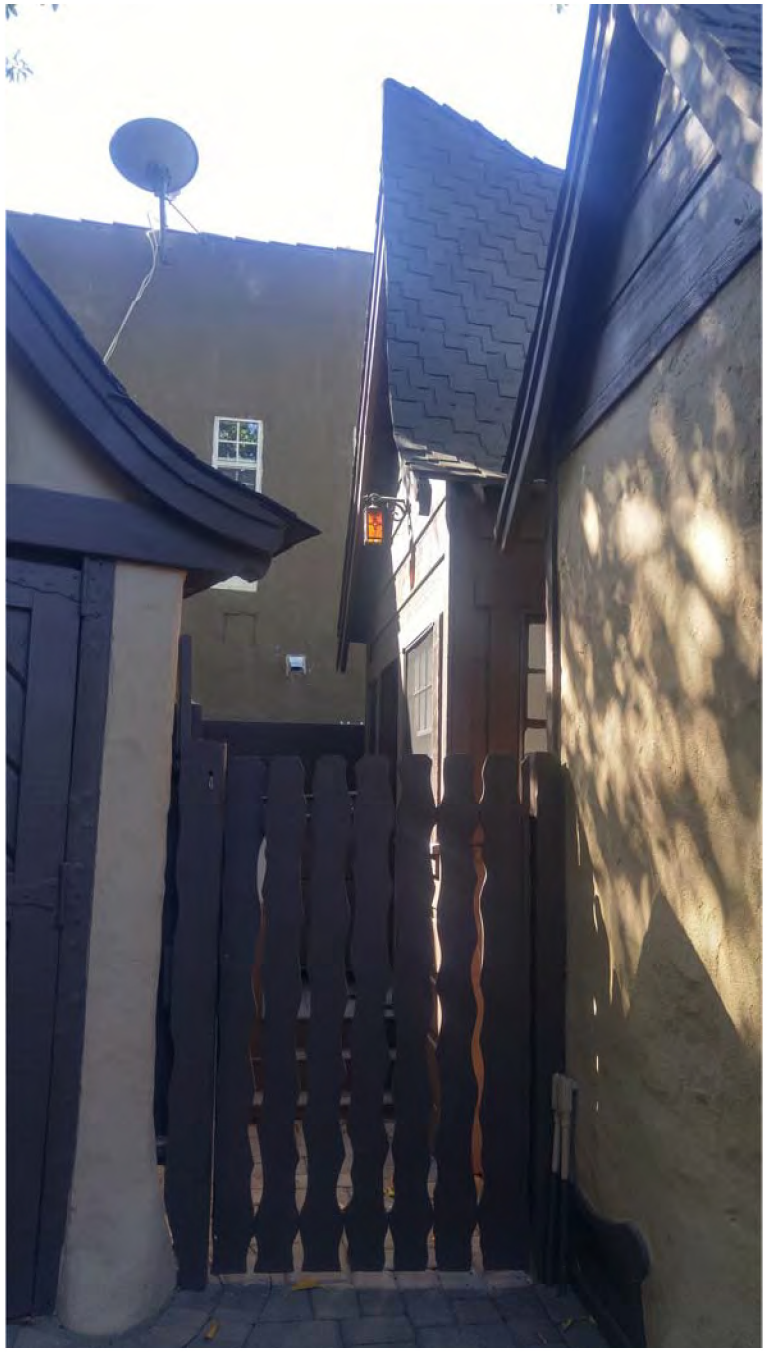








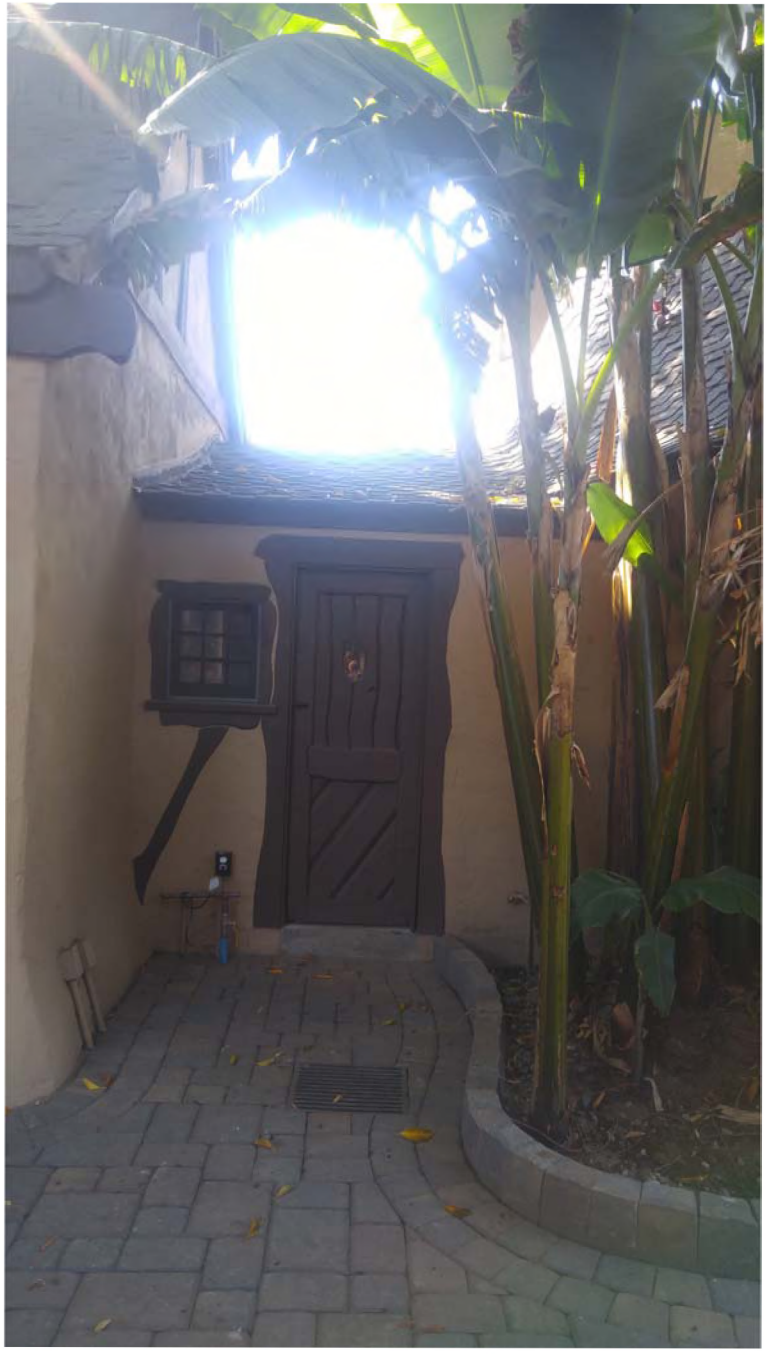








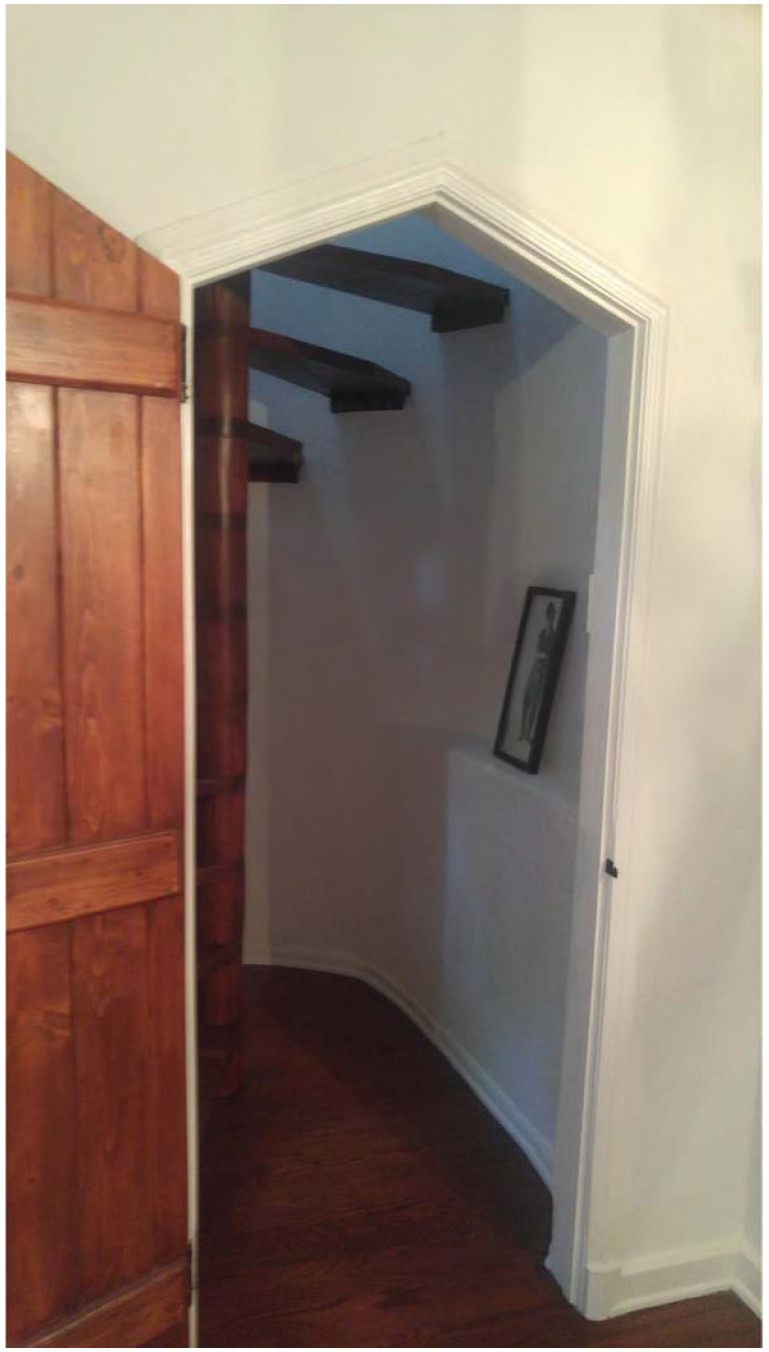




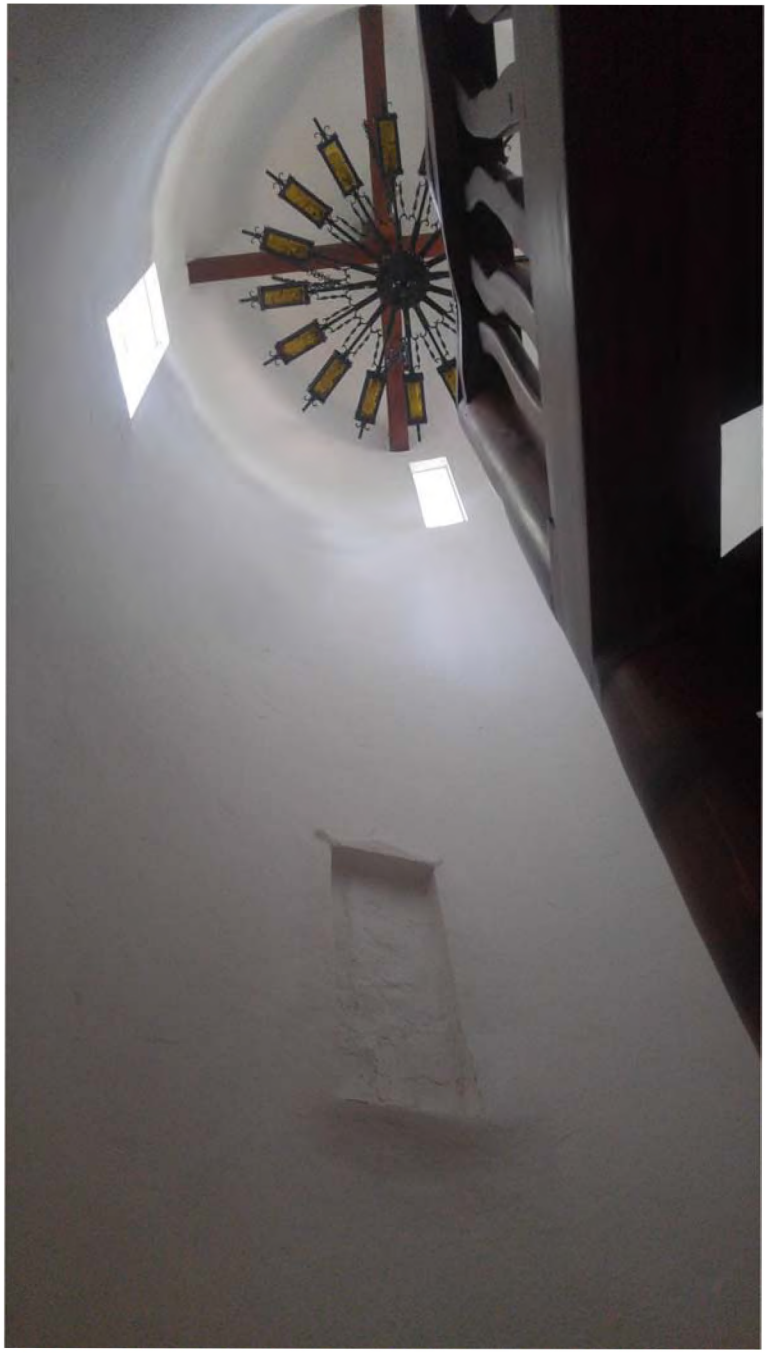


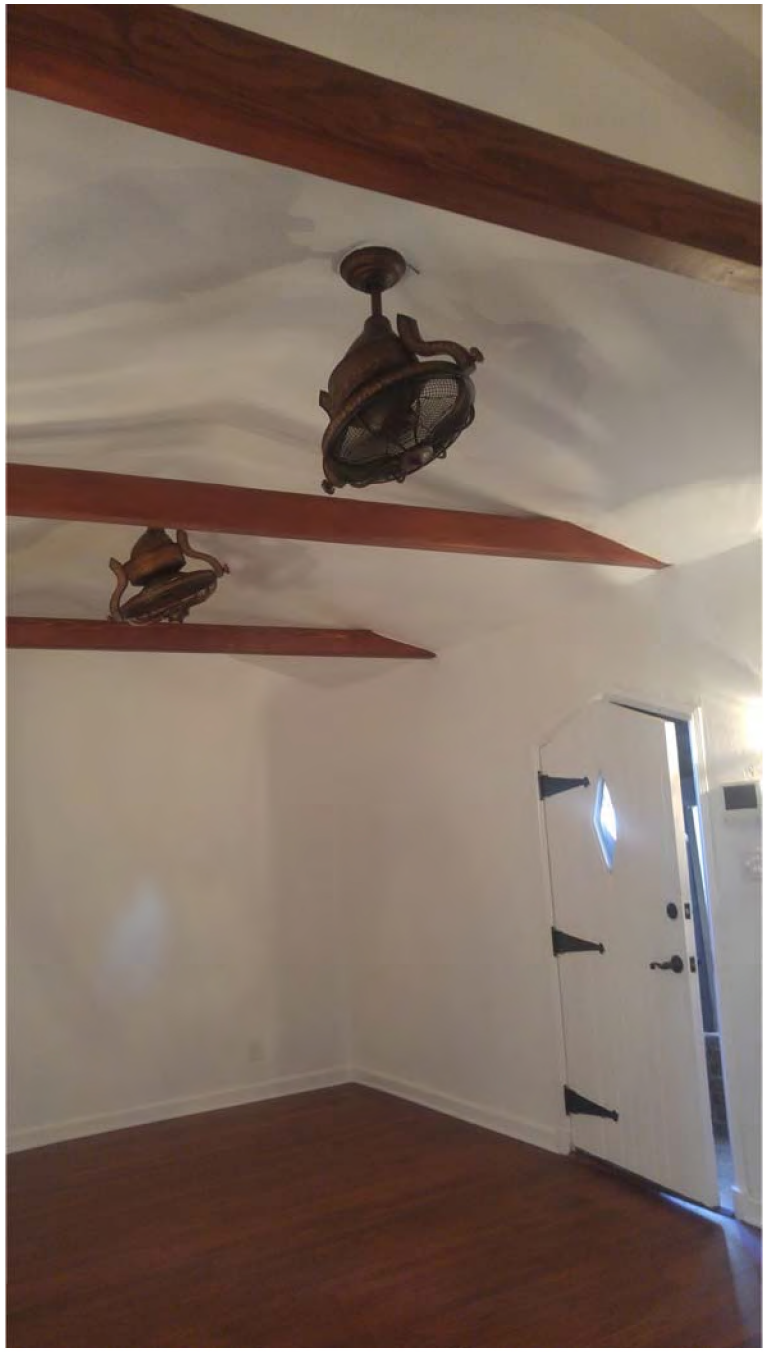


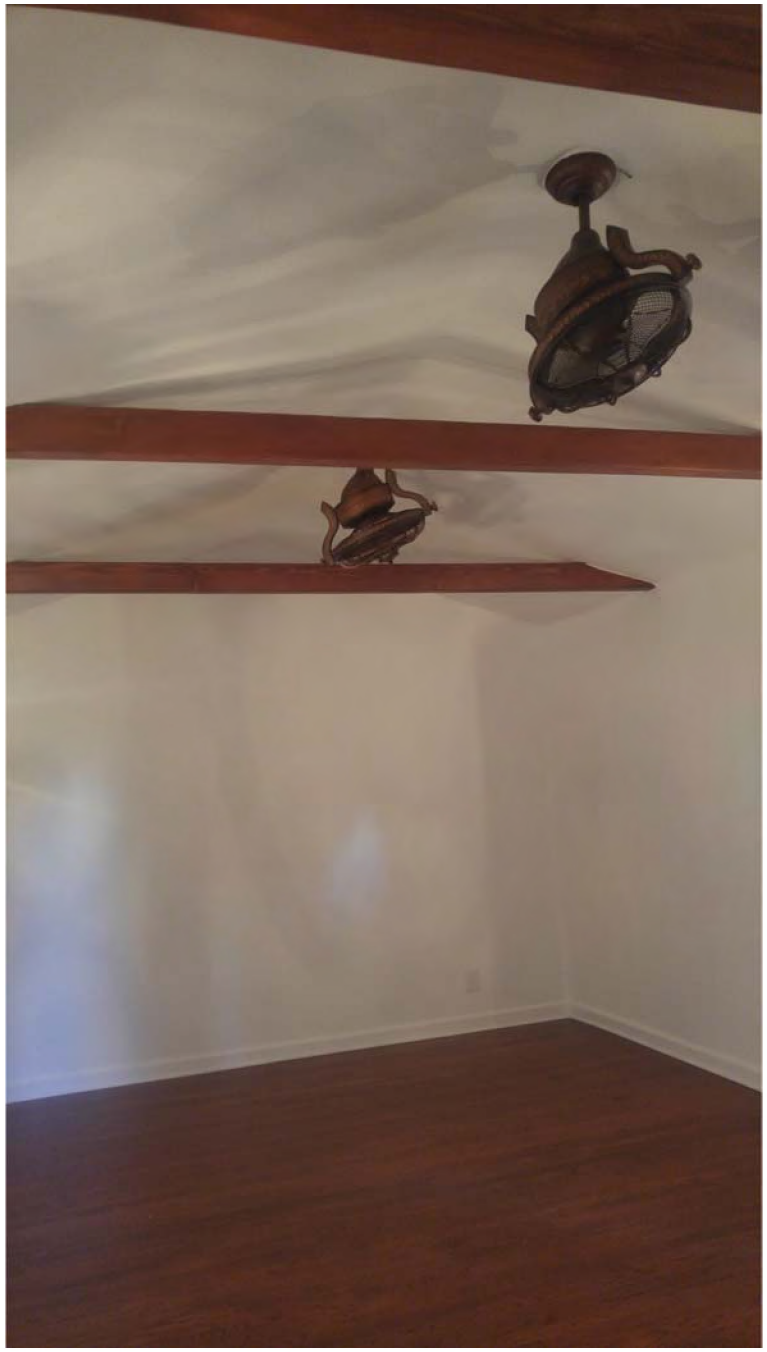


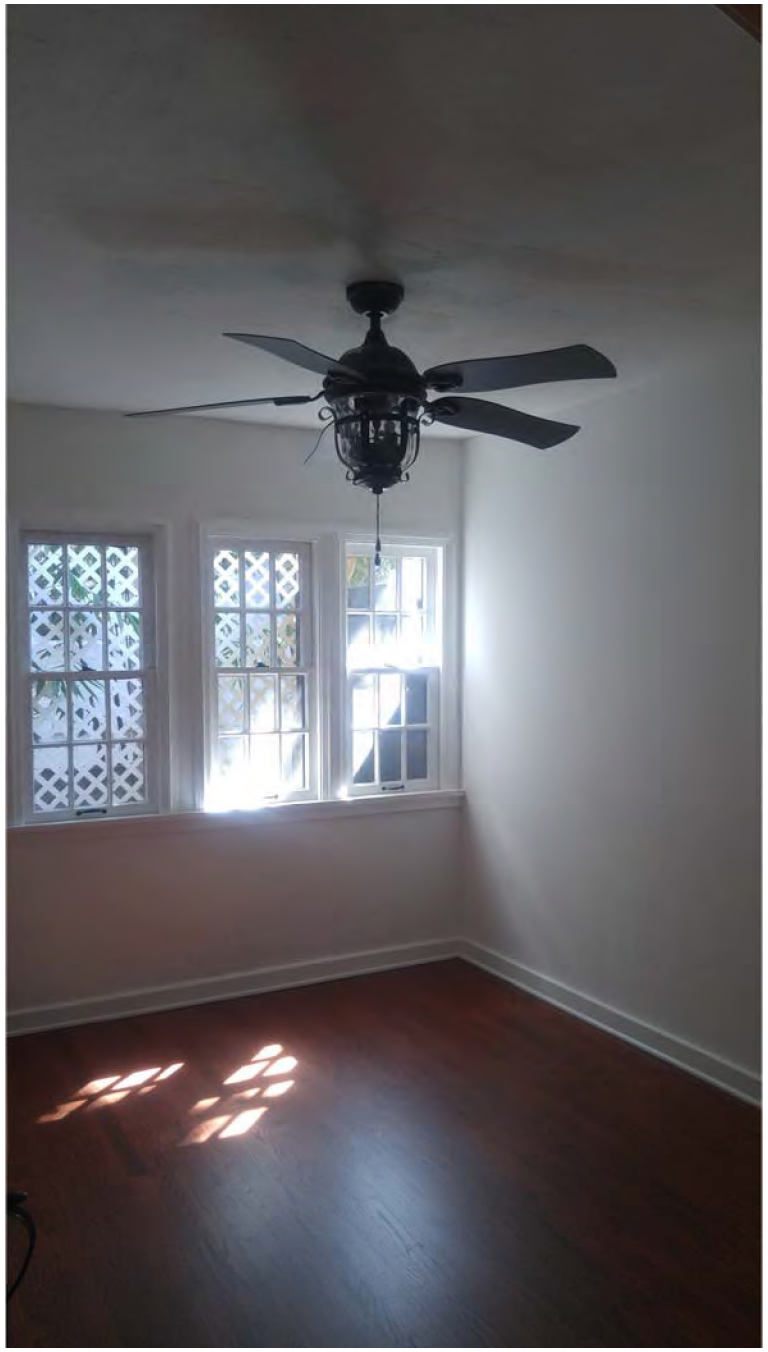




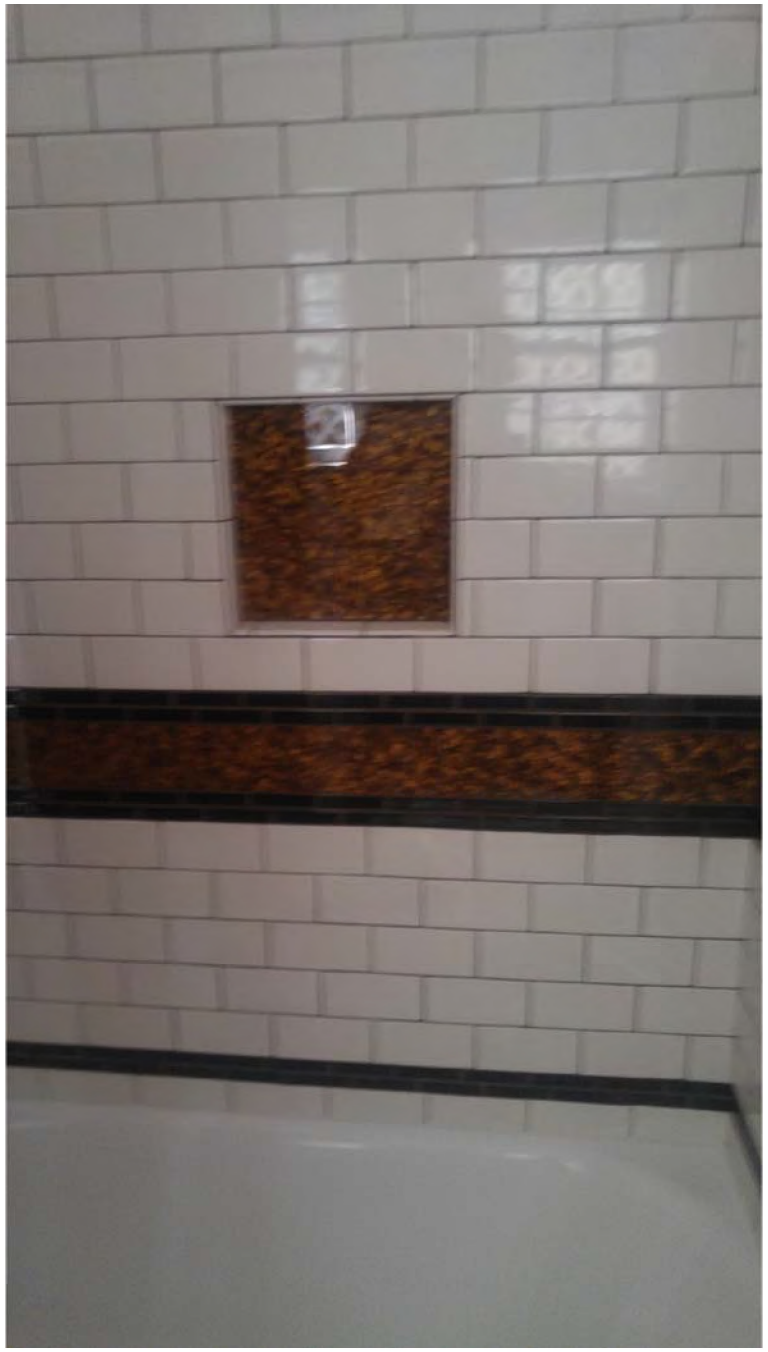


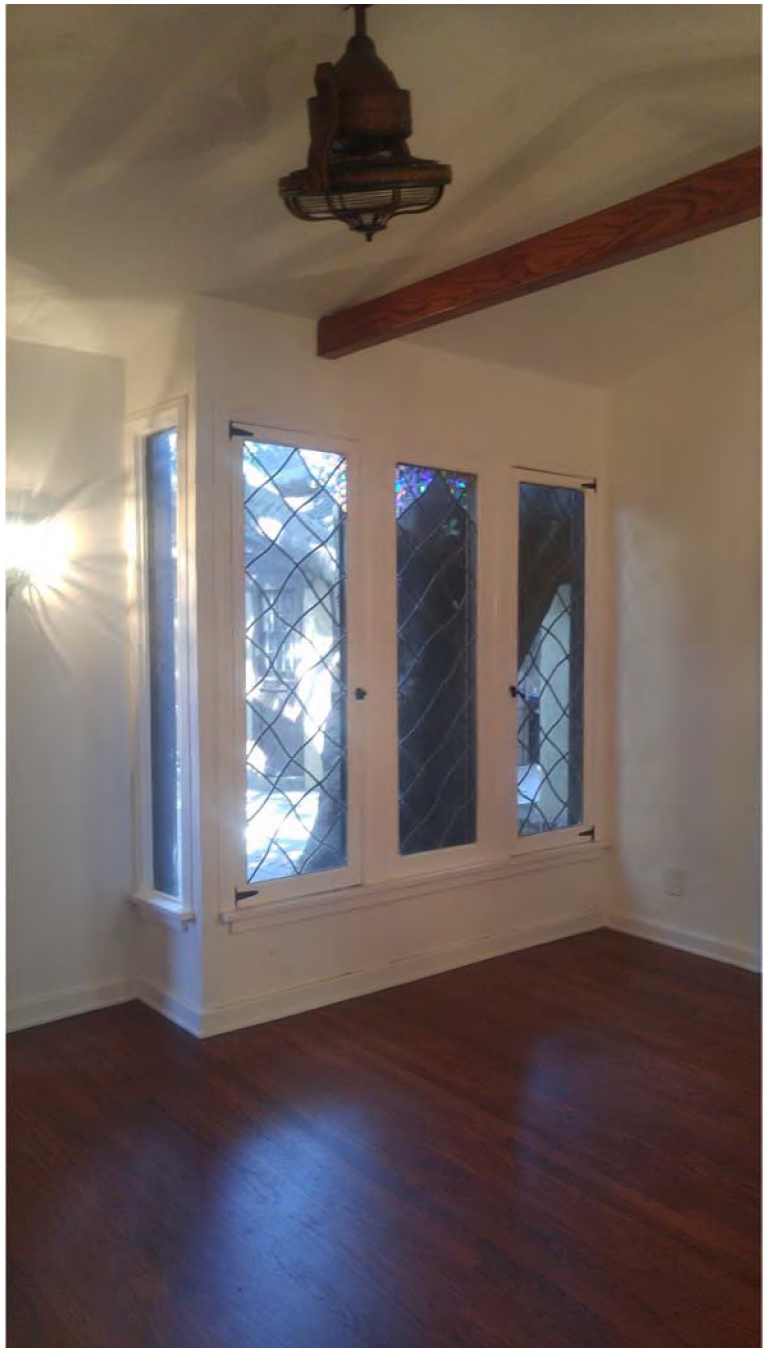






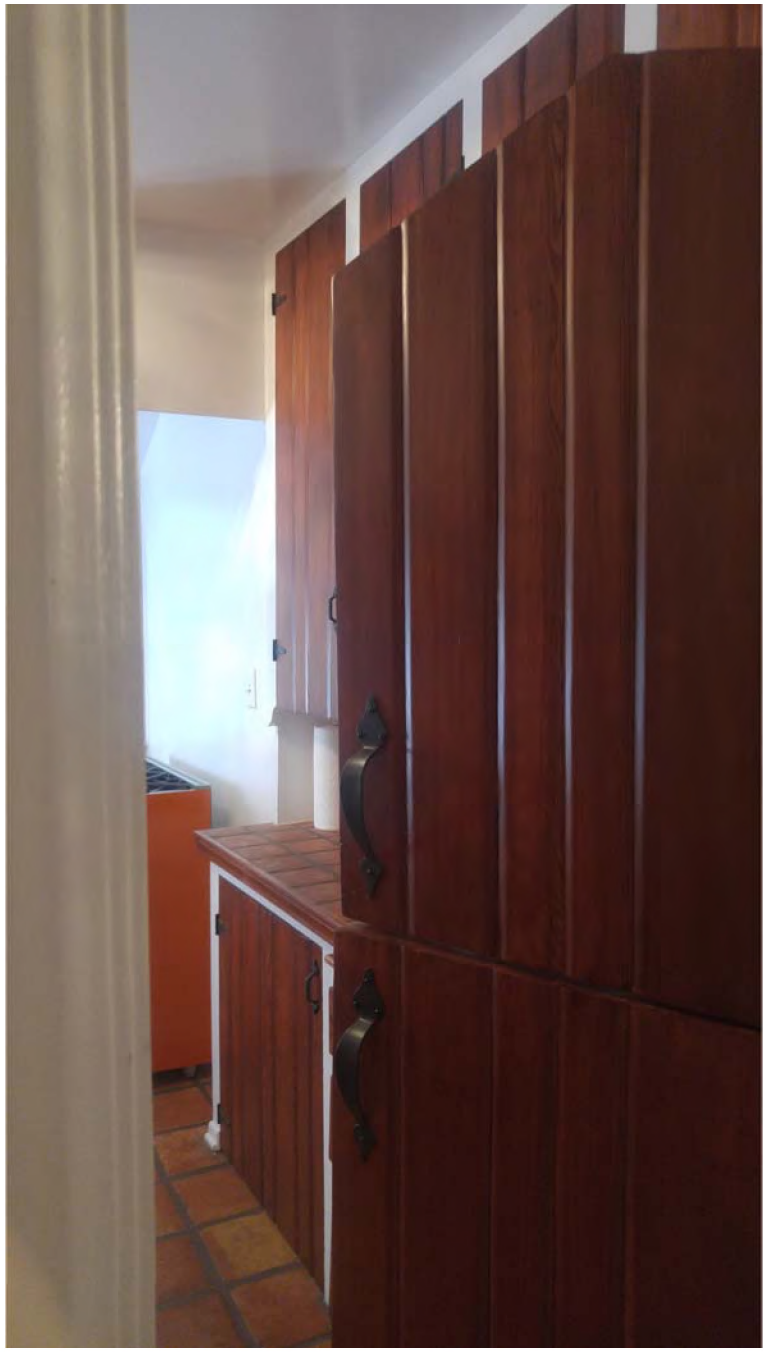


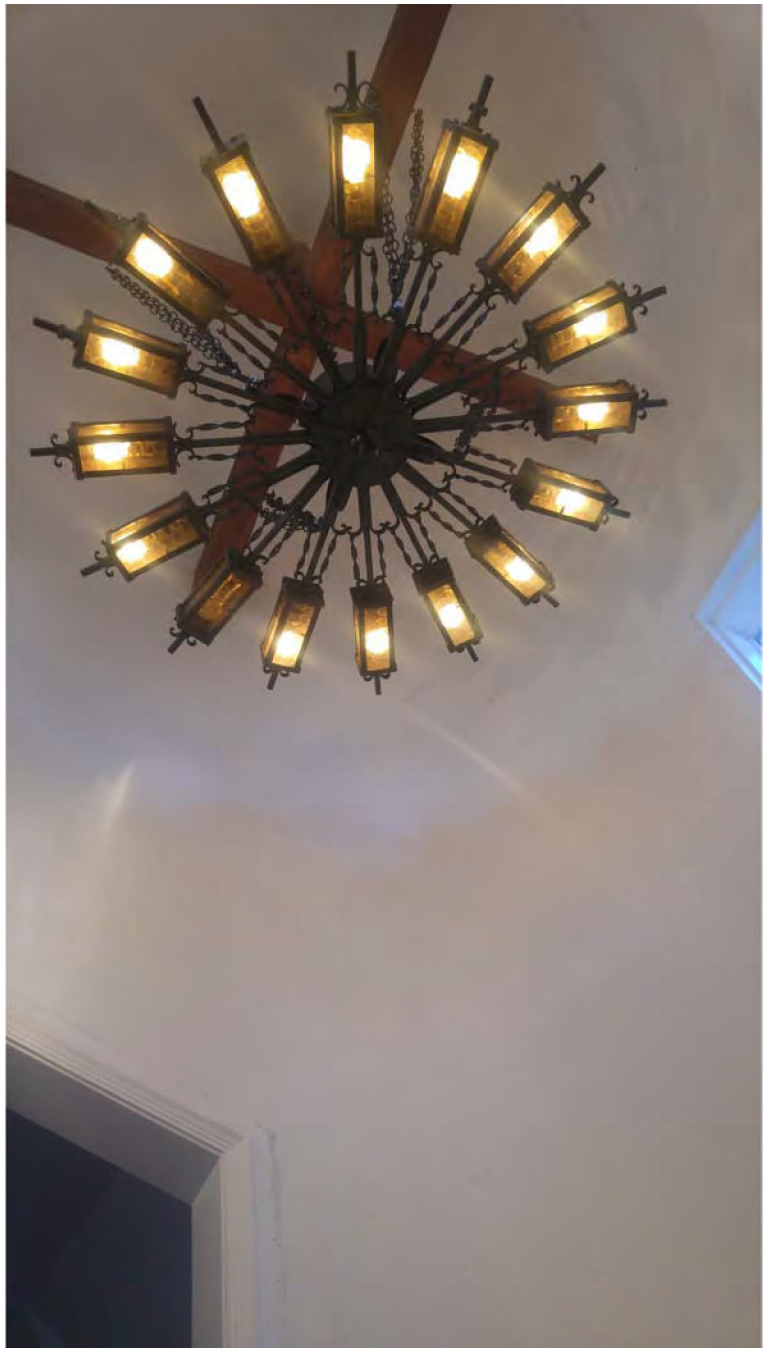


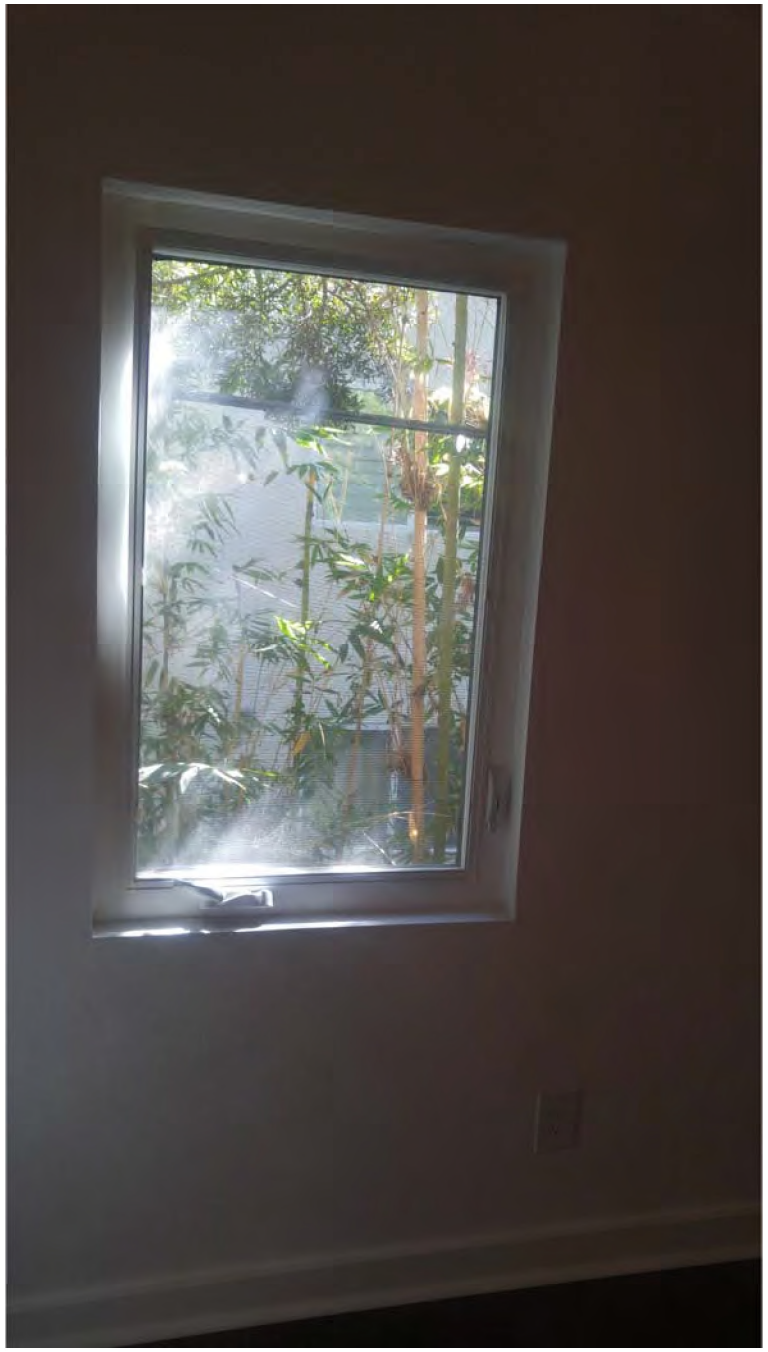




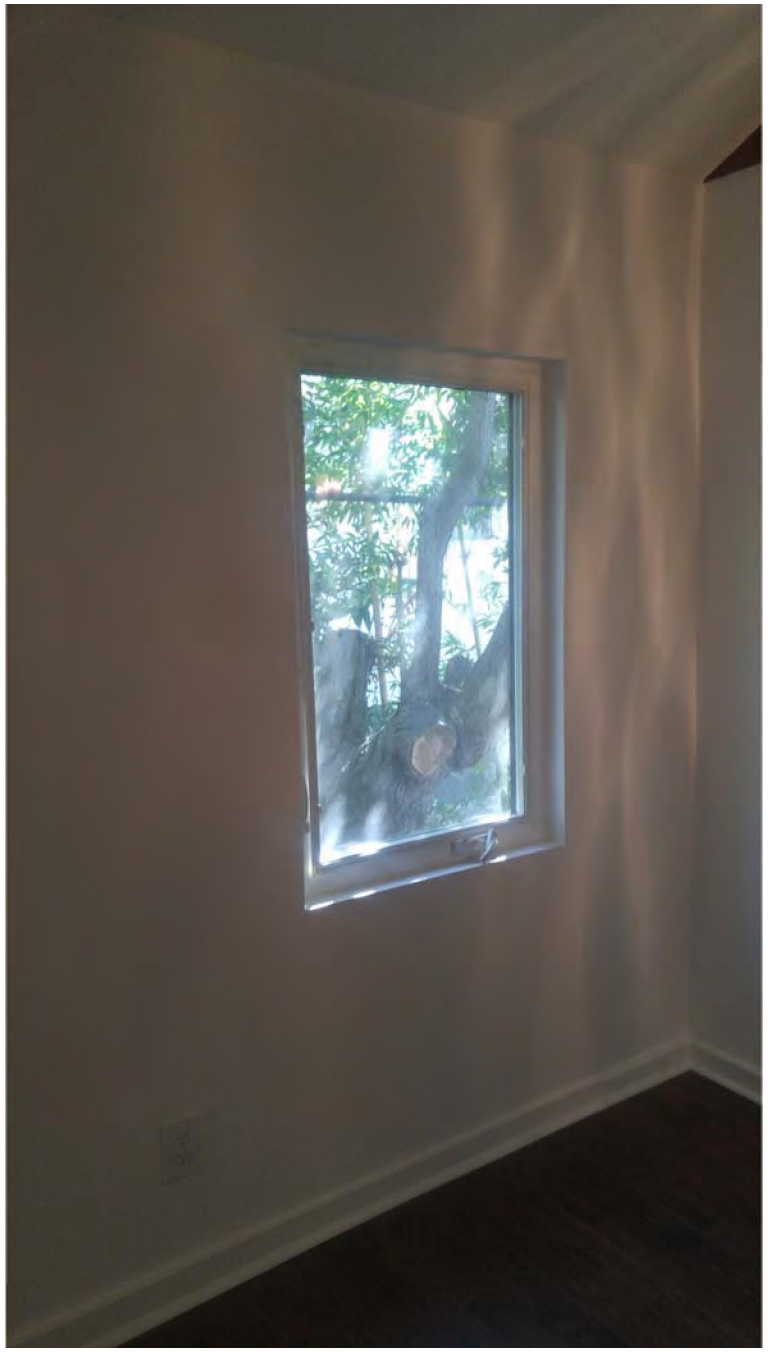




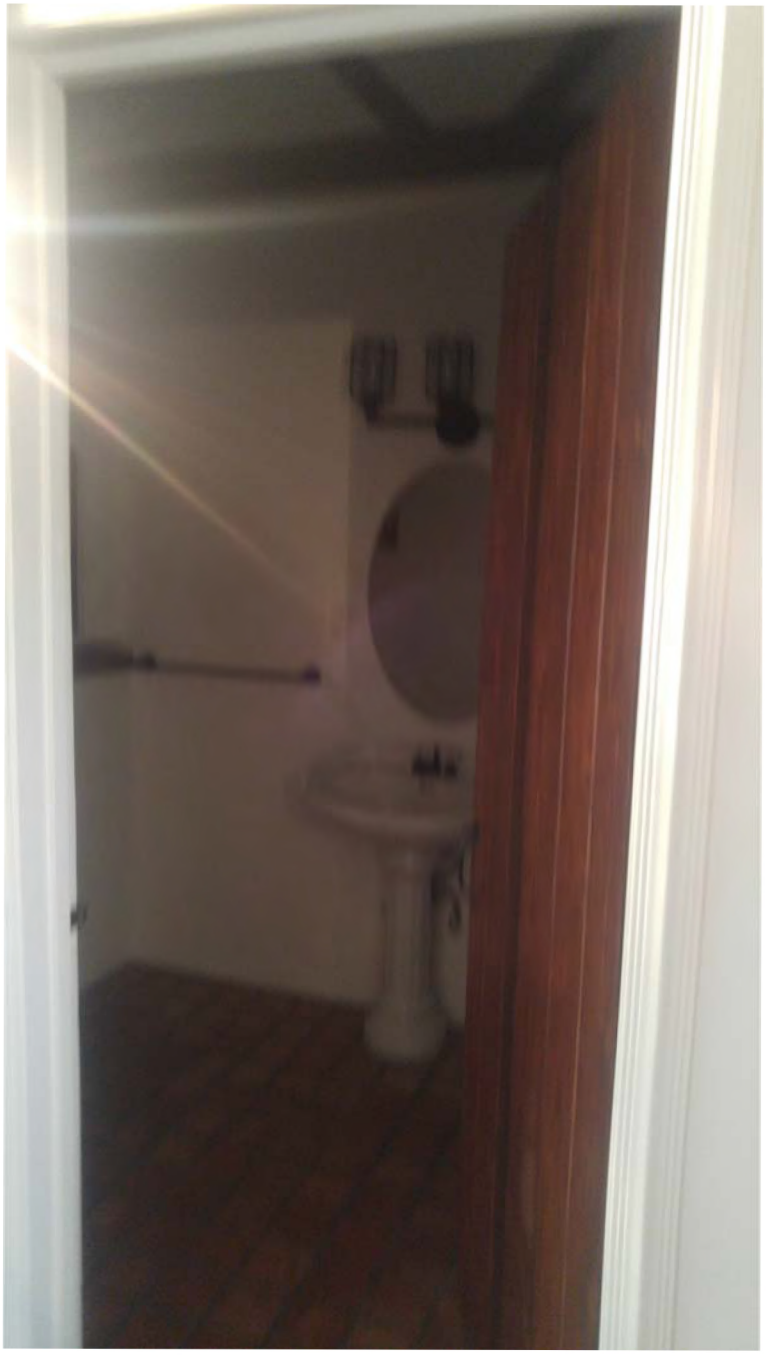


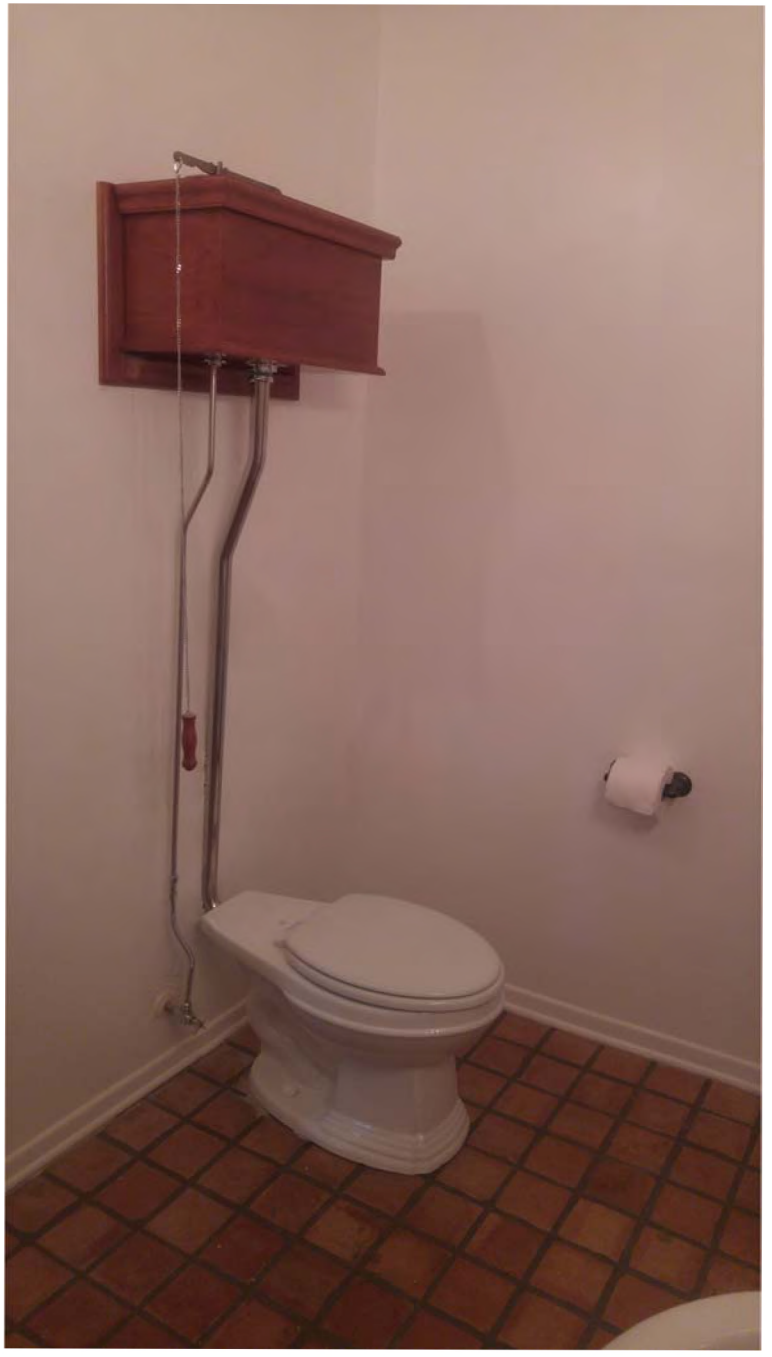


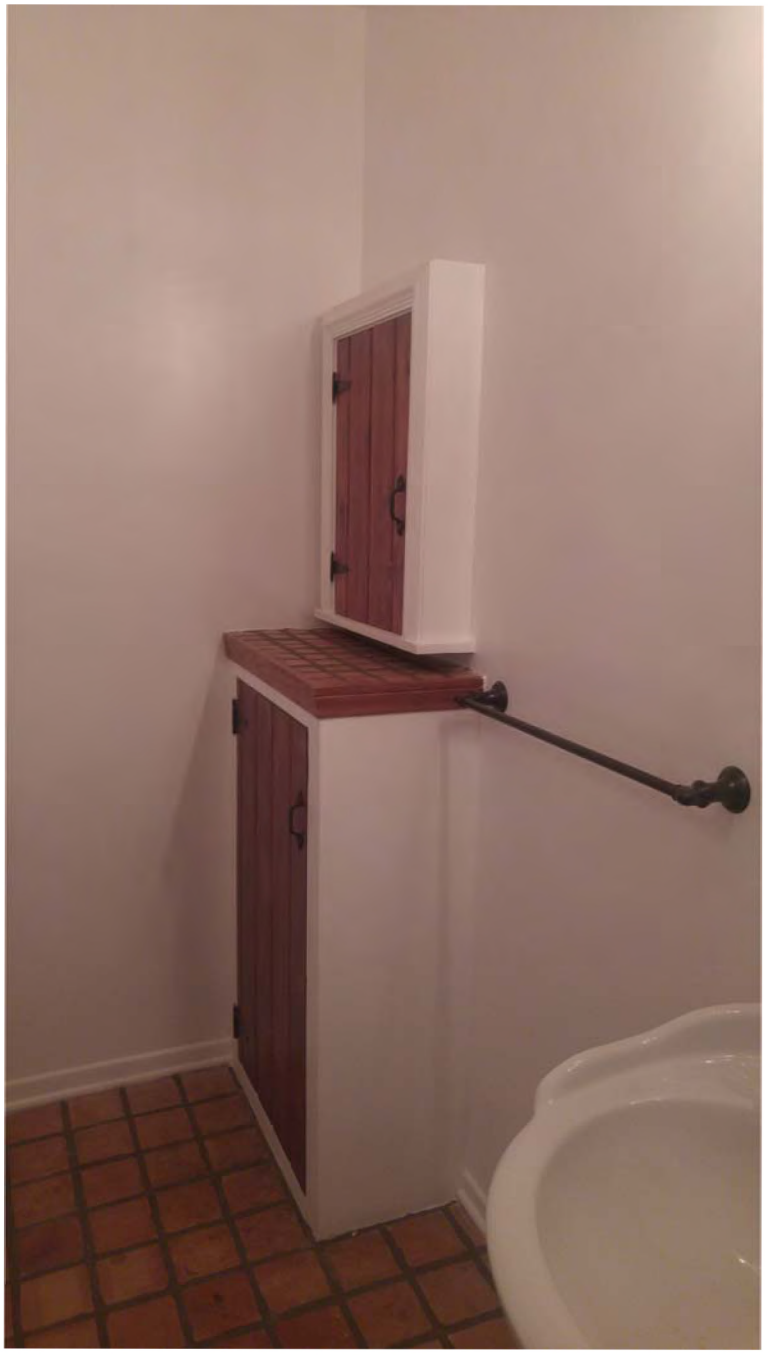


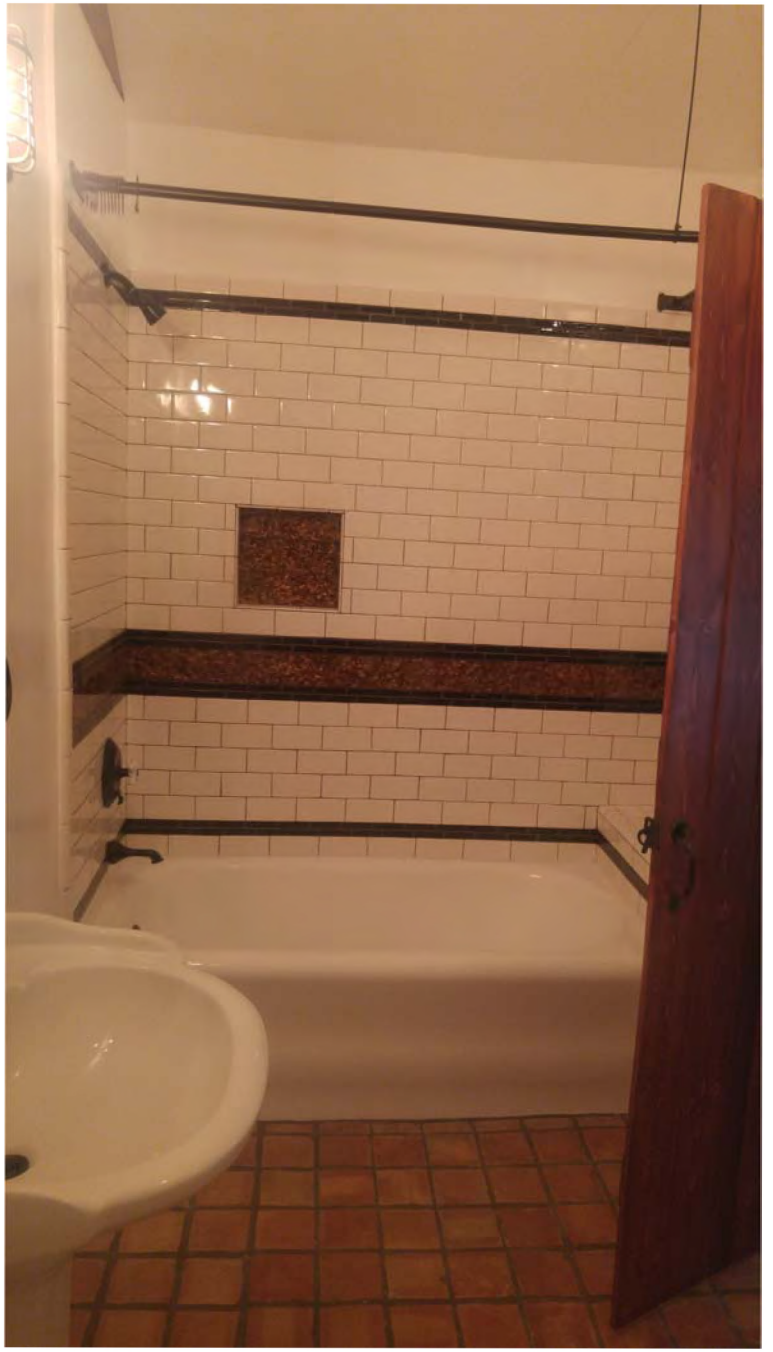


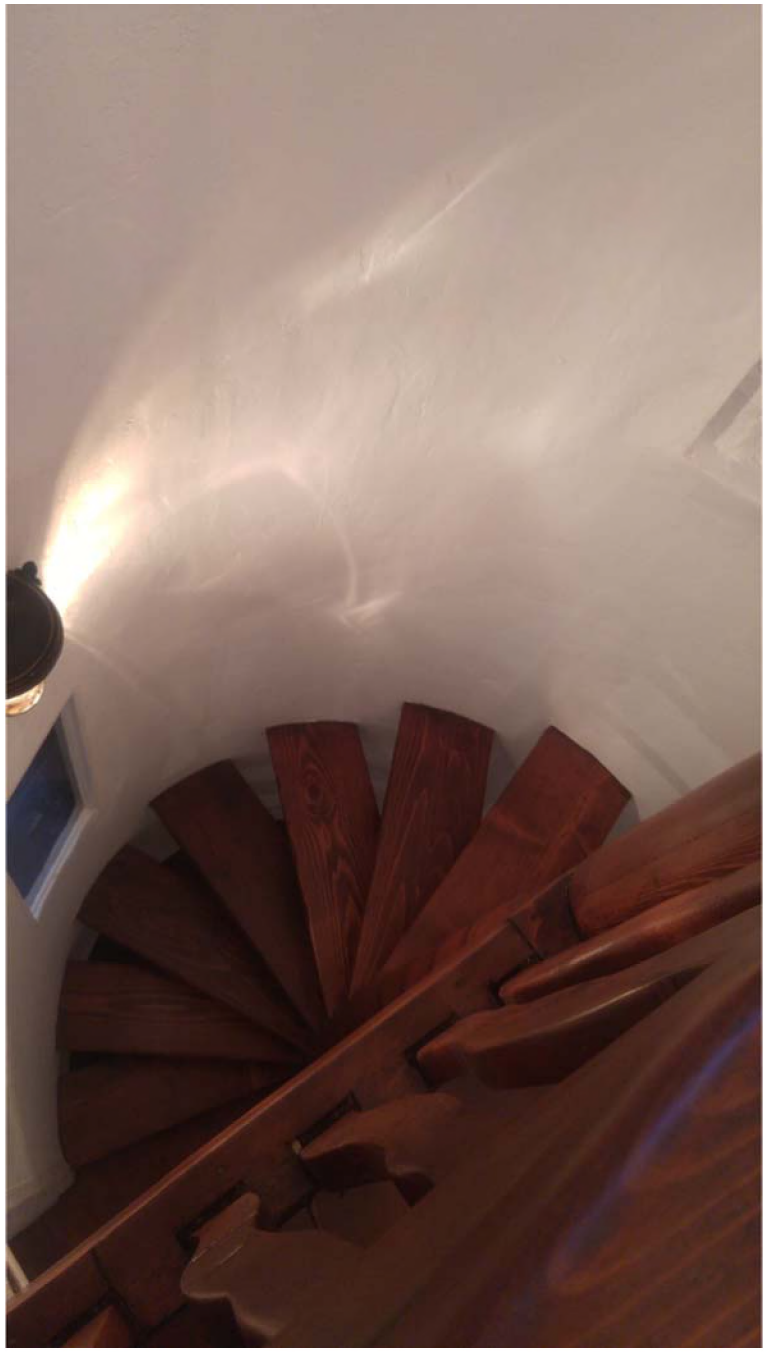


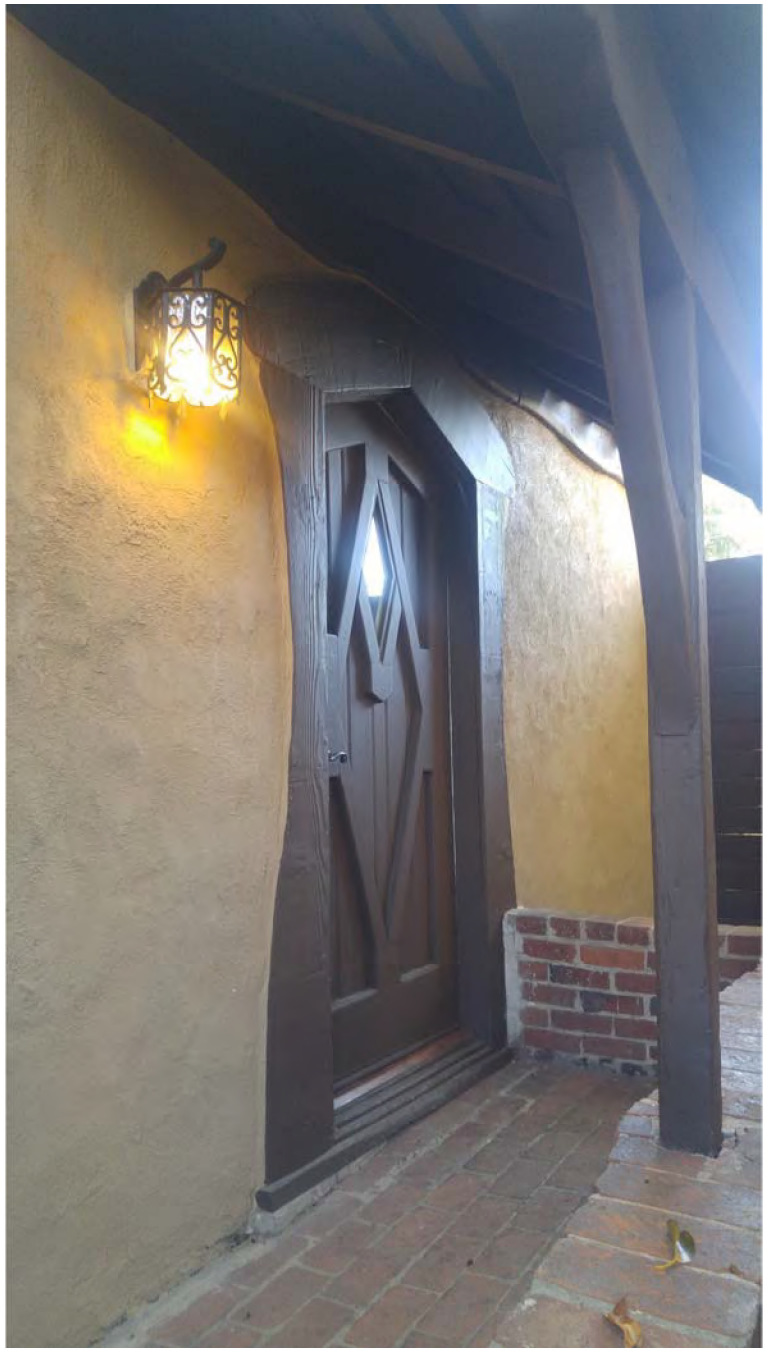






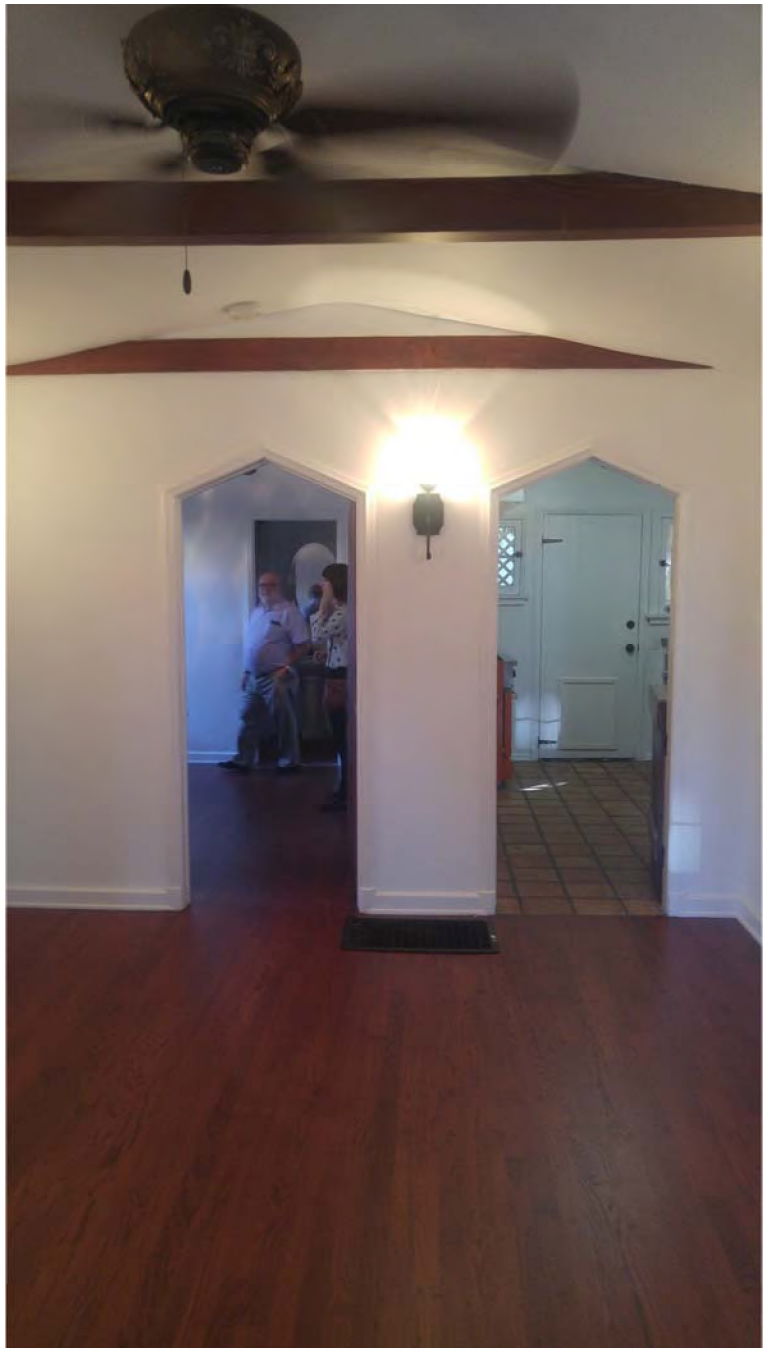


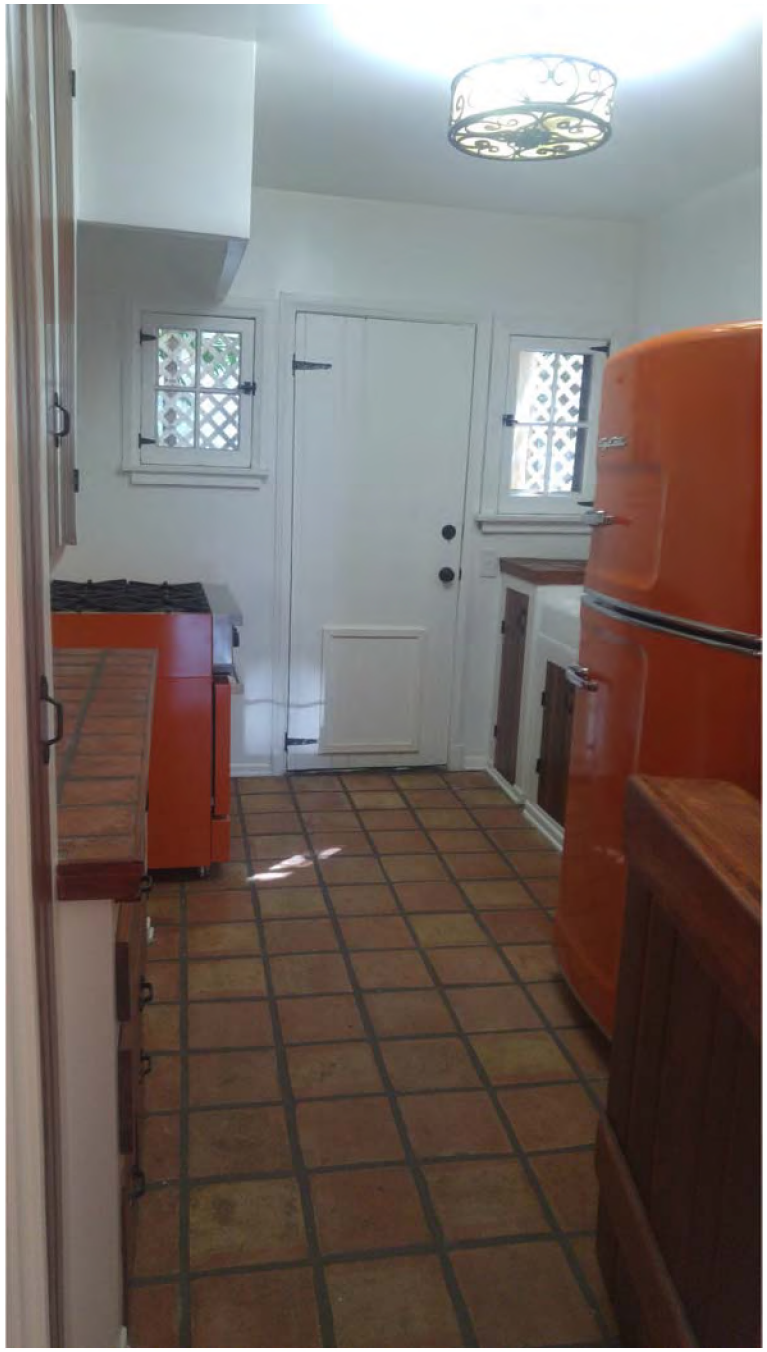


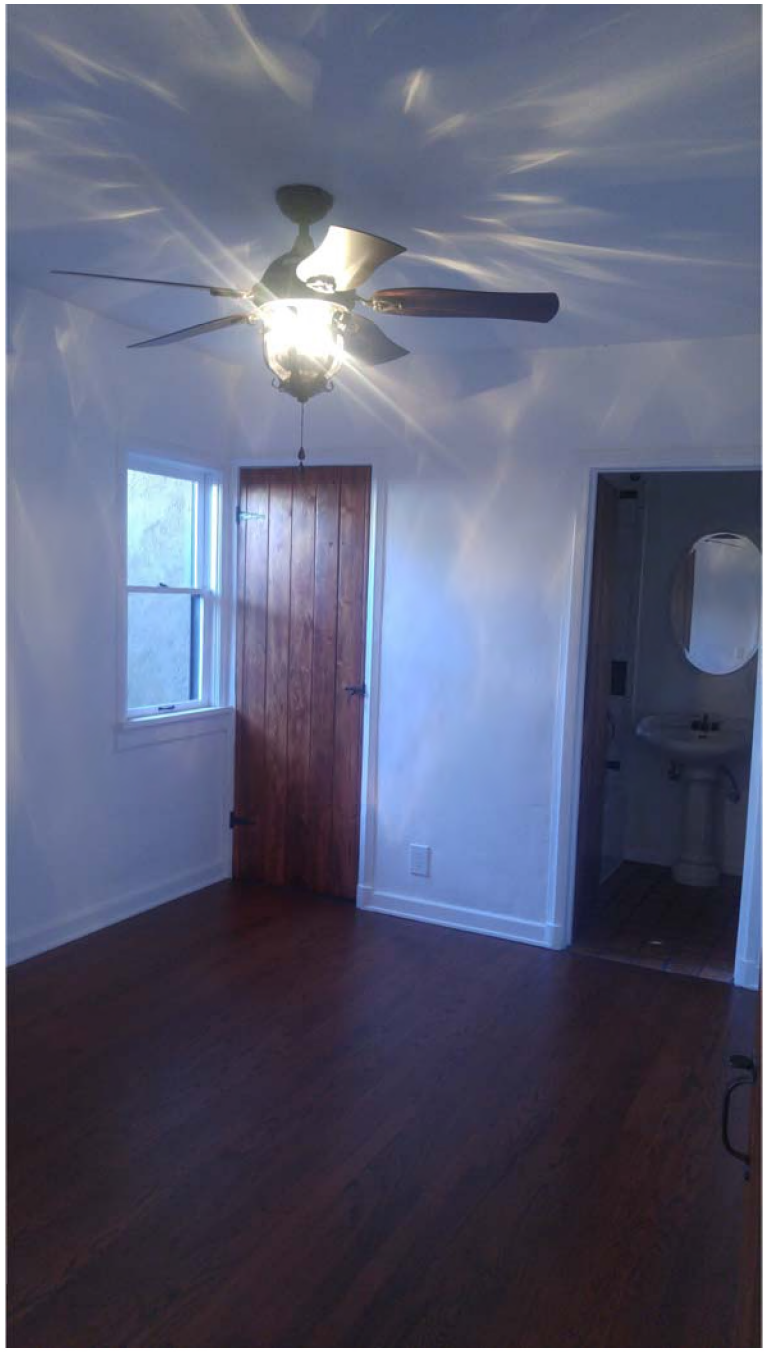


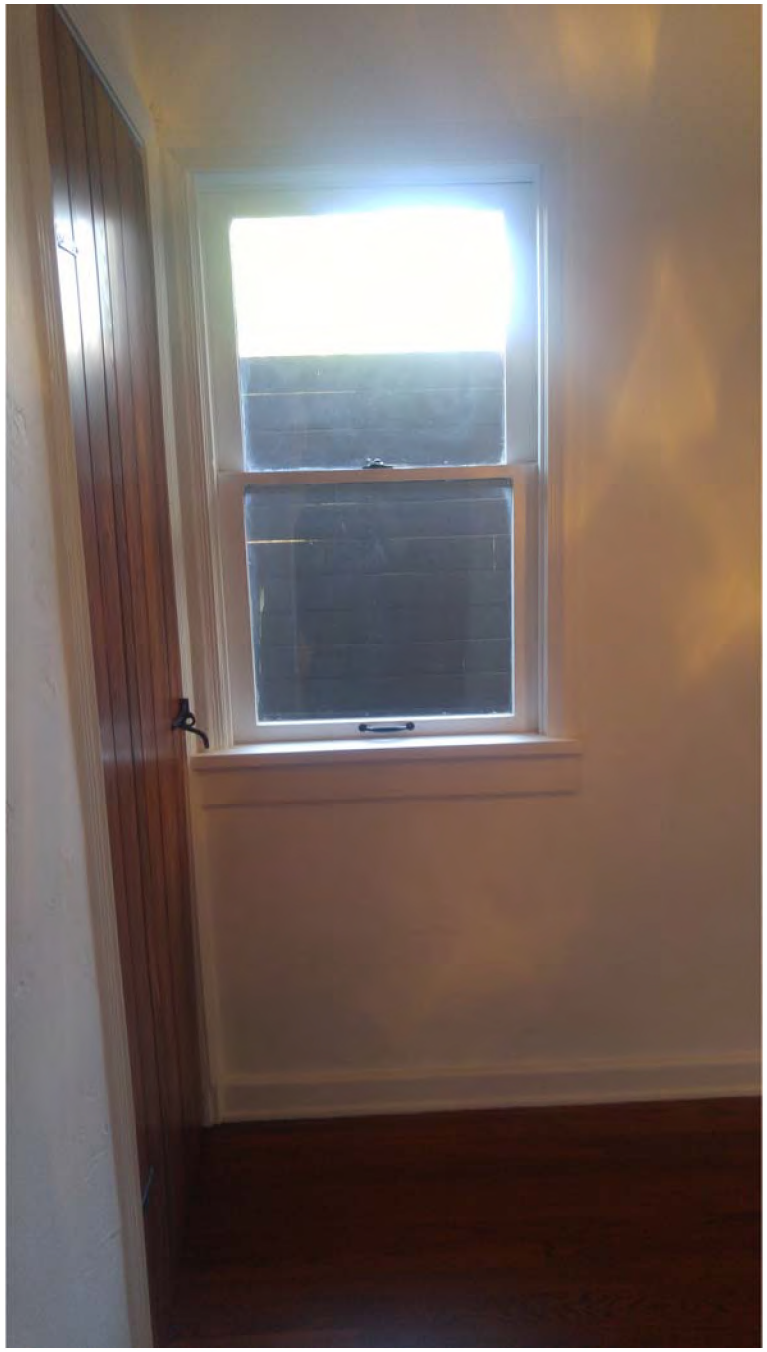


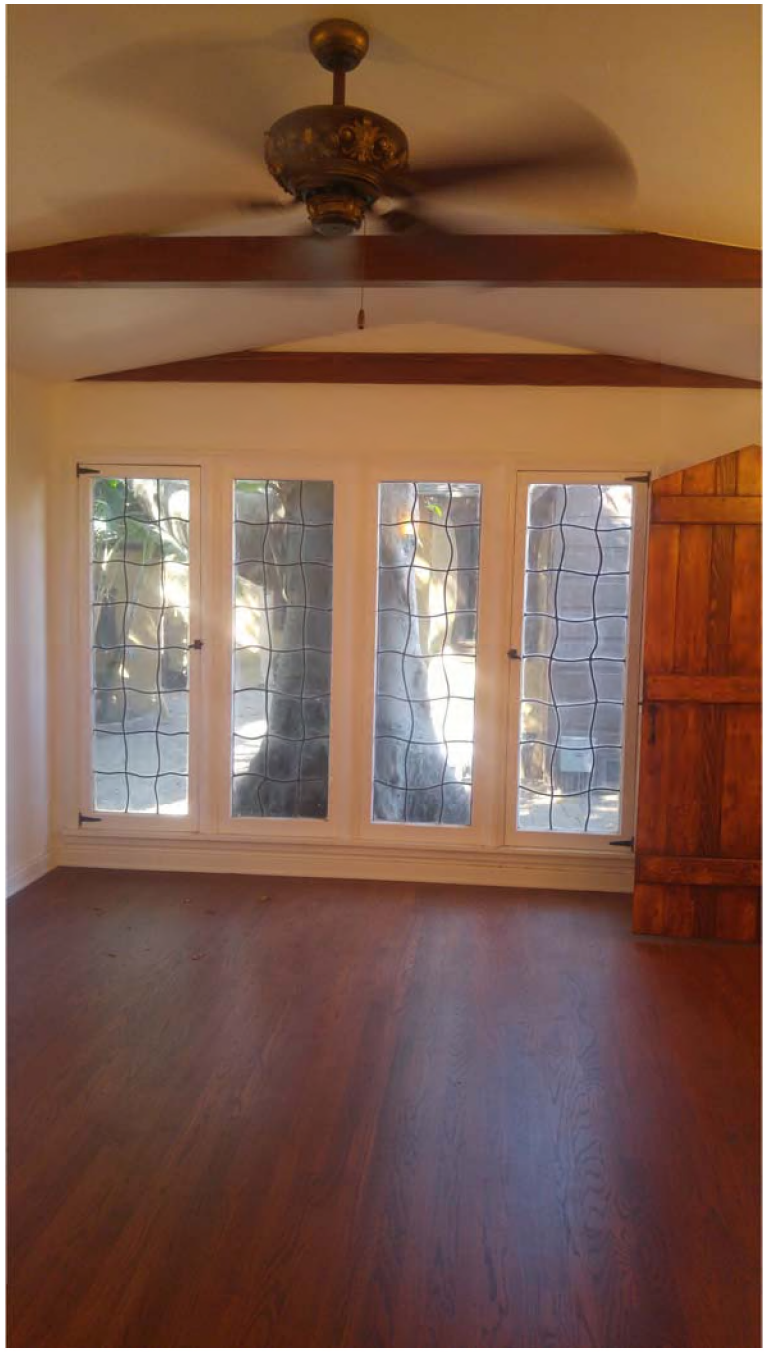


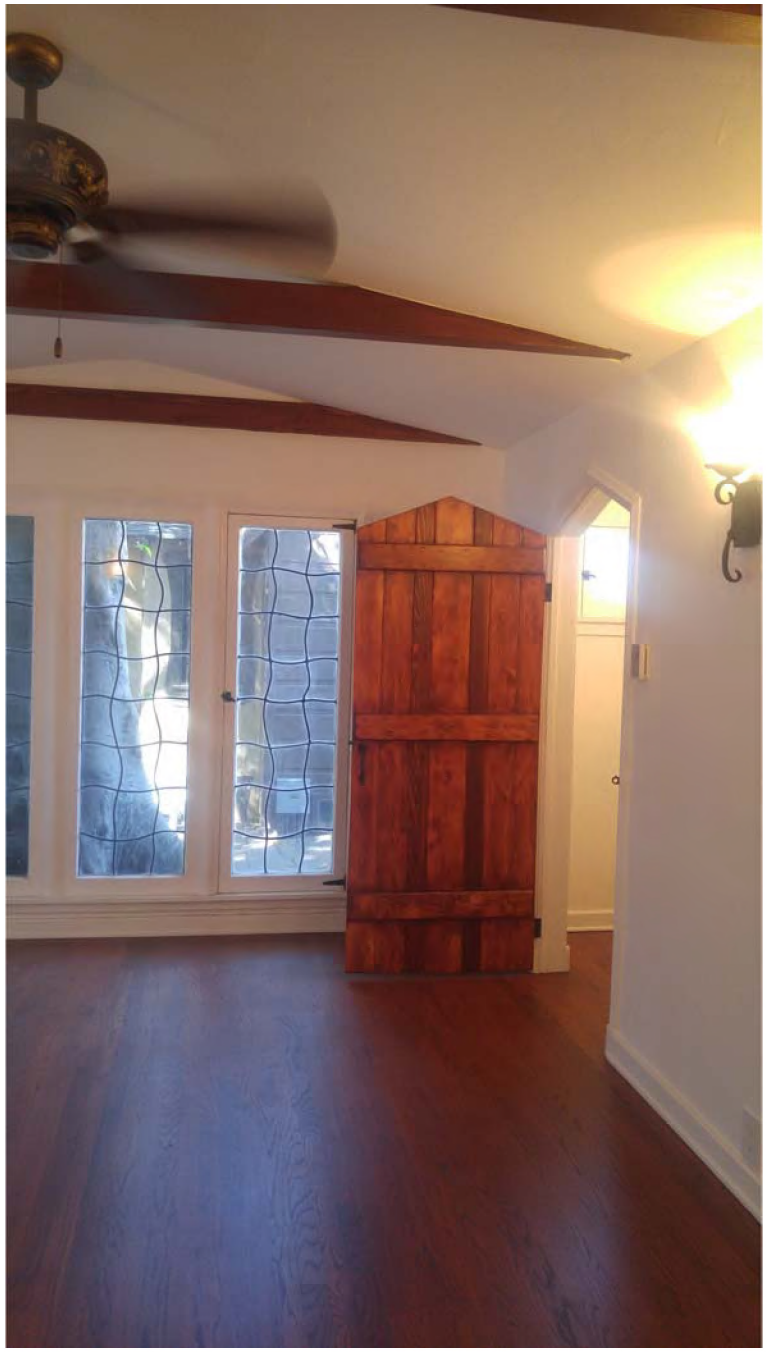


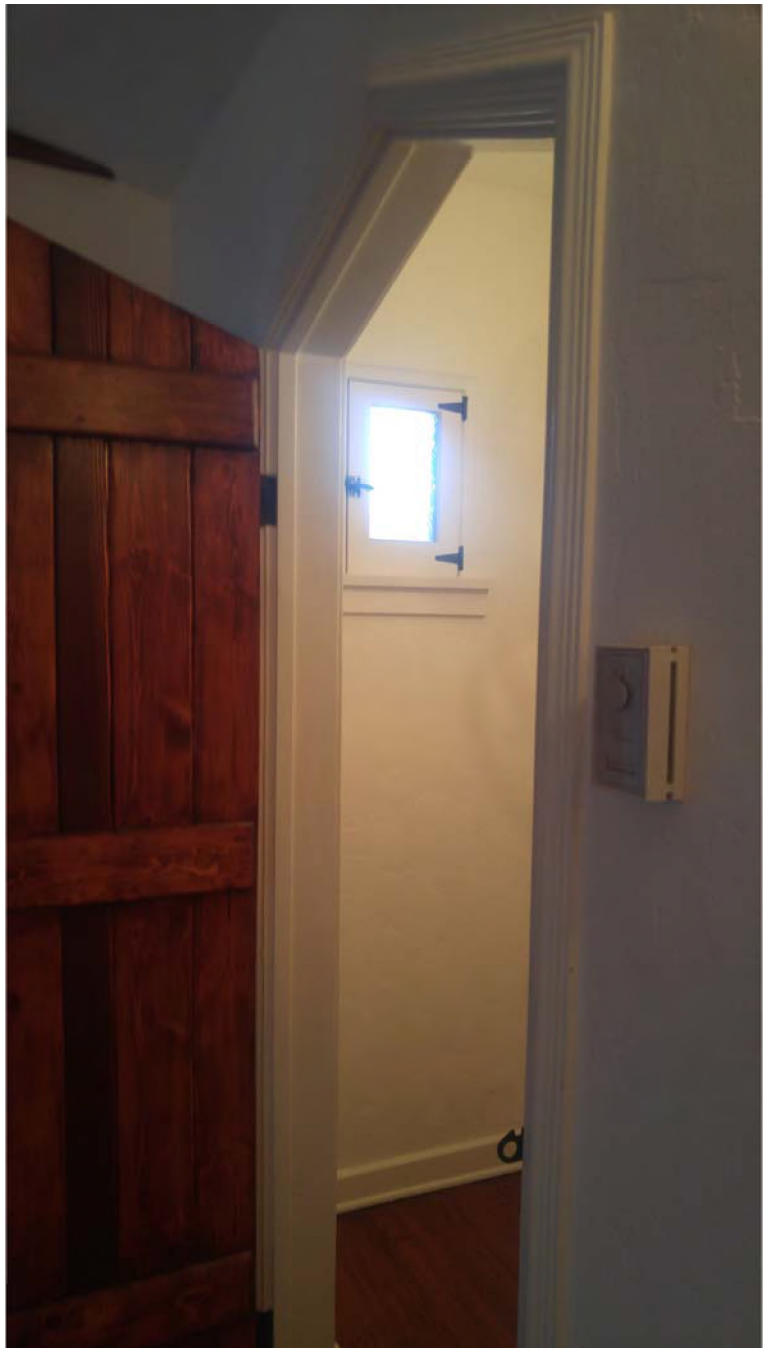


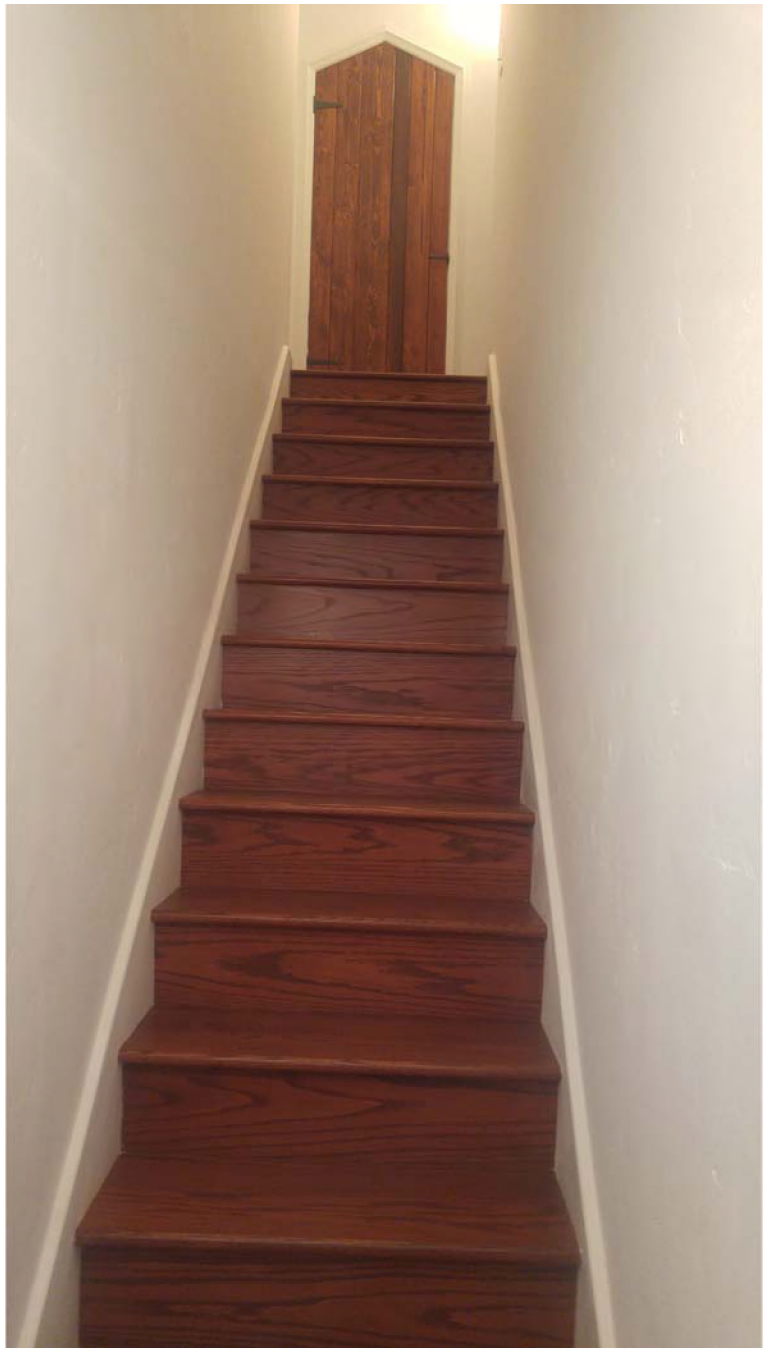


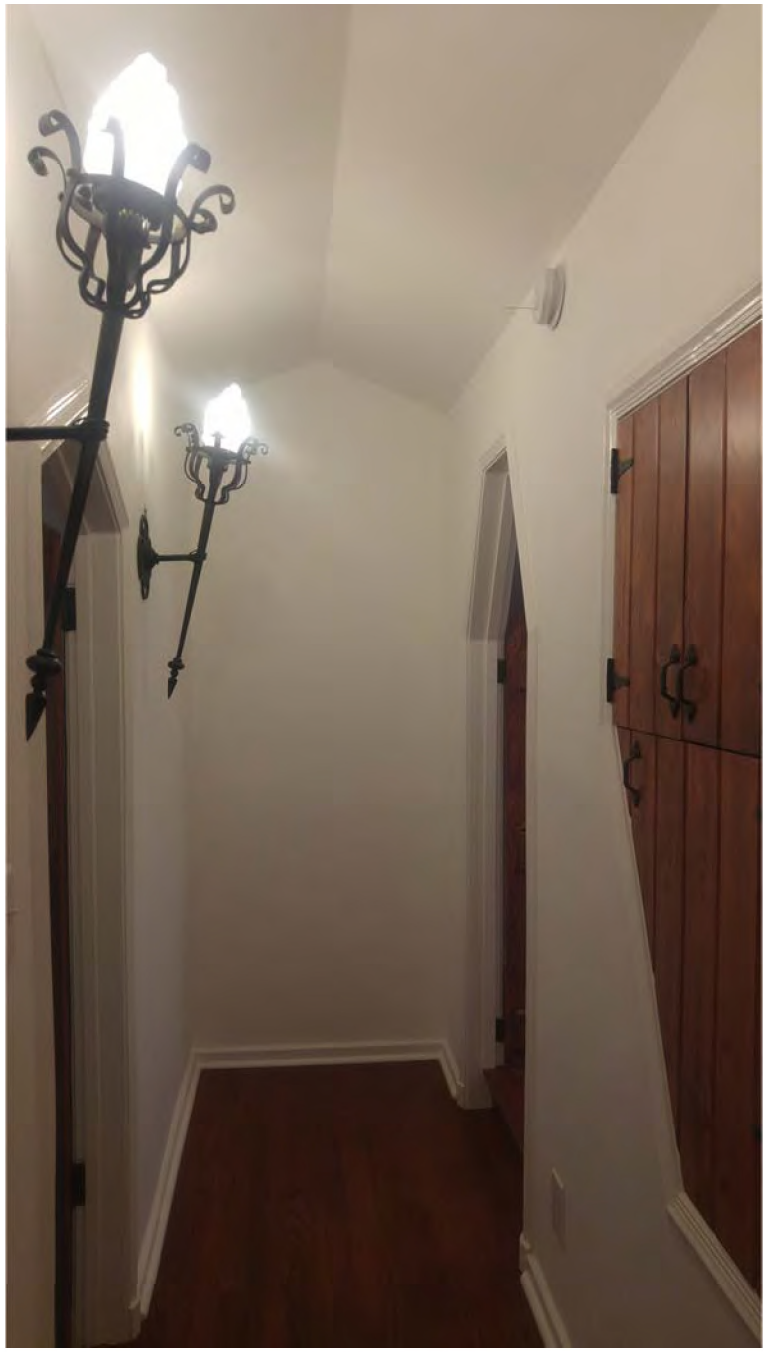


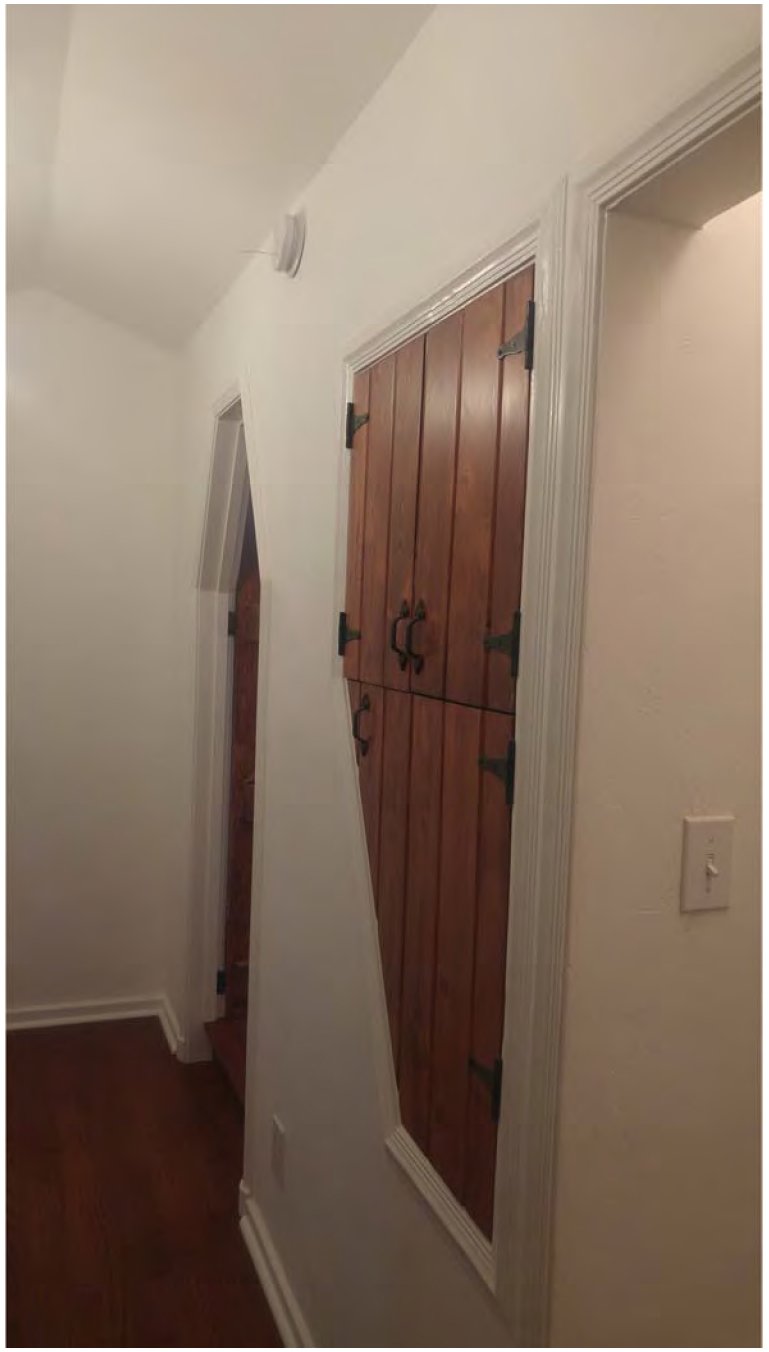




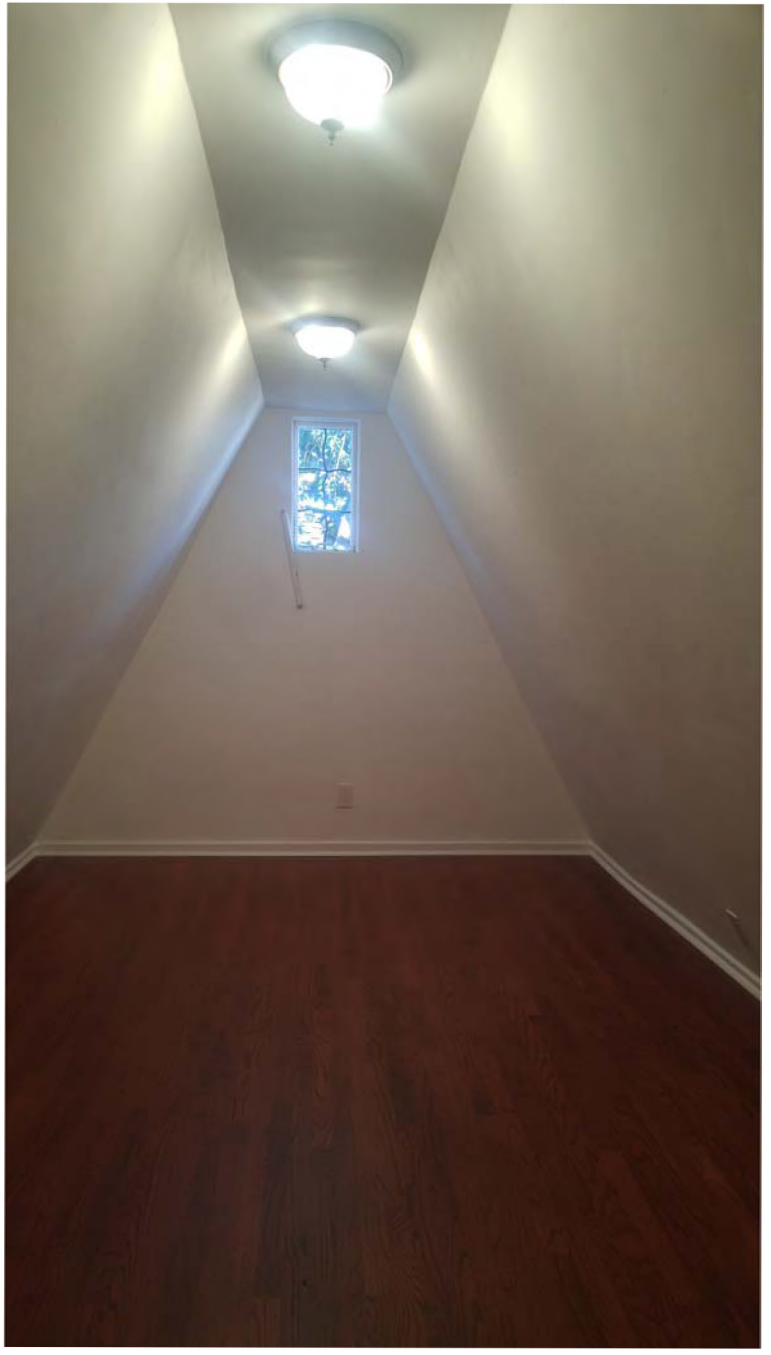


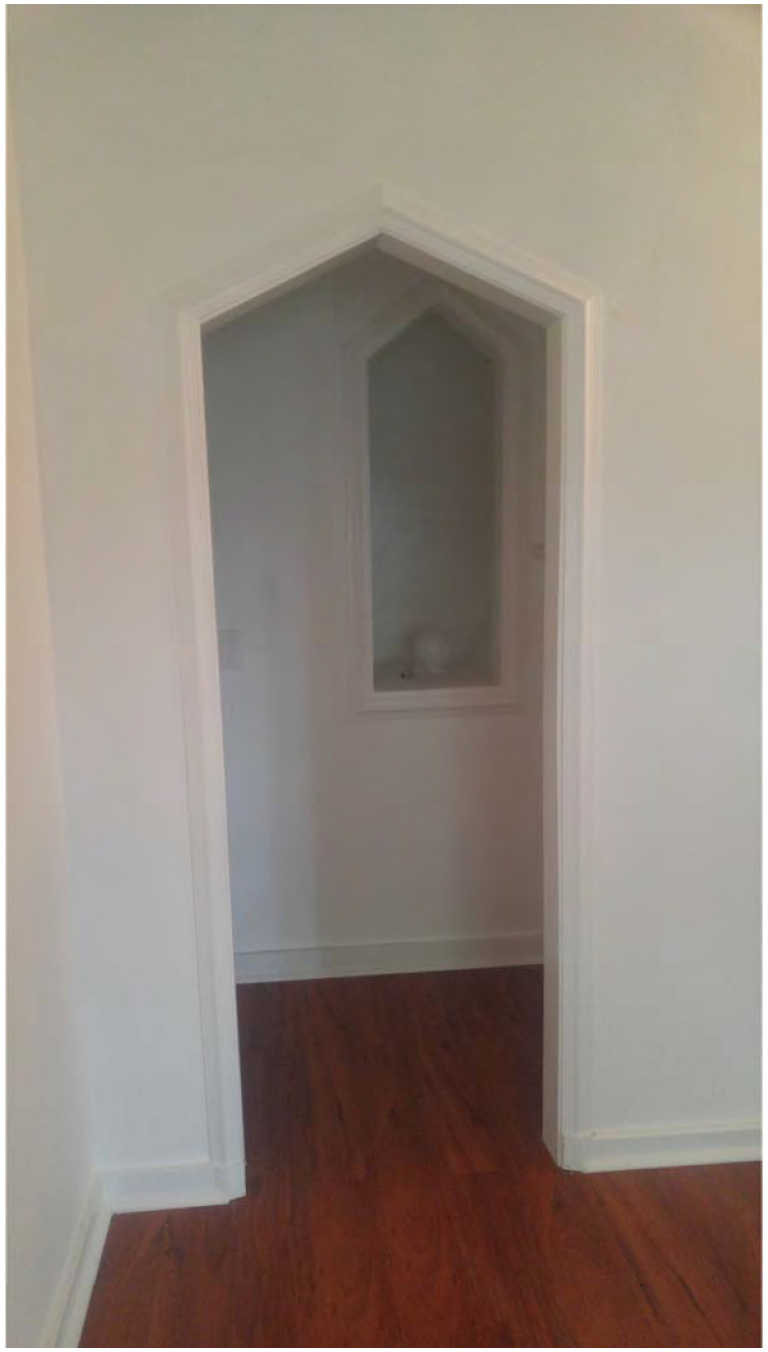


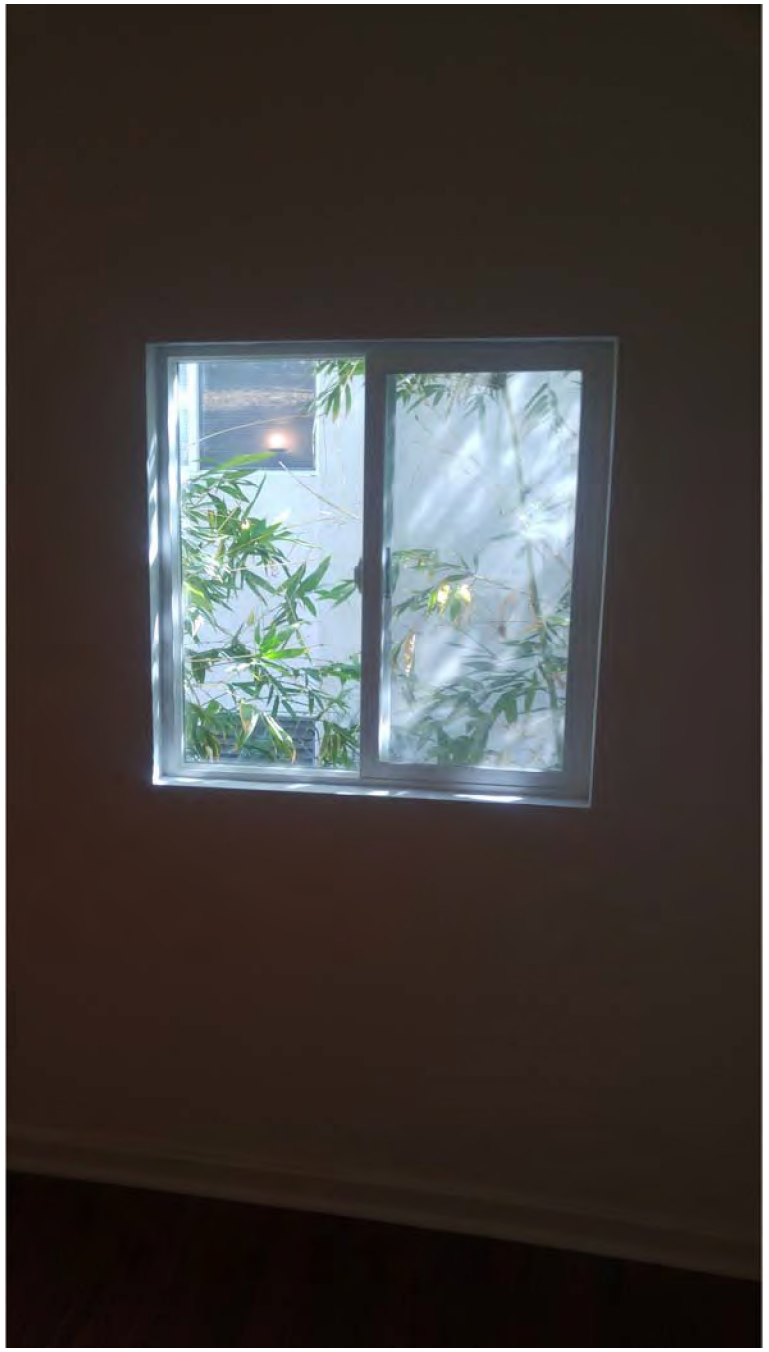


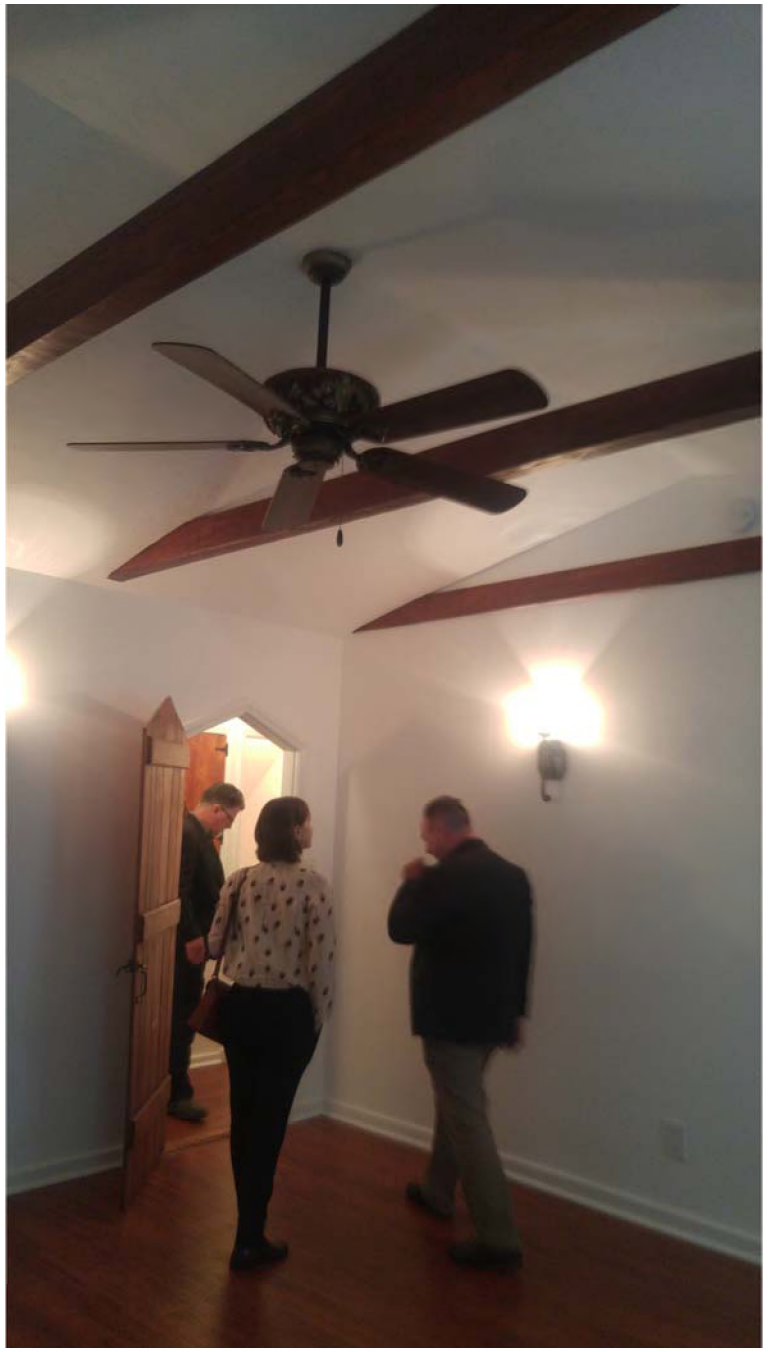


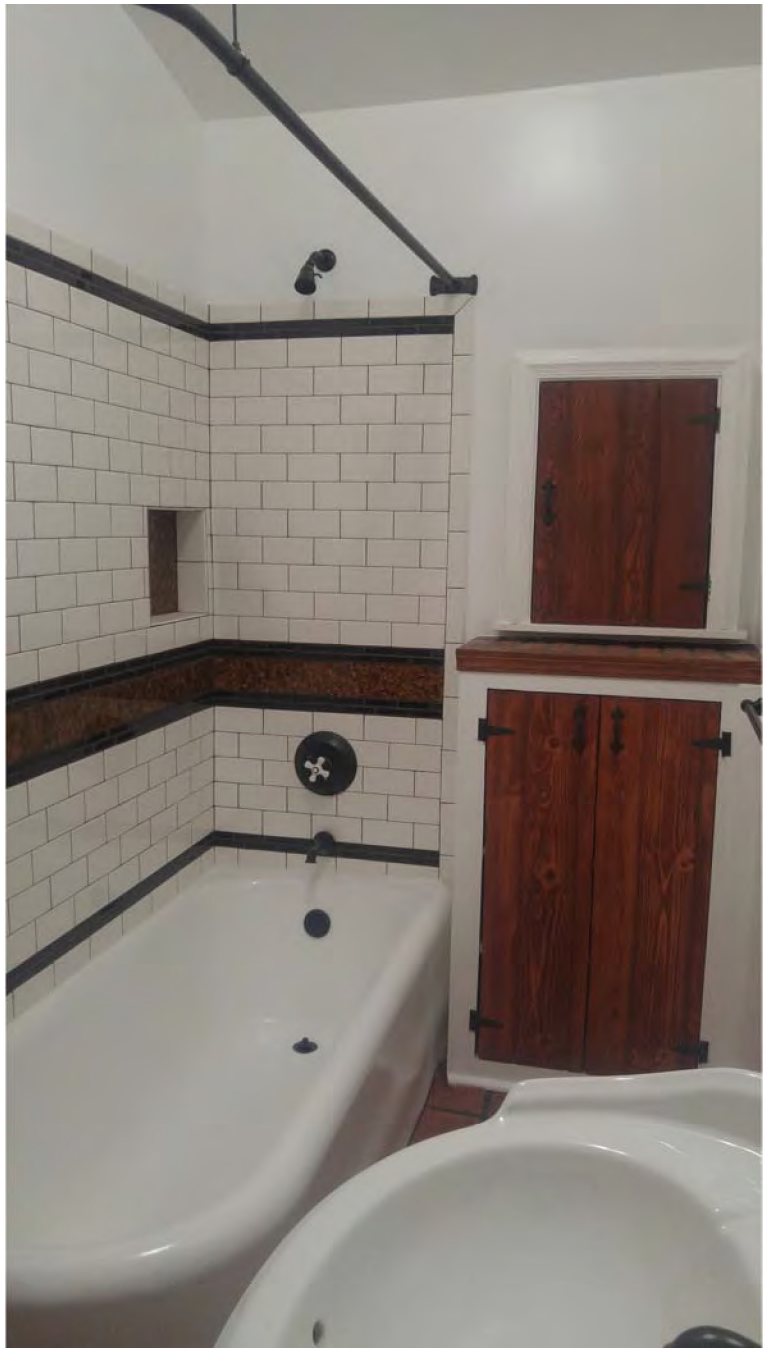




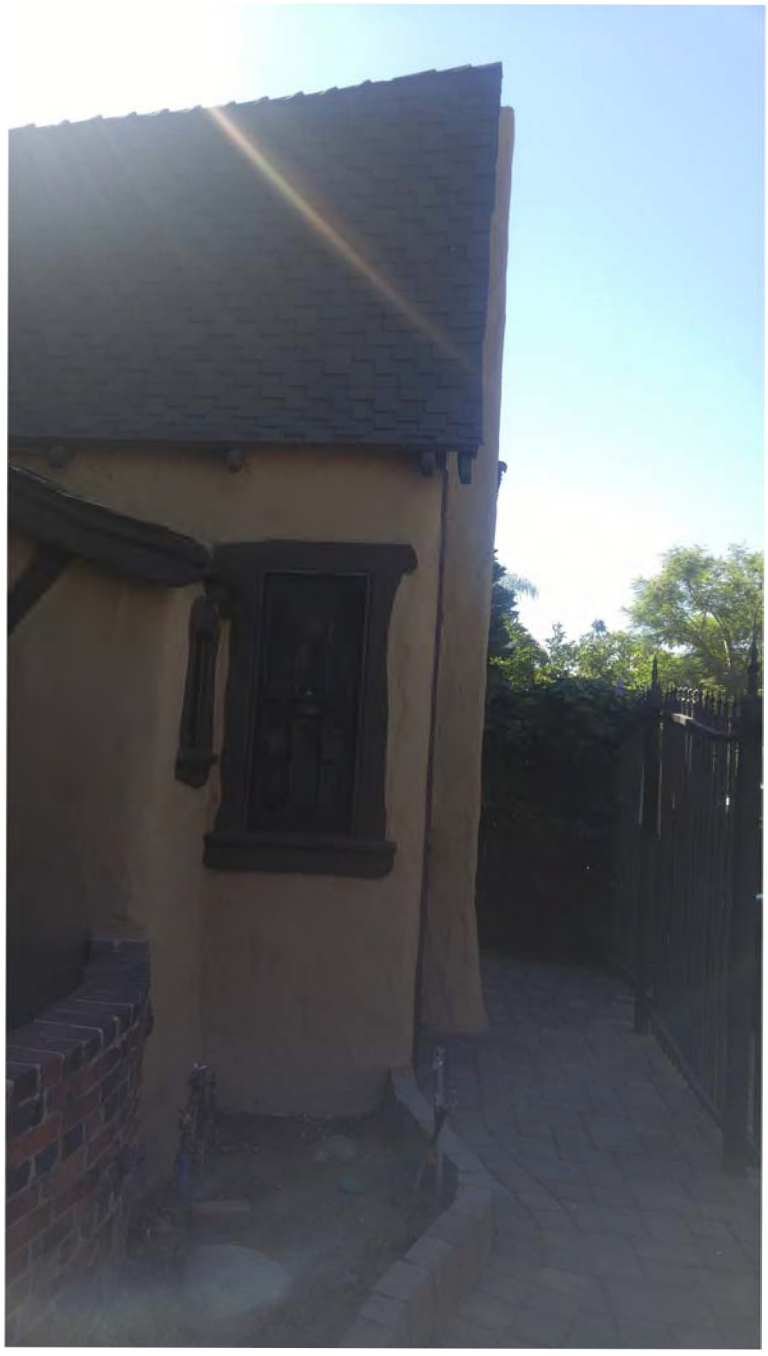









1328



COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

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

LEAD CITY AGENCY	COUNCIL DISTRICT
City of Los Angeles Department of City Planning	4

PROJECT TITLE	LOG REFERENCE
Village Court	CHC-2017-3331-HCM ENV-2017-3332-CE

PROJECT LOCATION
1328-1330-1/2 North Formosa Avenue, Los Angeles, CA 90046

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
Designation of Village Court as an Historic-Cultural Monument.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON	AREA CODE	TELEPHONE NUMBER	EXT.
Melissa Jones	213	978-1192	

EXEMPT STATUS: (Check One)

		STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
	MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
	DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
	EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
×	CATEGORICAL EXEMPTION	Sec. 15300 *et seq.*	Art. III, Sec. 1

Class **8 & 31** Category _____ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.

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

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE	TITLE	DATE
[SIGNED COPY IN FILE]	Planning Assistant	October 2, 2017

FEE:	RECEIPT NO.	REC'D. BY	DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record

IF FILED BY THE APPLICANT:

_____ NAME (PRINTED)

_____ SIGNATURE

_____ DATE

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2017-3331-HCM
ENV-2017-3332-CE

HEARING DATE: September 7, 2017
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 1328-1330-1/2 North Formosa Avenue
Council District: 4 - Ryu
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Hollywood Hills West
Legal Description: West Hollywood Boulevard Tract No. 2, Lot 43

PROJECT: Historic-Cultural Monument Application for 1328-1330-1/2 NORTH FORMOSA AVENUE

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): Michael and Kimberly Kesler and Jackie Chatman
P.O. Box 461398
Los Angeles, CA 90046

APPLICANT: Hollywood Heritage, Inc.
P.O. Box 2586
Hollywood, CA 90078

RECOMMENDATION **That the Cultural Heritage Commission:**

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

2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The property at 1328-1330-1/2 North Formosa Avenue is a multi-family residential court consisting of four residences and three garages located on the eastside of North Formosa Avenue, between Sunset Boulevard to the north and Fountain Avenue to the south in the Hollywood neighborhood of Los Angeles. It was constructed in 1923 by noted architectural designer Arthur Zwebell in the Storybook architectural style for Louis Casler, a local real estate investor. Early city directory listings noted the name of the property as "Casler Village Court."

The subject property occupies a rectangular parcel that fronts North Formosa Avenue to the west and a painted wooden fence with a pedestrian gate spans the original entrance to the property. The four residential buildings, two detached one-bedroom dwellings and two two-bedroom duplexes, are situated around a central courtyard paved with natural stone. Two of the garages, one single-bay and one two-bay unit, are joined by a small laundry room. The third garage is a detached one-bay unit set at the street. The buildings are of wood frame construction with cement plaster and clinker brick cladding and painted wood half-timbering; some secondary facades are clad in horizontal wooden boards. The residential buildings are irregular in plan with multiple volumes and some have projecting bays or turrets and gabled dormers. The roofs are generally cross-gabled and steeply pitched with composition shingles, flared eaves, and exposed rafter tails. The primary façade of each residence is asymmetrically composed. The main entrance is located on the secondary façade and is accessed via a stoop with a shed roof. The primary entrance doors are batten or paneled wood with stained or leaded glass accent lights, metal hardware, and wood surrounds. Fenestration is varied and consists primarily of single and grouped wood casement windows with leaded glass or divided lites, single and grouped wood double-hung windows with divided lites, fixed wood windows with divided lites, and wood awning windows with leaded glass. Windows have wood or cement plaster surrounds and some have wooden shutters. Interior features of the residences include wood or clay tile floors, rough cement plaster walls with plaster moldings, flat or vaulted plaster ceilings with exposed wooden beams, wooden cabinetry with batten doors and metal hardware, and tiled countertops. The interior staircases in the duplex units are circular with wooden balusters and railings.

