

MORRIS CHERNUS APARTMENTS
4344 S. Garthwaite Avenue; 3207-3221 W. 43rd Place
CHC-2022-7318-HCM
ENV-2022-7319-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Cultural Heritage Commission Initiation Letter dated October 12, 2022](#)
3. [Commission/ Staff Site Inspection Photos—October 27, 2022](#)
4. [Categorical Exemption](#)
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-2022-7318-HCM
ENV-2022-7319-CE

HEARING DATE: December 15, 2022
TIME: 10:00 AM
PLACE: Teleconference (see
agenda for login
information)

Location: 4344-4346 S. Garthwaite Avenue;
3207-3221 W. 43rd Place
Council District: 10
Community Plan Area: West Adams - Baldwin Hills -
Leimert
Zoning: R3-1
Land Use Designation: Medium Residential
Area Planning Commission: South Los Angeles
Neighborhood Council: Empowerment Congress
West Area
Legal Description: Tract 9741, Lot 462, 463, and
Arb 2 of Lot 464

EXPIRATION DATE: The original expiration date of December 20, 2022 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*

The time to act on this item has been tolled for the duration of the local emergency period.

Please note that other State law provisions may also apply.

PROJECT: Historic-Cultural Monument Application for the
MORRIS CHERNUS APARTMENTS

REQUEST: Declare the property an Historic-Cultural Monument

OWNER: Hubert J. Bordenave, Trustee
Hubert J. Bordenave Trust
3788 Van Ness Avenue
Los Angeles, CA 90018

APPLICANT: City of Los Angeles Cultural Heritage Commission
221 North Figueroa Street, Ste. 1350
Los Angeles, CA 90012

RECOMMENDATION That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

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

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Senior Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachments: Cultural Heritage Commission Initiation Letter dated October 12, 2022
Commission/Staff Site Inspection Photos—October 27, 2022
Historic-Cultural Monument Application

FINDINGS

- The Morris Chernus Apartments “embodies the distinctive characteristics of a style, type, period, or method of construction [and] represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age” as an excellent example of the Spanish Colonial Revival architectural style as applied to a multi-family residence, and as a notable work of master architect Edith Northman.

CRITERIA

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

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

SUMMARY

The Morris Chernus Apartments is a two-story, ten-unit, multi-family residential building located at the intersection of S. Garthwaite Avenue and W. 43rd Place in the Leimert Park neighborhood of Los Angeles. Constructed in 1929, the subject property was designed in the Spanish Colonial Revival architectural style by master architect Edith Northman (1893-1956) for owner-builder Morris Chernus, who upon completion sold it to owner-occupant Grace M. Butterfield. Northman was one of very few female architects working in Los Angeles during the 1920s and 1930s and was renowned for her high-quality Period Revival style designs.

Developed by Walter H. Leimert, Leimert Park was subdivided in the mid-1920s and early 1930s as a planned community of single- and multi-family residences, schools, and a small commercial district. In the grant deed, all of the land was subject to a prescribed set of conditions enclosed in a “Declaration of Restrictions” document that outlined Leimert’s entire business model, from the “proposed plan of improvement” to “character of buildings” and many other specifications that strictly controlled how the land would be developed and who would be allowed or prohibited to live there – thus ensuring the creation of his exact vision. The development was designed in an asymmetrical adaptation of the radial plan beloved by City Beautiful proponents and consisted of multiple phases. The first phase, which opened to the public in 1927, was bounded by Santa Barbara Avenue (now Martin Luther King Jr. Boulevard) to the north, West Vernon Avenue to the South, Angeles Mesa Drive (now Crenshaw Boulevard) to the east, and Arlington Avenue to the west. The second phase opened in 1933 and extended the community north to approximately 39th Avenue. The earliest-built model homes were marketed to middle-income homeowners as having cutting-edge amenities and furnishings, such as refrigeration by gas, and were routinely opened to the public for tours and viewing. All utilities were installed below ground prior to paving, which was

a new innovation at the time. A robust landscaping plan was implemented throughout the development process; magnolias, Lombardy poplars, cypresses, palms, oaks, and olives were among the thousands of trees planted along sidewalks and in grassy medians. Like many 1920s and '30s neighborhoods in Los Angeles, Leimert Park maintained racially-restrictive housing practices favoring white residents. After World War II, however, a small number of Black and Japanese American families moved to Leimert Park, despite violent opposition from white homeowner groups and real estate agents. The neighborhood's Black population continued to increase in the decades after the war and by 1970, it became a predominantly Black community.

The subject property has an irregular plan, forming a V-shape to fill the entire corner parcel with the two lines of the building coming together at the corner of the parcel in a semi-octagonal tower volume. It is of wood frame construction with textured stucco cladding and has a hipped roof clad in clay barrel tile with a moderate pitch at different levels with slight open eaves. The hipped portions of the roof conceal a flat roof with a flat parapet behind. The roof has two towers with hipped roofs, exposed purlins, decorative vents, and wrought iron weathervanes, as well as chimneys and turrets with decorative vents and chimney pots. As the building occupies a triangular corner parcel, it contains two primary facades, a corner façade, and a rear façade. The south-facing façade is ten bays wide and features two slightly-recessed entryways framed by decorative scored stucco surrounds accessed by concrete steps with wrought iron railings; decorative wrought iron grilles on some of the windows; decorative wooden corbelled jetties that support a slight projection of the building at the second story of the fourth bay; a second story balcony with three arches that projects outward and is supported by a plaster cornice; a parabolic arch pane window featuring a stain glass shield; and a second balcony that slightly projects and is supported by decorative wooden corbelled jetties. Between the third and fourth bays is a tower volume that marks the point where the south façade is slightly recessed. The building wraps around the corner of the parcel in a three-bay half-hexagonal shape topped with an octagonal tower. All three bays of the corner façade have casement windows on the ground floor and second story with either decorative wrought iron bars or decorative wrought iron grilles. The octagonal tower contains decorative vents on each façade and is topped with an iron weathervane. The northwest-facing façade is seven bays wide and features a decorative chimney with three decorative vents attached to the building façade and a recessed, partially glazed, wooden entry door that is framed by a decorative stucco surround in the seventh bay. Between the third and fourth bays, the building is slightly recessed. Fenestration consists of multi-lite wood casement windows, double-hung wood windows, and non-original jalousie windows. The rear façade of the subject property faces an alley that provides access to two detached garages. Interior features of the units include hardwood floors, paneled wood doors, faux fireplaces, and arched openings in the bathrooms.

Edith Mortensen Northman was born in Copenhagen, Denmark in 1893 and in 1914 she immigrated with her family to Brigham City, Utah. Later, she moved to Salt Lake City and worked in the office of Eugene Wheelon as a junior draftsman. In 1920, she moved to Los Angeles on the advice of her physician and took a job in the office of architect Henry J. Knauer; soon after she moved on to become the chief draftsman for Clarence Smale. Northman studied at the University of Southern California School of Architecture from 1927-1930 and became a certified architect in 1931 (she was the first woman registered architect in Los Angeles). She began her private practice in the early days of the Depression and completed hundreds of designs including single-family residences, multi-family residences, hotels, churches, synagogues, commercial buildings, and industrial, as well as over 50 service stations for the Union Oil Company. In 1952, Northman was forced to retire due to increasingly severe symptoms of Parkinson's disease, and died in Salt Lake City in 1956. Other works by Northman in Los Angeles include the Emanuel Danish Evangelical Lutheran Church at 4260 3rd Avenue (1937, HCM #578), the Sephardic Orthodox Congregation Ohel Avraham

synagogue at 5500 S. Hoover Street (1934), and the Altman Apartments at 412-416 S. Catalina Street (1940, HCM #1115).

Based on building permit and online photographic records, it appears that the subject property has experienced limited alterations over the years that consist of sandblasting in 1958; the addition of security bars to some of the windows in 1989; a bathroom remodel in 2020; and the removal of the decorative wooden balconies and wood beam supports, the removal of the wooden shutters on some of the windows, the replacement and/or addition of decorative window grilles, the replacement of some of the windows on the rear facade, the replacement of the flooring throughout some of the units, bathroom and kitchen remodels, and the replacement of some of the interior doors, all at unknown dates.

SurveyLA, the citywide historic resources survey, identified the subject property as a Contributor to the Leimert Park Historic District, eligible for listing under national, state, and local designation programs as an excellent example of a planned community developed by Walter H. Leimert beginning in the 1920s as well as significant within the context of restrictive housing practices in Los Angeles as a formerly all-white community that became increasingly heterogeneous after World War II. The historic district was also found to be significant as an excellent example of a Period Revival neighborhood primarily containing single- and multi-family residences.

DISCUSSION

The Morris Chernus Apartments meets one of the Historic-Cultural Monument criteria.

The subject property “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of the Spanish Colonial Revival architectural style as applied to a multi-family residence. The arched windows, second-floor balconies with arches, and hipped roof with clay tiles are all characteristic of the style. Other distinguishing features include the corner tower, stucco wall cladding, and decorative wrought-iron grilles.

In addition, it “represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age” as a notable work of master architect Edith Northman. Northman had a very successful career in Southern California from the 1920s and the 1940s in which she designed hundreds of Period Revival-style buildings and was a true master of the idiom, though her contributions to the field have been largely unrecognized. Despite the wide range of her portfolio, Northman is perhaps best known for her residential designs and she was an influential practitioner in the Los Angeles area during its most prolific period of residential development and growth. Completed in 1929, the subject property was designed during the emergence of Northman’s prominence as an individual practitioner and during a period when many of her designs already showcased a high level of expertise across various Period Revival architectural styles. The building’s adept Spanish Colonial Revival design, applied to an unusually shaped building adapted to its triangular parcel, reveals Northman’s mastery of her discipline and the enduring nature of her design philosophy.

Despite interior and exterior alterations over the years, the subject property retains a sufficient level of integrity of location, setting, materials, design, feeling, and association to convey its significance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

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

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

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

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

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

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

Categorical Exemption ENV-2022-7319-CE was prepared on November 7, 2022.

BACKGROUND

On October 6, 2022, the Cultural Heritage Commission initiated consideration of the subject property as an Historic-Cultural Monument worthy of preservation. On October 27, 2022, a subcommittee of the Commission consisting of Commissioners Kanner and Milofsky conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources; interior access was not permitted by the property owner. The original expiration date of December 20, 2022,

is tolled, and a revised date will be determined pursuant to the Mayor's March 21, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders. The time to act on this item has been tolled for the duration of the local emergency period. Please note that other state law provisions may also apply.

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
200 N. SPRING STREET, ROOM 272
LOS ANGELES, CA 90012-4801

CULTURAL HERITAGE COMMISSION

BARRY A. MILOFSKY
PRESIDENT

GAIL KENNARD
VICE PRESIDENT

RICHARD BARRON
PILAR BUELNA
DIANE KANNER

COMMISSION OFFICE
(213) 978-1300

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

CERTIFIED MAILING - RETURN RECEIPT REQUESTED

Mailing Date: **OCT 12 2022**

Hubert J Bordenave Trustee,
Hubert J Bordenave Trust
3788 Van Ness Avenue
Los Angeles, CA 90018

Hubert J. Bordenave (Trustee)
Hubert J. Bordenave Revocable Trust Dated 8-10-09
3788 Van Ness Avenue
Los Angeles, CA 90018

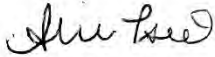
4344 – 4346 SOUTH GARTHWAITE AVENUE; 3215 – 3221 WEST 43RD PLACE; CHC-2022-7318-HCM; CD-10

Pursuant to Section 22.171.10(a) of the Los Angeles Administrative Code (LAAC), on October 6, 2022, the Cultural Heritage Commission adopted a motion by a vote of 5 - 0, to initiate consideration of the property located at 4344 – 4346 South Garthwaite Avenue and 3215 – 3221 West 43rd Place as a Historic-Cultural Monument. As such, staff from the Office of Historic Resources will prepare a Historic-Cultural Monument application for review and consideration by the Commission.

Pursuant to LAAC Section 22.171.8, a subcommittee of the Commission along with Department staff have been scheduled to conduct a site visit of the property on **October 27, 2022**. The purpose of the site visit is to inspect or investigate the site, including touring or reviewing photographic or video graphic records. The Director or his designee will thereafter prepare a report and recommendation on the proposed designation. The Commission will then hold a public hearing to determine whether the property conforms with the definition of a Monument as defined in LAAC Section 22.171.7. You will be notified of the date, time and place of the public hearing. The matter will then be referred to the City Council for final determination.

You are hereby advised that pursuant to LAAC Section 22.171.12, no permit for the demolition, substantial alteration or removal shall be issued; and the site, building or structure regardless of whether a permit exists, shall not be demolished, substantially altered or removed, pending final determination by the Commission and City Council on whether the proposed site, building, object or structure shall be designated a Monument. The Commission shall notify the Department of Building and Safety not issue permits for the demolition, alteration or removal of a building or structure. Furthermore, regardless if a permit has already been issued or exists, all work involving the demolition, substantial alteration or removal of the site, building or structure shall cease immediately pending final determination by the Council.

If you have questions, please contact Melissa Jones, Office of Historic Resources at (213) 847-3679 or via email at melissa.jones@lacity.org or Lambert Giessinger, Architect, Office of Historic Resources at (213) 847-3648 or via email at lambert.giessinger@lacity.org.



Alice Inawat, Commission Executive Assistant
Cultural Heritage Commission

Enclosures: Ordinance

- c: Hakeem Parke-Davis, Deputy for Planning and Economic Development, Tenth Council District
Ken Bernstein, Principal City Planner, Office of Historic Resources
Lambert Giessinger, Architect, Office of Historic Resources
Shannon Ryan, Senior City Planner, Office of Historic Resources
Melissa Jones, City Planning Associate, Office of Historic Resources
Victor Cuevas, Asst. Bureau Chief, Permit and Engineering Bureau, Dpt. of Building & Safety
Pascal Challita, Chief, Department of Building and Safety, Inspection Bureau
Betty Dong, GIS Chief, Department of City Planning
Jesus Ramos, GIS Supervisor I, Department of City Planning



























NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

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

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CHC-2022-7318-HCM

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2022-7319-CE

PROJECT TITLE

Morris Chernus Apartments

COUNCIL DISTRICT

10

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

☐ Map attached.**4344-4346 S. Garthwaite Avenue; 3207-3221 W. 43rd Place, Los Angeles, CA 90008**

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

Designation of the Morris Chernus Apartments as an Historic-Cultural Monument.

NAME OF APPLICANT / OWNER:

N/A

CONTACT PERSON (If different from Applicant/Owner above)

Melissa Jones

(AREA CODE) TELEPHONE NUMBER

213-847-3679

EXT.

