

DEPARTMENT OF
CITY PLANNING
OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 620
LOS ANGELES, CA 90012-4801
(213) 978-1200

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT
ROELLA H. LOUIE
VICE-PRESIDENT

TARA J. HAMACHER
GAIL KENNARD
OZ SCOTT

FELY C. PINGOL
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1294

CITY OF LOS ANGELES
CALIFORNIA



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INFORMATION
(213) 978-1270

www.planning.lacity.org

Date: **MAY 16 2013**

Los Angeles City Council
Room 395, City Hall
200 North Spring Street, Room 410
Los Angeles, California 90012

Attention: Sharon Gin, Legislative Assistant
Planning and Land Use Management Committee

CASE NUMBER: **CHC-2013-530-HCM**
SOUTHAVEN
4421 N. RICHARD CIRCLE

At the Cultural Heritage Commission meeting of **May 9, 2013**, the Commission moved to include the above property in the list of Historic-Cultural Monument, subject to adoption by the City Council.

As required under the provisions of Section 22.171.10 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Scott
Seconded: Commissioner Kennard
Ayes: Commissioners Hamacher and Barron
Absent: Commissioner Louie

Vote: 4-0



Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

c: Councilmember Jose Huizar, Fourteen Council District
Aiko Hachisuka
Charles J. Fisher
GIS

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COMMISSION EXECUTIVE ASSISTANT
(213) 978-1294

Date: **MAY 16 2013**

Aiko Hachisuka
4421 N. Richard Circle
Los Angeles, CA 90032

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NUMBER: **CHC-2013-530-HCM**
SOUTHAVEN
4421 N. RICHARD CIRCLE

As you will note from the attached copy of our communication to the Los Angeles City Council, the Cultural Heritage Commission has moved to include the above-referenced property in the list of Historic-Cultural monuments, subject to adoption by the City Council.

In due course, our transmittal will be given a council file number and will be referred to the Council's Planning and Land Use Management Committee for review and recommendation. If you are interested in attending the Council Committee meeting, you should call Sharon Gin at (213) 978-1074 for information as to the time and place of the Committee and City Council meetings regarding this matter. Please give Ms. Gin at least one week from the date of this letter to schedule this item on the Committee Agenda before you call her.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Scott
Seconded: Commissioner Kennard
Ayes: Commissioners Hamacher and Barron
Absent: Commissioner Louie

Vote: 4-0



Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

c: Councilmember Jose Huizar, Fourteen Council District
Charles J. Fisher
GIS

**Los Angeles Department of City Planning
RECOMMENDATION REPORT**

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2013-530-HCM
ENV-2013-531-CE

HEARING DATE: May 9, 2013
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 4421 N. Richard Circle
Council District: 14
Community Plan Area: Northeast Los Angeles
Area Planning Commission: East Los Angeles
Neighborhood Council: Greater LA-32
Legal Description: Lot 66 of TR 5643

PROJECT: Historic-Cultural Monument Application for the
SOUTHAVEN

REQUEST: Declare the property a Historic-Cultural Monument

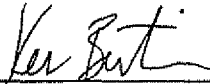
**APPLICANT/
OWNER:** Aiko Hachisuka
4421 N. Richard Circle
Los Angeles, CA 90032

**APPLICANT'S
REPRESENTATIVE:** Charles J. Fisher
140 S. Avenue 57
Los Angeles, CA 90042


RECOMMENDATION That the Cultural Heritage Commission:

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

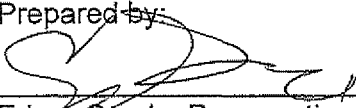
MICHAEL J. LOGRANDE
Director of Planning



Ken Bernstein, AICP, Manager
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:


Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

The building "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of Streamline Moderne style residential architecture.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