Arthur Bernard Zwebell was born on September 27, 1891, in Rock Valley, Iowa. Zwebell met and married Nina Louise Wilcox, and the couple moved to Milwaukee, Wisconsin, where Nina opened a decorating shop and Arthur established a car dealership with his two brothers that focused on the manufacture of automobile related inventions and aftermarket improvements. In the early 1920s, Arthur and Nina moved to Los Angeles and they entered into a real estate development business through which they oversaw the design, construction, and subsequent sale or leasing of income properties. At the same time, Nina Zwebell established an interior design firm as well as a furniture factory, where she concurrently designed and produced period furniture throughout the 1920s. Nina designed the interiors for all of their apartment courts, and in many cases she created accompanying furniture. Arthur Zwebell was not a licensed architect; however, in the early years of his business, he accepted commissions for the design of single-family residences and hired architects and engineers to sign drawings. The Zwebells are best known for the eight courtyard apartment buildings that they constructed during the 1920s: Quaint Village (1923, demolished); Village Court (1923, Hollywood); Mexican Village (1923, West Hollywood); Patio del Moro (1926, West Hollywood); the Andalusia (1926, Hollywood); La Ronda (1927, West Hollywood); El Cabrillo (1927, Hollywood); and Casa Laguna (1928, Los Feliz). Arthur Zwebell died on January 29, 1973, in Studio City, and Nina Zwebell died on March 11, 1976, in Los Angeles.

While the subject property has undergone some alterations over time, overall the residences and garages appear to be highly intact. Exterior alterations include the repair of the ceilings and roofs of several of the residential buildings due to fires in 1938 and 1947; fire damage repair to a one-bedroom unit in 1974; replacement of windows in one of the dwellings in 1991; and repair of the roof rafters on the two-car garage in 1994. Also, the attic spaces in the two duplex units were converted into living quarters in 2011. Other alterations include the addition of a wood fence and pedestrian gate at the entrance to the property, the removal of original light fixtures, the replacement of some garage doors, and the installation of air-conditioning units at unknown dates.

The citywide historic resources survey, SurveyLA, identified the subject property as individually eligible for listing or designation at the national, state and local levels as an excellent and rare example of Storybook multi-family residential architecture in Hollywood and as an excellent example of entertainment industry-related residential development in Hollywood.

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

FINDINGS

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

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

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: 1328-1330 North Formosa Avenue			Current address	
Other Associated Names: Village Court				
Street Address: 1328-1330 North Formosa Avenue		Zip: 90046	Council District: 4	
Range of Addresses on Property: 1328-1328½-1330-1330½		Community Name: Hollywood		
Assessor Parcel Number: 5548021036	Tract: West Hollywood Boulevard T	Block: None	Lot: 43	
Identification cont'd:				
Proposed Monument Property Type: ● Building	○ Structure	○ Object	○ Site/Open Space	○ Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:				

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1923 ● Factual ○ Estimated	Threatened? Private Development
Architect/Designer: Arthur and Nina Zwebell	Contractor: Smith & Zwebell
Original Use: Multi-family residence	Present Use: Multi-family residence
Is the Proposed Monument on its Original Site? ● Yes ○ No (explain in section 7) ○ Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style: Storybook	Stories: 1	Plan Shape: Irregular

FEATURE	*PRIMARY*	*SECONDARY*
CONSTRUCTION	Type: Wood	Type: Select
CLADDING	Material: Stucco, smooth	Material: Brick
ROOF	Type: Gable, crossed	Type: Jerkinhead
	Material: Composition shingle	Material: Composition shingle
WINDOWS	Type: Casement	Type: Double-hung
	Material: Wood	Material: Wood
ENTRY	Style: Off-center	Style: Off-center
DOOR	Type: Paneled, glazed	Type: Paneled, unglazed

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.	
	*See attachment

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):
☐ Reflects the broad cultural, economic, or social history of the nation, state, or community
☐ Is identified with historic personages or with important events in the main currents of national, state, or local history
☑ Embodies the distinguising characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
☐ A notable work of a master builder, designer, or architect whose individual genius influenced his or her age

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attech 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: Andrew Eisenlohr		Company: Hollywood Heritage, Inc.	
Street Address: P.O. Box 2586		City: Hollywood	State: CA
Zip: 90078	Phone Number: (323) 874-4005	Email: hollywood.heritage1980@gmail.com	

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

Name: Unknown		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

Nomination Preparer/Applicant's Representative

Name: Hollywood Heritage, Inc.		Company: Hollywood Heritage, Inc.	
Street Address: P.O. Box 2586		City: Hollywood	State: CA
Zip: 90078	Phone Number: (323) 874-4005	Email: hollywood.heritage1980@gmail.com	

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

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

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

Richard Adkins, President, Hollywood Heritage, Inc. 2/9/2017 Richard Adkins

Name: Date: Signature:

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

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012

Phone: 213-978-1200
Website: preservation.lacity.org

4. ALTERATION HISTORY

Year	Permit Number	Work Performed	Architect	Owner
1923	1923LA09107	Construction of new garage.	Smith & Zwebell	Louise Casler
	1923LA09108	Construction of new garage.		
	1923LA09109	Construction of new garage.		
	1923LA09110	Construction of new garage.		
	1923LA11195	Construction of new 1-story, 3-room residence.		
	1923LA11196	Construction of new 1-story, 6-room duplex.		
	1923LA11197	Construction of new 1-story, 3-room residence.		
1938	1938LA03766	Replace roof and ceiling construction destroyed in fire, also other injuries on floor and walls, check up plumbing & electrical work and repaint.	Mott C. Montgomery	Charles T. German
1947	1947LA01673	Repair fire damage to roof and ceilings.	None listed	Patrick McGeehan
1974	1974LA95757	[Repair] fire damage.	None listed	Heid
1991	1991LA71546	General rehab, reroofing, replace windows, no structural change.	None listed	Larry Davis
1994	1994HO33781	Repair existing 2-car garage rafters, replace footing.	None listed	Larry Davis