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

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) **8 and 31**☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☐ Additional page(s) attached

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

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

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

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Melissa Jones

[SIGNED COPY IN FILE]

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

N/A

FEE:

N/A

RECEIPT NO.

N/A

REC'D. BY (DCP DSC STAFF NAME)

N/A

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name:			
Other Associated Names:			
Street Address:		Zip:	Council District:
Range of Addresses on Property:		Community Name:	
Assessor Parcel Number:	Tract:	Block:	Lot:
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:	Factual	Estimated	Threatened?
Architect/Designer:	Contractor:		
Original Use:	Present Use:		
Is the Proposed Monument on its Original Site?	Yes	No (explain in section 7)	Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style:		Stories:	Plan Shape:
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type:	Type:	
CLADDING	Material:	Material:	
ROOF	Type:	Type:	
	Material:	Material:	
WINDOWS	Type:	Type:	
	Material:	Material:	
ENTRY	Style:	Style:	
DOOR	Type:	Type:	



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.

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):
Other historical or cultural resource designations:	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

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

Property Owner

Is the owner in support of the nomination?

Yes

No

Unknown

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

Nomination Preparer/Applicant's Representative

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

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

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

Melissa Jones, City Planning Associate
Office of Historic Resources

11-10-2022

Name:

Date:

Signature:

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

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

Phone: 213-847-3679
Website: preservation.lacity.org

Morris Chernus Apartments

4344-4346 S. Garthwaite Avenue and 3207-3221 W. 43rd Place

Historic-Cultural Monument Nomination Continuation Sheet

A. Property Description

The Morris Chernus Apartments (full address range 4344-46 Garthwaite Avenue and 3207-3221 W 43rd Place) is a 10-unit multi-family residential property located in the Leimert Park neighborhood, part of the West Adams-Baldwin Hills-Leimert Community Plan Area. Constructed in 1929, the property was designed in the Spanish Colonial Revival style by master architect Edith Northman for owner-builder Morris Chernus, who upon completion sold it to owner-occupant Grace M. Butterfield. Since its construction, there have been no major alterations, so the building retains a high level of integrity. The property is an excellent example of a Spanish Colonial Revival apartment building designed by a master architect.

Site and Setting

The property occupies two parcels that form a triangular corner that is 11,381 square feet in total under one APN (5023-012-010). It is located on the north side of 43rd Place and the southeast side of Garthwaite Avenue. The building is setback from the sidewalk and is elevated from the street. It is accessed via a concrete driveway on Garthwaite as well as on 43rd Place and has one set of concrete steps on Garthwaite as well as two sets of concrete steps on 43rd Place. Landscaping includes a low box hedge that borders the sidewalk and surrounds the entire property, a shallow grass lawn between the box hedge and the building itself, and small bushes and other plantings interspersed throughout the lawn. Two mature street trees are in the grass lawn between the sidewalk and street that surrounds the property – one on Garthwaite and one on 43rd Place. A chain link fence is present at both concrete driveways, leading to the rear of the building and forming an alleyway containing two one-story stucco-clad detached garages with clay tile coping and flat roofs. The building is surrounded by both single-family and multi-family residential properties and is in proximity to the commercially-zoned Leimert Park Village.

Exterior

The two-story subject building has an irregular plan, forming a V-shape to fill the entire corner parcel with the two lines of the building coming together at the corner of the parcel in a semi-octagonal tower volume. Each entrance to the building contains a wrought iron railing on either side of the concrete steps leading up to the slightly recessed door openings. The building has a hipped Spanish tile roof of a moderate pitch at different levels with slight open eaves and exposed purlins. The hipped portions of the roof conceal a flat roof with flat parapet behind, covered with unknown roof material. The roof features two towers with hipped roofs, exposed purlins, decorative vents, and wrought iron weathervanes, as well as chimneys and turrets with decorative vents and chimney pots spaced throughout the building.

As the building occupies a triangular corner parcel, it contains two primary facades, a corner façade, and a rear façade. The descriptions of the individual facades below begin with the south façade that

faces 43rd Place, then the corner, then the northwest façade that faces Garthwaite, and finally the rear façade of the property that faces an alley.

The south façade is largest as it is ten bays wide. West to east, the first bay has a pair of double four-paned casement windows at the ground floor and a double hung window with four-paned flanking casement windows on the second story. The second bay has a recessed, fully glazed wooden entry door that is framed by a decorative stucco surround with a scoring pattern and ornamented with a wrought iron scone and matching wrought iron railings. At the second story there is a single double hung window and a gable vent at the roofline. The third bay has multi-light windows on both the ground floor and second story and both are decorated with wrought iron grilles. Between the third and fourth bays is a tower volume that marks the point where the south façade is slightly recessed. The fourth bay has multi-light windows on both the ground floor and second story with decorative wrought iron grilles. Above the ground floor windows and below the second story windows are decorative wooden corbelled jetties that support a slight projection of the building at the second story of the fourth bay. The fifth bay ground floor has a pair of double hung windows with a decorative wrought iron grille. Above the ground floor windows is a plaster cornice supporting a second story balcony that projects outward and contains three arches, three light fixtures hanging from the interior of the balcony and a decorative wrought iron grille. There are a pair of double hung windows on the second floor of the fifth bay. The sixth bay has multi-light windows on both the ground floor and second story with decorative wrought iron grilles. The seventh bay has a recessed, fully glazed wooden entry door that is framed by a decorative stucco surround with a scoring pattern and ornamented with a wrought iron scone and matching wrought iron railings. At the second story there is a double hung window and a gable vent at the roofline. The eighth bay ground floor window opening is a parabolic arch pane window featuring a stain glass shield in the centermost pane with a decorative wrought iron grille. Above the ground floor window opening is a balcony that slightly projects and is supported by decorative wooden corbelled jetties. The second story window openings are multi-light windows, and the balcony contains two arches and decorative wrought iron grilles. The ninth bay ground floor and second story window openings are both square jalousie windows with wrought iron security bars over the ground floor window. The tenth bay has a square window opening, covered in wrought iron security bars, and framed by a plaster crosshead and apron moldings. The second story has a pair of double hung windows.

The building wraps around the corner of the parcel in a three bay half hexagonal shape topped with an octagonal tower. All three bays of the corner façade have four light casement windows on the ground floor and second story. Decorative wrought iron bars are on the ground floor windows of the corner façade and decorative wrought iron grilles are in front of all three second story window openings of the corner façade. The octagonal tower contains decorative vents on each façade and is topped with an iron weathervane at the center point of the tower.

The northwest façade faces Garthwaite Avenue and is seven bays wide. From south to north, the first and second bay ground floor windows and second story windows are multi-light windows with decorative wrought iron grilles. There is a decorative vent in between the ground floor and second story window openings of the second bay. The third bay ground floor and second story windows are both single light rectangular openings with wrought iron security bars. Between the third and fourth bay, the building is slightly recessed. The fourth bay has three, three light windows on the ground floor and second story and both have decorative wrought iron gates. Between the fourth bay and fifth bay, a decorative chimney is attached to the building façade that contains three decorative

vents. The fifth bay ground floor windows are a pair of double four-paned casement windows each with a decorative wrought iron grille. The second story openings are multi-light windows with a decorative wrought iron grille. Between the fifth and sixth bay, the building's slight recession projects back out to match the rest of the façade's size. The sixth bay ground floor windows and second story windows are multi-light window openings with decorative wrought iron grilles. The ground floor window lights of the center opening are rectangular and wider than the second story window lights which are all square. The seventh and final bay of the northwest façade facing Garthwaite has a recessed, partially glazed, wooden entry door that is framed by a decorative stucco surround with a scoring pattern and ornamented with a wrought iron window covering at the center of the door and matching wrought iron railings. The second story opening is a small rectangular single hung window. There is a decorative vent between the entrance opening and the second story window opening.

The rear façade of the property faces an alley that provides access to two detached garages. Various window openings at the ground floor and second story are visible from the street as well as decorative vents and machinery for a satellite dish positioned on the roof of the building.

Alterations

Based on its current appearance, available building permits, and a historic photograph, it appears that the Morris Chernus Apartments has not experienced any major, irreversible alterations since its construction in 1929. In August of 1943, an alteration permit was issued to add a new composition roof to the flat portion of the roof by adding a felt layer and mopping it with asphalt.¹ In January of 1958, an alteration permit was issued to Award Sandblasting Company to perform a wet sandblast of the building.² In 1989, a permit was issued to install security bars.³ In 2020, two permits were issued: one for a water heater installation⁴ and one for an interior bathroom remodel.⁵ In 2022, a permit was issued to re-run a laundry line for a washer unit.⁶

At an unknown date or dates, decorative wooden balconies with wood beam supports were removed; a few windows were replaced at the rear façade; decorative wooden window shutters were removed; some light fixtures were replaced; and decorative wrought iron grilles were replaced or added to some of the window openings.

Character-Defining Features

Site

- Triangular building form on a triangular lot occupying a prominent location at the intersection of three main arterial streets

¹ Los Angeles Department of Building and Safety (LADBS) Permit No. 3570 (08/16/1943).

² LADBS Permit No. 89963 (01/02/1958).

³ LADBS Permit No. 33696 (06/01/1989).

⁴ LADBS Permit No. 20042-90000-08004 (04/15/2020).

⁵ LADBS Permit No. 20016-10000-28958 (11/10/2020).

⁶ LADBS Permit No. 22042-90000-10920 (05/25/2022).

Exterior

- Irregular, triangular shaped plan
- Two-story configuration
- Articulated street-facing facades with projecting and recessed façades, corbeled jetties, and stucco balconies with arches
- Semi-hexagonal corner volume topped by octagonal tower
- Textured stucco cladding
- Recessed entryways with decorative door surrounds and wood doors
- Concrete stoops and steps
- Hipped red clay tile roof
- Multi-light wood windows (both casement and double-hung)
- Decorative elements: a stained-glass shield within a parabolic arch window, decorative vents, decorative chimneys and turrets, wrought iron weathervanes, wooden corbelled jetties, exposed wooden rafter beams and wrought iron details: grilles, window & door coverings, sconces, hand railings

B. Statement of Significance

Summary

The Morris Chernus Apartments meets the following criterion for designation as a Los Angeles Historic-Cultural Monument (HCM):

Criterion 3: It embodies the distinctive characteristics of a style, type, period, or method of construction; [AND] represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

Completed in 1929 as part of the planned community of Leimert Park, the subject property is significant as an excellent example of the Spanish Colonial Revival style as applied to a multi-family residence, and as a notable work of master architect Edith Northman. As designed by this pioneering female architect, the prominent apartment building embodies the distinctive characteristics of the Spanish Colonial Revival style and showcases the architectural ambitions of Leimert as well as its architect. Northman designed hundreds of Period Revival buildings in Los Angeles during the 1920s and 1930s and was a true master of the idiom, though her contributions to the field have been largely unrecognized.

In 2016, the SurveyLA citywide historic resources inventory identified the subject property as a contributor to the Leimert Park Historic District. This district was identified as eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a Los Angeles Historic Preservation Overlay Zone. It has multiple layers of historical significance (and multiple periods of significance) relating to its development as an early planned community developed by Walter H. Leimert; its Period Revival architecture; and its direct association with restrictive housing practices in Los Angeles and the Black community's ability to overcome overt housing discrimination in the post-World War II era.

Development of Leimert Park

The part of South Los Angeles in which Leimert Park is located saw its first major development in the first two decades of the 20th century, as the growing streetcar networks of the Los Angeles Railway and Pacific Electric Railway spurred the establishment of a number of residential subdivisions, a pattern which only intensified in the 1920s as the street network expanded to meet the needs of the increasingly automobile-dependent populace. In a pattern seen throughout the growing city during the 1920s, the area of Los Angeles south of downtown saw a massive increase in construction as developers subdivided a series of residential tracts. These quickly filled with street after street of one-story houses and two-story apartment buildings in fashionable Period Revival styles. Some tracts were developed in a “bottom-up” style, with subdividers selling lots to individual owners who constructed buildings in their preferred style, while others were developed in a “top-down” way in which subdividers maintained strict control over their neighborhoods. Leimert Park, first subdivided by developer Walter Leimert in 1927, was an example of the latter.

Walter Leimert made his first foray into Southern California real estate development with the creation of Bellehurst Park, a residential community in Glendale that began selling homes in 1923.⁷ A developer with a penchant for idealism, Leimert envisioned Los Angeles becoming the “workshop of the world” where efficient, highly planned residential development of the kind his company produced would house the workers of LA’s future industries.⁸ After setting in motion the Bellehurst Park development in 1923 and the City Terrace development in 1925,⁹ Leimert initiated another income-producing development in Southern California: Leimert Park.

On January 6, 1927, it was reported that Clara Baldwin Stocker, the daughter of E. J. (Lucky) Baldwin, sold 231 acres of undeveloped property to Leimert who planned to subdivide the land “into a high-class residential district” bounded “on the north by Santa Barbara Avenue, on the east by Arlington, on the south by Vernon Avenue and on the west by Angeles Mesa Drive.”¹⁰ In the grant deed which transferred the land from Stocker to Westside Land Company, all the land (subdivided or not) was subject to a prescribed set of conditions enclosed in the “Declaration of Restrictions” document.¹¹ This document outlines Leimert’s entire business model, from the “proposed plan of improvement” to “character of buildings” and many other specifications that strictly controlled how the land would be developed and who would be allowed or prohibited to live there – thus ensuring the creation of his exact vision.¹² Like many other Los Angeles developers in the 1920s, Leimert included racially restrictive covenants to exclude people of color; the document’s Clause XVI, Limitation of Ownership, stated: “No persons, except persons of the Caucasian race, shall be allowed to use or occupy any property, or any part thereof, except in the capacity of domestic servants of the occupant thereof.”¹³

⁷ “Open Bellehurst Park: Last Portion Remaining Unsubdivided will be Placed on Market Soon,” *Los Angeles Times* (Los Angeles, CA), Mar. 18, 1923.

⁸ “Housing Scheme Outlined: Employees of Local Industrial Concerns Own Many Attractive and Comfortable Homes,” *Los Angeles Times* (Los Angeles, CA), Oct. 7, 1923.

⁹ *City Terrace Tract Map 1925*, from “The Menorah Center: 3218 Wabash Ave.”, <https://scalar.usc.edu/hc/jewish-histories-boyle-heights/media/city-terrace-tract-map-1925>

¹⁰ Note that Angeles Mesa Drive is today’s Crenshaw Boulevard. “Acreage Brings Millions: Clara Baldwin Stocker Sells Large Tract of City land to W.H. Leimert, Realty Broker,” *Los Angeles Times* (Los Angeles, CA), Jan. 6, 1927.