SUMMARY

Built in 1936 and located in El Sereno, this one-story residence exhibits character-defining features of the Streamline Moderne-style. The subject building is L-shaped in plan with a flat roof and parapet covered in rolled composition. A concrete block chimney is located on the southern elevation. The exterior consists of a concrete block finish with wood and steel trim. Windows are glass and steel multi-light crank casement and fixed windows. The main entry consists of a vertical wood plank front door with porthole window with a half-round concrete overhang. A concrete porch with steel railing extends from the entrance to the left section of the main façade and is paved in red square tiles accented with a loose row of white tiles. The porch is reached by a set of concrete steps to the left of the façade. Casement windows wrap around the rounded southeast corner of the house as well as the squared northeast corner. Significant interior elements include a fireplace, hardwood flooring, cork tiles and terrazzo tiles in the kitchen, original steel hardware on the windows, and concrete ceiling beams and floor joists with a fiberboard ceiling. A secondary building consists of a two-car garage located at the rear of the lot.

The subject building was designed by architect Arthur C. Munson. Munson specialized in creating various revival designs of which he frequently wrote about in the Los Angeles Times. He worked with the Barker Brothers and lectured in an interior design course that the store offered in the 1920s. The home's first owner was contractor Robert Alexander South.

DISCUSSION

The Southaven house successfully meets one of the specified Historic-Cultural Monument criteria: "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction." As a residential building designed in the Streamline Moderne, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

BACKGROUND

At its meeting of March 7, 2013, the Cultural Heritage Commission voted to take the application under consideration. On April 18, 2013, the Cultural Heritage Commission toured the subject property.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW

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 Southaven property as a 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 irreplaceable historic structures. The Secretary of the Interior's Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

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

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings 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.

Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2013-530-HCM
ENV-2013-531-CE

HEARING DATE: March 7, 2013
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 4421 N. Richard Circle
Council District: 14
Community Plan Area: Northeast Los Angeles
Area Planning Commission: East Los Angeles
Neighborhood Council: Greater LA-32
Legal Description: Lot 66 of TR 5643

PROJECT: Historic-Cultural Monument Application for the
SOUTHAVEN

REQUEST: Declare the property a Historic-Cultural Monument

APPLICANT/
OWNER: Aiko Hachisuka
4421 N. Richard Circle
Los Angeles, CA 90032

APPLICANT'S
REPRESENTATIVE: Charles J. Fisher
140 S. Avenue 57
Los Angeles, CA 90042

RECOMMENDATION **That the Cultural Heritage Commission:**

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

MICHAEL J. LOGRANDE
Director of Planning


Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

Built in 1936 and located in El Sereno, this one-story residence exhibits character-defining features of the Streamline Moderne-style. The subject building is L-shaped in plan with a flat roof and parapet covered in rolled composition. A concrete block chimney is located on the southern elevation. The exterior consists of a concrete block finish with wood and steel trim. Windows are glass and steel multi-light crank casement and fixed windows. The main entry consists of a vertical wood plank front door with porthole window with a half-round concrete overhang. A concrete porch with steel railing extends from the entrance to the left section of the main façade and is paved in red square tiles accented with a loose row of white tiles. The porch is reached by a set of concrete steps to the left of the façade. Casement windows wrap around the rounded southeast corner of the house as well as the squared northeast corner. Significant interior elements include a fireplace, hardwood flooring, cork tiles and terrazzo tiles in the kitchen, original steel hardware on the windows, and concrete ceiling beams and floor joists with a fiberboard ceiling. A secondary building consists of a two-car garage located at the rear of the lot.