2011	10016-10000-11024 (10016-10001-11024)	Convert (E) attic space to living/bedroom area, add independent interior stairway in each unit for the 2nd floor exit.	None listed	Lawrence Davis

7. WRITTEN STATEMENTS

A. Proposed Monument Description

The subject property is a bungalow court located at 1328-1330 North Formosa Avenue in the Hollywood neighborhood of Los Angeles. It occupies a rectangular parcel on the east side of North Formosa Avenue, between Sunset Boulevard to the north and Fountain Avenue to the south. The neighborhood is exclusively residential, consisting of single and multiple-family dwellings, and the property is bounded to the north and south by multi-family residences.[1] The property fronts North Formosa Avenue to the west and is accessed via a parking area paved with natural stone. A painted wooden fence with a pedestrian gate spans the original entrance to the court.

The property is improved with four residences and three garages, all of which are situated around a central courtyard paved with natural stone. The residences each maintain separate street numbers; two of the residences, #1328 and #1330½, are detached one-bedroom bungalows, and the other two residences, #1328½ and #1330, are two-bedroom bungalows which share a common wall to form a duplex at the rear of the property. Two of the garages, one single-bay unit and one two-bay unit, are joined by a small laundry/service room. The third garage is a detached one-bay unit set at the street.

All of the buildings on the property are designed in the Storybook style. The buildings are set at grade and are of wood frame construction. Exterior walls are primarily veneered in clinker brick and cement plaster accented with paint wood half-timbering; some secondary facades are clad in horizontal wooden board. Buildings have irregular plans with multiple volumes; some residences feature projecting bays or round turrets topped with conical roofs. Roofs are generally cross-gabled and steeply pitched, with vergeboards and paneled wood gable ends, flared eaves with exposed rafter tails, gabled dormers, and composition shingles.

The primary façade of each residence is asymmetrically composed; entrances are accessed via shallow stone steps, some of which are surrounded by low brick walls. Primary entrances are hooded with shed roofs supported by stylized wooden brackets. Primary entrance doors are batten or paneled wood with stained or leaded glass accent lights, metal hardware, and stylized wood surrounds. Secondary entrances consist of wood porches surrounded by stylized wooden balustrades; secondary doors are wood Dutch doors.

Fenestration is varied and consists primarily of single and grouped wood casement windows with leaded glass or divided lights, single and grouped wood double-hung windows with divided lights, single wood fixed windows with divided lights, and single wood awning windows with leaded glass. Windows are framed in stylized wood or cement plaster surrounds; some are accented with rustic wood board shutters.

Interiors

Interior features of the four residences are characteristic of the highly-stylized and often fanciful Storybook style. Rooms are principally finished with wood or clay tile floors, walls finished in rough cement plaster with plaster moldings, and flat or vaulted plaster ceilings with wood beams. Interior doors are single or Dutch doors of batten wood with pointed arches and metal hardware. Cabinetry in kitchens and bathrooms is of wood, with batten doors with metal hardware and tiled

[1] The property immediately to the north, at 1332-1334 North Formosa Avenue, was demolished in January 2017.

countertops. Interior staircases in the duplex units (#1328½ and #1330) are circular, with stylized wooden balusters and railings.

Alterations

While the property has undergone some alterations over time, including some repairs made to address fire damage, on the whole the residences and garages remain highly intact. Exterior alterations include the addition of a wood fence and pedestrian gate to enclose the court, the removal of exterior light fixtures, the replacement of some garage doors, and the possible replacement of some fenestration. Interior alterations include the removal and/or replacement of original light fixtures, the removal and/or replacement of some original plumbing fixtures, and the installation of air-conditioning units. The attic space in the two duplex units (#1328½ and #1330) has also been converted into living quarters.

Character-Defining Features

The period of significance for 1328-1330 North Formosa Avenue is 1923, when initial construction was completed. The property retains substantial and significant exterior and interior character-defining features which reflect the original Storybook style as envisioned by designer Arthur Zwebell. Exterior character-defining features include:

- Site plan with residences and service buildings oriented around a central court
- Natural stone paving
- Residences with irregular plans and varied massing
- Cross-gabled roofs with vergeboards, wood gable ends, flared eaves and exposed rafter tails, and gabled dormers
- Cement plaster and clinker brick cladding
- Shallow brick steps
- Hooded primary entrances with shed roofs supported by stylized wooden brackets
- Paneled wood entry doors with metal hardware
- Wood batten Dutch doors with metal hardware
- Wood porches with stylized wood balustrades
- Wood casement windows with divided lights or leaded glass
- Wood double-hung windows with divided lights
- Wood fixed windows with divided lights
- Wood awning windows with leaded glass
- Stylized wood or cement plaster window surrounds
- Wood shutters

Interior character-defining features include:

- Wood and clay tile flooring
- Rough cement plaster walls with plaster molding
- Flat and vaulted ceilings with wood beams
- Single and Dutch doors of batten wood with pointed arches and metal hardware
- Circular wood staircase with stylized balusters and railings

Integrity

Historic integrity is the ability of a property to convey its significance and is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics

that existed during the property's prehistoric or historic period."[2] The period of significance for the residences at 1328-1330 North Formosa Avenue is 1923, when initial construction was completed. The National Park Service defines seven aspects of integrity for historic resources; these are location, design, setting, materials, workmanship, feeling, and association. The integrity of the subject property is evaluated below based on these seven aspects.

- Location: The buildings which comprise the court remain on their original site; the property therefore retains integrity of location.