¹¹ *Grant of Deed*, from LA County Recorder Office, Map Book 4750, Page 175-176, Dec. 28, 1926.

¹² *Declaration of Restrictions*, from LA County Recorder Office, Map Book 6607, Page 313-330, Apr. 25, 1927.

¹³ *Declaration of Restrictions*, from LA County Recorder Office, Map Book 6607, Page 313-330, Apr. 25, 1927.

With these plans recorded, Leimert's company subdivided Tract number 9741, creating 628 individual lots bounded by Fourth Avenue to the east, Leimert Boulevard to the west, Vernon Avenue to the south, and Santa Barbara Avenue to the north.¹⁴ Shortly thereafter, Los Angeles County Regional Planning Commissioner secretary, Hugh R. Pomeroy, penned a letter to Leimert praising him for establishing the restrictions and thanking him for adding "a real contribution to the welfare of Los Angeles."¹⁵ Development moved quickly and efficiently, with ground being broken for "paving, curbs, and varied improvements"¹⁶ and grading operations starting immediately in "preparation for the opening sale of this property on April 9."¹⁷

Leimert employed numerous pointed advertising tactics to draw attention to the development and quicken sales. Nearly every day in the months of April and May of 1927, the *Los Angeles Times* featured elaborate advertisements for Leimert Park which campaigned for the neighborhood. Even a statistical report was included in the newspaper, indicating "the pressing need for homes in this district" that Leimert's company would soon fulfill with the development.¹⁸ On April 8, 1927, the newspaper included a full-page advertisement complete with a drawing of Walter Leimert titled, "An Open Letter to the Public of Los Angeles: Why I gave my own name to Leimert Park" signed by Leimert himself. This advertisement, the most elaborate of all, implores readers to understand the extraordinary measures being taken by Leimert's development company to create "a splendid example of good city planning."¹⁹ In addition to newspaper advertisements, Leimert used other, more car-oriented campaigns to attract potential buyers to Leimert Park. Large hand-painted billboard signs and novelty balloons bearing driving instructions and the site location were photographed in 1927.²⁰ Ultimately, it was a fruitful advertising campaign with the *Los Angeles Times* reporting a "total of \$600,000 [in] reality sold in Leimert Park since opening" by the first week of June.²¹ With income coming in from the first unit of development, the second unit was officially subdivided in October of 1927 with the drawing up of Tract number 10023 into residential and commercial lots, completing the subdivision of the original 231 acres purchased from Clara Baldwin Stocker at the beginning of the year.²² By December, a total of twenty-eight single family and multifamily dwellings were constructed and many more were underway,²³ ultimately proving Leimert's skill in efficiently and fastidiously developing a neighborhood with excellent infrastructural amenities and an attractive housing stock that people clamored to buy.

¹⁴ *Tract Map Number 9741*, from "Los Angeles County Public Works", <https://pw.lacounty.gov/sur/nas/landrecords/tract/MB0138/TR0138-016.pdf>

¹⁵ County of Los Angeles Office of the Regional Planning Commission Letter to Walter Leimert from Hugh Pomeroy, courtesy of Trudi Sandmeier, March 28, 1927.

¹⁶ "Paving, Curbs, and Varied Improvements to Cost about \$500,000," *Los Angeles Times* (Los Angeles, CA), Feb. 13, 1927.

¹⁷ "Grading of Subdivision is Started," *Los Angeles Times* (Los Angeles, CA), Mar. 27, 1927.

¹⁸ "Rental Homes Need Indicated," *Los Angeles Times* (Los Angeles, CA), Apr. 3, 1927.

¹⁹ "An Open Letter to the Public of Los Angeles," *Los Angeles Times* (Los Angeles, CA), Apr. 8, 1927.

²⁰ USC Digital Library, *Dick Whittington Photograph Collection, 1924-1987*, <https://digitallibrary.usc.edu/asset-management/2A3BF1OW1H8SD?WS=SearchResults>, <https://digitallibrary.usc.edu/asset-management/2A3BF1OW7BGL1?WS=SearchResults>.

²¹ "Subdivision Six Weeks Sales Roar," *Los Angeles Times* (Los Angeles, CA), Jun. 5, 1927.

²² *Tract Map Number 10023*, from "Los Angeles County Public Works", <https://pw.lacounty.gov/sur/nas/landrecords/tract/MB0150/TR0150-046.pdf>

²³ County of Los Angeles GIS Data Hub, LA County Assessor Parcel Data, Accessed 2022.

Within a year, 144 buildings – both residential and commercial²⁴ – were completed and exhibitions of the neighborhood showcased both the buildings and Leimert’s vision. In January of 1928, the “Home Beautiful” exhibition opened six houses of varying size, price, and location to the public for an “educational” experience on home beautification. The *Los Angeles Times*, the sponsor of the exhibit, reported that an estimated “40,000 people in two weeks”²⁵ visited the two homes in Leimert Park featured in the campaign: House No. 5 at Forty-third Street and Sutro and House No. 6 at 4150 Sutro Avenue.²⁶ The Small Homes Exhibition, open from August to November of 1928, featured single family homes and an apartment building in Leimert Park to introduce the public to, “gas refrigeration, modern art furnishings...and many other new ideas in home building.”²⁷ In both exhibitions, the public glimpsed the beginnings of the highly planned community that Leimert and his principal architect and designer, Franz Herding, envisioned.

Not only did the exhibitions display Leimert and Herding’s vision, but they also reveal Leimert’s development process – a process repeated in later years as the neighborhood grew. First, Leimert purchased the land and added infrastructural amenities such as paved roads, a sewer system, and lighting. Next, extensive advertising enticed home buyers, investors, and builders to visit the site and purchase lots in the neighborhood either for their own residence or for income producing residences and businesses. The exhibitions took this a step further by displaying homes designed by Herding in the specific “Spanish type”²⁸ that would both instruct and inspire potential buyers. To guarantee conformity with the standards set forth by Herding’s earliest designs, “every buyer will hold membership”²⁹ in the Leimert Park Homeowners’ Association and be subject to the “Community Association Plan of protective restrictions.”³⁰ The financial return from the sale of the lots and model homes fueled more infrastructural development and encouraged more well-known builders and architects to purchase a lot in the development and gain a return by building in the neighborhood. An advertisement notes, “the country’s foremost architects, builders and decorators” give their time to these homes because of their desire to see residents enjoy “this beautiful park with its charming avenues, its schools and nearby golf courses.”³¹ This marketing technique, combined with the extensive reporting on the “community association plan”³² restrictions ensured an air of attractive exclusivity and high-quality workmanship that seemed a guaranteed return. Alongside the fact that most of the homes were intentionally designed to be “modest” and “well within reach of the average homeowner,”³³ Leimert successfully marketed to the largest number of buyers possible.

Leimert Park’s layout reflected its founder’s vision for the neighborhood as a complete planned community within the larger city, starting with its primary northeast/southwest-running

²⁴ “Leimert Park Gains Cited: Construction Activity Marks Year,” *Los Angeles Times* (Los Angeles, CA), Jan. 13, 1929.

²⁵ “Model Dwelling Attracts Throngs,” *Los Angeles Times* (Los Angeles, CA), Feb. 5, 1928.

²⁶ “Model Homes Dressing Up,” *Los Angeles Times* (Los Angeles, CA), Jan. 19, 1928.

²⁷ “Home Exhibit on Saturday: Small Furnished Dwellings to Feature Display at Leimert Park; 250,000 Visitors Expected,” *Los Angeles Times* (Los Angeles, CA), Aug. 12, 1928.

²⁸ “Community Development: Development Plan Praised,” *Los Angeles Times* (Los Angeles, CA), Dec. 1, 1929.

²⁹ “Organization of Buyers in Park Unit Planned,” *Los Angeles Times* (Los Angeles, CA), Feb. 27, 1927.

³⁰ “An Open Letter to the Public of Los Angeles,” *Los Angeles Times* (Los Angeles, CA), Apr. 8, 1927.

³¹ “Display Ad 84 – No Title,” *Los Angeles Times* (Los Angeles, CA) Mar. 9, 1930.

³² “Community Development: Development Plan Praised,” *Los Angeles Times* (Los Angeles, CA), Dec. 1, 1929.

³³ *Ibid.*

thoroughfare, Leimert Boulevard. This wide street, with a Los Angeles Railway line running down its center, broke from the surrounding grid to connect Santa Barbara Avenue (now Martin Luther King Boulevard) with the new commercial center (Leimert Business Center, now known as Leimert Park Village) that would service local residents. In an asymmetrical adaptation of the radial plan beloved by City Beautiful proponents, the additional landscaped boulevards of 8th Avenue, W. 42nd Street, 9th Avenue, Stocker Street, and Degnan Boulevard departed from Leimert Boulevard and the commercial center to connect with the residential streets of the rest of the subdivision. These were mostly oriented to the regular street grid.

Leimert restricted most of the development's multi-family residences to the larger thoroughfares, reserving the quieter inner streets for single-family houses. This pattern repeated itself at many new subdivisions in Los Angeles but is particularly visible in Leimert Park due to the development's modified radial plan that created sharply angled intersections. These prominent intersections fronting larger, irregularly shaped lots provided particular opportunities for eye-catching multi-family residences, and the development's corners feature some of the community's grandest architectural designs. By early 1929, Leimert's existing advertising pitch to builders appears to have increased, touting "Leimert Park for Life Income" and pointing out the immediate profits made by local builders like Morris Chernus, S.C. Voodrey, and Charles Goldstein.³⁴

Leimert Park's development even fared well despite the stock market crash as a full-page advertisement declared, "Watch money for Investment sweep into Los Angeles – the fastest growing city in the world! With the crash in Wall Street, realty investments have jumped to the front."³⁵ Development continued and when "virtually all single home lots in the original development sold out," Leimert's company announced their intent to develop land north of Santa Barbara (current-day Martin Luther King Jr. Blvd) in May of 1936. This unit was improved with "winding streets and semi-tropic vegetation designed by the Olmsted brothers"³⁶ and was planned to be "governed by building restrictions of the Leimert Park Community Association."³⁷

In total, Walter Leimert's company subdivided 1,832 lots between 1927 and 1944, effectively creating the visionary neighborhood that Leimert and Herding intended from their earliest plans.

Development of the Morris Chernus Apartments

In 1929, Los Angeles builder Morris Chernus hired architect Edith Northman to design a 10-unit apartment building on a triangular parcel he owned in Leimert Park. Chernus, born into a Jewish family in the Ukraine in 1881, emigrated with his family to the United States after his father died in 1898.³⁸ Like many Russian Jews who left the Pale of Settlement, they were likely fleeing pogroms.

³⁴ "Leimert Park for Life Income" display ad, *Los Angeles Times* January 12, 1929.

³⁵ "Display Ad 5 – No Title," *Los Angeles Times* (Los Angeles, CA), Nov. 23, 1929.

³⁶ "New Tract Unit Opening Soon," *Los Angeles Times* (Los Angeles, CA), May 3, 1936.

³⁷ "Homesites Go on Sale," *Los Angeles Times* (Los Angeles, CA), May 10, 1936.

³⁸ Paul Spitzzeri, "The Founding of Mountain View Park," *Champion Newspapers (Chino Champion and Chino Hills Champion)*, June 6, 2020, accessed October 2022 at https://www.championnewspapers.com/opinion_and_commentary/history_of_the_hills/article_e5987460-a73c-11ea-912b-736178bc417d.html.

Chernus settled in Chicago, where he presumably started his work as a builder, and married fellow Russian émigré Rose Wishnak; the two started a family and by about 1915 had migrated to Los Angeles. From 1927 until his death in 1966, Morris lived with his family at the house he designed and built at 1935 W. 74th Street in the Hyde Park area of Los Angeles.³⁹

Chernus was an active developer-builder during Los Angeles' 1920s construction boom, buying lots on which to construct housing for the city's growing population. Little information could be found on the scale or specialization of his construction company, but it is clear a major part of his business was erecting apartment buildings in new subdivisions. At least one project differed: in 1924, he developed an entire "cabin lot" subdivision called Mountain View Park in Carbon Canyon, Chino Hills, envisioning it as a place for Angelenos to build weekend and holiday retreats.⁴⁰

Chernus was one of many builders who heeded Walter Leimert's call to invest in his new subdivision, constructing at least three multi-family residences in Leimert Park: 4343-4345 8th Avenue (1928), the subject property (1929), and 4101 Garthwaite Avenue (1930, for owners C.W. and Mabel E. Henry).⁴¹ Two were designed in the Spanish Colonial Revival style by architect Edith Northman: 4343-4345 8th Avenue and the subject property at 4344 Garthwaite Avenue. The Henry building at 4101 Garthwaite is a Mediterranean Revival building, and its original permit does not list an architect.

Chernus sold the newly constructed building, with the address range 4344-46 Garthwaite Avenue and 3207-3221 W. 43rd Place, to Grace M. Butterfield in 1929 or 1930. Born in Nebraska in 1885, Grace Muriel Oliver moved with her parents to Palisade, Colorado in the 1890s, where they were among the first settlers.⁴² She married fruit farmer Harry Hartman Butterfield in 1904 and they had two daughters, Nellie and Pauline.⁴³ The family, sometimes accompanied by Grace's parents and brother, spent most winters in Los Angeles during the 1910s and 1920s; they were enumerated as renters at 733 Coronado Street in Westlake Park in the January 1920 census, but articles in Grand Junction's *Daily Sentinel* show they maintained a primary residence in Palisade. Grace Butterfield was working as a musician at a Los Angeles music store that winter of 1920. The couple divorced between 1920 and 1930, and Grace purchased her new Leimert Park Building as both her new home and income property. She lived in the unit at 3209 W. 43rd Place with her two daughters and managed the apartment house while Nellie and Pauline worked as a stenographer at a finance corporation and a receptionist at a doctor's office, respectively. It appears that Grace Butterfield maintained year-round occupancy, rather than just seasonal. However, she did not live at the property for long; by the late 1930s and continuing until her death in 1955, she occupied multiple

³⁹ LADBS Permit LA20275, 7/18/27; U.S. census and voter registration data via ancestry.com.

⁴⁰ Spitzzeri, "The Founding of Mountain View Park;" "A Little Early History of the Mountain View Park Tract," *Carbon Canyon Chronicle*, accessed October 2022 at

<http://carboncanyonchronicle.blogspot.com/2014/12/a-little-early-history-of-mountain-view.html>.

⁴¹ LADBS Permits LA29184, 10/19/28, LA09821, 4/8/1930; "Leimert Park for Life Income" display advertisement, *Los Angeles Times* 1/12/29.

⁴² "Pioneer Palisade Woman Dies in California Home," *The Daily Sentinel* (Grand Junction, CO), 9/20/55.