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CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

FINDINGS

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

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT SOUTHAVEN
STREET ADDRESS 4421 RICHARD CIRCLE
CITY EL SERENO ZIP CODE 90032 COUNCIL DISTRICT 14
3. ASSESSOR'S PARCEL NO. 5309-011-033
4. COMPLETE LEGAL DESCRIPTION: TRACT No. 5643, AS PER MAP IN BOOK 75, PAGE 19 AND 20 INCLUSIVE OF MAPS FILED IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.
BLOCK N/A LOT(S) 15 ARB. NO. N/A
5. RANGE OF ADDRESSES 4421-4425 RICHARD CIRCLE (HISTORIC ADDRESS 4426 RICHARD CIRCLE EAST)
6. PRESENT OWNER AIKO HACHISUKA
STREET ADDRESS 4421 RICHARD CIRCLE
CITY EL SERENO STATE CA ZIP CODE 90032 PHONE (323) 309-1517 EMAIL: JOHN.PETER.WILLIAMS@SBCGLOBAL.COM
OWNER IS: PRIVATE X PUBLIC _____
7. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

DESCRIPTION

8. ARCHITECTURAL STYLE STREAMLINE MODERNE
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)
(SEE DESCRIPTION WORKSHEET)

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT SOUTHAVEN

10. CONSTRUCTION DATE: FACTUAL 1936 ESTIMATED _____
11. ARCHITECT, DESIGNER, OR ENGINEER: ARTHUR C. MUNSON (ARCHITECT), C. DEVEL (ENGINEER)
12. CONTRACTOR OR OTHER BUILDER: ROBERT A. SOUTH (OWNER)
13. DATES OF ENCLOSED PHOTOGRAPHS JULY 24, 2012
14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE
ALTERATIONS: _____
15. THREATS TO SITE NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
16. IS THE STRUCTURE ON ITS ORIGINAL SITE MOVED UNKNOWN
17. **SIGNIFICANCE**
BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) THIS SMALL STREAMLINE MODERNE MASONRY HOUSE WAS CONSTRUCTED BY CONTRACTOR ROBERT ALEXANDER SOUTH AS THE HOME FOR HIMSELF AND HIS WIFE, GEORGIA. SOUTH HIRED THE ARCHITECT ARTHUR C. MUNSON TO DESIGN THE UNIQUE HOUSE AS WELL AS AN ENGINEER TO MAKE SURE THE HOUSE WOULD CLING WELL TO ITS HILLSIDE SITE AS WELL AS ENDURE EARTHQUAKES. SOUTH TOOK 3 YEARS TO BUILD THE HOUSE, USING REINFORCED CONCRETE BLOCKS FOR THE WALLS AND CONCRETE I-BEAMS FOR FLOOR JOISTS AND RAFTERS. THE HOUSE WAS ONE OF THE FIRST TO BE BUILT IN IT'S HILLY EL SERENO NEIGHBORHOOD, UTILIZING STEEL CASEMENT WINDOWS AND OTHER NON-FLAMMABLE MATERIALS ON THE EXTERIOR AND SOME UNUSUAL MATERIALS, SUCH AS A UNIQUE FIBERBOARD FOR THE CEILING IN THE LIVING ROOM AND DINING ROOM. THE STREAMLINE MODERNE STYLE IS A MORE MODERNISTIC OFFSHOOT OF THE ART DECO MOVEMENT THAT WAS POPULAR IN THE 1920S AND 1930S. THE MODERNE STYLE IS PARTICULARLY FOUND IN SMALL MULTI-UNIT AND COMMERCIAL BUILDINGS. IT IS LESS COMMON IN SINGLE FAMILY DWELLINGS, SUCH AS SOUTHAVEN. THE USE OF CONCRETE IS UNUSUAL FOR THIS TYPE OF STRUCTURE.
18. **SOURCES** (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER ATTACHED, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, CENSUS RECORDS, LOS ANGELES Co. SUBDIVISION MAPS, SANBORN MAPS, LOS ANGELES TIMES ARTICLES, MCALESTER'S "A FIELD GUIDE TO AMERICAN HOMES"
DATE FORM PREPARED NOVEMBER 8, 2012 PREPARER'S NAME CHARLES J. FISHER
ORGANIZATION OWNER'S REPRESENTATIVE STREET ADDRESS 140 S. AVENUE 57
CITY HIGHLAND PARK STATE CA ZIP CODE 90042 PHONE (323) 256-3593
E-MAIL ADDRESS: ARROYOSECO@HOTMAIL.COM

DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE SOUTHHAVEN IS A 1 STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

STREAMLINE MODERNE, L-SHAPED PLAN SINGLE-FAMILY RESIDENCE
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (SEE CHART) STRUCTURE USE (RESIDENCE, ETC.)