- Design: Buildings on the property are highly intact and have undergone only minor alterations over time. The buildings retain a majority of the character-defining features of their original design by Arthur Zwebell. No significant character-defining features have been altered or removed, and none of the alterations have significantly impacted the property's ability to convey its historic significance as an excellent and highly intact example of a Storybook bungalow court. Therefore, the property retains integrity of design.
- Setting: While the surrounding neighborhood in Hollywood has, over time, been subject to some demolition and infill construction, the area remains exclusively residential, consisting of single-family and low-density multiple-family residences. The property therefore retains integrity of setting.
- Materials: As outlined above, the property has undergone some alterations, but on the whole remains highly intact. The buildings retain most of their original features and materials, including original exterior and interior cladding, exterior and interior doors, fenestration, flooring, decorative moldings and trims, built-in cabinetry, ornamental metal hardware, and plumbing fixtures. Therefore, the property retains integrity of materials.
- Workmanship: As noted above, the property retains its historic character-defining features and materials, and therefore continues to reflect the aesthetic principles of its Storybook design by Arthur Zwebell. The property therefore retains integrity of workmanship.
- Feeling: Because the property has retained its integrity of location, design, setting, materials, and workmanship, it continues to convey the aesthetic and historic sense of its original design and character. The property therefore retains integrity of feeling.
- Association: Integrity of location, design, setting, materials, workmanship, and feeling combine to convey integrity of association. Because the property retains the first six aspects of integrity, it continues to convey its design in the Storybook style by noted architectural designer Arthur Zwebell, and thus retains integrity of association.

B. Statement of Significance

The subject property at 1328-1330 North Formosa Avenue meets the following Historic-Cultural Monument Criteria:

- It embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction as an excellent and highly intact example of Storybook-style, multi-family residential architecture designed by noted architectural designer Arthur Zwebell in the Hollywood neighborhood of Los Angeles.

[2] U.S. Department of the Interior, *National Register Bulletin 16A: How to Complete the National Register Registration Form* (Washington D.C.: National Park Service, 1997), 4.

Development of Hollywood

The area that would become Hollywood was originally part of two former Spanish land grants – Rancho La Brea and Rancho Los Feliz.[3] Hollywood began as a small agricultural community in the nineteenth century. Farmers, many of whom were European immigrants, experimented in cultivating a wide variety of exotic fruits, vegetables, and flowers. The agricultural character of the community changed in the early twentieth century as large real estate tracts were developed, transforming the community into a bustling suburb of Los Angeles.

In 1900, the first electric streetcar track was completed along Hollywood Boulevard (then Prospect Avenue). Other streetcar lines soon followed, including along Melrose Avenue, La Brea Avenue, Santa Monica Boulevard, Highland Avenue, Vine Street, Western Avenue, Vermont Avenue, Virgil/Hillhurst Avenues, Kenmore Avenue, Fountain Avenue, Talmadge Street, Hyperion Avenue, Los Feliz Boulevard, and Beachwood Drive.

In 1903 the City of Hollywood was officially incorporated, and in 1910 it was consolidated to the City of Los Angeles. The pre-consolidated area boundary is generally defined by the southernmost portion of the Hollywood Hills to the north, Fountain Avenue to the south, Crescent Heights Boulevard to the west, and Mariposa Street to the east.

The most significant factor in the development of Hollywood in the twentieth century was the entertainment industry. Film production began in Hollywood in 1911, and quickly grew into a significant economic force. As the popularity of motion pictures grew, more physical facilities related to motion picture production were constructed in Hollywood. In 1919 the City established a series of industrial zones specifically designated for motion picture use. The largest and most significant of these is located in the heart of the Hollywood Survey Area. Industrial resources include intact motion picture studio plants and a wide variety of support services dating to the 1920s. Due to its key role in the motion picture industry, Hollywood later became a center for radio, television, and record production. The burgeoning entertainment industry brought about the development of thriving business districts along Hollywood Boulevard, Vine Street, and Sunset Boulevard.

From the 1910s through the boom of the 1920s and into the 1930s, Hollywood experienced tremendous population growth. The rapidly expanding film business attracted migrants from around the United States and around the globe, resulting in a true "melting pot." For a period of time preceding World War II, the entertainment industry also became a refuge for émigrés from Eastern Europe. To accommodate the growing population of newcomers, there was a sharp increase in residential development. Concentrations of residential properties from this period are located adjacent to the major motion picture studios and include modest single-family residences along with a wide variety of multi-family housing types. The integrity of many of these properties is poor and intact neighborhoods of early twentieth-century studio-adjacent residences are now rare.

The bungalow court has particular significance in Hollywood, as large colonies of courts were built just blocks away from the studios. These were developed primarily in the 1920s, and reflect the prevalent architectural styles of the period. While many of these properties have been lost,

[3] The following discussion of the development of Hollywood has been excerpted and adapted from "SurveyLA Historic Resources Survey Report: Hollywood Community Plan Area," prepared for the City of Los Angeles Department of City Planning Office of Historic Resources by Historic Resources Group, August 2011 (revised November 2015), http://preservation.lacity.org/sites/default/files/HistoricResourcesSurveyReport_Hollywood.pdf (accessed January 2017).