⁴³ State of Colorado Marriage Record Report, 3/10/1904, via ancestry.com; U.S. census data 1920, 1930, 1940 via ancestry.com.

Los Angeles addresses. It is unknown how long she retained ownership of the property; only tenants are enumerated in residence in the 1940 census.

The 1930 and 1940 censuses provide snapshots of tenants who lived in the building during its earliest years. They were exclusively white, due to Leimert Park's racially restrictive covenants, and were typically America born; a few first-generation European immigrants were present. They held working- and middle-class occupations like office clerks, store managers, stenographers, receptionists, retail clerks, insurance agents, bookkeepers, builders, and beauticians. Few of them stayed for long periods; there is no overlap between the 1930 and 1940 occupants.

By 1943, ownership of 4344 Garthwaite Avenue had passed to Stephen Frederick, who completed the first permitted work on the property when he had the material on the flat portions of the roof replaced in kind. Born in Germany in 1891, he immigrated to the U.S. in 1911 and by 1925 was living in Los Angeles, where he married Leona Lacaze. Frederick was a baker and in the 1930s and early 1940s ran his bakery from a storefront at 5428 Crenshaw Boulevard.⁴⁴ After purchasing the Garthwaite building, Stephen and Leona lived there in the unit at 3221 W. 43rd Place and managed the property as their primary income.

By 1958, ownership of the building had passed to E.W. Peugh, who had it sandblasted in that year. Little information could be found on this or subsequent owners, including Pola James Mestanovich, who had window security bars installed in 1989. Likewise, it is unknown under which ownership other alterations like removal of wood balconies occurred. City directory and voter registration research suggests tenants from the 1950s through the present appear to have been similar to those in the 1930s and '40s in terms of their short periods of occupancy.

Spanish Colonial Revival Architecture

Spanish Colonial Revival architecture gained widespread popularity throughout Southern California after the 1915-1917 Panama-California Exposition in San Diego. The exposition's buildings were designed by architect Bertram Grosvenor Goodhue, who wished to go beyond the popular Mission architectural interpretations of the state's colonial past and highlight the richness of Spanish precedents found throughout Latin America. The exposition prompted other designers to look directly to Spain for architectural inspiration. The Spanish Colonial Revival style was an attempt to create an "indigenous" California architectural style that drew upon and romanticized the state's colonial past.

The popularity of the Spanish Colonial Revival style coincided with Southern California's population boom of the 1920s. Characterized by its complex building forms, stucco-clad wall surfaces, and clay tile roofs, it was a highly versatile style. This allowed for builders and architects to construct buildings as simple or as lavish as money would permit, and helped to further spread its popularity throughout the region. The style's adaptability also lent its application to a variety of building types, including single- and multi-family residences, commercial properties, and institutional buildings.

⁴⁴ "Mexicans Rob Bakery Shop Here Wednesday," *The Crenshaw-Mesa Southwest Wave*, August 1, 1941.

Spanish Colonial Revival architecture often borrowed from other styles such as Churrigueresque, Italian Villa Revival, Gothic Revival, Moorish Revival, or Art Deco. In commercial blocks, where space and streetscape frontage might not permit the complex form and massing typical of the style, the addition of ornate decorative elements (most commonly Churrigueresque) helped convey the style.⁴⁵ The Spanish Colonial Revival style remained popular through the 1930s, with later versions simpler in form and ornamentation.

Character-defining features of Spanish Colonial Revival architecture include:

- Complex massing and asymmetrical façades
- Incorporation of patios, courtyards, loggias, or covered porches and/or balconies
- Low-pitched gable or hipped roofs with clay tile roofing
- Coved, molded, or wood-bracketed eaves
- Towers or turrets
- Stucco wall cladding
- Arched window and door openings
- Single and paired multi-paned windows (predominantly casement)
- Decorative stucco or tile vents
- Use of secondary materials, including wrought iron, wood, cast stone, terra cotta, and polychromatic tile.

Edith Northman, Architect

Edith Mortensen Northman was one of the first licensed female architects in Los Angeles and the designer of hundreds of residential, commercial, and institutional buildings throughout the West Coast (primarily in California). Born in Copenhagen, Denmark in 1893, she attended the “Studio” School of Arts in the atelier of Frede Aamodt for two years before immigrating with her family to Utah in 1914.⁴⁶ As quoted in a modern article, Northman remembered that as a little girl she “loved watching buildings go up, but didn’t tell anyone. It wasn’t ‘ladylike.’”⁴⁷ In 1918-1919, she worked as a junior draftsman in the office of Eugene R. Wheelon in Salt Lake City. Moving to Los Angeles in

⁴⁵ City of Los Angeles Office of Historic Resources, *Los Angeles Citywide Historic Context Statement, Theme: Mediterranean and Indigenous Revival Architecture, 1893-1948* (Prepared by Daniel Prosser for the City of Los Angeles, 2018), 15.

⁴⁶ American Institute of Architects, Historical Directory of American Architects, membership file for Edith Mortensen Northman, <http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/ahd1032871.aspx>, accessed 7 March 2017; Sarah Allaback, *The First American Women Architects* (Urbana, IL: University of Illinois Press, 2008), 164.

⁴⁷ John Edward Powell, “Edith Mortensen Northman: Tower District Architect” *The Fresno Bee*, 11 May 1990 (reposted in Historicfresno.org’s “A Guide to Historic Architecture in Fresno, California,” <http://historicfresno.org/bio/northman.htm>, accessed 7 March 2017).

1920 for health reasons, Northman joined the office of Henry J. Knauer and worked there for about a year; then from 1921 to 1926 she worked for Clarence J. Smale, first as a draftsman and then as chief draftsman.⁴⁸ According to one source, Northman recalled she “got into one office on the strength of being able to typewrite with two fingers...my drafting was too good, thank goodness.”⁴⁹

From 1927 to 1930, Northman studied at the University of Southern California School of Architecture. She opened her own practice in 1930, and passed the California state licensing exam in 1931.⁵⁰ Working with just one draftsman, Northman was very prolific during the Great Depression and completed hundreds of designs including single-family residences (on scales from modest to palatial), multi-family residences (from duplexes to large apartment houses), hotels, churches, synagogues, commercial buildings, and industrial buildings. In the mid-1930s, she designed over 50 service stations across the West Coast for the Union Oil Company.⁵¹ Northman most commonly designed Period Revival style buildings, with well-known examples including Spanish Colonial Revival, French Revival, Chateausque, Mediterranean Revival, English Tudor Revival, and even Danish Revival styles. Notable Northman properties in Los Angeles include designated examples like the 1937 Emanuel Danish Evangelical Lutheran Church at 4260 3rd Avenue (HCM #578), the 1934 Sephardic Orthodox Congregation Ohel Avraham synagogue at 5500 S. Hoover Street (now a church), and the 1940 Altman Apartments at 412-416 S. Catalina Street (HCM #1115).

Many more Northman-designed buildings from the 1920s and ‘30s survive intact in Los Angeles, including multiple examples in the Beverly Fairfax, Wilshire Vista West, and Carthay Neighborhoods National Register Districts. The properties in these residential districts are primarily Period Revival multi-family residences; despite the wide range of her portfolio, Northman is perhaps best known for her residential designs. As noted above, she designed at least four apartment buildings in Leimert Park: 4343-4345 8th Avenue (1928), 4216 S. 6th Avenue (1929), 4344 Garthwaite Avenue (1929), and 4180 Garthwaite Avenue (1936), and likely many others. Other examples of Northman’s designs also survive in Beverly Hills, Santa Monica, and even Fresno, where her French Revival/Chateausque Normandie Mar Apartment Hotel (1939) bears great similarity to her design for 744 S. Ridgeley Drive in the Wilshire area of Los Angeles.

Northman worked for the U.S. Army Corps of Engineers during World War II, designing everything from camp toilets to large medical facilities.⁵² After the war, she resumed private practice and continued designing properties from Los Angeles to Palm Springs, focusing on hotels and large apartment buildings. She also taught a course in the Los Angeles Adult Education Center program in 1945, instructing homeowners in how to read floorplans.⁵³ Northman was a member of the AIA

⁴⁸ AIA, Historical Directory; Allaback, *The First American Women Architects*, 164.

⁴⁹ Powell, “Tower District Architect.”

⁵⁰ AIA, Historical Directory; Allaback, *The First American Women Architects*, 164.

⁵¹ Powell, “Tower District Architect”; Allaback, *The First American Women Architects*, 164.

⁵² Powell, “Tower District Architect”; Allaback, *The First American Women Architects*, 164.

⁵³ *Los Angeles Times*, “Special School Courses Beckon Home Builders,” 7 October 1945.

from 1945 to 1952, when she let her membership lapse; she was forced to retire at that time due to increasingly severe symptoms of Parkinson's disease, and died in Salt Lake City in 1956.⁵⁴

A full study of Northman's body of work and legacy as one of Los Angeles' first women architects in individual practice has yet to be completed, but it is clear that she was an influential practitioner in the Los Angeles area during its most prolific period of residential development and growth, and one of the most accomplished designers of Period Revival styles in the region. In 1990, Northman was featured in a UCLA exhibit highlighting four important women architects of the first half of the 20th century; the other architects addressed were Edla Muir, Alice Constance Austin, and Julia Morgan.⁵⁵

Completed in 1929, the Morris Chernus Apartments was designed during the emergence of Northman's prominence as an individual practitioner and during a period when many of her designs already showcased a high level of expertise across various Period Revival styles. The building's adept Spanish Colonial Revival design, applied to an unusually shaped building adapted to its triangular parcel, reveals Northman's mastery of her discipline and the enduring nature of her design philosophy.

Period of Significance

The period of significance for the Morris Chernus Apartments is defined as 1929, the date of the building's construction.

Integrity

In addition to meeting eligibility criteria, the subject property retains its 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."⁵⁶ The aspects of integrity, as defined by the National Park Service, are location, design, setting, materials, workmanship, feeling and association.

- **Location:** The building is in its original location and therefore retains this aspect of integrity.
- **Design:** The building retains most of its character-defining features from its period of construction, and therefore is able to convey its historic significance as a Spanish Colonial Revival multi-family residential building. While some exterior alterations have taken place, most notably the removal of wooden balconies and shutters; the replacement of some windows; and the addition of grilles and window security bars, the building continues to maintain its original massing, configuration, and fenestration patterns. It also retains the majority of its distinctive elements expressing the Spanish Colonial Revival style, including a hexagonal corner volume, hipped red clay tile roof, corbeled jetties, stucco balconies with

⁵⁴ AIA, Historical Directory

⁵⁵ *Los Angeles Times*, "Works of Women Architects Shown," 29 April 1990.

⁵⁶ 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.

arches, towers, turrets, chimney pots, decorative vents, and decorative door surrounds. Therefore, the building retains integrity of design.

- **Setting:** The building occupies a prominent corner location within the planned community of Leimert Park, and its setting remains primarily low-scale residential with adjacent low-scale commercial buildings as it did when originally developed in the 1920s. While a few of the buildings have experienced alterations, the area retains its overall layout and character, including planning features as well as buildings. This element of integrity remains intact.
- **Materials:** As noted above, the building has experienced some alterations that have minimally affected its integrity of materials – particularly the removal of decorative wood balconies/balconettes, the removal of wood window shutters (which a 1929 photo indicates were only present at a few windows), and replacement of some windows. All of these alterations are reversible, and all other materials dating to the building’s period of significance remain intact, including clay tile roof material, textured stucco cladding, wood beams at corbeled jetties, and concrete entry stoops. Because the property retains the majority of its materials from the time of its construction, this element of integrity remains intact.
- **Workmanship:** The building’s original workmanship is still evident through its overall construction method and materials; alterations as noted above have not obscured the majority of the details that convey the workmanship of its builders. Therefore, the building retains this element of integrity.
- **Feeling:** The property retains its essential character-defining features and appearance from its historical period. There have been no major, irreversible alterations. Further, the surrounding area remains largely intact; while some adjacent properties have undergone alterations, the streetscape still reflects its original development. The building is still recognizable as an original part of the Leimert Park subdivision and retains integrity of feeling.
- **Association:** The building has been continuously used as a multi-family residential property from its completion in 1929 until today. As it largely retains its original appearance, it is clearly recognizable as a 1920s Spanish Colonial Revival residential building and is directly linked with this period of development in Leimert Park. Therefore, it retains integrity of association.

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4368
4344



Exhibit 4: Existing Conditions Photos





























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Rental Listing Photos--3209 W 43rd Pl

Source: https://www.zillow.com/homedetails/3209-W-43rd-Pl-Los-Angeles-CA-90008/2087934056_zpid/, Accessed October 21, 2022

Page 1 of 20





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Rental Listing Photos--3209 W 43rd Pl

Source: https://www.zillow.com/homedetails/3209-W-43rd-Pl-Los-Angeles-CA-90008/2087934056_zpid/, Accessed October 21, 2022

Page 4 of 20







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Rental Listing Photos--3209 W 43rd Pl

Source: https://www.zillow.com/homedetails/3209-W-43rd-Pl-Los-Angeles-CA-90008/2087934056_zpid/, Accessed October 21, 2022

Page 7 of 20



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Rental Listing Photos--3209 W 43rd Pl

Source: https://www.zillow.com/homedetails/3209-W-43rd-Pl-Los-Angeles-CA-90008/2087934056_zpid/, Accessed October 21, 2022

Page 8 of 20



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Rental Listing Photos--3209 W 43rd Pl

Source: https://www.zillow.com/homedetails/3209-W-43rd-Pl-Los-Angeles-CA-90008/2087934056_zpid/, Accessed October 21, 2022