Hollywood still contains a substantial population of bungalow courts. During the 1920s, there was also significant residential development in the Hollywood Hills, in particular in Los Feliz, Laurel Canyon, and Beachwood Canyon.

Density in Hollywood increased substantially following World War II. In the hillsides, residences were built on previously undeveloped lots. In the flatlands, inexpensive stucco-clad apartment buildings were erected as infill in previously established residential neighborhoods. Along the major commercial corridors, earlier buildings were updated or replaced with new construction. By the 1950s, entertainment industry-related properties began to spread out throughout the greater Los Angeles area, and the major industry in Hollywood shifted to tourism. During the late 1950s the infamous Capitol Records Building was constructed on Vine Street and the Hollywood Walk of Fame was created on Hollywood Boulevard as a tribute to actors, directors, and other contributors to the entertainment industry.

Also during this period, some of the nation's most important Modernist architects were working in Los Angeles, building sleek commercial buildings in the flatlands and highly innovative residential projects in the hillsides. The Hollywood Survey Area contains residential and commercial properties designed by a number of important Modernists, including Richard Neutra, Rudolph Schindler, Lloyd Wright, John Lautner, Craig Ellwood, Raphael Soriano, Gregory Ain, and Pierre Koenig.

In the 1960s and 1970s, Hollywood's population became more ethnically diverse, as new immigrant groups began settling in the area. In addition to a significant Latino population, Armenian and Thai immigrants began living and working in the East Hollywood area and opened shops and other businesses. Community and residential densities continued to increase, as original single-family houses, bungalow courts, and smaller apartment buildings were replaced with larger multi-family residential complexes.

By the 1980s, the Hollywood community was in a state of economic decline; the Community Redevelopment Agency of Los Angeles established the Hollywood Redevelopment Project Area in 1986 to encourage development in the area. Among the goals of the agency were to revitalize the historic core and preserve historically significant buildings.

By the start of the new millennium, Hollywood began to experience a resurgence that continues today. The establishment of the city's Adaptive Reuse ordinance greatly facilitated the reuse of under-utilized historic buildings into new housing. New, large-scale mixed-use projects – Hollywood & Highland (including the Kodak Theater), the Renaissance Hotel, the W Hotel at Hollywood and Vine – along with the Red Line subway stations, have helped to revitalize Hollywood's streets and its economy, bringing with it an influx of new residents and tourists, higher rents, and new development pressures.

1328-1330 North Formosa Avenue

The lot comprising the subject property was first recorded on May 28, 1906, as Lot 43 of the West Hollywood Boulevard Tract No. 2. The tract, which been subdivided from farmland belonging to John Plummer, was relatively small, comprising only two blocks bounded by De Longpre Avenue to the north, La Brea Avenue to the east, Fountain Avenue to the south, and Formosa Avenue to the west. Lot 43 changed hands several times in the years following the subdivision, but it remained unimproved until 1922, when the property was purchased by Louise Casler. At the time, Louise Casler was a relative newcomer to Southern California: she had only recently arrived in Los Angeles

and had taken up residence in Hancock Park with her new third husband, Charles Adams, and her daughter and son-in-law, Ramona and Benton Faraday.

The death of her first husband, a Chicago manufacturer who had founded his own drapery company,[4] had left Louise Casler with an inheritance which she used to invest in the burgeoning Los Angeles real estate business. She purchased the Formosa Avenue lot in 1922 from the Hollywood Building Corporation, taking out a mortgage for $1,300. She hired architectural designer Arthur Zwebell to build upon the lot she had purchased on Formosa Avenue, securing a mortgage of $8,000 from Zwebell for the construction costs. Zwebell responded to the commission with a design for a fanciful Storybook-style bungalow court which resembled a bygone European village. Building permit applications were filed in March 1923, specifying four garages and four dwelling units, and construction was completed that same year.

By 1925, Los Angeles city directory listings for apartment buildings included the property, which was noted as "Casler Village Court." The name was likely as much a nod to Zwebell as it was to Louise Casler; Zwebell's first three designs for multi-family properties all contained the word "village" in the name, reflecting the quaint village streetscapes and plazas which his early projects resembled. From the start, Village Court's unique character and close proximity to the studios made it particularly attractive to those who worked in the entertainment industry; some of the property's earliest residents were actors, actresses, and studio workers, including actress Ann Small, author and screenwriter Donald McGibney, songwriter Herb Magidson, and actress Gwen Gaze.

In 1926, Louise Casler gave up her home in Hancock Park and moved into one of the Village Court bungalows with her daughter and son-in-law, Ramona and Benton Faraday. It appears likely that the move may have been related to the family's possible financial distress; Louise took an extra year over the terms to pay off her mortgage to Arthur Zwebell for the construction of the property, and by 1929 Benton Faraday was compelled to take out an additional mortgage to buy new refrigerators for the bungalows. Louise Casler died in 1930, and her daughter and son-in-law sold the property to another couple, James and Jessie Sheridan. James Sheridan, a real estate developer, may also have been struggling financially – he had been named in a court case involving his real estate dealings several months earlier[5] – and the Sheridans eventually sold the property back to Benton and Ramona Faraday in 1933. However, the Faradays again opted not to maintain the property, and they sold Village Court to real estate developer Charles T. German that same year.

Village Court changed hands frequently in the following decades, gaining a new owner, on average, every five years. German, a successful entrepreneur and real estate investor, retained Village Court as an income property for several years before selling to Almarine Adams, a commercial artist and designer, in 1938. In turn, Adams then sold the property to Margaret Fallon in 1943, who sold the property to radio actor Patrick McGeehan that same year. It was during McGeehan's stewardship that Village Court received its only significant publicity: in 1947, a fire sparked by a backyard incinerator spread to the two duplex units (#1328½ and #1330), which sustained considerable damage. The fire was serious enough to merit mention in the *Los Angeles Times*, where the paper noted that further tragedy was averted by Lady Macduff, a "Scottish terrier with a tell-tale bark" who alerted the residents to the fire. A passage in the article describes the residents' efforts to save their property, recounting how as residents "Murray and Sylvester attempted to carry Kennedy's furniture from the burning house, the fire spread to Sylvester's home. So Sylvester, dropping his

[4] "Funeral for Louise Casler Will Be Held in California," *Chicago Tribune*, May 21, 1930.
[5] "Group Enjoined In Realty Fight," *Los Angeles Times*, May 3, 1930.

end of the divan they were saving, rushed home to take his 1-year-old daughter Barbara to safety." [6] Damage to the property was estimated at $3,000.

Patrick McGeehan sold Village Court to Charles Ryder, Jr. in 1948; it was then purchased by Nadine Schoeppner in 1950. Schoeppner transferred the property to its most enduring owner, Frances E. Heid, in 1952. Heid was a writer and poetess who both owned and occupied the property for over 35 years until her death in 1989. While Heid continued to rent the remaining bungalows to artists, including musician David Bluefield, magician Eugene Poinc, astrologist Rockie Gardiner, and members of the Barrymore family, her advancing age did not allow her to keep up with the demands of maintaining the property, and Village Court began to fall into disrepair. Building permit records also indicate that a third significant fire took place in 1974. Upon Heid's passing, the property was sold by court order and was then transferred to its most recent owner, Lawrence Davis, who retained the property until his death in 2015.

Storybook Architecture

The Storybook style is a more fanciful and highly-stylized derivation of the Tudor Revival style. Tudor Revival style is loosely based on a variety of Medieval English building traditions.[7] In the United States, these traditions are combined freely, but retain the steeply-pitched front-facing gable which is almost universally present as a dominant façade element. The style's popularity expanded dramatically in the 1920s and early 1930s, when masonry veneering techniques allowed even the most modest examples to mimic closely the brick and stone exteriors seen on English prototypes.

The Storybook cottage is a more whimsical version of Tudor Revival. Storybook residences typically feature roofs laid in irregular patterns and rolled eaves to suggest thatching, eyebrow arches over entries and dormers, and exterior walls with irregular plaster finish. The Storybook style was particularly popular in Hollywood, where motion picture set designers sometimes moonlighted as architects.

Character-defining features include:

- Asymmetrical façade
- Steeply-pitched gabled roof with a prominent front-facing gable
- Stucco or brick exterior wall cladding, typically with half-timbering
- Tall, narrow, divided-light windows, casement or double-hung sash, often arranged in multiples
- May display picture windows with leaded diamond panes
- Small gabled entry porch, often with arched opening
- Details may include stone or brick accents or faux quoining

Arthur and Nina Zwebell

Arthur Bernard Zwebell was born on September 27, 1891, in Rock Valley, Iowa, to Anthony Zwiebel and Anna Brohm Zwiebel. The son of a machinist and the second-eldest son of seven children, Arthur Zwebell's formal education was limited and never progressed past the eighth grade.[8]

[6] "Dog's Bark Saves Flaming Duplex From Destruction," *Los Angeles Times*, January 14, 1947.
[7] Discussion of the Tudor Revival and Storybook architectural styles, as well as character-defining features of the style, have been excerpted from "City of San Luis Obispo Citywide Historic Context Statement," prepared by Historic Resources Group for the City of San Luis Obispo, September 30, 2013, http://ohp.parks.ca.gov/pages/1054/files/slo%20final%20historic%20context%20statement_1.21.2014.pdf (accessed January 2017).
[8] Stephanos Polyzoides, Roger Sherwood, and James Tice, *Courtyard Housing in Los Angeles*, 2nd ed. (New York: Princeton Architectural Press, 1992), 64.

However, according to Stephanos Polyzoides, Zwebell's talent for invention and design became apparent through "his first great passion," the automobile.[9] Zwebell met and married Nina Louise Wilcox, a Chicago native and Northwestern University graduate, and the couple moved to Milwaukee, Wisconsin, where Nina opened a decorating shop and Arthur established a car dealership with his two brothers, Herbert and Albert.[10] In 1918, the brothers incorporated Zwebell Brothers Co., which focused on the manufacture of the brothers' automobile-related inventions and aftermarket improvements. The businesses did well, but Arthur was lured west by the promise of the residential boom in Southern California, and he and Nina moved to Los Angeles in the early 1920s with "$35,000 and the desire to build."[11]

The success of the couple's earlier ventures and the capital they generated afforded the Zwebells an opportunity to position themselves independently within the real estate development business. Indeed, the couple's business model was one of the hallmarks of their career, and one that distinguished them from their contemporaries. Thanks to their early financial success, Arthur and Nina Zwebell were able to finance their real estate projects themselves, forsaking outside leverage, and they were able to establish a multidisciplinary practice which oversaw the design, construction, and subsequent sale or leasing of their income properties. At the same time, Nina Zwebell established an interiors firm as well as a furniture factory, where she concurrently designed and produced period furniture throughout the 1920s.[12] It was she who designed the interiors for all of their apartment courts, and in many cases she created accompanying furniture as well. In at least some of their early projects, the properties or individual units were offered with furnishings.[13] Between the two of them, Arthur and Nina Zwebell were able to achieve complete control over their designs, which ultimately contributed to the cohesive aesthetic for which they are now known.

Although their business model was sound, the couple never formally established an office, but preferred to work out of their home.[14] At the time, Arthur Zwebell was at a disadvantage, as he was not a licensed architect. However, given his background in the automotive design industry and Nina Zwebell's experience in interior design, the couple was able to execute "most of the architectural and design drawings themselves, with occasional outside help," notes Stephanos Polyzoides. "Architects and engineers were hired merely to sign necessary drawings."[15] In the early years of the business, Arthur Zwebell accepted commissions for the design of single-family residences, and while this area of his work has not been widely identified or documented, building permit records and *Los Angeles Times* articles confirm that he constructed at least several residences in Beverly Hills;[16] Stephanos Polyzoides also notes that Zwebell designed several single-family houses in Pasadena in the mid-1920s.[17]

The Zwebells are best known, however, for their lavish courtyard apartment buildings developed during the 1920s. In total, the couple constructed eight apartment courts in five years: Quaint Village (1923, demolished); Village Court (1923, Hollywood); Mexican Village (1923, West

[9] Polyzoides et al., 64.
[10] "Bub Body Corporation," Coachbuilt: The Encyclopedia of American Coachbuilders & Coachbuilding, http://www.coachbuilt.com/bui/b/bub/bub.htm (accessed January 2017)
[11] Polyzoides et al., 64.
[12] Polyzoides et al., 64.
[13] Several classified ads for both the rental of bungalows and the sale of Village Court list the property as being furnished.
[14] Polyzoides et al., 64.
[15] Polyzoides et al., 64.
[16] For an example of the Zwebells' single-family residential work, see "Big Residence Deals Made," *Los Angeles Times*, September 27, 1925.
[17] Polyzoides et al., 71.

Hollywood); Patio del Moro (1926, West Hollywood); the Andalusia (1926, Hollywood); La Ronda (1927, West Hollywood); El Cabrillo (1927, Hollywood); and Casa Laguna (1928, Los Feliz).[18] Their first project, Quaint Village, was a modest but highly-stylized Storybook bungalow court at the southeast corner of Ridgewood and Fernwood Avenues in Hollywood.[19] Completed in 1923, Quaint Village functioned as an income property as well as a residence for the Zwebells; the couple resided and worked out of one of the bungalows on site and leased the remaining units. (Indeed, this design for living is one they would later repeat at both Mexican Village and La Ronda, relocating each time upon the subsequent building's completion.) Their second court, Village Court, was also designed in the fanciful Storybook style and completed that same year – as was their third project, the Mexican Village (now known as the Villa Primavera.) The Mexican Village court, designed in the Spanish Colonial Revival style, marked a departure from the Zwebells' earlier, more whimsical designs, as well as a transition to the more lavish Mediterranean Revival styles for which they would become best known. Indeed, in 1924, the *Los Angeles Times* published a profile of Arthur Zwebell, crediting him with the design of "several of Hollywood's most artistic Spanish-type homes."[20]

While the Zwebells were certainly not the only designers of apartment courts during the 1920s, there were several factors that elevated the Zwebell courts from other apartment courts of the period Arthur Zwebell, believing that "no two doors should look the same," employed innovative planning principles to create individual identities for each dwelling within a court.[21] At the same time, Zwebell's background in automotive design propelled a common concern – parking – to the forefront of his designs. As the Zwebells' designs for courts grew in size and scale, he employed inventive solutions to the problem of the automobile, some of which included early experiments with subterranean parking and one of the first automatic garage doors. Furthermore, the Zwebells' business model, which allowed for total oversight from design through construction and finishing, allowed the couple to achieve a cohesive aesthetic that exhibited their work to its best advantage and was rarely found elsewhere.

By the late 1920s, the Zwebells had built a successful architectural design business; the couple had garnered widespread recognition for their apartment courts, as well as publication in several national architectural periodicals. However, the trajectory of their professional careers was halted by the stock market crash of 1929 and the ensuing economic depression. The couple's architectural design practice faltered, and instead they turned to other work, which included designing sets for motion pictures. Arthur Zwebell's brothers, Herbert and Albert, relocated to Los Angeles from Milwaukee during this period and established a radio cabinet factory, which also produced period reproduction furniture from Nina's designs. Stephanos Polyzoides recounts what happened next:

[18] At present, Village Court is the only extant Zwebell apartment court which is not a designated historic resource. Of the four extant Zwebell courts in Los Angeles – Village Court, the Andalusia, El Cabrillo, and Casa Laguna – three are designated historic resources. The Andalusia is designated as Los Angeles Historic-Cultural Monument #435 and is listed in the National Register of Historic Places; El Cabrillo is designated as Los Angeles Historic-Cultural Monument #773, and is also listed in the National Register of Historic Places; and the Casa Laguna is designated as Los Angeles Historic-Cultural Monument #832. The three courts in West Hollywood – Mexican Village (now known as the Villa Primavera), Patio del Moro, and La Ronda – are all either listed individually in the National Register of Historic Places, or as a contributor to a National Register Historic District.

[19] Documentation of Quaint Village is limited; see "Old World Homes in Hollywood," *Los Angeles Times*, July 15, 1923. Quaint Village was later demolished in the 1970s in order to build Metromedia Square, which housed studios for Fox/KTTV before the complex was sold and razed again in 2003 to make way for the construction of Helen Bernstein High School.

[20] "Designer Proves Utility of the Modern Vehicle," *Los Angeles Times*, July 27, 1924.

[21] This belief was attributed to Zwebell and communicated by his grandson, Robert Bell, to Heather Goers in a telephone conversation in December 2010.

> Arthur made an abortive attempt to return to building with a plan to manufacture a modular housing system in 1934-1936. Unfortunately for Zwebell…he had to rely on sponsorship of the Federal Housing Authority during that economically troubled era. Even though his efforts proceeded to the completion of a prototypical house, relations with the FHA were so difficult and bitter that after a storm damaged his housing plant in Van Nuys, Zwebell took his insurance settlement and quit building.[22]

In the late 1930s, the Zwebells relocated to Studio City, where Arthur Zwebell and his brothers Albert and Willard purchased three adjoining parcels of land on Agnes Avenue. Arthur Zwebell designed three houses for the men and their families, and Nina Zwebell designed and decorated the interiors.[23] While there is some indication that the couple may have undertaken some construction and/or remodeling activity in conjunction with their other business interests, architectural design ceased to be the focus of their work after the 1930s. Arthur Zwebell was a partner in the radio cabinet business operated by his brothers, and Nina Zwebell continued to work as a decorator and remained active in philanthropy. Arthur Zwebell died on January 29, 1973, in Studio City, and Nina Zwebell died on March 11, 1976, in Los Angeles.

While the Zwebells' architectural career was brief, their work left a lasting impact on the landscape of Los Angeles. Stephanos Polyzoides, who along with his colleagues Roger Sherwood and James Tice, began to research and document courtyard housing in Los Angeles in the late 1970s, declared that, "Without doubt, Arthur and Nina Zwebell were the originators of the highly refined deluxe court in Los Angeles.[…]From our perspective today, their work is valid as more than just a model for future housing experiments; it is also architecture of the highest quality – some of the finest ever created in Los Angeles."[24] The Zwebells' work was distinguished from that of their contemporaries through their innovative, individualized designs and their cohesive aesthetic. The couple were some of the earliest designers to establish themselves almost exclusively within the medium of multi-family residential design and construction, and as such helped to pioneer the evolution of multi-family housing in Los Angeles from the humble bungalow court to the more elaborate garden apartment court – a transition which is evidenced in the chronology of their own work. Their early work in the Storybook style at Quaint Village and Village Court represents the nascent design principles that would launch their professional design careers and reflects a critical period in the development of multi-family housing in Los Angeles.

Conclusion

1328-1330 North Formosa Avenue is significant as an excellent and highly intact example of Storybook-style residential architecture, as designed by noted architectural designer Arthur Zwebell. While several Period Revival styles which were popularized during the 1920s, such as Tudor Revival and French Norman Revival, often employed some fanciful elements, such as steeply pitched roofs with rolled eaves or conical turrets, the more whimsical and exaggerated Storybook style was adopted less frequently. Furthermore, the style was primarily utilized in the design and construction of single-family residences. As such, the subject property represents a relatively rare and highly-stylized example of the Storybook style applied to a multi-family residential property. The residences on the property have retained an exceptionally high degree of integrity for a multi-

[22] Polyzoides et al., 64. Zwebell's line of modular housing was known as Sunshine Cottages. See "Versatility Is the Key to Valley Woman's Rich Life," *Los Angeles Times*, January 7, 1962.
[23] "Three Zwebell Brothers Live In A Row," *American Home*, March 1941.
[24] Polyzoides et al., 64-65.

family residential property from the early 1920s and have retained most of their character-defining features, finishes, and materials from the period of construction.

The property is also significant as the oldest extant example of a multi-family residence designed by noted architectural designer Arthur Zwebell, as well as the only remaining extant example of Zwebell's early experimentation with the Storybook style. Arthur Zwebell and his wife, interior designer Nina Zwebell, are widely recognized as pioneers in the development of courtyard housing in Los Angeles; their work was distinguished from that of their contemporaries through their attention to detail and individuality in each design, judicious application of inventive planning principles and technological innovations, and their self-contained business model, which allowed the couple to maintain control of design, construction, and decoration from start to finish. While the Zwebells would eventually become most known for their elaborate and expansive Mediterranean Revival-style courtyard apartment buildings, their earliest work in designing multi-family housing in Los Angeles consisted of two modest bungalow courts in the Storybook style: Quaint Village and Village Court, both completed in 1923. Quaint Village was subsequently demolished in the 1970s, leaving Village Court the only remaining example of the Zwebells' early work in this style and scale.

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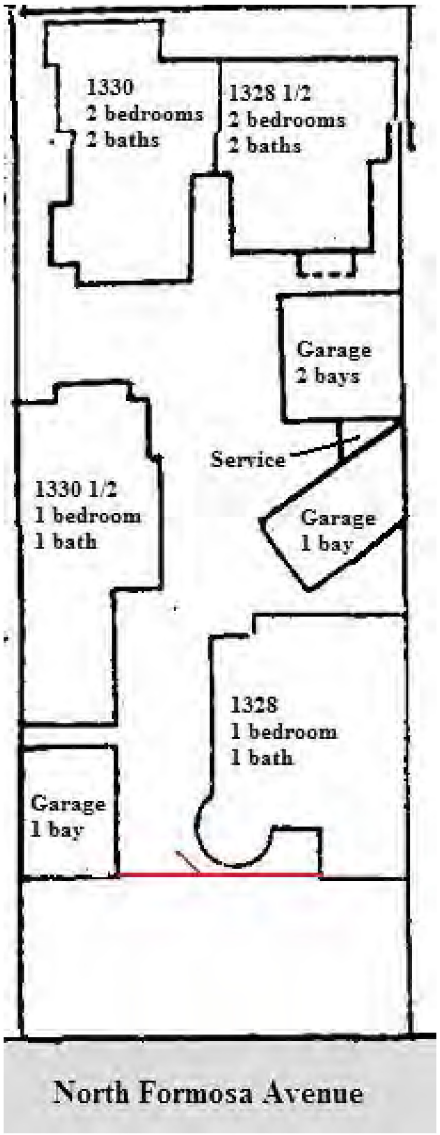
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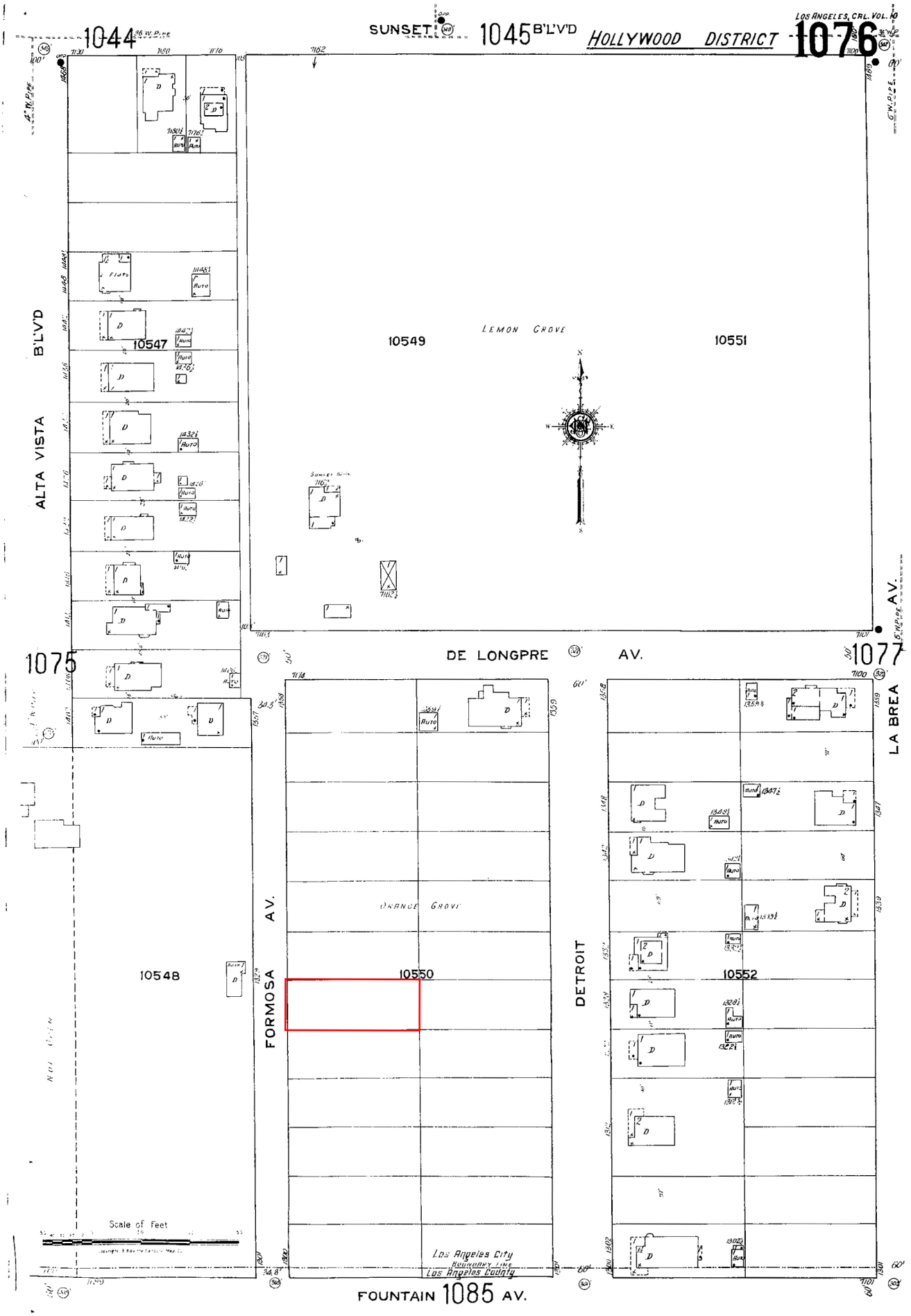
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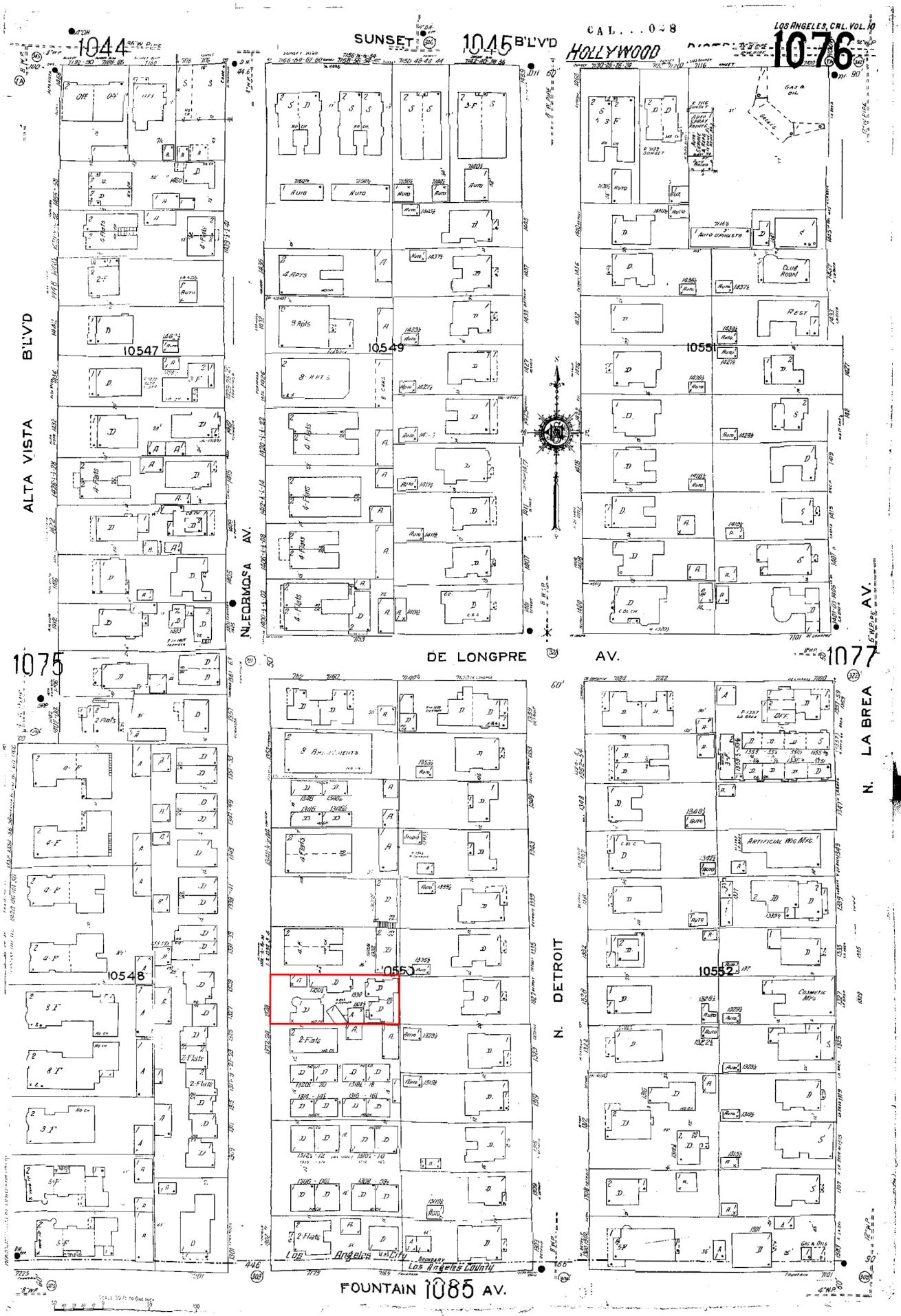


Site key depicting 1328-1330 North Formosa Avenue. Adapted from Sanborn Map Company fire insurance maps. The fence, noted in red, was added at a later date, possibly in the 1980s.

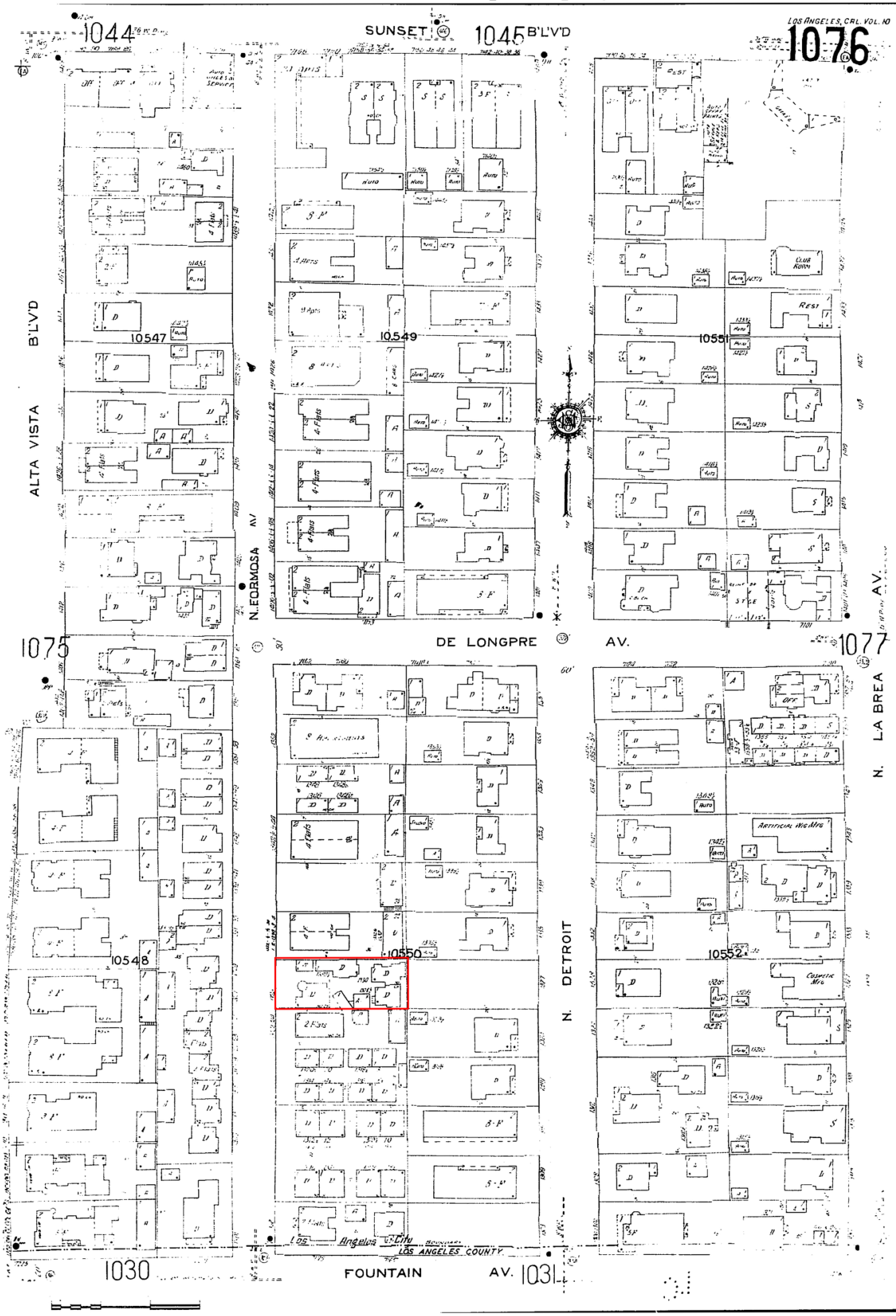
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Sanborn Map Company Fire Insurance Map - 1950

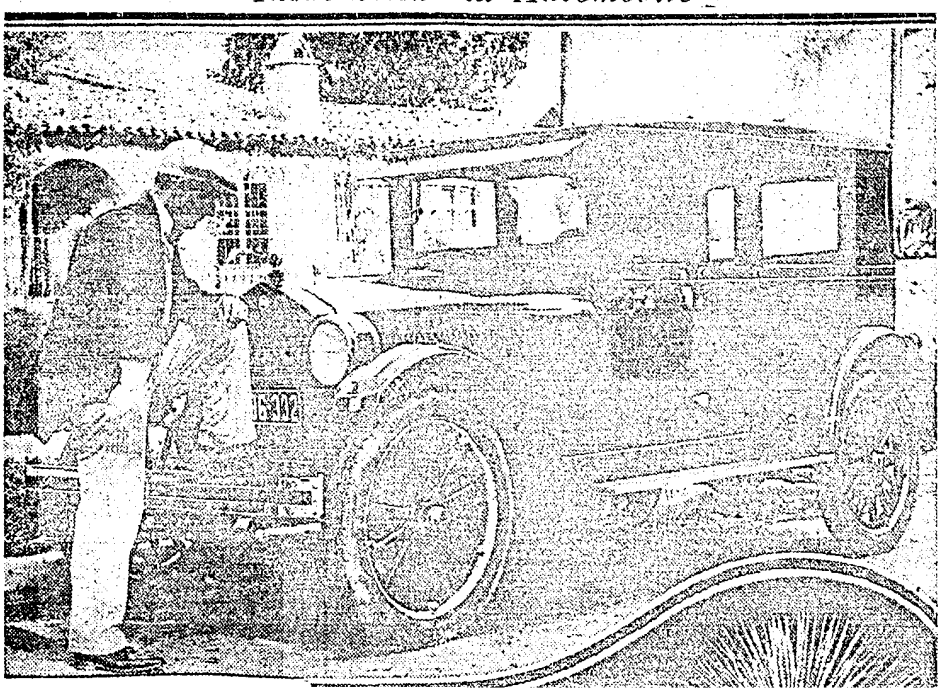


Sanborn Map Company Fire Insurance Map - 1919



Inspiration via Automobile
Los Angeles Times (1886-Current File); Jul 27, 1924;
ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)
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Inspiration via Automobile



Designer Proves Utility of the Modern Vehicle

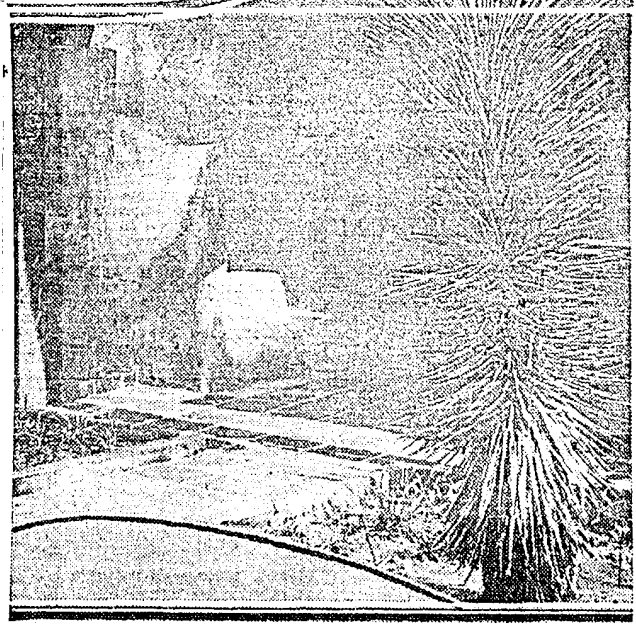
The practical utility of the automobile as an adjunct to business life has been increasing steadily as the reliability of this means of transportation has increased. But, valuable as it is to business men in general, the motor car is absolutely indispensable to A. B. Zwebell.