Page 10 of 20













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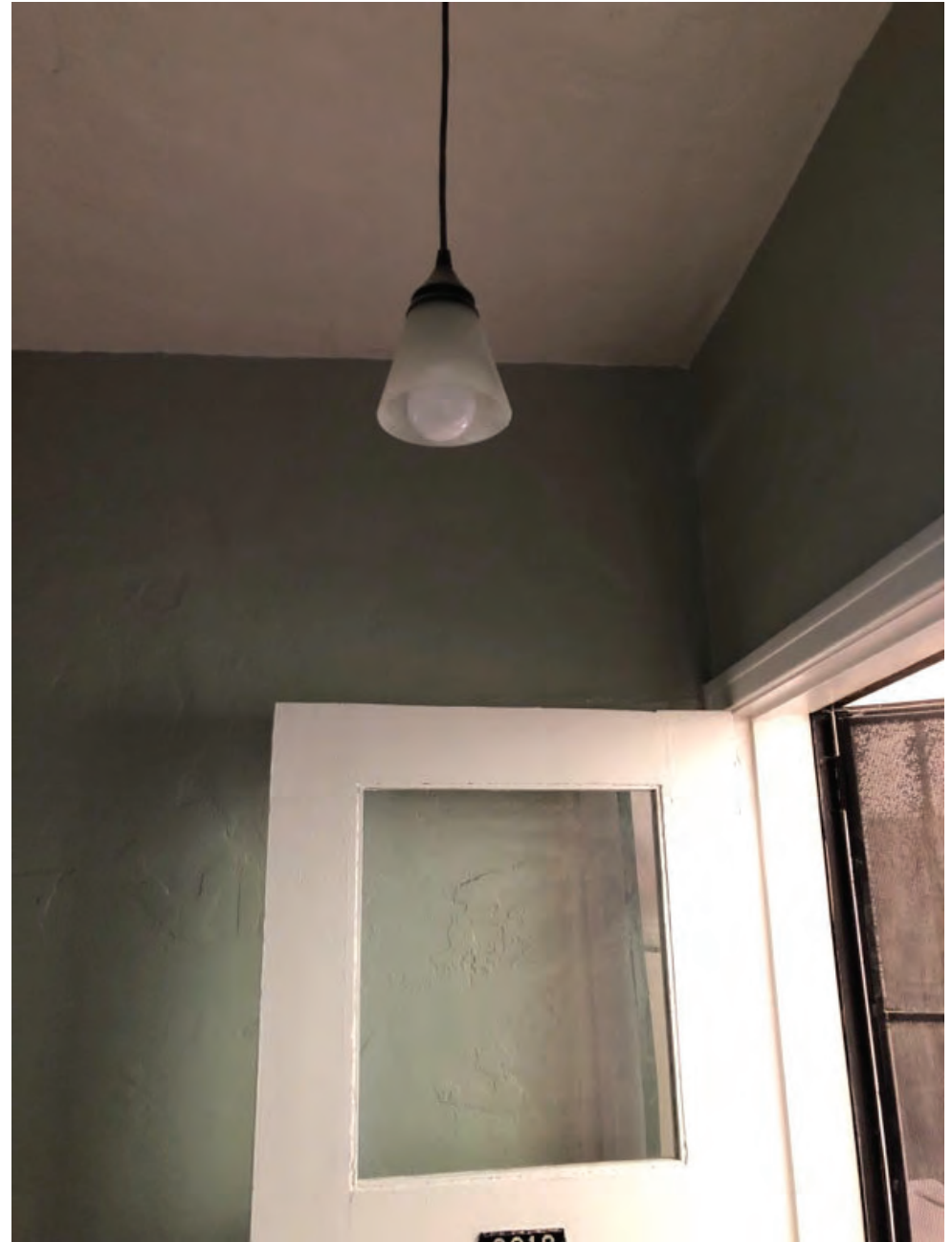




































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Rental Listing Photos--4344 S Garthwaite

Source: https://www.zillow.com/homes/4344-garthwaite_rb/2086985983_zpid/, Accessed October 21, 2022

Page 7 of 16







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Rental Listing Photos--4344 S Garthwaite

Source: https://www.zillow.com/homes/4344-garthwaite_rb/2086985983_zpid/, Accessed October 21, 2022

Page 10 of 16



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Exhibit 5: Historic Photographs



View of Subject property looking Northeast. W 43rd Place is the street in foreground. Dick Whittington Collection, 1924-1987. Courtesy of USC Digital Library, 1929.



Photo by "Dick" Whittington

Aerial view of subject property looking East. Dick Whittington Collection, 1924-1987. Courtesy of USC Digital Library, 1929.

Exhibit 6: Historic Newspaper Advertisements

An OPEN LETTER To the Public of Los Angeles

After twenty years spent in the creative development of restricted residential parks (comprising several thousand acres) around San Francisco Bay and latterly in Los Angeles—
I have, now, for the first time, permitted my name to be applied to a subdivision.

I do so because I am 100% convinced that the 230 acres I have purchased, located due west of Exposition Park and Stadium, lying between Santa Barbara and West Vernon Avenues, immediately adjoining the scenic hillslopes of VIEW PARK, present a magnificent opportunity for the creation of a very beautiful and highly successful residential and business development.

It is my aim and purpose to bring into being a harmonious composition of delightful tree planted residential streets, of well-landscaped 100-foot parkways devoted to Residence, income and business properties, so related and adjusted to each other as to form a splendid example of good city planning.

To this end I have discarded the ordinary kind of street improvements. We are building concrete streets throughout; planting thousands of shade trees, installing electric lights on the 100-foot parkways and electric conduits BEFORE PAVING, so the concrete building never have to be cut into.

More important than these superior physical improvements, I am bringing to Los Angeles the Community Association Plan of protective restrictions—new here, but well established throughout the United States and thoroughly tried out for years in our own attractive Lakeshore Highlands property in Oakland and Piedmont where, largely due to the fine restrictions, values have increased 400% to 500% over original prices. By this plan of restrictions the control of the property comes into the hands of the property owners themselves when the subdividing steps out; and they can and do maintain the beautiful appearance of the property, both from an architectural and a landscaping point of view, FOR ALL TIME.

To the investing public may I say this: I have had scores of properties offered to me since I have been in Los Angeles. I bought this 230 acres from Mrs. Stocker in the beautiful public way I actually RIPE for development TODAY.

Los Angeles is built solid right up against Leimert Park—beyond it, in fact. The growing city is "all set" to thrust forward and crowd into these open acres the me since I have been in Los Angeles because it is actually RIPE for development TODAY.

The stage is all ready there for one of those whitewash dramas of growth and profit-taking such as made fortunes for those who invested a few years ago in Beverly and Hollywood.

And no wonder! For experts report that in their judgment eighty-five thousand people will shop in the business district second in size in all Los Angeles only to Hollywood! As big as Glendale's!

I urge every man and woman who reads these lines, in justice to themselves: Do not miss this real opportunity. Be at Leimert Park Sunday—earlier if you possibly can.

Walter H. Leimert
Los Angeles, California

Leimert Park

Walter H. Leimert, Los Angeles, California.
I have visited several communities throughout the United States which have used the general type of restrictions you have set for Leimert Park. They are outstanding examples of the best means of developing a high standard of community life. The use of such restrictions in Leimert Park is a real contribution to the welfare of Los Angeles.

HUGH R. POMEROY,
Secretary Los Angeles County Regional Planning Commission.

The Record of the Past
WALTER H. LEIMERT'S SUCCESS IN
LOS ANGELES HAS BEEN THE RESULT OF
HIS POLICY OF RESTRICTED DEVELOPMENT
AND HIS INSISTENCE ON THE HIGHEST
STANDARD OF COMMUNITY LIFE. HIS
PARKS ARE THE MOST BEAUTIFUL AND
WELL-PLANNED IN THE CITY. HIS
RESTRICTIONS ARE THE MOST COMPLETE
AND EFFECTIVE OF ANYWHERE IN THE
WEST. HIS POLICY HAS BEEN THE
REASON FOR THE SUCCESS OF HIS
ENTIRE CITY.

"85,000 Will Shop Here"
The Avenue West, Drive and West
Vernon Avenues, which will be the
main shopping center for the Leimert
Park, will have a population of 85,000
people. This will make it the largest
shopping district in the city. The
population of the city is 1,000,000.
The population of the city is 1,000,000.
The population of the city is 1,000,000.

The Walter H. Leimert Developments

Here are some of the residential properties in Piedmont, the Lake District of Oakland and about Los Angeles, subdivided by Walter H. Leimert. It is estimated that these properties with their improvements now represent a value of ONE HUNDRED MILLION DOLLARS.

- Central Piedmont
- Alta Piedmont
- Crocker Highlands
- Crocker Tract
- Crocker Oaks
- Piedmont-by-the-Lake
- Park View
- Park View No. 2
- Piedmont Knoll
- Oak Park
- Fourth Avenue Heights
- Fourth Avenue Terrace
- Fourth Avenue Terrace Extension
- Fourth Avenue Court
- Havenhurst
- Havenhurst Addition
- Lakeshore Highlands
- Lakeshore Manor
- Lakeshore Oaks
- Lakeshore Glen
- South Lakeshore Glen
- Lakeshore Hills
- Lakeshore Park Heights
- East Piedmont Heights
- East Piedmont Heights Extension
- Oakmore Highlands
- Oakmore Terrace
- Electric Loop Tract
- Richmond Annex
- Greenwood Terrace
- Glenview Heights
- Glenview Heights Extension
- Key Route Terrace
- Key Route Terrace No. 2
- Bellehurst Park
- Bellehurst Hilltop
- City Terrace
- Eastern Avenue Center
- City Industrial Tract

Leimert Park

From Downtown Los Angeles.
Drive south on Figueroa, Vermont or Western Avenues to WEST VERNON AVENUE. Turn West on Vernon to Leimert Park.

From Hollywood.
Drive on Wilshire, Pico, Washington or West Adams to Crenshaw Boulevard. Then straight south on Crenshaw and its continuation—Angeles Road Drive—to Leimert Park.

By Se Yellow Car Line.
Take west bound "E" car on Broadway, Pico, Grand or Santa Barbara. Get off at West Vernon Avenue.

17 Minutes From 7th and Broadway—17 Minutes From Hollywood

Why
I gave
my own
name to



Full page advertisement in the Los Angeles Times from April 8, 1927, two days before the subdivision was put on the market.

The Swing in INVESTMENTS!

REAL ESTATE STRAIGHT AHEAD

Mitchell is a successful operator here in homes



One of these homes recently sold by St. Lewis Leimert



St. Cedric Roberts has sold every home he has built here



McCombs is extending his operations in Leimert Park



SANTA BARBARA AVE.		Coliseum	
LEIMERT PARK			
WEST VERNON AVE.			
Leimert Park Drive West on Santa Barbara or West Vernon Ave. 8 blocks from Western Ave. Or take "E" car to 6th Ave in Leimert Park			
Vermont Ave. Knoll Drive South on Vermont or Normandie to 6th Street. Or take "F" yellow carline direct to property.		Vermont Ave. Knoll 79th St. 83rd St.	

Close-In Property FIRST to Feel ACTION!

NOW watch money for Investment sweep into Los Angeles—the fastest growing city in the world! With the crash in Wall Street, realty investments have jumped to the front and close-in property has led the way. Never has LEIMERT PARK seen so many buildings and lots change hands for CASH as in the past few weeks.

Homes, duplex, income residential and business property is a BUY right now. Flats and apartments are rented before completion and showing wonderful returns! Incomes of from 12 to 30 per cent are finding ready takers.

LEIMERT PARK and VERMONT AVENUE KNOLL are less than 20 minutes from 7th and Broadway, on yellow carlines, with excellent school facilities and with the finest improvements all in, paid for, and ready for immediate building!

Buy Lots Now for Residence Income Business

These pictures show a few properties in LEIMERT PARK that have been bought in the past 12 days—and the sellers are turning their money right back into further operations in LEIMERT PARK.

If you want to see some real ACTION and today's best opportunity for the shrewd and careful INVESTOR, come to LEIMERT PARK and VERMONT AVENUE KNOLL right now!

WALTER H. LEIMERT CO., Inc.
Leimert Park Office...Cor. 8th and W. Vernon Aves.
Phone Vermont 1174
Vermont Ave. Knoll Office...8105-7 South
Vermont Ave. Phone YOrk 9161

WATCH ANGELES MESA DRIVE and WEST VERNON AVE.

HOMES

There are a few very charming modern Spanish type homes ready for immediate occupation. Prices from \$2500 up. All on concrete streets and all improvements.

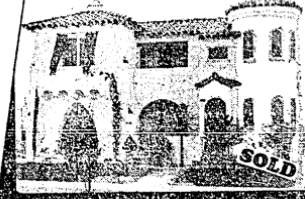
One Fitcham operates in Vermont Ave. Knoll



Type of home built by Buford & Sich in Vermont Ave. Knoll



Elliott has just sold three duplexes for cash to investors



Chas. Goldstein specializes on flats and apartments

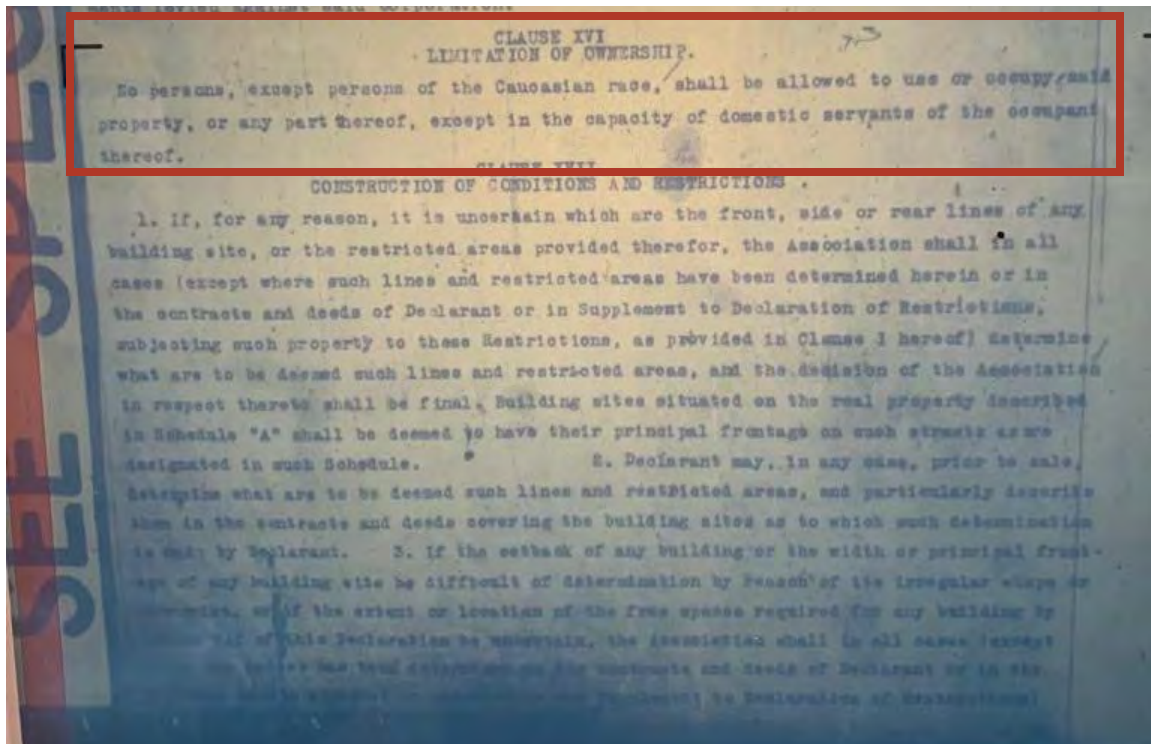


LEIMERT PARK

VERMONT AVENUE KNOLL

Full page advertisement in the *Los Angeles Times* from November 23, 1929, just after the stock market crash displaying samples of homes captioned with the associated builder or architect.

Exhibit 7: Restrictive Covenant



Clause XVI: Limitations of Ownership, part of Declaration of Restrictions Document. Accessed in the Los Angeles County Office of the Recorder, Map Book 6607 Pages 313-330. 25 April 1927. It reads:

No persons, except persons of the Caucasian race, shall be allowed to use or occupy said property, or any part thereof, except in the capacity of domestic servants of the occupant thereof.

The restrictions were attached to all land in Leimert Park, including the subject property parcel.

Exhibit 2. Historic Tract Map

TRACT N° 9741

CITY OF LOS ANGELES

SHEET No 1.

BEING A SUBDIVISION OF A PORTION OF THE 3317.5 ACRES OF LAND ALLOTTED TO TOMAS A. SANCHEZ, IN THE PARTITION OF A PART OF RANCHO CIENEGA O PASO DE LA TIJERA, AS SHOWN ON MAP FILED IN CASE No. 2253 OF THE DISTRICT COURT OF THE 17TH DISTRICT IN AND FOR THE COUNTY OF LOS ANGELES.

SCALE 1"=100'

NOTE:

THE BEARING OF THE WESTERLY LINE OF TRACT NO. 2195 SHEET AS RECORDED IN BOOK 22, PAGE 148, OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

I, JOHN E. CONZELMAN, HEREBY CERTIFY THAT I AM A CIVIL ENGINEER AND THAT THIS MAP, CONSISTING OF FOUR SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, JANUARY-FEBRUARY, 1927, AND THAT ALL MONUMENTS SHOWN HEREON, ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.

ON THIS 8th DAY OF FEBRUARY, 1927, BEFORE ME Mabel O'Sullivan, A NOTARY PUBLIC IN AND FOR SAID COUNTY OF LOS ANGELES, STATE OF CALIFORNIA RESIDING THEREIN, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED, JOHN E. CONZELMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME. IN WITNESS WHEREOF I HAVE HERE UNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Mabel O'Sullivan

NOTARY PUBLIC IN AND FOR LOS ANGELES COUNTY, STATE OF CALIFORNIA.

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE COLORED BORDERLINE AND HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, AVENUES, BOULEVARD COURT, PLACES, PLAZA, WALKS, AND ALLEYS, SHOWN ON SAID MAP, WITHIN SAID SUBDIVISION.

WESTSIDE LAND COMPANY.

_____, PRESIDENT.

_____, SECRETARY.

Clara Baldwin Stocker

10000
Tract

No. 9741 (1-4)

A Burko

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.

ON THIS 8th DAY OF FEBRUARY 1927 BEFORE ME Mabel O'Sullivan A NOTARY PUBLIC IN AND FOR SAID COUNTY OF LOS ANGELES STATE OF CALIFORNIA, RESIDING THEREIN, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED CHARLES BAAD, KNOWN TO ME TO BE THE PRESIDENT AND JOHN E. CONZELMAN, KNOWN TO ME TO BE THE SECRETARY, OF THE WESTSIDE LAND COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED THERETO AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME. IN WITNESS WHEREOF, I HAVE HERE UNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Mabel O'Sullivan

NOTARY PUBLIC IN AND FOR LOS ANGELES COUNTY, STATE OF CALIFORNIA.

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.

ON THIS 15th DAY OF FEBRUARY, 1927, BEFORE ME Edna J. Olive A NOTARY PUBLIC IN AND FOR SAID COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RESIDING THEREIN, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED CLARA BALDWIN STOCKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME. IN WITNESS WHEREOF, I HAVE HERE UNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Edna J. Olive

NOTARY PUBLIC IN AND FOR LOS ANGELES COUNTY, STATE OF CALIFORNIA.

City

7 Apr 27
Janner

8

John C. Shaw

Apr. 8 7

Security Title Insurance and Guarantee Company
8500 Mar. 15th 27

TRACT NO. 9741

Westside Land Company and Clara Baldwin Stocker
are9TH

MARCH

7

Agnes B. Furman

Apr. 8 27

John C. Shaw

7 Apr 27
Robt Dominguez

TRACT N^o. 9741

SCALE 1"=100'

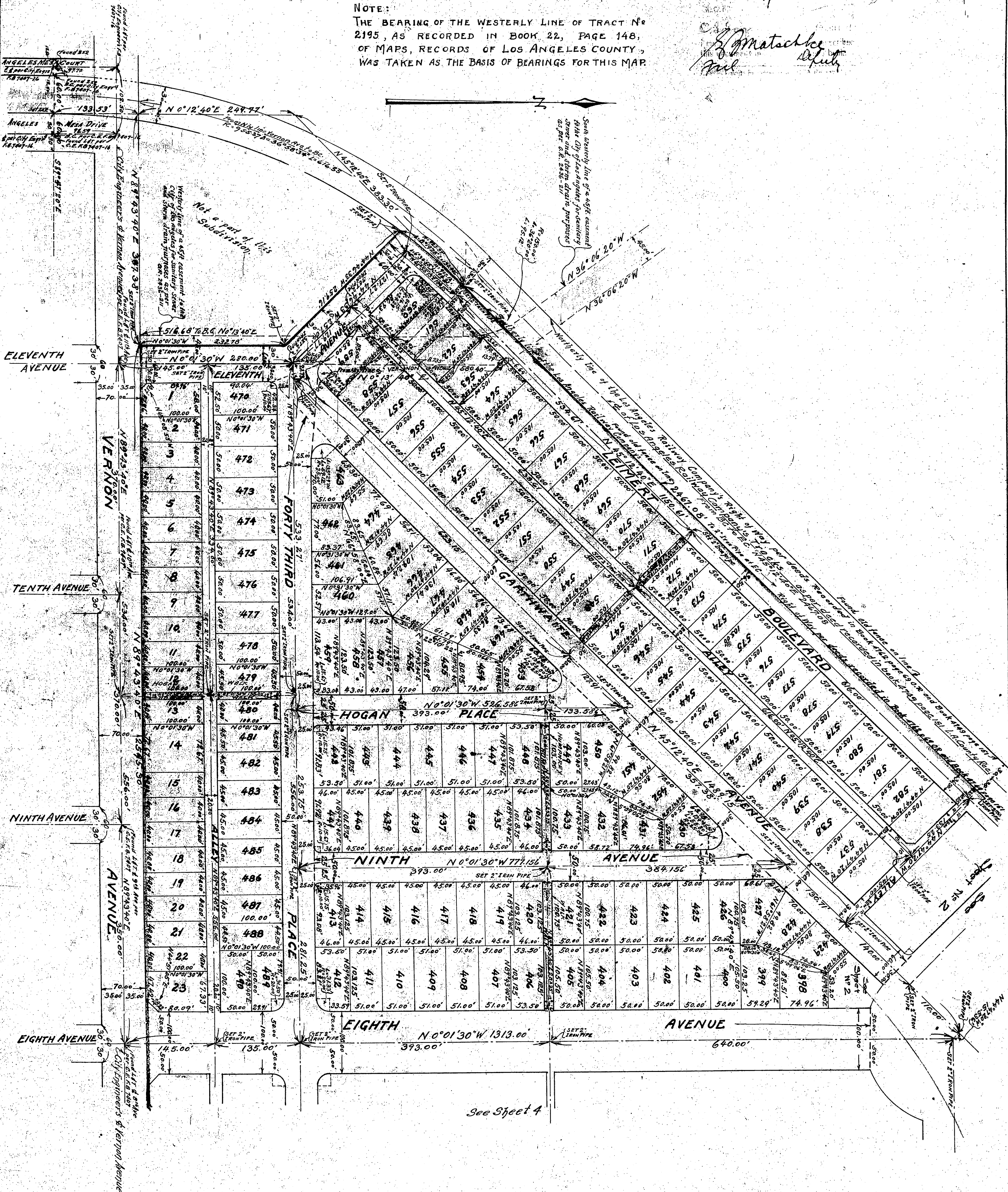
Sheet 3

APR 11 1927
56
9
138
Map

NOTE:

THE BEARING OF THE WESTERLY LINE OF TRACT N^o. 2195, AS RECORDED IN BOOK 22, PAGE 148, OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP

Matlack
Deputy



See Sheet 4

See Sheet 2

TRACT No. 9741

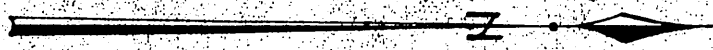
SCALE 1"=100'

APR 11 1927
9 138
Map

NOTE:

THE BEARINGS OF THE WESTERLY LINE OF TRACT No. 2195, AS RECORDED IN BOOK 22, PAGE 148, OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

S. Matschke
Field



See Sheet 3

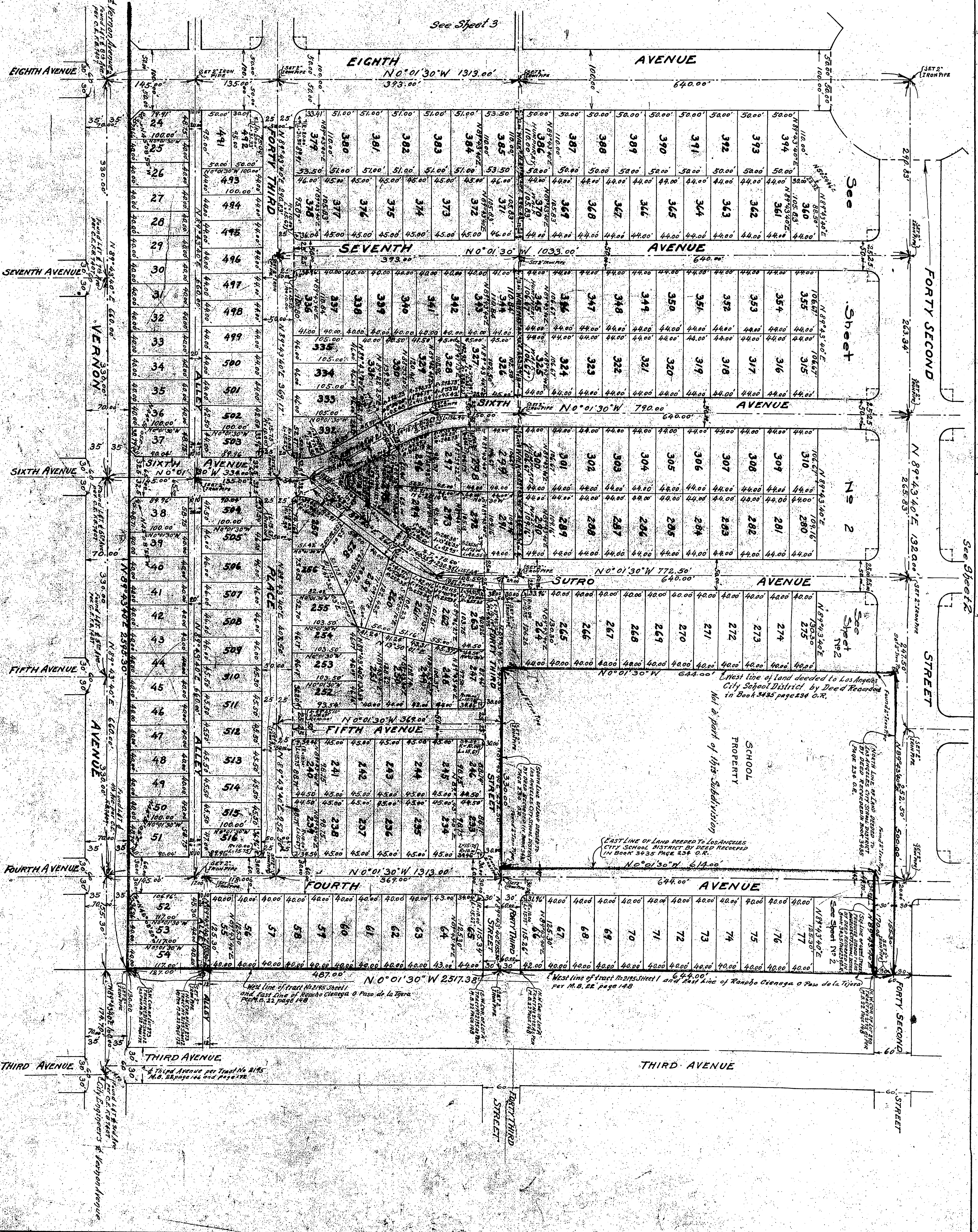


Exhibit 3. Building Permits

Exhibit 3a. Original Building Permits

Exhibit 3b. Alteration Permits

Original Building Permits

All Applications Must be Filled out by Applicant

Bldg. Form 2

BUILDING DIVISION

PLANS AND SPECIFICATIONS
and other data must also be filed

2

DEPARTMENT OF BUILDING AND SAFETY
Application for the Erection of Frame Buildings
CLASS "D"

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

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

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

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

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

TAKE TO
ROOM No. 248
(2ND FLOOR)

CITY CLERK
PLEASE
VERIFY

TAKE TO
ROOM No. 5
(MAIN ST.
FLOOR)

ENGINEER
PLEASE
VERIFY

Lot No. 462-463 & N 1/4 27' of 464 Block
(Description of Property)

Tract 9741

District No.

M. B. Page

F. B. Page

3307-9-11-13 4344
3815-17-19-21-43rd Place & 4346 Garthwaite Ave. Street
(Location of Job)

N.E. corner

O. K. City Clerk
By
O. K. City Engineer
By

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Apartment bldg. No. of Rooms 41 No. of Families 10
- Owner's name MORRIS CHERNUS Phone YO. 7550
- Owner's address 1935 W. 74th St.
- Architect's name Edith Northman Phone E.M. 7421
- Contractor's name MORRIS CHERNUS Phone
- Contractor's address
- VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing Equipment and Appliances in Completed Building} \$30,000.00
- Is there any existing building or permit for a building on lot? No How Used?
- Size of proposed building x Height to highest point 30 feet
- Number of Stories in height 2 Character of ground Loam
- Material of foundation Concrete Size of footings 16" Size of wall 8" Depth below ground 12"
- Material of chimneys Number of Inlets to flue Interior size of flues x
- Material of exterior walls Frame & stucco
- Give sizes of following materials: REDWOOD MUDSILLS 2x6 Girders 4x6
EXTERIOR studs 2x4 INTERIOR BEARING studs 2x4 Interior Non-Bearing studs 2x3
Ceiling joists 2x4 Roof rafters 2x6 FIRST FLOOR JOISTS 2x8
Second floor joists 2x10 Specify material of roof Tile & Composition
- Will all provisions of State Housing Act be Complied with? Yes
- What Zone is Property in?