Mr. Zwebell is a builder of unique dwellings. He has made a special study of California's historical architecture, and has designed several of Hollywood's most artistic Spanish-type homes.

The design of an apartment building recently completed by Mr. Zwebell was taken from Ramona's marriage place at San Diego. It is of the patio style, with a garden in the center of a large square. There are apartments on all sides facing the court, with its many kinds of cactus and flowering plants, and its fountain. On one side of the patio, there is a fireplace, where gatherings are held in the evenings, with songs, stories, and music of stringed instruments, recalling the romance of Ramona.

In the research work preliminary to drafting his first set of plans, Mr. Zwebell used an Essex Six coach purchased from Harold L. Arnold, to visit every spot of interest in Southern California, gleaning bits of information here and there that, assembled in their final form, have made his buildings an expression of the spirit of California history.

Most of his inspirations have come while riding in the Essex. Many times, he has suddenly thought of a new design, stopped his car beside the road and sketched it roughly for future reference.



A. B. Zwebell, building designer, owns an Essex six which he utilizes in obtaining information and ideas for the drafting of artistic buildings. The photo above shows Zwebell and his Essex in front of the patio of his home and below an entrance to one of his buildings.

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CONNELLY BEGINS TERM IN JAIL ON STRIKE RIOT
Los Angeles Times (1886-Current File); Jan 14, 1947; ProQuest Historical Newspapers Los Angeles Times (1881 - 1986) pg. A1

CONNELLY BEGINS TERM IN JAIL ON STRIKE RIOT

Philip M. (Slim) Connelly, Los Angeles C.I.O. Council secretary-treasurer and former State president of the C.I.O., yesterday was locked in the County Jail to begin serving two 60-day jail sentences concurrently.

The sentences are for inciting a riot at the U.S. Electrical Motors, Inc., plant at 200 E. Slauson Ave. last Jan. 17, and for failing to obey a court order limiting picketing.

Treatments Arranged

Municipal Judge Arthur Guerin granted a request by Connelly's attorney that the 60 days be served in the County Jail instead of the City Jail because he needs hypodermic treatments for high blood pressure.

Connelly originally was convicted of two additional charges —disturbing the peace and blocking an entrance. The first of these was dismissed by the Appellate Division of Superior Court because it is included in the rioting charge. The second count was dismissed yesterday by Judge Guerin in the interests of justice after the Appellate Division had suggested it be retried.

Connelly said he is not appealing to the Supreme Court because this would cost $10,000 and "labor at the present time is engaged in a life and death struggle requiring all available funds."

Connelly, onetime State C.I.O president, suffered a union political reverse Sunday in his "home" union, the Newspaper Guild.

It did not re-elect him as one of its 10 delegates to the Los Angeles C.I.O. Council, of which by virtue of being a delegate he had become the council's secretary-treasurer.

Not being a delegate to the council, he can no longer be its secretary-treasurer or hold any other council job for which delegates are eligible, union men said.

However, for the time being it was explained by union men Connelly will continue as an "alternate" delegate and so may continue in his capacity as the council's principal executive officer.

The guild is to hold a special election next month to replace another delegate who has resigned. Connelly has not announced whether he will make a try in this election which, if successful, might insure his continuance in his council job as a C.I.O. leader of great power.

DOG'S BARK SAVES FLAMING DUPLEX FROM DESTRUCTION

Lady Macduff was a heroine yesterday. She gave the alarm of a fire that caused $3000 damage to the duplex home of William W. Kennedy Jr., 1328½ N. Formosa Ave., and minor damage to the residence next door, the home of Philip Sylvester, 1330 N. Formosa Ave. She is a Scottish terrier with a telltale bark.

John Murray, a neighbor living at 1330½ N. Formosa Ave., heard Lady Macduff's appeal for help. Then he saw that the roof of the dwelling was ablaze. He summoned the Fire Department and Sylvester.

As Murray and Sylvester attempted to carry Kennedy's furniture from the burning house, the fire spread to Sylvester's home. So Sylvester, dropping his end of the divan they were saving, rushed home to take his 1-year-old daughter Barbara to safety.

The firemen extinguished the blaze on the Sylvester roof. They also put out the fire in the Kennedy dwelling, but not until considerable damage was done. Blame was put on sparks from a backyard incinerator.

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Women
MARY LOU HOPKINS
Los Angeles Times (1886-Current File); Jan 7, 1962;
ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)
pg. SF24

Women

Versatility Is the Key to Valley Woman's Rich Life



FRENCH TOUCH- -An old Franklin stove and a gay striped awning are features of the French Room where Mrs. Zwebell relaxes with her French poodle, Chi Chi. Her home, filled with decorator items, has been featured in movies, magazines.



ORGANIST- -Mrs. Arthur Zwebell, talented homemaker, enjoys playing the organ in the living room—done in ruby and blue tones of her Studio City home.
Times photos

BY MARY LOU HOPKINS

STUDIO CITY — Name an outstanding feminine talent—and it's most likely a quality you'll find in one unique Valley resident.

Her name—Mrs. Arthur Bernard Zwebell.

Homemaker? Mrs. Zwebell, who's known as Nina to her friends, has a home that's been featured in movies (the Blondie series) and home magazines.

Career? She's a well-known interior decorator.

Mother? She has a son and grandson.

Civic activities? She's the founder of two philanthropic organizations, board member of four organizations and worker for several more.

Study in Variety

Nina's home combines her talents at homemaking and interior design. And, like herself, it's a study in variety.

For instance—there's the Gay 90's Room, with its hand-painted and jeweled murals. In the living room, done in rich ruby tones and blue, there is a full pipe organ with stereo speakers hidden in the outdoor gazebo. Parts for the gazebo were made and shipped from Alabama. There's a French Room too, with gay pink and white striped awning over a marble sink and a Franklin stove.

Her natural talents with the unusual in interiors began the career in decorating that led to many "glamour" jobs. One was with a major motion picture studio where she decorated the special bungalows of top stars and also their homes. And she still has some clients who won't have anyone else.

Credits Upbringing

The credit for development of her diverse talents, Nina claims, goes back to a "strict upbringing."

In spite of growing up in a well-to-do family, Nina learned to "plan a weekly menu for four—on $10" and to scrub floors. In the process, she became a gourmet.

These skills, she says now, "were as important as learning to play the piano, dance and sing."

Nina's Danish parents lived in Chicago where their versatile daughter was born. She attended Northwestern University, studying English, public speaking, music and interior decorating.

Immediately following graduation, she became the bride of Arthur Bernard Zwebell and the young couple moved to Milwaukee, where she opened her first decorating shop "as a hobby."

Moved to California

The Zwebell's moved to California in the turbulent 30s.

For Nina, it was the chance for an enthusiastic move into the fun and excitement of the film capital through her work as an interior decorator.

But she did not restrict her activities to the glamour aspects of the spotlighted town. With her abilities in organization, she began to take a leading role in local charity and philanthropic work.

These activities include chairman of St. Anne's Hospital Guild's 20th annual Christmas Bazaar. For this job she said, "I donated one year of my life."

Founder of Guild

Nina is founder of the Crown Jewel Guild which raises funds to combat multiple sclerosis and she also started Time For Children, sponsors of the California Educational Clinic. A Valley school for retarded and emotionally disturbed children.

She is a member of the Valley Youth Foundation Board, Women's Committee of The Arthritis and Rheumatism Foundation, ball committee of the Mary and Joseph League, Social Service Auxiliary and John Tracy Clinic, to name a few.

Nina stresses that she is not just a joiner—but that she places her emphasis on one organization at a time and gives it all her time and talent.

For Mrs. Nina Zwebell, it's been a life of fun, excitement and accomplishment.

Wide Interests

In talking to the blond, well-dressed Nina, you realize she is interested in everything from politics to puppies, including her French poodle, Chi Chi.

But as she discusses her accomplishments, her pride filters through on one thing—her family. And her blue eyes light up when she talks about her son, Bob, now president of an important electronics corporation.

It's been a long and successful marriage for the Zwebells—with Nina still joining her husband in his favorite hobby — driving sleek little sports cars. And these Valley residents, for more than 20 years, are a familiar sight traveling about the Valley.

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Confetti: A Sentimental Hostess' Clever Idea
WANDA HENDERSON
Los Angeles Times (1886-Current File); Jul 8, 1962;
ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)
pg. D4

Confetti: A Sentimental Hostess' Clever Idea

BY WANDA HENDERSON

Do you remember Dagwood and Blondie's cottage —the one with the winding lane embroidered in snap dragons and petunias?

Columbia was paying the rent just so Daisy and the Bumsteads could have a storybook setting for their movie fans, but the people who really live there are Nina and Arthur Zwebell whose "Daisy" is French and named Chi Chi.

Everytime the Zwebells come back from somewhere, Nina redecorates. Not every niche of the Lilliputian English Victorian, mind you. Just the playroom. So when we stepped into the peppermint stick canopied cubicle rigged with wrought iron gazebo benches it figured. The Zs had come back from France and the lady of the dollhouse was in her Gallic period.

★

"What do you do with things friends give you that just aren't YOU?" whispered the hostess. A pair of obi-clad Geisha girls were tucked behind a small antique stove from New Orleans.

"I was never happy with the Oriental phase," confided Nina and I had to agree I couldn't visualize this statuesque Dane with the taffy candy hair playing "Shine on Harvest Moon" in a Japanese kimona at the pipe organ.

I could tell you about the host's collection of hats cronies autograph instead of the guest book; the first pre-fab house he designed, called Sunshine Cottages, and the Bub Body Speedster, a special Ford chassis he turned out long before he and his brother ever thought of Packard Bell.

Then there is the plywood factory that makes coupon clipping better than pasting Blue Chip Stamps, and Art's collection of oil wells, sentimentally named The Nina Bell 1, 2, 3 and so on up to 32.



NINA ZWEBELL
... souvenirs make dandy murals.

Times photo

I could talk about the other half of this devoted pair who could still be making a name for herself in the AID crowd. But Nina decided founding Crown Jewel Guild, TIME for Children and breaking benefit bazaar records for St. Anne's was more rewarding than decorating penthouses.

Then there was that nifty beaver hat and the sassy red broadcloth coat her dad gave her as a bribe. The get-up not only stopped the 11-year-old belle from biting her fingernails but caught the eye of dandy Arthur Zwebell cruising by in a new 2 cylinder Rio.

However, it's Nina's murals that are the key to the cottage and the Zwebell's personality. Victorian as the setting is, there's nary a sign of a Family Album.

The sentimental hostess has come up with something better—a clever idea that is a great conversation piece. And if you are as nostalgic about souvenirs as this Angelino here's how you can try your hand:

She has sorted and saved all her precious snapshots, birthday cards, even a dainty blue garter. Things like a candid of Art's first sail with grandson Bob Bell Jr. A snap left over from Bob Sr.'s Harvard school days; one of Nina, age 8, in her Mary Pickford curls; Art later in a racy sports Benz.

She takes all of the mementos, arranges them on a bed of paper doilies like Valentines, pastes them on a sturdy cardboard then has the hearts and flowers rephotographed into a large blow-up, mural size.

"This is only the beginning!" explained Nina, showing me the spaces in the playroom where her panoramas would go. "After they are hung I tint them gently with oils, just a touch of color being careful to preserve the tin-type effect, she continued.

★

"I will paste lace on my pinafore, tiny pearls from an old necklace will be buttons on those high top jobs. And for the first time I've found a use for the extra earring—perfect brooch for Art's mother's blouse."

"There's a shot taken in our Kansas City saloon — that's Nina," teased her beau pointing to a shapely Can Can cutie. The walls of the pink sun porch are muraled in a Gay 90s scene, a picture of Nina cut out and reproduced from Holiday magazine.

Sure enough, Jim Bradys were wearing chunky diamonds on their pudgy pinkies; dancing girl's briefs were sequined and exquisitely beaded with the real thing. Hands of the clock were a couple of gold bugle beads. One portly duffer doffed a velvet - covered stove pipe.

"Papa, dear, bring me a cigar," the bubbly real-life Blondie called and pasted a customed Nina Bell Havana between the lips of a big butter and egg man.

Art's favorite is the early California mural of the Golden Spike run. The locomotive's headlight really lights and the bell (from the butler's pantry) clangs.

"I still have to crystal the chandeliers in the bar, plant ferns (plastic) and put plumes on the girls," added artistic Nina pasting a rakish mustache on a lecherous old boy launching a schooner of beer at the free lunch counter.

★

"Just think what you can do with the poetry your beaux used to send — excerpts from old love letters," she laughed.

The door bell tinkled. Two little girls interrupted our gallery tour.

"May I show my girl friend your house?" They trailed up the miniature

Please Turn to Pg. 12, Col. 1

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CONFETTI COLUMN

Continued from Fourth Page

staircase and climbed past garlands of paper roses. I heard them sigh when they reached the eyelet-embroidered fourposter under the morning glories.

"Gee, isn't this the dreamiest!"

"Auntie Nina," may I be married in your house?" the littlest neighbor asked.

"Yes, dear, if you practice your piano."

Confetti Postscript — The pony tails bobbed happily down the snapdragon and petunia embroidered path.

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COACHBUILT

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Bub Body Corporation
Bub Body Corp., 1920-1923; Milwaukee, Wisconsin

Associated Firms
Ford Motor Co.

With help from depressed used Model-T prices, dirt track racing, which had become dormant during the First World War, experienced a revival in 1919, and by 1920 thousands of amateur racers were competing in short track races across the country. Indianapolis was at the center of this renewed activity and a number of small manufacturers were poised to take advantage.

The best-known of them was the Chevrolet Brothers Manufacturing Company, manufacturers of Frontenac race equipment. Located at 410 W. Tenth St, Indianapolis, the small firm introduced an OHV head for the Model T that became popular with the Model T racers. The Chevrolet Brothers, Louis, Gaston and Arthur, soon developed a whole line of speed equipment for the Model T, and included in their mail-order catalogs were one-man speedster bodies built by Morton & Brett.

The Chevrolet Brothers had used Morton & Brett-built bodies on their early Frontenac and Monroe Indy racers and close examination of Louis and Arthur's 1916 Indianapolis entries reveals that their Speedster bodies were identical to those built and patented by Morton & Brett at the end of the war.

There was no 1917 or 1918 race, but the 1919 Frontenacs and 1920 Monroes of Louis and Gaston Chevrolet wore the same bodies, albeit with different radiator shrouds, with Gaston winning the event in 1920. The Indy winning 1921 Frontenac piloted by Tommy Milton also wore a Brett & Morton-style body.

Elvin D. Morton is credited with the design of those early speedster bodies and applied for a U.S. patent on September 20, 1919, for his "Speedway Body for Motor Vehicles of the Ford Type" which was awarded design patent # D54668 on March 9, 1920.

By 1919 Morton & Brett's Speedway bodies were being marketed through their own catalogs and advertisements. A number of other Indiana-based Model T speed equipment retailers - Chevrolet Brothers (Frontenac), Craig-Hunt, Faultless, Laurel, and Green Engineering - marketed their own Speedway bodies many of which were identical to those first introduced by Morton & Brett in the late teens.

Arthur B., Herbert A. and Albert R. Zwebell, were three talented brothers who owned a successful automobile dealership and garage in Milwaukee, Wisconsin during the teens. They did a large business selling rebuilt tires (aka re-treads) and Arthur B. Zwebell developed an improved method of vulcanization that allowed small shops to remold tires in sections using a compact steam vulcanizer. The system was quite compact and was substantially cheaper that the giant kettle vulcanizers currently in use.

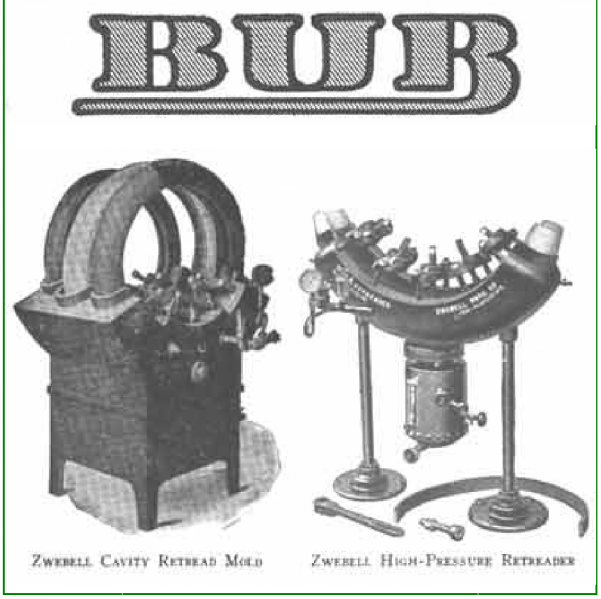
The Zwebell patent cavity retread mold was similar in operation to other sectional cavity vulcanizers, but its increased capacity could vulcanize one third of the tread at a time, rather than the four or five needed for others currently on the market.

As tire wrapping was entirely dispensed with, a complete retread can be cured as quickly with the Zwebell unit as with a kettle vulcanizer. The Zwebell unit included interchangeable castings that allowed the garage owner to mold tires of different tread designs and sizes.

On August 12, 1918, the brothers incorporated the Zwebell Bros. Co., with a capital stock of $25,000 in order to produce the new sectional mold/vulcanizer. The device was demonstrated at trade shows and State Fairs throughout the country and the device became quite popular for a time.

The brothers became wealthy in a short period of time and launched a number of

Pictures



ZWEBELL CAVITY RETREAD MOLD ZWEBELL HIGH-PRESSURE RETREADER

new businesses. Herbert A. and Albert R. Zwebell went into the aftermarket Model T body manufacturing business, organizing the Bub Body Corporation in 1921.

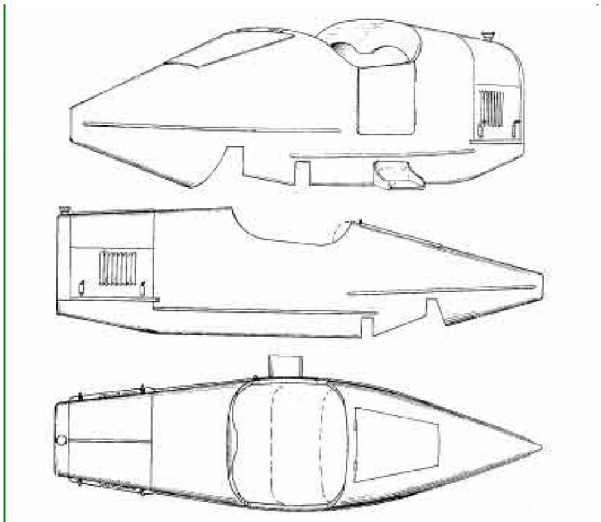
Albert designed and patented an attractive speedster body based on the popular Peugeot-type speedsters that were popular at the time. The body was introduced to the nation's Ford enthusiast and dealers in the following advertisement that appeared in a 1921 issue of Ford Owner and Dealer:

> "This illustration is an authentic reproduction of the Bub Speedster Body, having been drawn from an actual photograph.
>
> "A Companion for Your Pleasure
>
> "To have a Bub Body mounted on your dependable Ford chassis gives you a jaunty companion to share your every pleasure. Gracefully designed and staunchly constructed, this popular, easy-riding body offers combined beauty utility and comfort to the seeker of an unusual car.
>
> "DEALERS: If you are the type of dealer who appreciates the desire of many Ford owners for a custom-built body that puts Ford in a class with the finest cars – if you recognize in the Bub Body dealership the opportunity for a steadily increasing profit – if you want to gain prestige by identifying yourself with a quality product, then we want to hear from you. Perhaps your territory is still open. Write at once on your business letterhead for details.
>
> "BUB SPEEDSTER BODY
>
> "-with its rakish windshield and classy top; individual fenders and military step; additional disc wheel which flanks the hood; luxuriously upholstered slope sear cushions; honey combed metal false core and nickeled radiator shell, stands supreme among custom built body models for Fords. Color scheme optional – any two colors. For slight additional charge over regular price, body will be covered with your choice of Fabrikoid.
>
> "Consult the dealer in you territory or write us direct regarding complete specifications and price. Be the first in your locality to drive one of these exclusive speedsters – get in touch with us TODAY.
>
> "BUB BODY CORPORATION, 336 South Water St., MILWAUKEE, WIS."

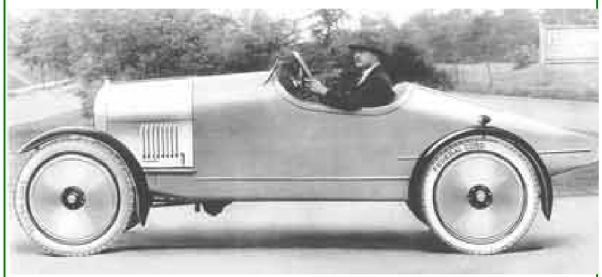
During their short time in business, Bub Body Corp. used a number of addresses. Bub's first factory backed up to the Milwaukee River at 336 South Water St., Milwaukee. Later ads list 693 8th Ave., Milwaukee, and their lastl known advertisements give a Schleisingerville, Wisconsin address.

Ford Owner and Dealer (formerly Ford Owner (1914-1920) was published by Trade Press Magazines which was also headquartered in Milwaukee at the time and the publication included the following "article" which was most likely written by Ford Owner and Dealer contributor Murray Fahnestock under the pseudonym "Perry Scope"

> "The Year's Sensation in Fordom by Perry Scope
>
> "Before the advent of prohibition, Milwaukee was famous for – but there what's the use! While on a visit to that municipality, I learned that it had been reinstated in the Hall of Fame through the popularity of another product, more in favor with Mr. Volstead. Here's how it happened.
>
> "Having a few minutes to spare before lunch, I decided to take a turn around the square and inhale a little ozone. Wandering aimlessly about, ma attention was attracted to a crowd gathered around a curbing, about a half-block away. Being a curious animal by nature, and thinking that here was something that might be a 'copy', I hot-footed along, and was soon on the outskirts of the crowd.
>
> "'Anyone hurt?' I asked a fellow bystander. 'Nope,' replied he. 'But if this gang mills around like this much longer, somebody will be.' Not getting much information by questioning, I decided to find out for myself just what was holding the crowd's interest. So I elbowed my way through the scrimmage and arrived at its inner edges, somewhat the worse for wear, but there just the same. Here's what I







saw.

"Snuggling up against the curb was a racy, streamlined little speedster of a type that I had never seen before. It was perfectly proportioned-not a distorted imitation of what a racing car is supposed to be. You could see at a glance that it was the real thing-a true reproduction of a famous speed model. The workmanship showed that it was custom built, evidently the product of a master designer.

"'What make car is that?' I asked my elbow mate to the right. 'That's a Ford, partner,' was his smiling reply. I didn't believe him. I couldn't get close enough to look underneath, but to further satisfy my curiosity I ascertained who the manufacturers were, and after lunch, I journeyed out to their plant.

"The man who told me it was a Ford was right. It was a Ford-but it had a Bub Body mounted on its chassis. Judging from the photograph which I secured, you can see that it is not hard to look at. To satisfy your curiosity I'll give you a few of the specifications this special body job calls for. It is built of sheet steel, all seams invisible, laid over a sturdy frame-work of 2 x 4 and 2½ x 2½ inch selected wood with all joints glued and screwed. Upholstered in fine Fabrikoid over full 8 inch springs. Seat is 36 inches wide - carries three passengers with ease. Distance from dash to back of seat 58 inches, wide door on right hand side, with cast aluminum military step.

"This classy little job comes complete with all fittings for lowering frame 4 inches and is furnished with underskirts for body; nickel radiator shell and hood; perforated metal false radiator; cast aluminum radiator cap; baked enamel; close running, individual crown fenders and fender brackets; double discs for wheels included. In addition there is a convenient and perfectly appointed instrument board. Color scheme is optional - any two colors. Bodies can also be covered in Fabrikoid - at a slight additional charge over the regular price. Top and windshield can be supplied.

"Everything considered, I believe this is one of the classiest replacement bodies I've ever seen. It's one of those cars, which, when seen darting through traffic, gliding down the boulevard or roaring down the highway, invariably creates a murmur of approval. No wonder it is the sensation of the year in Fordom!"

The success of the speedster led to the introduction of the Bub Sportcab, which is transcribed below:

"Sport Cab Body

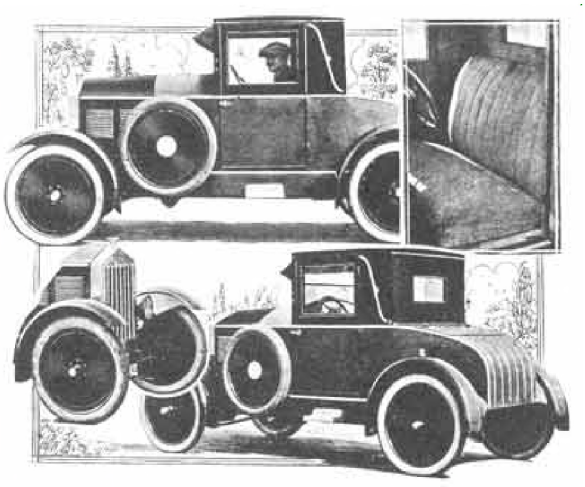
"This Coupe body is designed to give a low, rakish and "Sporty" appearance, together with maximum comfort and protection fro the weather. Part of the low effect is due to the use of an underslung chassis, which is secured through the use of cast steel and forgings which permit lowering the chassis frame, without disturbing any of the mechanical features of the car.

"Discs are supplied to cover the regular Ford wheels of any size or type, either clincher demountable rims. These discs can be supplied ether painted or nickel plated as desired. The fenders are of the individual crown type, fitting closely to the wheels, and are 9 inches wide. Such fenders are both light and strong, and offer but little wind resistance.

"The radiator shell is nickel plated and completely covers the regular Ford radiator. The front of the radiator is protected by polishes aluminum guard ails. Either painted or Fabrokoid body finish is optional, and the Fabrokoid Craftsman finish can be supplied in carious grains and colors."

A later Bub advertisement for the Sportcab listed a new address, "Bub Body Corporation, Schleisingerville, Wis. Schleisingerville was a small village located 35 miles northwest of Milwaukee, and was the very first address used by the firm. The village of Schleisingerville was renamed Slinger on April 5, 1921 by a popular vote of the village's inhabitants, but continued to be called by its original name during the following decade.

"Bub Sport Cab



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Murray Fahnestock - Model T Speed Secrets

Murray Fahnestock - The Fast Ford Handbook

Ford Owner & Ford Owner and Dealer (numerous issues)

Larry Sigworth - Making the Ford Fleet Footed

Three Zwebell Brothers Live In a Row - American Home, March 1941 issue

Beverly Rae Kimes & Henry Austin Clark Jr. - Standard Catalog of American Cars 1805-1942

Submit Pictures or Information

"The above photograph shows the Bub "SPORTCAB" outfit. A closed, two passenger Custom Built Sport Body for the Ford Chassis. The outfit is complete with Body, which is covered with Fabrokoid or painted to suit your individual taste, Nickeled radiator shell, with false honey comb core and winged radiator cap, hood to match body, Fenders and Fender Brackets, Dropping irons for lowering the Ford frame, Cast Aluminum Military steps, discs for the wheels, Price $350.00 including war tax complete as shown in the above photo with the exception of the extra wheel and tire cover.

"Bub Body Corporation, Schleisingerville, Wis."

Schleisingerville was a small village located 35 miles northwest of Milwaukee, and was the very first address used by the firm. The village of Schleisingerville was renamed Slinger on April 5, 1921 by a popular vote of the village's inhabitants.

By 1921 Arthur had parted company with his brothers and moved to Los Angles which was in the midst of a residential construction boon. He and his wife Nena put all of their money into real estate and during the next decade built eight Moorish and Andalusian-influenced courtyard apartment complexes in West Hollywood.

Although he was not a trained architect, Arthur created the visually stunning exteriors while Nina concentrated on the apartments equally stunning interiors. Their first unit attracted the attention of director Cecil B. DeMille who commissioned them to build four more near his West Hollywood studio.

The El Cabrillo, Andalusia, Patio del Moro, Casa Laguna and Villa Primavera housed many New York stage actors and actresses while they made their first Hollywood pictures. DeMille's daughter Katherine was housed in one of the apartments and during the ensuing years Cesar Romero, Clara Bow and many others called them home.

It's alleged that a Rudolph Valentino movie used the Spanish revival courtyard of the El Cabrillo as a set. Today the six Zwebell apartment complexes have all been converted into condominiums and are listed on the National Register of Historic Places and their architect, Arthur B. Zwebell, is credited as having created the California Courtyard Apartment.

By the mid twenties his brothers, Herbert and Albert, had grown weary of the cold Wisconsin climate and after selling off their assets, relocated to Southern California where they establishing a radio cabinet factory in leased quarters at 1733 Cordova St., Los Angeles.

When the Los Angeles housing market collapsed in 1929, Arthur and Nena Zwebell went to work as set designers and interior decorators and the Zwebell Bros. cabinet factory was soon building period reproduction furniture for the Hollywood movie studios.

The San Fernando Valley homes of the three brothers were prominently featured in a March 1941 feature in American Home magazine called "Three Zwebell Brothers Live In a Row".

During the 1940s and 50s the Zwebells were active in the booming Los Angeles real estate market and in 1946 sold the former Robert Morton Organ Co plant for $500,000, a record sale for that time.

The Zwebell Bros. factory at 1733 Cordova St. is still providing period furniture and props to Hollywood-based television and film projects as Silvestri California whose website boasts of the firm's long history.

Herbert and Albert's Bub-bodied Model T's did not fair as well as their furniture business and only one, a Sportcab, is known to exist today.

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Original sources of information are given when available. Additional pictures, information and corrections are most welcome.

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All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings

CLASS "D"

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

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

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

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

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

TAKE TO REAR OF NORTH ANNEX 1st FLOOR
CITY CLERK PLEASE VERIFY

Lot No. 43 Block
(Description of Property)
West Hollywood Subdivision #2
Book 10 Page 49

District No. 92 M. B. Page F. B. Page

O.K. City Clerk By Deputy

TAKE TO ROOM No. 405 SOUTH ANNEX
ENGINEER PLEASE VERIFY

No. 1328-1330 Tamoosa Ave Street
(Location of Job)

O.K. City Engineer By Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Garage No. of Rooms X No. of Families X
2. Owner's name Louise Casler Phone 70671
3. Owner's address 3243 Country Club Drive
4. Architect's name Smith & Rudeloff Phone 43684
5. Contractor's name " " Phone "
6. Contractor's address 5718 Fernwood
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $ 400.00
8. Is there any existing (old) building on lot? No How used? X
9. Size of proposed building 18-0" x 16-0" Height to highest point 14-0" feet
10. Number of Stories in height 1 Character of ground Adobe
11. Material of foundation Cement floor Size of footings X Size of wall X Depth below ground 4 Inch
12. Material of chimneys X Number of inlets to flue X Interior size of flues X x X
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders X x X
EXTERIOR studs 2 x 4 INTERIOR BEARING studs X x X Interior Non-Bearing studs X x X Ceiling joists X x X Roof rafters 2 x 4 FIRST FLOOR JOISTS X x X
Second floor joists X x X Specify material of roof Cedar Shingles
14. Will all provisions of State Dwelling House Act be complied with? Yes

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

OVER

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

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when issued.
9107	Plan Examiner	Clerk	ISSUED MAR 3 1925 LOS ANGELES CAL.