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)

(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 18050	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Plan Examiner	Application checked and found O. K. Clerk	Stamp here when permit is issued JUL 11 1929 A. Bldg. Dept.
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PLANS

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>McKee T</i>
CONSTRUCTION	O. K. <i>AB</i>
ZONING	O. K. <i>AB</i>
SET-BACK LINE	O. K. <i>AB</i>
ORD. 33761 (N. S.)	O. K. <i>AB</i>
FIRE DISTRICT	O. K. <i>AB</i>

REMARKS

17. Will all Lathing and Plastering Comply with Ordinance? *Yes*

6/21/12

[Signature]

All Applications Must be Filled out by Applicant

Bldg. Form 2

BUILDING DIVISION

PLANS AND SPECIFICATIONS
and other data must also be filed

2

DEPARTMENT OF BUILDING AND SAFETY
Application for the Erection of Frame Buildings
CLASS "D"

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

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

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

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

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

TAKE TO
ROOM No. 248
(2ND FLOOR)

CITY CLERK
PLEASE
VERIFY

TAKE TO
ROOM No. 5
(MAIN ST.
FLOOR)

ENGINEER
PLEASE
VERIFY

Lot No. 462-463 & N 1/4 27' of 464 Block
(Description of Property)

District No. _____ M. B. Page _____ F. B. Page _____

No. 3207-21 W 43rd Place & Garthwaite Street
(Location of Job)

O. K. City Clerk

Deputy

O. K. City Engineer

Deputy

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Private garage No. of Rooms 6 cars No. of Families _____
- Owner's name Morris Chocoy Phone 40.7550
- Owner's address 1935 W. 74th St.
- Architect's name Edith Northman Phone EM. 7421
- Contractor's name _____ Phone _____
- Contractor's address _____
- VALUATION OF PROPOSED WORK {including all Material, Labor, Finishing Equip-
ment and Appliances in Completed Building.} \$ 500.00
- Is there any existing building or permit for a building on lot? No How Used? _____
- Size of proposed building 17' x 50' Height to highest point 11 feet
- Number of Stories in height 1 Character of ground Loam
- Material of foundation Concrete Size of footings 16" Size of wall 6" Depth below ground 6"
- Material of chimneys _____ Number of Inlets to flue _____ Interior size of flues _____
- Material of exterior walls Frame & stucco
- Give sizes of following materials: REDWOOD MUDDSILLS 4 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 8 Roof rafters 2 x 8 FIRST FLOOR JOISTS 2 x 8
Second floor joists 2 x 8 Specify material of roof Composition
- Will all provisions of State Housing Act be Complied with? Yes
- What Zone is Property in? _____

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)

(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 18051	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found O. K. <u>7/11/29</u> <u>[Signature]</u> Clerk	Stamp here when permit is issued ISSUED JUL 11 1929 RECEIVED
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PLANS

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>Office T</i>
CONSTRUCTION	O. K. <i>12</i>
ZONING	O. K. <i>213</i>
SET-BACK LINE	O. K. <i>213</i>
ORD. 33761 (N. S.)	O. K. <i>213</i>
FIRE DISTRICT	O. K. <i>213</i>

REMARKS

17. Will all Lathing and Plastering Comply with Ordinance?

1/10

All Applications Must be Filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS
and other data must also be filed

BUILDING DIVISION

2

DEPARTMENT OF BUILDING AND SAFETY
Application for the Erection of Frame Buildings
CLASS "D"

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

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

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

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

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

TAKE TO
ROOM No. 248
(2ND FLOOR)

CITY CLERK
PLEASE
VERIFY

TAKE TO
ROOM No. 5
(MAIN ST.
FLOOR)

ENGINEER
PLEASE
VERIFY

Lot No. 462-463 & 11 1/2 x 27' of 464 Block
(Description of Property)

Tract 9741

District No. _____ M. B. Page _____ F. B. Page _____

No. 3207-21 W. 43rd Place & Garthwaite Street
(Location of Job)

O. K. City Clerk

Deputy

O. K. City Engineer

Deputy

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Private garage No. of Rooms 4 cars No. of Families _____
- Owner's name Morris Charnus Phone YO. 7550
- Owner's address 1935 W. 74th St.
- Architect's name Edith Northman Phone EM. 7441
- Contractor's name _____ Phone _____
- Contractor's address _____
- VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing Equipment and Appliances in Completed Building.} \$ 500.00
- Is there any existing building or permit for a building on lot? No How Used? _____
- Size of proposed building 17' x 35' Height to highest point 11 feet
- Number of Stories in height 1 Character of ground Level
- Material of foundation Concrete Size of footings 12" Size of wall 6' Depth below ground 6'
- Material of chimneys _____ Number of Inlets to flue _____ Interior size of flues _____
- Material of exterior walls Frame & stucco
- Give sizes of following materials: REDWOOD MUDSILLS 4 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 8 FIRST FLOOR JOISTS 2 x 6
Second floor joists 2 x 6 Specify material of roof Composition
- Will all provisions of State Housing Act be Complied with? Yes
- What Zone is Property in? _____

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)

(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 18052	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found O. K. <u>[Signature]</u> Clerk	Stamp here when permit is issued ISSUED JUL 11 1929 RECEIVED
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al
PLANS

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>McKee T</i>
CONSTRUCTION	O. K. <i>CS</i>
ZONING	O. K. <i>12/15</i>
SET-BACK LINE	O. K. <i>1/15</i>
ORD. 33761 (N. S.)	O. K. <i>12/15</i>
FIRE DISTRICT	O. K. <i>12/15</i>

REMARKS

17. Will all Lathing and Plastering Comply with Ordinance?

416

Alteration Permits

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 Secretary 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 grant 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, as 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 } 4344 Garthwaite
(House Number and Street)
New location of building } _____
(House Number and Street)
Between what cross streets } _____
1. Purpose of PRESENT building } Apartment Hotel Families Rooms
(House, Residence, Apartment House, Hotel, or any other purpose)
2. Use of building AFTER alteration or moving } Families Rooms
3. Owner (Print Name) } Stephen J. Frederick Phone _____
4. Owner Address } 4344 Garthwaite
5. Certified Architect } _____ State License No. _____ Phone _____
6. Licensed Engineer } _____ State License No. _____ Phone _____
7. Contractor } J. H. Bryant Co. State License No. 35304 Phone 448186
8. Contractor's Address } 3626 Wilmslow
9. VALUATION OF PROPOSED WORK } (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire equipment, electrical wiring and air elevator equipment therein or thereon) \$ 12,000
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 } 2 Height to highest point } _____
12. Class of building } Material of existing walls } Exterior framework } Wood
Describe briefly and fully all proposed construction and work:

New Garage Roof - 11' x 7' - 1 layer 5'5" asbestos matted on top with hot asphalt

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY			
PERMIT NO. 1570	Plans and Specifications checked	Zone	Fire District
	Corrections verified	Edg. Line	St. Widening
	Plans, Specifications and Applications reviewed and approved	Application checked and approved	
PLANS	For Plans Sec	Filed with	SPRINKLER
			Required Valuation included Specified Fee - No
			Inspector

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

NEW CONSTRUCTION

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

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

Sign Here

By

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	(3) No required windows will be obstructed. Sign Here	
(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	(5) Sign Here		

REMARKS:

WORKMEN'S COMPENSATION INSURANCE

Date

I hereby certify that I am the applicant for this permit, and that in doing the work authorized thereby, I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Signature of Applicant

3

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT		BLK.	TRACT		DIST. MAP	
2. BUILDING ADDRESS		APPROVED			ZONE	
3. BETWEEN CROSS STREETS		AND			FIRE DIST	
4. PRESENT USE OF BUILDING		NEW USE OF BUILDING			INSIDE KEY	
5. OWNER		PHONE			COR. LOT	
6. OWNER'S ADDRESS		P O.			ZONE	
7. CERT ARCH.		STATE LICENSE			PHONE	
8. LIC. ENGR.		STATE LICENSE			PHONE	
9. CONTRACTOR		STATE LICENSE			PHONE	
10. CONTRACTOR'S ADDRESS		P O.			ZONE	
11. SIZE OF EXISTING BLDG		STORIES	HEIGHT	NO OF EXISTING BUILDINGS ON LOT AND USE		BLDG AREA
12. MATERIAL		WOOD		METAL		CONC. BLOCK
EXT. WALLS		STUCCO		BRICK		CONCRETE
ROOF CONST.		WOOD		STEEL		ROOFING
CONC.		CONC.		OTHER		SPRINKLERS REQ'D. SPECIFIED
DISTRICT OFFICE						
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.						DWELL. UNITS
14. SIZE OF ADDITION						PARKING SPACES
15. NEW WORK: EXT. WALLS						GUEST ROOMS
C. OF O. ISSUED						FILE WITH
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.						CORRECTIONS VERIFIED
SIGNED						PLANS APPROVED
This Form When Properly Validated is a Permit to Do the Work Described.						APPLICATION APPROVED
TYPE		GROUP	MAX. OCC.	P.C.	S.P.C.	B.P.
SADD BLAST MISC						
VALIDATION		CASHIER'S USE ONLY				

LA89963

JAN-2-58

00245

C - 1 OK

3.50

3

APPLICATION
FOR
INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 462/463/464	BLOCK	TRACT 9741	COUNCIL DISTRICT NO. 6	DIST. MAP 7151 CENSUS TRACT 234300
2. PRESENT USE OF BUILDING () 10 units	NEW USE OF BUILDING () Same			ZONE R3-1	
3. JOB ADDRESS 3207/3211 W. 43rd Pl., L.A., Ca.	90008			FIRE DIST.	
4. BETWEEN CROSS STREETS	AND			LOT TYPE	
5. OWNER'S NAME Pola James Mestanovich	PHONE			LOT SIZE	
6. OWNER'S ADDRESS 253 S. St. Andrews Pl., L.A., Ca.	CITY ZIP 90004			ALLEY	
7. ENGINEER	BUS. LIC. NO.			ACTIVE STATE LIC. NO.	PHONE
8. ARCHITECT	BUS. LIC. NO.			ACTIVE STATE LIC. NO.	PHONE
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY			AFFIDAVITS	
10. CONTRACTOR	BUS. LIC. NO.			ACTIVE STATE LIC. NO.	PHONE
A COPY OF THIS PERMIT MUST BE FORWARDED TO THE SECURITY BAR PROGRAM, CONSERVATION BUREAU					
11. SIZE OF EXISTING BLDG. WIDTH LENGTH	STORIES HEIGHT		NO. OF EXISTING BUILDINGS ON LOT AND USE		P.C. REQ'D
12. CONST. MATERIAL OF EXISTING BLDG.	FLOOR		STREET GUIDE		DISTRICT OFFICE Metro
13. JOB ADDRESS 3207/3211 W. 43rd Pl.	90008			SEISMIC STUDY ZONE	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 24.00/Per Res Unit.				
15. NEW WORK (Describe)	Install Sec. Bars with Quick Release Devices.			GRADING FLOOD HWY. DED. CONS.	
NEW USE OF BUILDING		SIZE OF ADDITION		STORIES	HEIGHT
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED		ZONED BY JV
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED K.E. Miller		FILE WITH Sec. Bars.
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY COMB GEN MAJS. XXX EO		TYPIST JV
P.C.	G.P.L.	CONT. INSP.	INSPECTOR S. Rodriguez		
S.P.C.	P.M.	90 day permit	B & SB-3 (R.2/87)		
B.P.	E.I.	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	CASHIER'S USE ONLY		
F.I.P.	F.H.		48.00 C-SB 1.00 OSS 336.96 DD&I 87781 6-06701789 49.00 CHTD		
S.D.	O.S.S.	\$1.00			
DIST. OFFICE	S.O.S.S.	SPRINKLERS REQ'D SPEC.			
P.C. NO	C/O	ENERGY			
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.					

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS' DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 8 (commencing with Section 26100) of Division 3 of the Business and Professions Code and my license is in full force and effect.

Date 4/10/89 Lic. Class 15C Lic. No. Contractor's Signature

Contractor's Mailing Address

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 26100, Business and Professions Code). Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to the 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 8 (commencing with Section 26100) 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 26100 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 or without sole compensation, will do the work, and the structure to be constructed or altered for sale (Sec. 26100, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves structure, and who does such work himself or through his own employees, provided that such improvements are not intended or altered for sale. However, the building or improvement to be 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. 26100, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves structure, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. 26100, B & P C for this reason

Date 4/10/89 Owner Pola J. Mestanovich

WORKERS' COMPENSATION DECLARATION

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. 3100, 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

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 4/10/89 Applicant's Signature Pola J. Mestanovich

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

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3100, Lab. C).

Lender's Name

Lender's Address

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 the city to enter upon the above mentioned property for inspection purposes.

I declare that this permit is an application for inspection that it does not approve or authorize the work specified herein, that I do 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 of results of any work specified herein or the condition of the property or unit upon which such work is performed (Sec. 3100, Lab. C).

Signature 4/10/89 Pola J. Mestanovich

Official

Title

24000100310

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

LEGAL DESCRIPTION

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

↑ ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

Plot plan area with grid lines and a rectangular stamp at the bottom left.

RECEIVED
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING
JAN 10 1968

3207 W 43rd Pl 3215



Permit #:
Plan Check #: X20LA12843
Event Code:

20016 - 10000 - 28958
Printed: 12/21/20 10:44 AM

Bldg-Alter/Repair
Apartment
Express Permit
No Plan Check

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

Issued on: 11/10/2020
Last Status: Issued
Status Date: 11/10/2020

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 9741		462		M B 138-16/19	114B185 1190	5023 - 012 - 010

3. PARCEL INFORMATION

Area Planning Commission - South Los Angeles	Census Tract - 2343.00	Earthquake-Induced Liquefaction Area - Yes
LADBS Branch Office - LA	District Map - 114B185	Near Source Zone Distance - 2.3
Council District - 10	Energy Zone - 8	Thomas Brothers Map Grid - 673-F3
Certified Neighborhood Council - Empowerment Congre	Flood Haz. Zone - AE D=N/A E=N/A IN	
Community Plan Area - West Adams - Baldwin Hills - L	Front Yard Setback - 10-SB	

ZONES(S): R3-1

4. DOCUMENTS

ZI - ZI-1231 Specific Plan: South Los A	RENT - YES	CPC - CPC-1983-506
ZI - ZI-2374 State Enterprise Zone: Los ,	ORD - ORD-162128	CPC - CPC-1983-506-SP
ZI - ZI-2452 Transit Priority Area in the	ORD - ORD-171681	CPC - CPC-1990-346-CA
SPA - SOUTH LOS ANGELES ALCOH	ORD - ORD-171682	CPC - CPC-2006-5567-CPU

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
BORDENAVE, HUBERT J TR HUBERT J 3788 VAN NESS AVE LOS ANGELES CA 90018

Tenant:

Applicant: (Relationship: Contractor)
CARLOS - (310) 910-3084

7. EXISTING USE

(05) Apartment

PROPOSED USE

8. DESCRIPTION OF WORK

bathroom remodel for residential buildings (no structural changes).