FOR DEPARTMENT USE ONLY

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

REMARKS

Buildings to be started within 60 days

I HEREBY AGREE TO LOCATE AND ERECT THIS BUILDING OR STRUCTURE AND EVERY PORTION THEREOF, EXCEPT UNENCLOSED PORCHES, BACK A DISTANCE FROM THE FRONT PROPERTY LINE EQUAL TO THE SET-BACK LINE OF THE NEAREST BUILDING ON EITHER SIDE OF THIS PROPOSED BUILDING OR STRUCTURE.

Smith Inv. Co.
R. G. Smith.
A. B. Treadaway

All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings

CLASS "D"

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

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

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

TAKE TO REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY

Lot No. 43 Block

(Description of Property) West Hollywood Blvd tract #2

Book 10 Page 49

District No. 30 M. B. Page 42 F. B. Page

O.K. City Clerk By Deputy

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

No. 1328-30 Formosa Ave Street

(Location of Job)

O.K. City Engineer By Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Garage No. of Rooms X No. of Families X
2. Owner's name Louis Casler Phone 70671
3. Owner's address 3243 Country Club Dr
4. Architect's name Smith & Zurchelf Phone 436846
5. Contractor's name " " " Phone "
6. Contractor's address 5716 Fernwood
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $ 400.00
8. Is there any existing (old) building on lot? No How used? X
9. Size of proposed building 10'-0" x 16'-0" Height to highest point 14'-0" feet
10. Number of Stories in height 1 Character of ground Adobe
11. Material of foundation Cement floor Size of footings X Size of wall X Depth below ground Grade
12. Material of chimneys X Number of inlets to flue X Interior size of flues X x X
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders X x Grade
EXTERIOR studs 2 x 4 INTERIOR BEARING studs X x X Interior Non-Bearing studs X x X Ceiling joists X x X Roof rafters 2 x 4 FIRST FLOOR JOISTS X x Grade
Second floor joists X x X Specify material of roof Cedar Shingles
14. Will all provisions of State Dwelling House Act be complied with? Yes

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

OVER

(Sign here) Louis Casler

(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when Permit is issued.
9108	Plan Examiner	3-3-23 Clerk	RECEIVED MAR 2 1923 TUJULU L.A. Bldg. Dept.

2 - Filed

1 2c

FOR DEPARTMENT USE ONLY

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

REMARKS

Building to be constructed within 60 days.

I HEREBY AGREE TO LOCATE AND ERECT THIS BUILDING OR STRUCTURE AND EVERY PORTION THEREOF, EXCEPT UNENCLOSED PORCHES, BACK A DISTANCE FROM THE FRONT PROPERTY LINE EQUAL TO THE SET-BACK LINE OF THE NEAREST BUILDING ON EITHER SIDE OF THIS PROPOSED BUILDING OR STRUCTURE.

Smith & Jewell

R. G. Smith.

A. B. Jewell

All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2 Application for the Erection of Frame Buildings

CLASS "D"

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

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

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

TAKE TO REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

Lot No. 43 Blk Block

(Description of Property) West Hollywood, tract #2

Book 10 Page 49

District No. 32 M. B. Page 4 F. B. Page

No. 1328-30 Formosa Ave Street

(Location of Job)

O.K. City Clerk By Deputy

O.K. City Engineer By Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Garage No. of Rooms x No. of Families x
2. Owner's name Louise Casler Phone 70871
3. Owner's address 3243 Country Club Dr
4. Architect's name Smith + Zuebell Phone 436-846
5. Contractor's name " " Phone "
6. Contractor's address 5718 Fernwood
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $ 400.00
8. Is there any existing (old) building on lot? No How used? x
9. Size of proposed building 16'-0" x 16'-0" Height to highest point 14'-0" feet
10. Number of Stories in height 1 Character of ground Adobe
11. Material of foundation Concrete Size of footings Slab Size of wall x Depth below ground Slab
12. Material of chimneys x Number of inlets to flue x Interior size of flues x x Slab
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders x x Slab
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs
x x x Ceiling joists x x x Roof rafters 2 x 4 FIRST FLOOR JOISTS x x Slab
Second floor joists x x x Specify material of roof Cedar Shingles
14. Will all provisions of State Dwelling House Act be complied with? Yes

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

OVER

(Sign here) Louise Casler

(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 9109	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued.
	Plan Examiner	Clerk	MAR 2 1923

1 25

FOR DEPARTMENT USE ONLY

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

REMARKS

Sundays & Pbc Started within 60 days

I HEREBY AGREE TO LOCATE AND ERECT THIS BUILDING OR STRUCTURE AND EVERY PORTION THEREOF, EXCEPT UNENCLOSED PORCHES, BACK A DISTANCE FROM THE FRONT PROPERTY LINE EQUAL TO THE SET-BACK LINE OF THE NEAREST BUILDING ON EITHER SIDE OF THIS PROPOSED BUILDING OR STRUCTURE.

Smith & Jarboll

R. V. Smith,

A B Jarboe

All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings

CLASS "D"

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

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

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

TAKE TO REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

Lot No. 43 Block

(Description of Property) West Hollywood Blvd Tract #2

Book 10 Page 49

District No. 32 M. B. Page 1 F. B. Page

No. 1325-30 Formosa Ave Street

(Location of Job) Cor DeLongpre Fountain

O.K. City Clerk By Deputy

O.K. City Engineer By Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Garage No. of Rooms x No. of Families x
2. Owner's name Louise Casler Phone 70871
3. Owner's address 3243 Country Club Drive
4. Architect's name Smith & Jewell Phone 436-846
5. Contractor's name " " Phone "
6. Contractor's address 571 S Fernwood
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $ 400.00
8. Is there any existing (old) building on lot? No How used? x
9. Size of proposed building 10'-0" x 16'-0" Height to highest point 12'-0" feet
10. Number of Stories in height 1 Character of ground Lot
11. Material of foundation Cement Floor Size of footings x Size of wall x Depth below ground Slab
12. Material of chimneys x Number of inlets to flue x Interior size of flues x x x
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders x x Slab
EXTERIOR studs 2 x 4 INTERIOR BEARING studs x x x Interior Non-Bearing studs
x x x Ceiling joists x x x Roof rafters 2 x 4 FIRST FLOOR JOISTS x x Slab
Second floor joists x x x Specify material of roof Cedar shingles
14. Will all provisions of State Dwelling House Act be complied with? Yes

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

OVER

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

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued.
9110	Plan Examiner	3-13-23 Clerk	ISSUED MAR 23 1923 LA Bldg. Dept.

2 Plan Check

FOR DEPARTMENT USE ONLY

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

REMARKS

Buildings to be started within 60 days

I HEREBY AGREE TO LOCATE AND ERECT THIS BUILDING OR STRUCTURE AND EVERY PORTION THEREOF, EXCEPT UNENCLOSED PORCHES, BACK A DISTANCE FROM THE FRONT PROPERTY LINE EQUAL TO THE SET-BACK LINE OF THE NEAREST BUILDING ON EITHER SIDE OF THIS PROPOSED BUILDING OR STRUCTURE.

Smith & Ingersoll

R. G. Smith

E. B. Ingersoll

All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Buildings

CLASS "D"

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

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

TAKE TO REAR OF NORTH ANNEX 1st FLOOR

CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

Lot No. 43 Block 1

(Description of Property) West Hollywood Blvd Tr. # 2

District No. 32½ M. B. Page 4 F. B. Page 37

No. 1328 ~~1330~~ Fernwood Ave. Street

(Location of Job) Bet. Orange Grove & Fountain

(USE INK OR INDELIBLE PENCIL)

O.K. City Clerk By ____ Deputy

O.K. City Engineer By ____ Deputy

1. Purpose of Building Residence No. of Rooms 3 No. of Families 1
2. Owner's name Louise Eccles Phone 70871
3. Owner's address 3243 Country Club Drive
4. Architect's name Smith & Gumbell Phone 436846
5. Contractor's name " " Phone "
6. Contractor's address 5716 Fernwood Ave
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $3500 00
8. Is there any existing (old) building on lot? No, How used? X
9. Size of proposed building 18 x 35 Height to highest point 18 feet
10. Number of Stories in height 1 Character of ground Adobe
11. Material of foundation Concrete Size of footings 12 Size of wall 8 12 Depth below ground 6"
12. Material of chimneys X Number of inlets to flue X Interior size of flues X x X
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3 Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists X x X Specify material of roof Roof Shingle
14. Will all provisions of State Dwelling House Act be complied with? Yes.

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

OVER 2/24/23

(Sign here) R. H. Smith
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued
11195	J. M. Coffman Plan Examiner	Clerk	ICE&UR MAR 14 1923 TOUCH

2 Floors

OK

700

FOR DEPARTMENT USE ONLY

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

REMARKS

I HEREBY AGREE TO LOCATE AND ERECT THIS BUILDING OR STRUCTURE AND EVERY PORTION THEREOF, EXCEPT UNENCLOSED PORCHES, BACK A DISTANCE FROM THE FRONT PROPERTY LINE EQUAL TO THE SET-BACK LINE OF THE NEAREST BUILDING ON EITHER SIDE OF THIS PROPOSED BUILDING OR STRUCTURE.

Louise Boeles

Owner

All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Buildings

CLASS "D"

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

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

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

TAKE TO REAR OF NORTH ANNEX 1st FLOOR
CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX
ENGINEER PLEASE VERIFY

Lot No. 43 Block X
(Description of Property)
West Hollywood Blvd Tr #2

District No. 32½ M. B. Page 4 F. B. Page 37

No. 1328-1330 Fernwood Ave Street
(Location of Job)
Bungalow Terrace

O.K. City Clerk By Deputy

O.K. City Engineer By Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Residences No. of Rooms 6 No. of Families 2
2. Owner's name Louise Lasler Phone 70871
3. Owner's address 3243 Country Club Drive
4. Architect's name Smith & Turbull Phone 436846
5. Contractor's name " " Phone "
6. Contractor's address 5716 Fernwood Ave
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $ 7000.00
8. Is there any existing (old) building on lot? No. How used? X
9. Size of proposed building 35'-5" x 45'-6" Height to highest point 20 feet
10. Number of Stories in height 1 Character of ground Adobe
11. Material of foundation Concrete Size of footings 12 Size of wall 8X12 Depth below ground 6"
12. Material of chimneys X Number of inlets to flue X Interior size of flues X x X
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3 Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists X x X Specify material of roof Wood Shingles
14. Will all provisions of State Dwelling House Act be complied with? Yes.

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

OVER

(Sign here) R. G. Smith
(Owner or Authorized Agent.)

* FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued.
11196	Plan Examiner	Clerk	ISSUED MAR 14 1923 L.A. Bldg. Dept.

1900

FOR DEPARTMENT USE ONLY

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

REMARKS

I HEREBY AGREE TO LOCATE AND ERECT THIS BUILDING OR STRUCTURE AND EVERY PORTION THEREOF, EXCEPT UNENCLOSED PORCHES, BACK A DISTANCE FROM THE FRONT PROPERTY LINE EQUAL TO THE SET BACK LINE OF THE NEAREST BUILDING ON EITHER SIDE OF THIS PROPOSED BUILDING OR STRUCTURE.

Louise Loeber

Owner

All Applications must be filled out by Applicant

Bldg. Form 2.

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Buildings

CLASS "D"

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

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

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

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

TAKE TO REAR OF NORTH ANNEX 1st FLOOR

CITY CLERK PLEASE VERIFY

Lot No. 43 Block Y

(Description of Property)

West Hollywood Blvd Tr. #2

District No. 32½ M. B. Page 4 F. B. Page 37

O.K. City Clerk By Deputy

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

No. 1326 & 1330½ Fernwood Pl Street

(Location of Job)

Lot 5 Kenneth Terrace

O.K. City Engineer By Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Residence No. of Rooms 3 No. of Families 1
2. Owner's name Louise Earles Phone 70871
3. Owner's address 3243 Country Club Drive
4. Architect's name Smith & Burrell Phone 431846
5. Contractor's name " " " Phone "
6. Contractor's address 5716 Fernwood Ave
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $3500.00
8. Is there any existing (old) building on lot? No How used? X
9. Size of proposed building 22 x 31 Height to highest point 20 feet
10. Number of Stories in height 1 Character of ground adobe
11. Material of foundation concrete Size of footings 12 Size of wall 8" x 12" Depth below ground 6
12. Material of chimneys X Number of inlets to flue X Interior size of flues X x X
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3 Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists X x X Specify material of roof wood shingles
14. Will all provisions of State Dwelling House Act be complied with? Yes

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

OVER

(Sign here) R. G. Smith

(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued.
11197	Plan Examiner	Clerk	L.A. City Bldg. Insp. MAR 14 1923 ISSUED

700

FOR DEPARTMENT USE ONLY

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

REMARKS

I HEREBY AGREE TO LOCATE AND ERECT THIS BUILDING OR STRUCTURE AND EVERY PORTION THEREOF, EXCEPT UNENCLOSED PORCHES, BACK A DISTANCE FROM THE FRONT PROPERTY LINE EQUAL TO THE SET-BACK LINE OF THE NEAREST BUILDING ON EITHER SIDE OF THIS PROPOSED BUILDING OR STRUCTURE.

Louise Boeler

Owner

Bldg. Form 8

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

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

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

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

REMOVED FROM	REMOVED TO
Lot ...	Lot 43
Tract ...	Tract West Hollywood Blvd. Tract #2 Maps p. 10 - 99.49

Present location of building } 1328 N. Formosa (House Number and Street)

New location of building } ... (House Number and Street)

Between what cross streets } Fountain and Sunset

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building Residence (Store, Residence, Apartment House, Hotel, or any other purpose) Families 1 Rooms 4
2. Use of building AFTER alteration ~~or moving~~ Residence Families 1 Rooms 4
3. Owner (Print Name) Charles T. German Phone MU-2802
4. Owner's Address 200 - N. Los Angeles - St.
5. Certificated Architect Matt C. Montgomery State License No. B-575 Phone YO-2191
6. Licensed Engineer ... State License No. ... Phone ...
7. Contractor V. E. Lloyd-Jones State License No. 8833 Phone YO 2191
8. Contractor's Address 5750 Wilshire Blvd.
9. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $ 800.00 POC
10. State how many buildings NOW on lot and give use of each. 4 residences (house count) (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building 25 x 35 Number of stories high 1 Height to highest point 20'
12. Class of building D Material of existing walls stucco Exterior framework wood (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Replace roof and ceiling construction destroyed in fire, also other injuries on floor and walls. Check up plumbing & electric work and repaint.

Fill in Application on other Side and Sign Statement (OVER)

PERMIT NO.	FOR DEPARTMENT USE ONLY			Fee 5.00
3766	Plans and Specifications checked	Zone R-4	Fire District No. 70	Stamp here when Permit is issued FEB -8 1938
	Corrections verified	Bldg. Line 70 Ft.	Street Widening 70 Ft.	
PLANS Rec'd	Plans, Specifications and Applications rechecked and approved	Application checked and approved 2/8/38 Clerk		
	For Plans See / Filed with	SPRINKLER Required / Valuation Included / Supplied		Inspector

#14

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

NEW CONSTRUCTION

Size of Addition Repairs only x . Size of Lot 50 x 134 Number of Stories when complete. 1

Material of Foundation Conc. Width of Footing 12 Depth of footing below ground 12

Width Foundation Wall 6 Size of Redwood Sill 2 x 6 Material Exterior Walls Stucco

Size of Exterior Studs 2 x 4 Size of Interior Bearing Studs 2 x 4

Joists: First Floor 2 x 6 Second Floor . x Rafters 2 x 4 Roofing Material Shingles

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

Sign Here Charles T. Germain
(Owner or Authorized Agent)

By Walter C. Montgomery Archt.

FOR DEPARTMENT USE ONLY

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

(1)
REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

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

.....Street

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

(3)
No required windows will be obstructed.

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

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

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

REMARKS:

and lumber below the first floor boards will be PRESSURE treated as required by Sec. 91.121 of the Los Angeles Municipal Code AND WILL BE KEPT MORE THAN 6 INCHES ABOVE THE GROUND EXCEPT WHEN PRESSURE TREATED WITH CREOSOTE.

C. T. Germain for Walter C. Montgomery
Owner or Authorized Agent.

Bldg. Form 3

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

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

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

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

REMOVED FROM	REMOVED TO
Lot.....	Lot.....
.....	.....
Tract.....	Tract.....

Present location of building } 1328 No Formosa (House Number and Street)

New location of building } ..... (House Number and Street)

Between what cross streets } .....

Approved by City Engineer.

.....
Deputy.

1. Purpose of PRESENT building.....Families.....Rooms.....
(Store, Residence, Apartment House, Hotel, or any other purpose)
2. Use of building AFTER alteration or moving.....Families.....Rooms.....
3. Owner (Print Name) W M Mc German Phone.....
4. Owner's Address 1328 No. Formosa.
5. Certificated Architect.....State License No.....Phone.....
6. Licensed Engineer.....State License No.....Phone.....
7. Contractor Geo H. Arnold State License No. 661/3 Phone 04/427
8. Contractor's Address 349 So Welherly Dr
9. VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.} $.....
Tile Setting Ord. Fee $1.00
Contractors Reg. No. T 6
10. State how many buildings NOW on lot and give use of each. } ..... (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building.....x.....Number of stories high.....Height to highest point.....
12. Class of building.....Material of existing walls.....Exterior framework.....
(Wood or Steel)

Describe briefly and fully all proposed construction and work:

Interior Tile

Fill in Application on other Side and Sign Statement (OVER)

PERMIT NO.	FOR DEPARTMENT USE ONLY			Fee.....
11489	Plans and Specifications checked	Zone	Fire District No.	Stamp here when Permit is issued
	Corrections verified	Bldg. Line Ft.	Street Widening Ft.	APR 25 1938
	Plans, Specifications and Applications rechecked and approved	Application checked and approved Clerk		
PLANS Rec'd.....	For Plans See	Filed with	SPRINKLER Required Valuation Included Specified Yes—No	Inspector

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

NEW CONSTRUCTION

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

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

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

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

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

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

Sign Here Geo. H. Arnold
(Owner or Authorized Agent)

By Merle L. Arnold

FOR DEPARTMENT USE ONLY

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

(1)
REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

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

.....Street

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

(3)
No required windows will be obstructed.

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

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

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

REMARKS: .....

3 1/2

APPLICATION TO ALTER, REPAIR OR DEMOLISH

Form 3-1

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. _____

Tract _____

Location of Building Was 1328½ → 1330 No. Formosa Ave. (House Number and Street)

Between what cross streets Fountain & Lemmit

Approved by City Engineer _____

Deputy _____

USE INK OR INDELIBLE PENCIL

1. Present use of building Dwelling (Store, Dwelling, Apartment, Office, Hotel or other purpose) Families 2 Rooms 8
2. State how long building has been used for present occupancy 25 years
3. Use of building AFTER alteration or moving same Families _____ Rooms _____
4. Owner Patrick J. McGeehan (Full Name) Phone HO 3507
5. Owner's Address 660 S. Lemmit P. O. L. A.
6. Certificated Architect _____ State License No. _____ Phone _____
7. Licensed Engineer None State License No. _____ Phone _____
8. Contractor Karl H. Herweg State License No. 142886 Phone WH 7123
9. Contractor's Address 716 No. Fuller Ave L.A. 46.
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent fixtures, heating, ventilating, water supply, plumbing, gas appliances, electrical wiring and appliances, elevator, escalator, structural work and equipment required by Code.) $ 125.00
11. State how many buildings NOW on lot and give use of each. 1 Dwelling & Garage (Store, Dwelling, Apartment, Office, Hotel or other purpose)
12. Size of existing building 30 x 69 Number of stories high 1 Height to highest point 15'
13. Material Exterior Walls Wood (Wood, Steel or Masonry) Exterior framework Wood (Wood or Steel)
14. Describe briefly all proposed construction and work:

Repairs fire damage to roof & ceilings
Retrusses & rafters at ridge & end

NEW CONSTRUCTION

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

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

Permit Issued 1/28/47

Sign here Karl H. Herweg (Owner or Authorized Agent)

By _____

FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING

Receipt No. _____

Valuation $ _____

Fee Paid $ _____

(2) REINFORCED CONCRETE

Bbls. Cement _____

Tons of Reinforcing Steel _____

(3) The building referred to in this Application will be more than 150 ft. from _____ Street

Sign here _____ (Owner or Authorized Agent)

TYPE	GROUP	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Area	Feet rear alley / Ft. side alley	Curb

PERMIT No. 1173

PLANS

Set _____

Plans and Specifications Checked

Corrections Verified

Plans, Specifications and Application rechecked and approved.

For Plans See _____ Card with _____

Zone 1 C 4

Fire District No.

Bldg. Line Ft.

Street Widening Ft.

Application marked and approved JAN 28 1947 Clerk

Conditions of Inspection

SPRINKLER Sprinkler Required Valuation Included Yes — No

District Map No.

Fee 6.90 Plumbing Fees when Permit is Issued

JAN 29 '47

Inspector

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

B&S B-3—R9-73

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: 43	BLK:	TRACT: West Hollywood Blvd Tract No. 2	DIST. MAP: 5073 / CENSUS TR.: 1899.00
2. PRESENT USE OF BUILDING: 01) dwelling	NEW USE OF BUILDING: (01 same			ZONE: R4-1
3. JOB ADDRESS: 1330 N. Formosa				FIRE DIST.: /
4. BETWEEN CROSS STREETS: Fountain Ave	AND: DeLongpre Ave			LOT (TYPE): interior
5. OWNER'S NAME: Heid		PHONE:		LOT SIZE: 50x134.5
6. OWNER'S ADDRESS: 1330 N. Formosa #	CITY: Hollywood	ZIP:		
7. ENGINEER: /	STATE LICENSE No.:	PHONE:		ALLEY: /
8. ARCHITECT OR DESIGNER: /	STATE LICENSE No.:	PHONE:		BLDG. LINE: /
9. CONTRACTOR: Sara Enterprises	STATE LICENSE No.: 260 257	PHONE: 996-2711		AFFIDAVITS: /
10. BRANCH LENDER: /	ADDRESS:	CITY:		

11. SIZE OF EXISTING BLDG. WIDTH / LENGTH	STORIES: 1	HEIGHT: 16	NO. OF EXISTING BUILDINGS ON LOT AND USE	
12. CONST. MATERIAL OF EXISTING BLDG. →	EXT. WALLS: stucco	ROOF: comp shgl	FLOOR: wd	

3 13. JOB ADDRESS: 1330 Formosa		DIST. OFFICE: LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 5000		CRIT. SOIL: /
15. NEW WORK: (Describe): Fire damage		GRADING: /
		HIGHWAY DED.: /

NEW USE OF BUILDING: 01 same	SIZE OF ADDITION	STORIES	HEIGHT	FLOOD: /

TYPE: V	GROUP OCC.: R	PLANS CHECKED: ✓	CONS.: /
BLDG. AREA: 2	MAX OCC.: TOTAL	PLANS APPROVED: ✓	ZONED BY: Romano
DWELL. UNITS: 2	GUEST ROOMS: PARKING REQ'D: PROVIDED:	APPLICATION APPROVED: ✓	FILE WITH:
SPRINKLERS REQ'D SPECIFIED:	CONT. INSP.:	INSPECTION ACTIVITY: COMB ✓ / GEN / MAJ. S. / CONS	INSPECTOR:

P.C.	S.P.C.	B.P. 3150	I.F. /	G.P.I.	O.S.	C/O	PM	TYPIST: IH

P.C. No.

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

CASHIER'S USE ONLY: AUG-20-74 138525 •95757 T—2 CK 31.50

STATEMENT OF RESPONSIBILITY

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

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

Signed _____ (Owner or Agent) — Signature/Date

Bureau of Engineering	ADDRESS APPROVED	J. Chin	8-20-74
	SEWERS: ☐ SEWERS AVAILABLE		
	☐ NOT AVAILABLE		
	☐ SFC PAID	☐ NO SEWER/PLUMBING REQ'D.	
	☐ SFC DUE	☐ SFC NOT APPLICABLE	
	DRIVEWAY		
	HIGHWAY DEDICATION: REQUIRED		
	COMPLETED		
	FLOOD CLEARANCE		
Conservation	APPROVED FOR ISSUE ☐ NO FILE ☐		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Plumbing	PRIVATE SEWAGE SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Traffic	APPROVED FOR		

3 APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

B 0 0 4 0 0 0 3 6

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR. LOT	43	BLOCK ---	TRACT West Hollywood Blvd Tract No 2	COUNTY REF. NO. Mp 10-49	DIST. MAP 147B181
					CENSUS TRACT 1899.02
2. PRESENT USE OF BUILDING (01) SFD		NEW USE OF BUILDING ( ) Same			ZONE R3-1
3. JOB ADDRESS 1328 No. Formosa Ave.					FIRE DIST. -- / COUN. DIST. 13
4. BETWEEN CROSS STREETS Sunset Blvd.		AND Fountain			LOT TYPE int
5. OWNER'S NAME Larry Davis			PHONE		LOT SIZE 50 x 134.5
6. OWNER'S ADDRESS 8054 W. 3rd St.		CITY LA	ZIP 90048		ALLEY ---
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		BLDG. LINE ---
9. ARCHITECT OR ENGINEER'S ADDRESS		CITY	ZIP		AFFIDAVITS
10. CONTRACTOR Owner	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		

11. SIZE OF EXISTING BLDG. WIDTH / LENGTH	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
	1	8	4 dwell & 4 gar

12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR
	wd. & stucco		

3 13. JOB ADDRESS 1328 No Formosa Ave. — STREET GUIDE

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING $ 3500.00

DIST. OFF. LA | P.C. REQ'D no | GRADING --- | SEISMIC --- | HWY. DED. --- | FLOOD ---

15. NEW WORK (Describe) Gen rehab, reroofing, replace windows

no structural change

NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT
Same	None		

TYPE	GROUP OCC.	FLOOR AREA

DWELL UNITS	MAX OCC.	TOTAL
N/C		

GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD.	COMP.

PLANS CHECKED

APPLICATION APPROVED Strang

INSPECTION ACTIVITY: CS | GEN. | MAJ. S. | C.O.

FILE WITH ---

ZONED BY Strang

TYPIST julia

INSPECTOR

P.C.	G.P.I. + NP	CONT. INSP.	
S.P.C.	P.M.		
B.P. 43.75	E.I. .50	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	
I.F.	F.H.		
S.D.	O.S.S. 1.00		
ISS. OFF. LA	S.O.S.S.	SPRINKLERS REQ'D SPEC.	
P.C. NO.	C/O	ENERGY 0	DAS 0

Unless a shorter period of time has been established by an offical action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

B & S B-3 (R.7/89)

CASHIER'S USE ONLY

03/08/91 02:21:45PM LA06 T-1111 C 05
B PRMT COMM IN 43.75
EI RESIDENTIAL 0.50
ONE STOP SURCH 1.00
FROM TRAN 1109 TO 1111
TOTAL 153.37
CHECK 153.37

91LA 71546

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

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

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

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

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

Date 3/8/91 Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

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

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date 3/8/91 Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name _____ Lender's Address _____

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

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

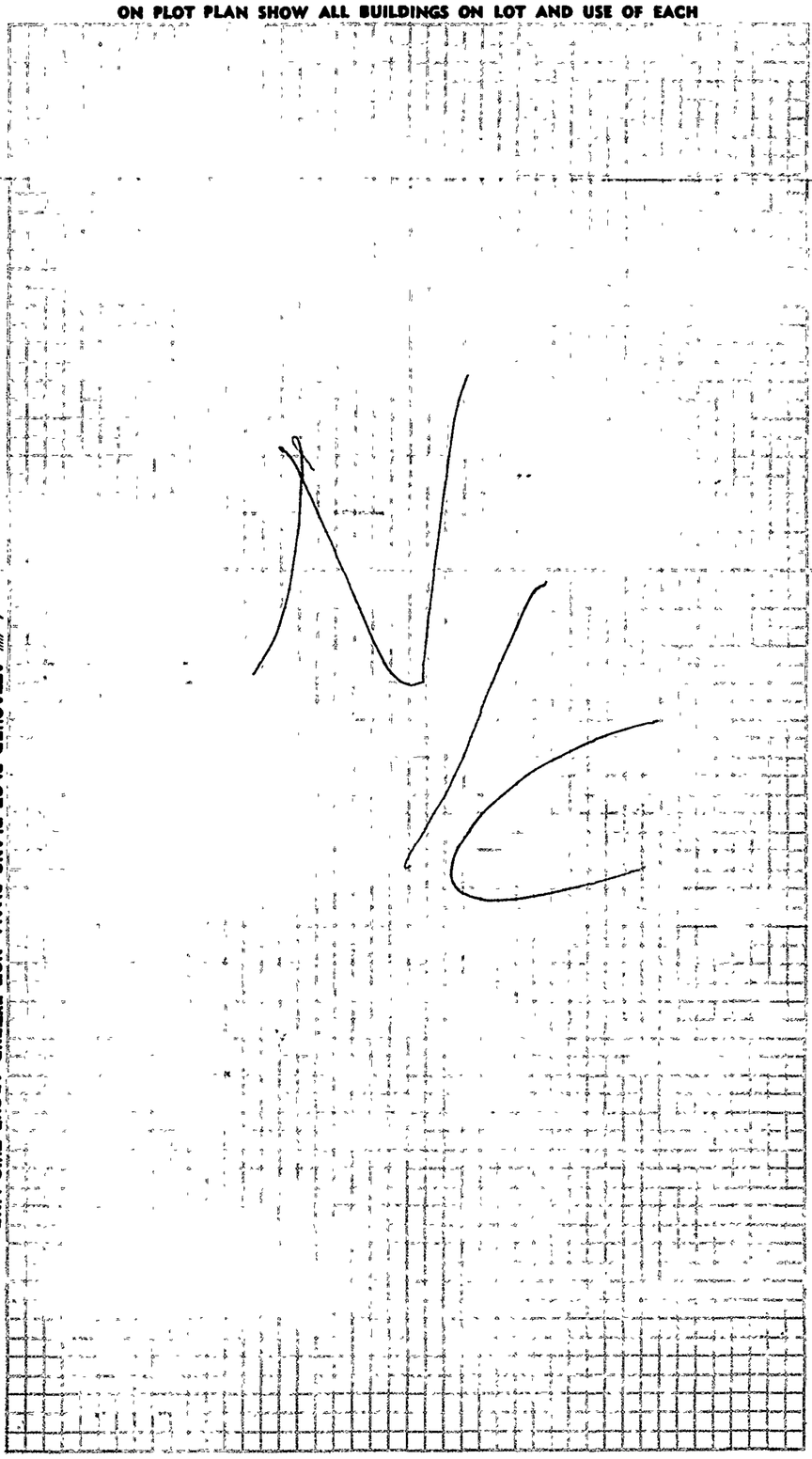
X Signed _____ (Owner or agent having property owner's consent) M081968 OWNER Position 3/8/91 Date

3 1 0 0 0 4 3 0 0 3 7

Bureau of Engineering					Fuller 3-8-91
			ADDRESS APPROVED		
			DRIVEWAY		
			HIGHWAY DEDICATION	REQUIRED / COMPLETED	
			FLOOD CLEARANCE		
SEWERS RES. NO. CERT. NO.				SEWERS AVAILABLE	
				NOT AVAILABLE	
				SFC PAID	
	SFC NOT APPLICABLE			SFC DUE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED				
Comm. Safety	APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐				
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)				
Housing	HOUSING AUTHORITY APPROVAL				
Planning	APPROVED UNDER CASE #				
Transportation	APPROVED FOR				
Construction Tax	RECEIPT NO.		DWELLING UNITS		

LEGAL DESCRIPTION

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



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

3 APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

TO ADD-ALT... REPAIR-DEMOLIS... AND FOR CERTIFICATE OF OCCUPANCY

1 9 9 0 0 2 0 1 3 6

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: 43	BLOCK:	TRACT: West Hollywood Blvd Tr #2	CITY CLERK REF. NO.: MP10-49A	DIST. MAP: 5073/147B181
					CENSUS TRACT: 1899.02
2. PRESENT USE OF BUILDING: ( ) 2 car garage		NEW USE OF BUILDING: ( ) same			ZONE: R3-1
3. JOB ADDRESS: 1328 N Formosa Av				SUITE/UNIT NO.	FIRE DIST.: -- / COUN. DIST.: 4
4. BETWEEEN CROSS STREETS: Fountain Av		AND: De Longpre			LOT TYPE: int
5. OWNER'S NAME: Larry Davis	( ) TENANT	( ) BUILDING	PHONE: 213 852 0974		LOT SIZE: --
6. OWNER'S ADDRESS: 8054 W 3rd St	CITY: L.A.	ZIP: 90048			--
7. ENGINEER: --	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		ALLEY: --
8. ARCHITECT OR DESIGNER: ---	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS: ---	CITY	ZIP			DOCUMENTS/ EASEMENTS ---
10. CONTRACTOR: owner	BUS. LIC. NO	ACTIVE STATE LIC. NO.	PHONE		

11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
WIDTH 16 LENGTH 20	1		1 sfd/det gar	
12. FRAMING MATERIAL OF EXISTING BLDG →	EXT. WALLS: stucco	ROOF: GSD	FLOOR: cement	
13. JOB ADDRESS: 1328 N Formosa Av			SUITE/UNIT NO.	

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$ 1,000.00	DIST. OFF.: L.A.	P.C. REQ'D: --
		GRADING: ---	SEISMIC
15. NEW WORK (Describe) repair existing 2 car garage rafters replace footing		HWY. DED.: ---	FLOOD

NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT: BUILDING / ZONING	FILE WITH
same	NONE			

TYPE	GROUP OCC.	MAX. OCC.	PLANS CHECKED	ZONED BY
VN	M1			HC 11/23/94
DWELL UNITS	**BUILDING AREA**	**ZONING AREA**	**APPLICATION APPROVED**	**TYPIST**
	N/C			ldr
GUEST ROOMS	**PARKING REQ'D**	**PARKING PROVIDED** S C H.C.	**INSPECTION ACTIVATED**	**INSPECTOR**
			CS) GEN. MAJ.S. EQ.	

P.C. 35.70	G.P.I. + NP	CONT. INSP. MTOZ	B & S 08-B-3 (R.7/90)
S.P.C.	P.M.		
B.P. 84.00	E.I. .50	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee, or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	
I.F.	F.H.		
S.D.	O.S.S. yes		
ISS. OFF. HO	S.O.S.S.	SPRINKLERS REQ'D SPEC.	
P.C. NO. CC	C/O	ENERGY N/	DAS-

Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

CASHIER'S USE ONLY

```
11/23/94 03:58:50PM H001 T-1930 C 26
   BLDG PLAN CHEC          35.70
   BLDG PERMITS R          84.00
INVOICE # 0015253 BB
   EQ RESIDENTIAL           0.50
   SYS DEV                  7.21
   ONE-STOP                 2.40
   CITY PLAN SURC           3.59
   MISCELLANEOUS            5.00
   TOTAL                  138.40
   CHECK                  138.40
```

NEW AFFIDAVITS

PLAN CHECK EXTENDED TO _____ PER

ADMINISTRATIVE APPROVAL DATED _____

BY _____

D.A.D. PLANS CHECKED

HOUSING MITIGATION FEE ORDINANCE

☐ REQUIRED ☐ EXEMPT

ASBESTOS NOTIFICATION

Check Box: ☐ Notification letter sent to AQMD or EPA.

☐ I declare that notification of asbestos removal is not applicable to addressed project.

Signature [signature] 11/23/94 Date

94HO 33781

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

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

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

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

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

Date _____ Owner's Signature [signature] 11/23/94

WORKERS' COMPENSATION DECLARATION

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

Policy No. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

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

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant's Signature [signature] 11/23/94

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name _____ Lender's Address: _____

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

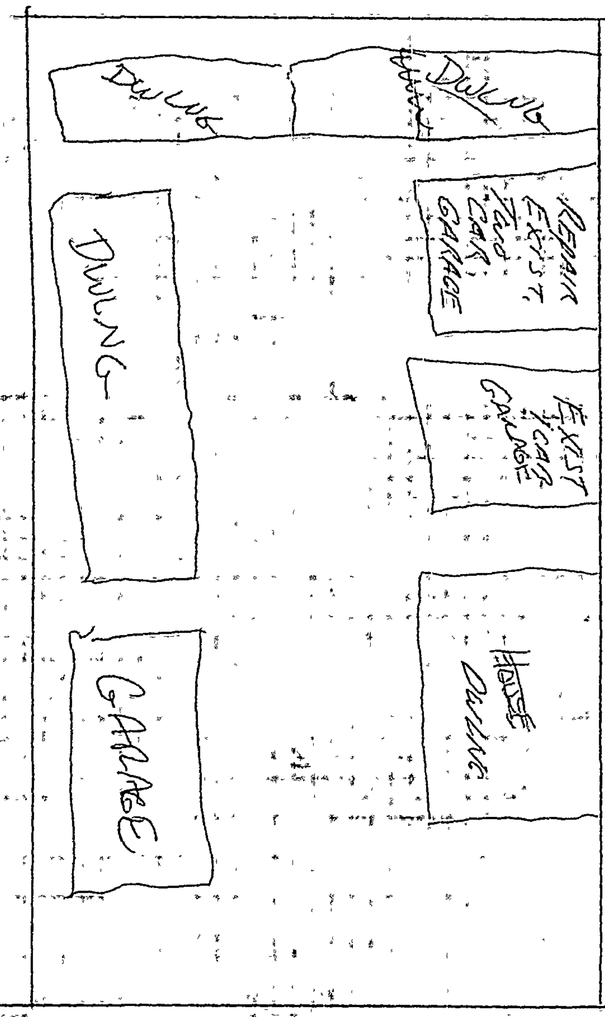
I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee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

Signed [signature] 11/23/94 (Owner or agent having property owner's consent) OWNER Position 11/23/94 Date

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

LEGAL DESCRIPTION

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



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

FORM 05A Rev. 7-74

1328 - 1330 N Formosa Ave

Permit #: **10016 - 10000 - 11024**
Plan Check #: B10LA06415 Printed: 12/13/11 09:13 AM
Event Code:

Bldg-Alter/Repair
1 or 2 Family Dwelling
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue
Status Date: 12/13/2011

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
WEST HOLLYWOOD BOULE		43		M B 10-49	147B181 1106	5548 - 021 - 036

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA
Council District - 4
Certified Neighborhood Council - Hollywood Hills West
Community Plan Area - Hollywood
Census Tract - 1899.02
District Map - 147B181
Energy Zone - 9
Near Source Zone Distance - 1
Thomas Brothers Map Grid - 593-D5

ZONES(S): R3-1

4. DOCUMENTS

RENT - YES
ORD - ORD-164711
CPC - CPC-1986-831-GPC

5. CHECKLIST ITEMS

Storm Water - SUSMP-Not Req'd
Std. Work Descr - Seismic Gas Shut Off Valve
Combine Plumbg - Wrk. per 91.107.2.1.1.1
Combine Elec - Wrk. per 91.107.2.1.1.1
Combine HVAC - Wrk. per 91.107.2.1.1.1

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Davis, Lawrence — 8033 Sunset Blvd STE 841 — WEST HOLLYWOOD CA 90046

Tenant:

Applicant: (Relationship: Agent for Owner)
Carin Friedman - — 606 S Burnside Ave #2 — LOS ANGELES 90036 — (323) 936-6088

7. EXISTING USE / **PROPOSED USE**
(02) Duplex

8. DESCRIPTION OF WORK
CONVERT (E) ATTIC SPACE TO LIVING/BEDROOM AREA. ADD INDEPENDENT INTERIOR STAIRWAY IN EACH UNIT FOR THE 2ND FLOOR EXIT.

LA Department of Building and Safety
LA 03 17 318260 12/13/11 09:16AM

2. # Bldgs on Site & Use: DUPLEX

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Tien Jen Wang
OK for Cashier: Tien Jen Wang
Signature:
DAS PC By:
Coord. OK:
Date: 12/13/11

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $100,000 — PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	6,376.05	Planning Gen Plan Maint Surcharg	22.80
Permit Fee Subtotal Bldg-Alter/Re	745.00	School District Residential Level 2	4,939.18
Electrical	193.70	State Green Building Surcharge	4.00
HVAC	96.85	Permit Issuing Fee	0.00
Plumbing	193.70		
Plan Check Subtotal Bldg-Alter/R	0.00		
Plan Maintenance	14.90		
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	10.00		
O.S. Surcharge	25.08		
Sys. Surcharge	75.25		
Planning Surcharge	45.59		
Planning Surcharge Misc Fee	10.00		

Sewer Cap ID:
Total Bond(s) Due:

12. ATTACHMENTS

~~Owner-Builder Declaration~~
Plot Plan

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

For Cashier's Use Only **W/O #: 0161024**

BUILDING PERMIT RES	$745.00
ELECTRICAL PERMIT RES	$193.70
HVAC PERMIT RES	$96.85
PLUMBING PERMIT RES	$193.70
PLAN MAINTENANCE	$14.90
EI RESIDENTIAL	$10.00
ONE STOP SURCH	$25.08
SYSTEMS DEVT FEE	$75.25
CITY PLANNING SURCH	$45.59
MISCELLANEOUS	$10.00
PLANNING GEN PLAN MAINT	$22.80
SCHOOL DEV RES	$4,939.18
STATE GREEN BUILDING SUR	$4.00
BUILDING PLAN CHECK	$0.00
BUILDING PLAN CHECK	$0.00

P10016100011024FN

Total Due: $6,376.05
Credit Card: $6,376.05
176696

2011LA71852

P10016100011024FN

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") **10016 - 10000 - 11024**

(P) Floor Area (ZC): +1241 Sqft / 2365 Sqft
(P) Height (ZC): 0 Feet / Feet
(P) Length: 0 Feet / Feet
(P) Stories: +1 Stories / 2 Stories
(P) Width: 0 Feet / Feet
(P) Dwelling Unit: 0 Units / 2 Units
(P) R3 Occ. Group: +1241 Sqft / 2365 Sqft
(P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Sta
(P) Type V-B Construction

14. APPLICATION COMMENTS:
** Approved Seismic Gas Shut-Off Valve may be required. ** Existing non-conforming rear yard per original permit #11196 issued in 1920. No addition shall further encroach into the required rear yard, and no addition shall be made to increase the building height within the non-conforming yard area per 12.23A.1(a)(iii). // Sprial stairways are permitted to be used within dwelling units per Section 1009.8.

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

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) Los Angeles Construction	1470 S Rexford Dr #108,	Los Angeles, CA 90035	B	904204	
(E) Fu, Robert Chih-Cheng	5855 Rickenbacker Rd,	Commerce, CA 90040		S3539	

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

17. LICENSED CONTRACTOR'S DECLARATION

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

License Class: **B** License No.: **904204** Contractor: **LOS ANGELES CONSTRUCTION**

18. WORKERS' COMPENSATION DECLARATION

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

(_) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(_) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **State Comp. Ins. Fund** Policy Number: **238-0003258**

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Mr Fertig Sign: _____ Date: Dec 13 2017 ☐ Contractor ☐ Authorized Agent

1328 - 1330 N Formosa Ave Permit Application #: **10016 - 10000 - 11024**

Bldg-Alter/Repair
- 1 or 2 Family Dwelling
Plan Check

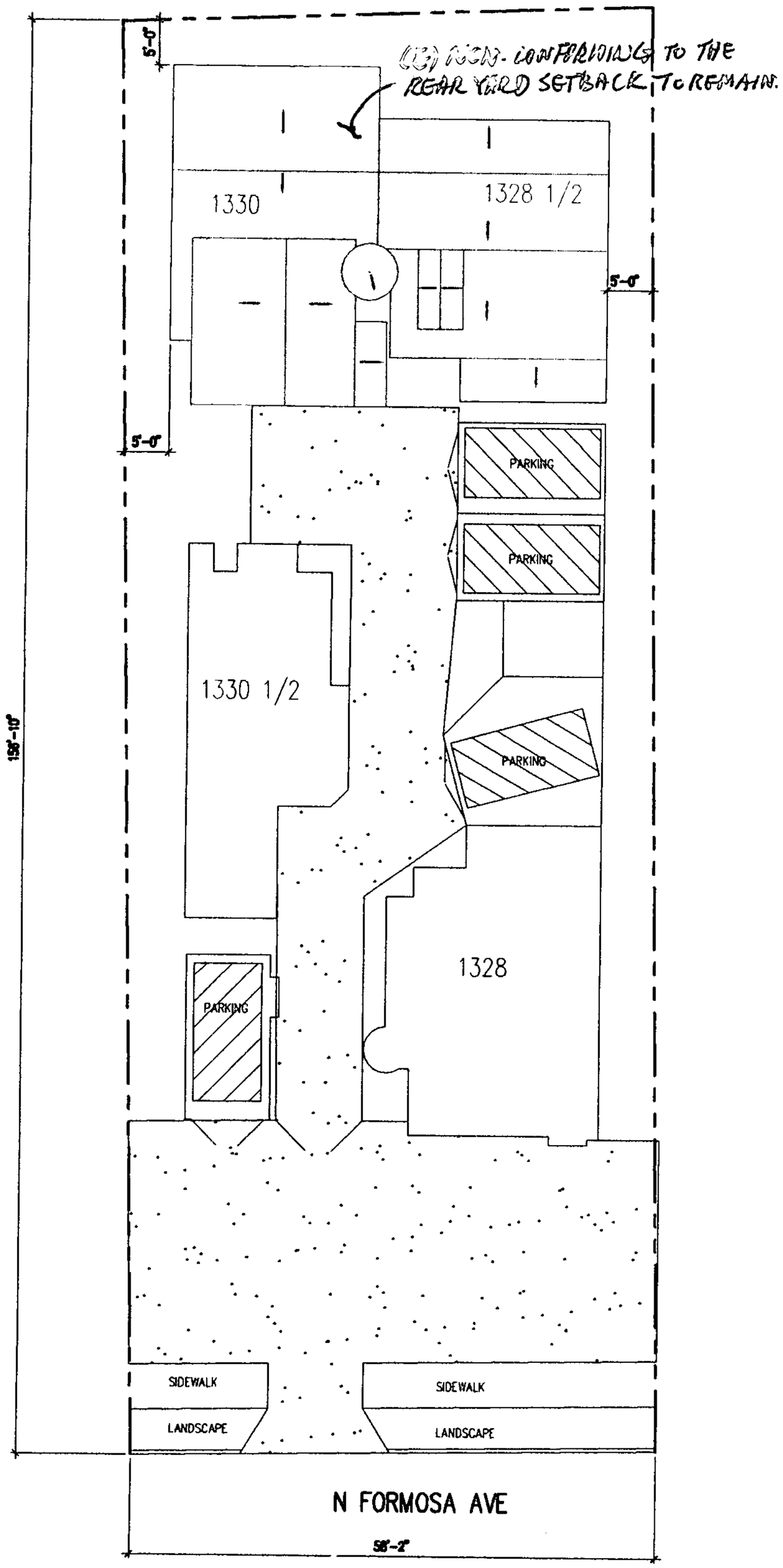
City of Los Angeles - Department of Building and Safety

Plan Check #: B10LA06415
Initiating Office: METRO

PLOT PLAN ATTACHMENT

Printed on: 07/20/10 17:01:09

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



COUNCIL DISTRICT: 4 INSPECTION DISTRICT: R7053 PLOT PLAN ATTACHMENT

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

CERTIFICATE OF OCCUPANCY

OWNER **DAVIS, LAWRENCE**

8033 W SUNSET BLVD STE 841
WEST HOLLYWOOD CA **90046**

No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof. Section 91.109.1 LAMC

CERTIFICATE:	**Issued-Valid**	DATE:
BY:	**GERALD GOODMAN**	**10/02/2013**

SITE IDENTIFICATION

ADDRESS: **1328-1330 N FORMOSA AVE 90046**

LEGAL DESCRIPTION

TRACT	BLOCK	LOT(s)	ARB	CO. MAP REF #	PARCEL PIN	APN
WEST HOLLYWOOD BOULEVARD TRACT NO. 2		**43**		**M B 10-49**	**147B181 1106**	**5548-021-036**

This certifies that, so far as ascertained or made known to the undersigned, the building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and with applicable requirements of the State Housing Law for the following occupancies and is subject to any affidavits or building and zoning code modifications whether listed or not.

COMMENT **CONVERT (E) ATTIC SPACE TO LIVING/BEDROOM AREA. ADD INDEPENDENT INTERIOR STAIRWAY IN EACH UNIT FOR THE 2ND FLOOR EXIT.**

USE	PRIMARY	OTHER
	Duplex	**(-) None**

PERMITS

10016-10000-11024 | **10016-10001-11024** |

STRUCTURAL INVENTORY

ITEM DESCRIPTION	CHANGED	TOTAL
Dwelling Unit	**0 Units**	**2 Units**
Floor Area (ZC)	**1241 Sqft**	**2365 Sqft**
Height (ZC)	**0 Feet**	
Length	**0 Feet**	
Stories	**1 Stories**	**2 Stories**
Type V-B Construction		
Width	**0 Feet**	
R3 Occ. Group	**1241 Sqft**	**2365 Sqft**
Parking Req'd for Bldg (Auto+Bicycle)	**0 Stalls**	

CITY LA DBS
DEPARTMENT OF BUILDING AND SAFETY

APPROVAL

CERTIFICATE NUMBER:	**99289**
BRANCH OFFICE:	**LA**
COUNCIL DISTRICT:	**4**
BUREAU:	**INSPECTN**
DIVISION:	**RESDINSP**
STATUS:	**CofO Issued**
STATUS BY:	**GERALD GOODMAN**
STATUS DATE:	**10/02/2013**
APPROVED BY:	**GERALD GOODMAN**
EXPIRATION DATE:	

 Certificate No: **99289

PERMIT DETAIL

PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
10016-10000-11024	1328-1330 N Formosa Ave	CONVERT (E) ATTIC SPACE TO LIVING/BEDROOM AREA. ADD INDEPENDENT INTERIOR STAIRWAY IN EACH UNIT FOR THE 2ND FLOOR EXIT.	CofO Issued - 10/02/2013 GERALD GOODMAN
10016-10001-11024	1328-1330 N Formosa Ave	SUPPLEMENTAL TO PERMIT #10016-10000-11024 TO CHANGE CONTRACTOR TO McGRATH CONTRACTING, INC (LIC #747004).	Permit Finaled - 10/15/2012 RAUL BARAJAS

PARCEL INFORMATION

Area Planning Commission: Central
Community Plan Area: Hollywood
Energy Zone: 9
Thomas Brothers Map Grid: 593-D5
Census Tract: 1899.02
Council District: 4
LADBS Branch Office: LA
Zone: R3-1
Certified Neighborhood Council: Hollywood Hills West
District Map: 147B181
Near Source Zone Distance: 1

PARCEL DOCUMENT

City Planning Cases (CPC) CPC-1986-831-GPC
Ordinance (ORD) ORD-164711
Rent Stabilization Ordinance (RENT) YES

CHECKLIST ITEMS

Attachment - Owner-Builder Declaration
Attachment - Plot Plan
Combine Elec - Wrk. per 91.107.2.1.1.1
Combine HVAC - Wrk. per 91.107.2.1.1.1
Combine Plumbg - Wrk. per 91.107.2.1.1.1
Std. Work Descr - Seismic Gas Shut Off Valve
Storm Water - SUSMP-Not Req'd

PROPERTY OWNER, TENANT, APPLICANT INFORMATION

OWNER(S)

Davis, Lawrence — 8033 Sunset Blvd STE 841 — WEST HOLLYWOOD CA 90046

TENANT

APPLICANT

Relationship: Agent for Owner

Carin Friedman- — 606 S Burnside Ave #2 — LOS ANGELES 90036 — (323) 936-6088

BUILDING RELOCATED FROM:

(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION

	NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C)	Los Angeles Construction	1470 S Rexford Dr #108,	Los Angeles, CA 90035	B	904204	
(C)	Mcgrath Contracting Inc	7702 Balboa Blvd Unit #3,	Lake Balboa, CA 91406	B	747004	(800) 600-1633
(E)	Fu, Robert Chih-Cheng	5855 Rickenbacker Rd,	Commerce, CA 90040	NA	S3539	

SITE IDENTIFICATION-ALL

ADDRESS:

1328-1330 N FORMOSA AVE 90046

LEGAL DESCRIPTION-ALL

TRACT	BLOCK	LOT(s)	ARB	CO.MAP REF #	PARCEL PIN	APN
WEST HOLLYWOOD BOULEVARD TRACT NO. 2		43		M B 10-49	147B181 1106	5548-021-036

1328 - 1330 N Formosa Ave

Permit #: **10016 - 10001 - 11024**
Plan Check #: X12LA11592 Printed: 07/16/12 08:08 AM
Event Code:

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

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue
Status Date: 07/16/2012

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
WEST HOLLYWOOD BOULE		43		M B 10-49	147B181 1106	5548 - 021 - 036

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA
Council District - 4
Certified Neighborhood Council - Hollywood Hills West
Community Plan Area - Hollywood
Census Tract - 1899.02
District Map - 147B181
Energy Zone - 9
Near Source Zone Distance - 1
Thomas Brothers Map Grid - 593-D5

ZONES(S): R3-1

4. DOCUMENTS

RENT - YES
ORD - ORD-164711
CPC - CPC-1986-831-GPC

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Davis, Lawrence 8033 Sunset Blvd STE 841 WEST HOLLYWOOD CA 90046

Tenant:

Applicant: (Relationship:)

7. EXISTING USE / **PROPOSED USE**
(02) Duplex

8. DESCRIPTION OF WORK
SUPPLEMENTAL TO PERMIT #10016-10000-11024 TO CHANGE CONTRACTOR TO McGRATH CONTRACTING, INC (LIC #747004).

9. # Bldgs on Site & Use: DUPLEX

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By:
OK for Cashier: Krisandra Torres
Signature: Krisandra Torres
DAS PC By:
Coord. OK:
Date: 7.16.12

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 #: 01611024**

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $0		PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	50.88	
Permit Fee Subtotal Bldg-Alter/Re	0.00	
Fire Hydrant Refuse-To-Pay		
E.Q. Instrumentation	0.00	
Permittee Transfer Fee	48.00	
Sys. Surcharge	2.88	
CA Bldg Std Commission Surchar	0.00	

Sewer Cap ID:
Total Bond(s) Due:

12. ATTACHMENTS

* P 1 0 0 1 6 1 0 0 0 1 1 1 0 2 4 F N *

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") **10016 - 10001 - 11024**

14. APPLICATION COMMENTS:

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

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) Mcgrath Contracting Inc	7702 Balboa Blvd Unit #3.	Lake Balboa, CA 91406	B	747004	(800) 600-1633

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

17. LICENSED CONTRACTOR'S DECLARATION

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

License Class: **B** License No.: **747004** Contractor: **MCGRATH CONTRACTING INC**

18. WORKERS' COMPENSATION DECLARATION

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

( ) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

( ) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **State Comp. Ins. Fund** Policy Number: **1956830**

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Erica Hamann Sign: Date: 7/16/12 ☐ Contractor ☒ Authorized Agent

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

CERTIFICATE OF OCCUPANCY

OWNER **DAVIS, LAWRENCE**

8033 W SUNSET BLVD STE 841
WEST HOLLYWOOD CA **90046**

No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof. Section 91.109.1 LAMC

CERTIFICATE:	**Issued-Valid**	DATE:
BY:	**GERALD GOODMAN**	**10/02/2013**

SITE IDENTIFICATION

ADDRESS: **1328-1330 N FORMOSA AVE 90046**

LEGAL DESCRIPTION

TRACT	BLOCK	LOT(s)	ARB	CO. MAP REF #	PARCEL PIN	APN
WEST HOLLYWOOD BOULEVARD TRACT NO. 2		**43**		**M B 10-49**	**147B181 1106**	**5548-021-036**

This certifies that, so far as ascertained or made known to the undersigned, the building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and with applicable requirements of the State Housing Law for the following occupancies and is subject to any affidavits or building and zoning code modifications whether listed or not.

COMMENT **CONVERT (E) ATTIC SPACE TO LIVING/BEDROOM AREA. ADD INDEPENDENT INTERIOR STAIRWAY IN EACH UNIT FOR THE 2ND FLOOR EXIT.**

USE	PRIMARY	OTHER
	Duplex	**(-) None**

PERMITS

10016-10000-11024 | **10016-10001-11024** |

STRUCTURAL INVENTORY

ITEM DESCRIPTION	CHANGED	TOTAL
Dwelling Unit	**0 Units**	**2 Units**
Floor Area (ZC)	**1241 Sqft**	**2365 Sqft**
Height (ZC)	**0 Feet**	
Length	**0 Feet**	
Stories	**1 Stories**	**2 Stories**
Type V-B Construction		
Width	**0 Feet**	
R3 Occ. Group	**1241 Sqft**	**2365 Sqft**
Parking Req'd for Bldg (Auto+Bicycle)	**0 Stalls**	

CITY LA DBS
DEPARTMENT OF BUILDING AND SAFETY

APPROVAL

CERTIFICATE NUMBER:	**99289**
BRANCH OFFICE:	**LA**
COUNCIL DISTRICT:	**4**
BUREAU:	**INSPECTN**
DIVISION:	**RESDINSP**
STATUS:	**CofO Issued**
STATUS BY:	**GERALD GOODMAN**
STATUS DATE:	**10/02/2013**
APPROVED BY:	**GERALD GOODMAN**
EXPIRATION DATE:	

 Certificate No: **99289

PERMIT DETAIL

PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
10016-10000-11024	1328-1330 N Formosa Ave	CONVERT (E) ATTIC SPACE TO LIVING/BEDROOM AREA. ADD INDEPENDENT INTERIOR STAIRWAY IN EACH UNIT FOR THE 2ND FLOOR EXIT.	CofO Issued - 10/02/2013 GERALD GOODMAN
10016-10001-11024	1328-1330 N Formosa Ave	SUPPLEMENTAL TO PERMIT #10016-10000-11024 TO CHANGE CONTRACTOR TO McGRATH CONTRACTING, INC (LIC #747004).	Permit Finaled - 10/15/2012 RAUL BARAJAS

PARCEL INFORMATION

Area Planning Commission: Central
Community Plan Area: Hollywood
Energy Zone: 9
Thomas Brothers Map Grid: 593-D5
Census Tract: 1899.02
Council District: 4
LADBS Branch Office: LA
Zone: R3-1
Certified Neighborhood Council: Hollywood Hills West
District Map: 147B181
Near Source Zone Distance: 1

PARCEL DOCUMENT

City Planning Cases (CPC) CPC-1986-831-GPC
Ordinance (ORD) ORD-164711
Rent Stabilization Ordinance (RENT) YES

CHECKLIST ITEMS

Attachment - Owner-Builder Declaration
Attachment - Plot Plan
Combine Elec - Wrk. per 91.107.2.1.1.1
Combine HVAC - Wrk. per 91.107.2.1.1.1
Combine Plumbg - Wrk. per 91.107.2.1.1.1
Std. Work Descr - Seismic Gas Shut Off Valve
Storm Water - SUSMP-Not Req'd

PROPERTY OWNER, TENANT, APPLICANT INFORMATION

OWNER(S)

Davis, Lawrence — 8033 Sunset Blvd STE 841 — WEST HOLLYWOOD CA 90046

TENANT

APPLICANT

Relationship: Agent for Owner

Carin Friedman- — 606 S Burnside Ave #2 — LOS ANGELES 90036 — (323) 936-6088

BUILDING RELOCATED FROM:

(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION

	NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C)	Los Angeles Construction	1470 S Rexford Dr #108,	Los Angeles, CA 90035	B	904204	
(C)	Mcgrath Contracting Inc	7702 Balboa Blvd Unit #3,	Lake Balboa, CA 91406	B	747004	(800) 600-1633
(E)	Fu, Robert Chih-Cheng	5855 Rickenbacker Rd,	Commerce, CA 90040	NA	S3539	

SITE IDENTIFICATION-ALL

ADDRESS:

1328-1330 N FORMOSA AVE 90046

LEGAL DESCRIPTION-ALL

TRACT	BLOCK	LOT(s)	ARB	CO.MAP REF #	PARCEL PIN	APN
WEST HOLLYWOOD BOULEVARD TRACT NO. 2		43		M B 10-49	147B181 1106	5548-021-036

CITY OF LOS ANGELES
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DEPARTMENT OF BUILDING AND SAFETY

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Council District: 4
LADBS Branch Office: LA
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(E)	Fu, Robert Chih-Cheng	5855 Rickenbacker Rd,	Commerce, CA 90040	NA	S3539	

SITE IDENTIFICATION-ALL

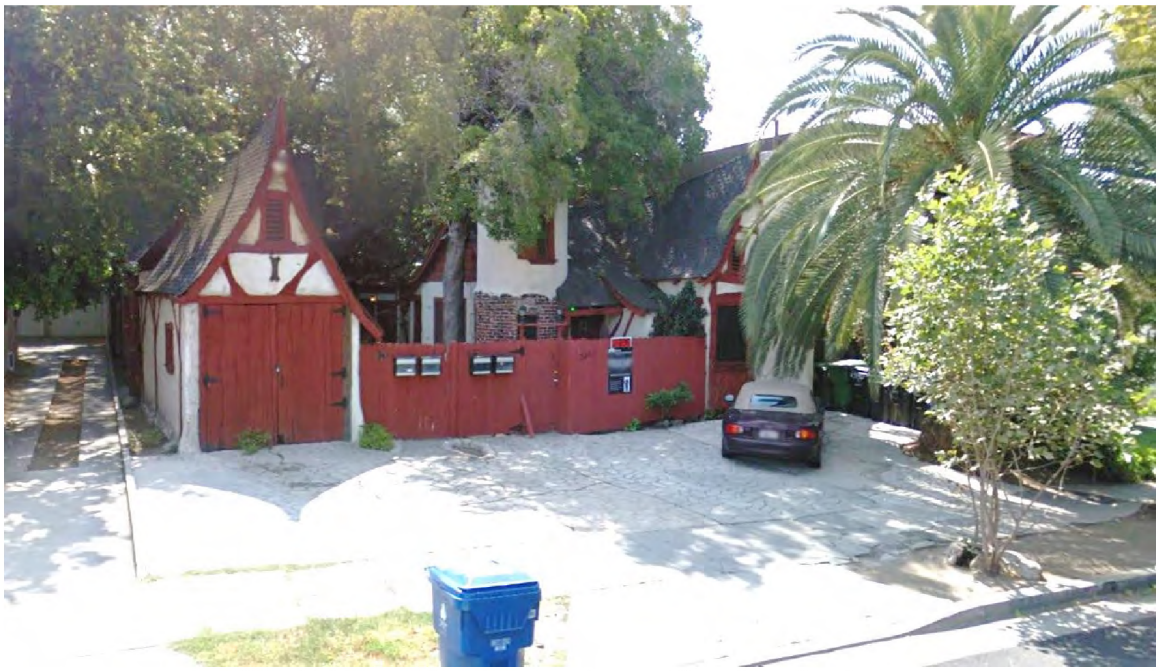
ADDRESS:

1328-1330 N FORMOSA AVE 90046

LEGAL DESCRIPTION-ALL

TRACT	BLOCK	LOT(s)	ARB	CO.MAP REF #	PARCEL PIN	APN
WEST HOLLYWOOD BOULEVARD TRACT NO. 2		43		M B 10-49	147B181 1106	5548-021-036

ADDITIONAL CONTEMPORARY PHOTOS



View looking east from Formosa Avenue. Photo from Google.com.



View looking east toward rear duplex units, #1328½ (right) and #1330 (left). Photo from Redfin.com.



View looking southwest from rear of court toward #1328 and street entrance. Photo from Redfin.com.



#1328 entrance, view looking southeast. Photo from Redfin.com.



Garage (at left) and #1330½ (at right), view looking east. Photo from Redfin.com.



#1330½ detail, view looking north. Photo from Redfin.com.



#1330½ detail, south façade, view looking north. Photo from Redfin.com.



Garage building, view looking southeast. Photo from Redfin.com.



Garage detail, north façade, view looking south. Photo from Redfin.com.



#1328 secondary entrance, view looking northwest. Photo by Larry Davis, 2009.



#1328 interior, living room. Photo from Redfin.com.



#1328 interior, bedroom. Photo from Redfin.com.



#1328 interior, kitchen. Photo from Redfin.com.



#1328 interior, kitchen. Photo from Redfin.com.

HISTORICAL PHOTOS



View looking east from Formosa Avenue, c. 1970. Photo from private collection.



View looking east, c. 1970. Photo from private collection.



#1328 entrance, view looking southeast, c. 1970. Photo from private collection.

City of Los Angeles
Department of City Planning

8/22/2017
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
1330 N FORMOSA AVE
1328 N FORMOSA AVE
1330 1/2 N FORMOSA AVE
1328 1/2 N FORMOSA AVE

ZIP CODES
90046

RECENT ACTIVITY
CHC-2017-3331-HCM
ENV-2017-3332-CE

CASE NUMBERS
CPC-2016-1450-CPU
CPC-1986-831-GPC
ORD-164711
ENV-2016-1451-EIR

Address/Legal Information	
PIN Number	147B181 1106
Lot/Parcel Area (Calculated)	6,758.8 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID D5
Assessor Parcel No. (APN)	5548021036
Tract	WEST HOLLYWOOD BOULEVARD TRACT NO. 2
Map Reference	M B 10-49
Block	None
Lot	43
Arb (Lot Cut Reference)	None
Map Sheet	147B181
Jurisdictional Information	
Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Hollywood Hills West
Council District	CD 4 - David Ryu
Census Tract #	1899.02
LADBS District Office	Los Angeles Metro
Planning and Zoning Information	
Special Notes	None
Zoning	R3-1
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Medium Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
District	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	Yes
CRA - Community Redevelopment Agency	None
Central City Parking	No

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

Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5548021036
Ownership (Assessor)	
Owner1	KESLER,MICHAEL AND KIMBERLY AND
Owner2	CHATMAN,JACKIE
Address	0 PO BOX 461398 LOS ANGELES CA 90046
Ownership (Bureau of Engineering, Land Records)	
Owner	DAVIS, LAWRENCE
Address	1328 N FORMOSA BL. LOS ANGELES CA 90046
APN Area (Co. Public Works)*	0.154 (ac)
Use Code	0400 - Residential - Four Units (Any Combination) - 4 Stories or Less
Assessed Land Val.	$798,536
Assessed Improvement Val.	$342,229
Last Owner Change	02/08/2017
Last Sale Amount	$2,050,020
Tax Rate Area	67
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1923
Building Class	D65A
Number of Units	1
Number of Bedrooms	1
Number of Bathrooms	1
Building Square Footage	592.0 (sq ft)
Building 2	
Year Built	1923
Building Class	D65A
Number of Units	1
Number of Bedrooms	1
Number of Bathrooms	1
Building Square Footage	570.0 (sq ft)
Building 3	
Year Built	1923
Building Class	D75
Number of Units	2
Number of Bedrooms	4
Number of Bathrooms	4
Building Square Footage	2,081.0 (sq ft)
Building 4	No data for building 4
Building 5	No data for building 5
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	None
Watercourse	No

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Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.98935032
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Promise Zone	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	644
Fire Information	
Bureau	West
Batallion	5
District / Fire Station	41
Red Flag Restricted Parking	No

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CASE SUMMARIES

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

Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-1986-831-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN

DATA NOT AVAILABLE

ORD-164711

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ZIMAS INTRANET

2014 Digital Color-Ortho

08/22/2017

City of Los Angeles
Department of City Planning



Address: 1328 N FORMOSA AVE

APN: 5548021036

PIN #: 147B181 1106

Tract: WEST HOLLYWOOD BOULEVARD TRACT NO. 2

Block: None

Lot: 43

Arb: None

Zoning: R3-1

General Plan: Medium Residential

Streets Copyright (c) Thomas Brothers Maps, Inc.