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: DAS PC By:
OK for Cashier: Jocelyn Cruz Coord. OK:
Signature: Date:

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

For Cashier's Use Only

W/O #: 01628958

11. PROJECT VALUATION & FEE INFORMATION

Final Fee Period

Permit Valuation: \$3,400 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	145.14
Permit Fee Subtotal Bldg-Alter/Re	82.50
E.Q. Instrumentation	0.50
D.S.C. Surcharge	3.30
Sys. Surcharge	6.60
Planning Surcharge	6.57
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surchar	7.67
CA Bldg Std Commission Surchar	1.00
Permit Issuing Fee	27.00
Permit Fee-Single Inspection Flag	

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

Signed Declaration



* 0 8 0 0 1 2 0 0 1 6 1 0 0 0 0 2 8 9 5 8 F N *

Payment Date: 11/10/20
Receipt No: 874484
Amount: \$145.14
Method: CC

2020ON 20648

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) ORENDAIN BUILDING CONTRACTING	650 S 4TH AVE,	LA PUENTE, CA 91746	B 1036707	(310) 910-3084

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

17. 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.: **1036707** Contractor: **ORENDAIN BUILDING CONTRACTING CORP**

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: **NORGUARD INSURANCE COMPANY** Policy Number: **ORWC92323**

☐ 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: _____ Sign: _____ Date: _____ ☐ Contractor ☐ Authorized Agent

Job Address: 3207 W. 43rd Place Application #: _____

City of Los Angeles – Department of Building and Safety
Signature Declaration Attachment Form

Instructions

Applicant (contractor, owner, or agent): Complete and sign the appropriate statements below only after completely reviewing the entire permit application for accuracy. Also, indicate the job address on the top of the form. This attachment will become part of the permit application.

Building and Safety Staff Member: Complete the "APPLICATION#:" and make sure the job address is shown above. Give a copy of the permit application to the applicant.

"Signature Declaration"

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 LAM C). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. 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: _____ License No.: _____ Contractor: _____

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: Norguard Ins. Co Policy Number: ORWC92323

☐ 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.

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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.agmd.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: Carlos Guardado Sign: [Signature] Date: 10/6/20 ☒ Contractor ☐ Authorized Agent

4344 S Garthwaite Ave



Permit #: 22042 - 90000 - 10920
Plan Check #: Printed: 05/25/22 06:06 PM
Event Code:

Plumbing Apartment Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR PLUMBING PLAN CHECK AND INSPECTION	Issued On: 05/25/2022 Last Status: Issued Status Date: 05/25/2022
--	--	---

1. PROPERTY OWNER			
BORDENAVE, HUBERT J TR HUBERT J	3788 VAN NESS AVE	LOS ANGELES CA 90018	
2. APPLICANT INFORMATION (Relationship: Net Applicant)			
RICKEY HAROLD SINGLETON	1008 W 102 ND ST W 1	LOS ANGELES, CA 90044	(323) 809-6699
3. TENANT INFORMATION			

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(C) DRAINHEADS PLUMBING /	2918 W. VERNON LOS ANGELES, CA 90008	C36	909650	(323) 809-6699

5. APPLICATION COMMENTS E-Permit paid by credit card, fax number-> (323)809-6699.	6. DESCRIPTION OF WORK re-run 2" laundry line for washer
---	--

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 10	For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 473-3231 or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.
9. APPLICATION PROCESSING INFORMATION	
Plan Check By: OK for Cashier: Signature: _____ Date: _____	

For Cashier's Use Only **W/O #: 24210920**

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

10. FEE INFORMATION	
Inspection Fee Period	
Permit Fee: 164.59	
INSPECTION TOTAL Plumbing	164.59
Permit Total	164.59
Permit Fee Subtotal Plumbing	127.00
Permit D.S.C. Surcharge	4.53
Permit Sys. Development Surcharge	9.06
Permit Issuing Fee	24.00

Payment Date: 05/25/22
Receipt No: ON958497
Amount: \$164.59

4344 S Garthwaite Ave
22042 - 90000 - 10920

11. FEE ITEM INFORMATION

INSTALL ORIGINAL FIXTURES

Original Clothes Washers (3) 69.00

WATER HEATERS AND GAS SYSTEMS

Number of Gas Outlets (3) 30.00 Water Heater and Vent (1) 28.00

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

12. LICENSED CONTRACTOR'S DECLARATION

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

License Class: **C36** License No.: **909650** Contractor: **DRAINHEADS PLUMBING / HYDRO JET INC**

13. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: Policy Number:

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

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

14. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

15. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

16. FINAL DECLARATION

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

By signing below, I certify that:

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

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

Print Name: **RICKEY SINGLETON** Sign: **Internet e-Permit System Declaration** Date: **05/25/2022** ☒ Contractor ☐ Authorized Agent

Exhibit 1: Parcel Profile Report



City of Los Angeles Department of City Planning

10/11/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

4344 S GARTHWAITE AVE
4346 S GARTHWAITE AVE
3219 W 43RD PL
3215 W 43RD PL
3217 W 43RD PL
3221 W 43RD PL

ZIP CODES

90008

RECENT ACTIVITY

ENV-2022-7319-CE
CHC-2022-7318-HCM

CASE NUMBERS

CPC-2006-5567-CPU
CPC-1990-346-CA
CPC-1983-506
ORD-171682
ORD-171681
ORD-162128
ENV-2008-478-EIR
10-SB

Address/Legal Information

PIN Number	114B185 1186
Lot/Parcel Area (Calculated)	6,194.7 (sq ft)
Thomas Brothers Grid	PAGE 673 - GRID F3
Assessor Parcel No. (APN)	5023012010
Tract	TR 9741
Map Reference	M B 138-16/19
Block	None
Lot	463
Arb (Lot Cut Reference)	None
Map Sheet	114B185

Jurisdictional Information

Community Plan Area	West Adams - Baldwin Hills - Leimert
Area Planning Commission	South Los Angeles
Neighborhood Council	Empowerment Congress West Area
Council District	CD 10 - Office of District 10
Census Tract #	2343.02
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
-----------------------	------

Planning and Zoning Information

Special Notes	None
Zoning	R3-1
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-1231 Specific Plan: South Los Angeles Alcohol Sales ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	SOUTH LOS ANGELES ALCOHOL SALES
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No

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

SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 3
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5023012010
Ownership (Assessor)	
Owner1	BORDENAVE,HUBERT J TR HUBERT J BORDENAVE TRUST
Address	3788 VAN NESS AVE LOS ANGELES CA 90018
Ownership (Bureau of Engineering, Land Records)	
Owner	BORDENAVE, HUBERT J.(TR) HUBERT J. BORDENAVE REVOCABLE TRUST DATED 8/10/09
Address	3788 VAN NESS AVENUE LOS ANGELES CA 90018
APN Area (Co. Public Works)*	0.328 (ac)
Use Code	0500 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$781,758
Assessed Improvement Val.	\$380,814
Last Owner Change	08/12/2009
Last Sale Amount	\$9
Tax Rate Area	68
Deed Ref No. (City Clerk)	77024
	767235S
	562326-8
	442795
	33994
	3399
	1399447
	1239811
	1194145S
	1072184S
Building 1	
Year Built	1929
Building Class	D6
Number of Units	10
Number of Bedrooms	12
Number of Bathrooms	10
Building Square Footage	11,391.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 5023012010]
Additional Information	

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

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
	AE D=N/A E=N/A IN
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.29611936
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	South Los Angeles Transit Empowerment Zone
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	Yes [APN: 5023012010]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes

Public Safety

Police Information	
Bureau	South
Division / Station	Southwest
Reporting District	393

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Fire Information

Bureau	South
Battalion	18
District / Fire Station	34
Red Flag Restricted Parking	No

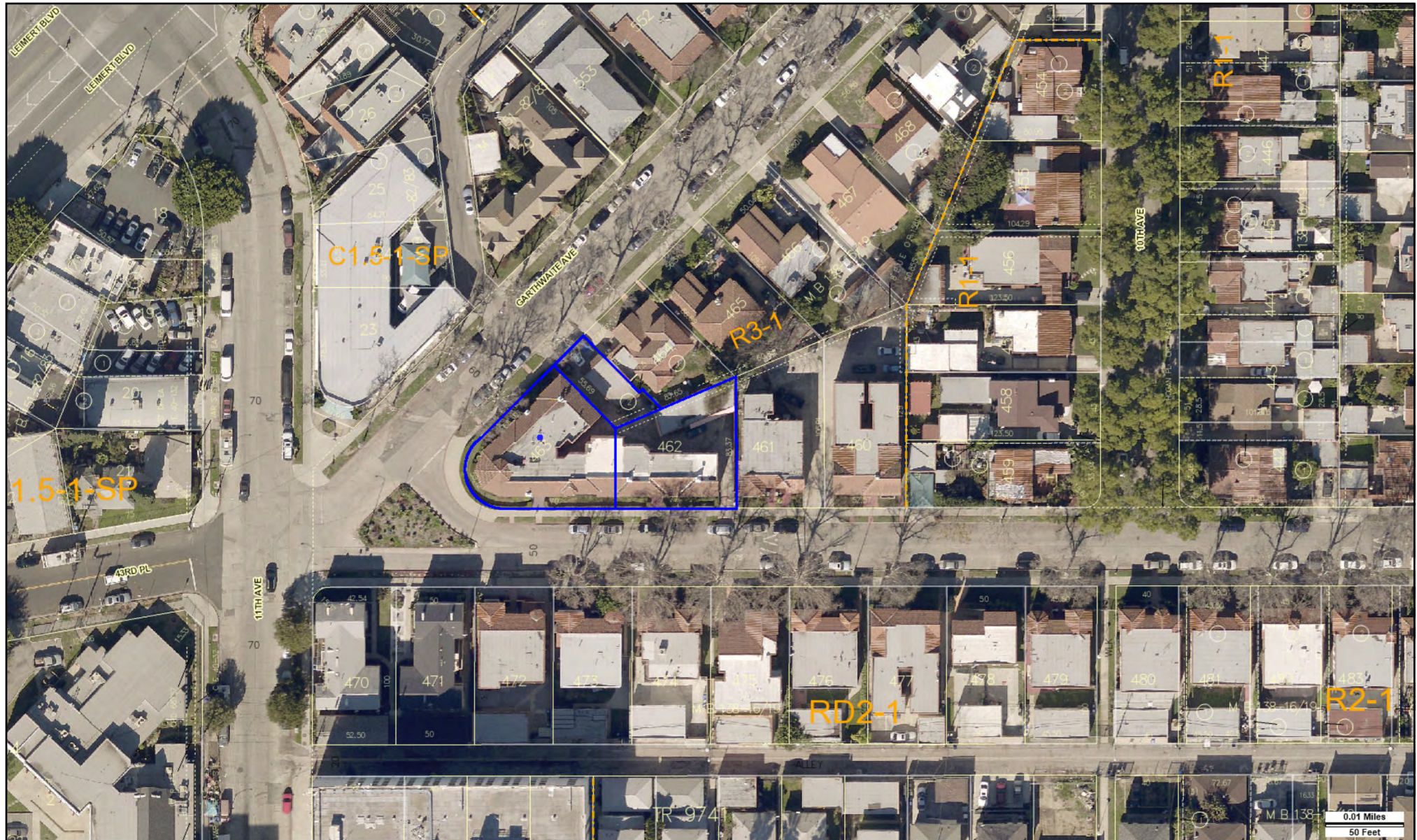
CASE SUMMARIES

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

Case Number:	CPC-2006-5567-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	<p>1. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN AS PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES, AS MODIFIED IN THE ATTACHED WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN RESOLUTION, THE WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN TEXT AND CHANGE MAPS (EXHIBITS A, B, C, M, O) AND ADDITIONAL PLAN MAP SYMBOL, FOOTNOTE, CORRESPONDING ZONE AND LAND USE NOMENCLATURE CHANGES (EXHIBIT K).</p> <p>2. PURSUANT TO SECTIONS 11.5.7.G., 16.50.D., 12.32. AND 12.04 OF THE MUNICIPAL CODE AND CITY CHARTER SECTION 558, AMEND THE CRENSHAW CORRIDOR SPECIFIC PLAN, AS SHOWN IN THE PROPOSED CRENSHAW CORRIDOR SPECIFIC PLAN AMENDMENTS (EXHIBIT G).</p> <p>3. PURSUANT TO SECTION 13.14.C., 12.32, AND 12.04 OF THE MUNICIPAL CODE AND CITY CHARTER SECTION 558, ADOPT THE WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO) DISTRICT, AS SHOWN IN THE PROPOSED CPIO SUBDISTRICT ORDINANCES (EXHIBIT F).</p> <p>4. PURSUANT TO SECTION 12.32 OF THE MUNICIPAL CODE, ADOPT REZONING ACTIONS TO EFFECT CHANGES OF ZONE AS IDENTIFIED ON THE LAND USE CHANGE MAP (EXHIBIT H), LAND USE CHANGE MATRIX (EXHIBIT I) AND PROPOSED ZONING MAP (EXHIBIT Q).</p> <p>5. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE HIGHWAYS AND FREEWAYS MAP OF THE TRANSPORTATION ELEMENT OF THE GENERAL PLAN TO RECLASSIFY SELECTED STREETS WITHIN THE WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN AS SHOWN ON THE STREET REDESIGNATION MATRIX (EXHIBIT J).</p> <p>6. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE LONG RANGE LAND USE DIAGRAM OF THE CITYWIDE GENERAL PLAN FRAMEWORK ELEMENT TO REFLECT CHANGES AND MODIFICATIONS TO THE GEOGRAPHY OF NEIGHBORHOOD DISTRICTS, COMMUNITY CENTERS, REGIONAL CENTERS, AND MIXED USE BOULEVARDS AS SHOWN ON THE PROPOSED LON</p>
Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)\
Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Descriptions(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY
Case Number:	ENV-2008-478-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	ADDENDUM TO THE WEST ADAMS CPU EIR CHANGE

DATA NOT AVAILABLE

ORD-171682
ORD-171681
ORD-162128
10-SB



Address: 4344 S GARTHWAITE AVE

APN: 5023012010

PIN #: 114B185 1186

Tract: TR 9741

Block: None

Lot: 463

Arb: None

Zoning: R3-1

General Plan: Medium Residential