WITH A CONCRETE BLOCK FINISH AND WOOD AND STEEL TRIM.
MATERIAL (WOOD SIDING, WOOD SHINGLES, BRICK, STUCCO, ETC) MATERIAL (WOOD, METAL, ETC.)

ITS FLAT ROOF IS COVERED WITH ROLLED COMPOSITION GLASS AND STEEL,
ROOF SHAPE (SEE CHART) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES) WINDOW MATERIAL

MULTI LIGHT CRANK CASEMENT AND FIXED WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE (DOUBLE HUNG (GLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.)

THE ENTRY FEATURES A HALF-ROUND PORCH OVERHANG ABOVE THE FRONT DOOR
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A VERTICAL PLANK WOOD WITH A PORTHOLE WINDOW DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE A LARGE ROUNDED MULTI CASEMENT AND UPPER FIXED PANE WINDOW OPENING ON THE
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

SOUTHEAST CORNER OF THE HOUSE, TO THE LEFT OF THE FRONT ENTRANCE, A SLIGHTLY EXTENDED CONCRETE
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

WITH A HORIZONTAL SLATTED GRILL OPENING IS PROMINENTLY SITUATED AT THE CENTER OF THE GABLE. THE FRONT
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

FREEZE AT THE TOP OF THE PARAPET SURROUNDING THE ROOF, WHICH IS TOPPED BY A CONCRETE CAP. THE STEEL
VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

CASEMENT WINDOWS AND FRONT DOOR ARE TOPPED WITH SUBTLE LENTILS CREATED BY VERTICAL BLOCKS, WHILE
ADDITIONAL DEFINING ELEMENTS

THE WALLS ARE OF HORIZONTAL BLOCKS. A CONCRETE BLOCK CHIMNEY IS LOCATED ON THE SOUTH FAÇADE TO THE
ADDITIONAL DEFINING ELEMENTS

LEFT OF THE LARGE CIRCULAR WINDOW. THE WINDOW SILLS ARE OF CAST CONCRETE. THE FRONT PORCH, WHICH
ADDITIONAL DEFINING ELEMENTS

EXTENDS FROM THE DOOR TO THE LEFT SIDE OF THE FAÇADE, IS PAVED IN RED SQUARE TILES ACCENTED WITH A
ADDITIONAL DEFINING ELEMENTS

LOOSE ROW OF WHITE TILES, EACH SET AT A 45° ANGLE, LENGTH WISE, ALONG THE CENTER OF THE PLATFORM. THE
ADDITIONAL DEFINING ELEMENTS

PORCH IS SURROUNDED WITH A LOW CAST CONCRETE RIM AND AN OPEN PIPE RAILING. AS THE HOUSE IS LOCATED
ADDITIONAL DEFINING ELEMENTS

ON A SLOPE ABOVE THE STREET, THE PORCH IS REACHED BY A SET OF CONCRETE STEPS STARTING TO THE LEFT OF
ADDITIONAL DEFINING ELEMENTS

THE PORCH AND HAVING A TIED CONCRETE BLOCK SIDE RAIL AS IT GOES ALONG THE RAISED PORCH, WHICH STOPS
ADDITIONAL DEFINING ELEMENTS

WHEN THE STEPS TURN DOWN TO THE STREET.
ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF A FRAME TWO-CAR GARAGE LOCATED AT THE REAR OF THE LOT.
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE HARDWOOD FLOORING IN THE LIVING ROOM AND CORK TILES IN THE
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

DINING ROOM AND TERRAZZO TILES IN THE KITCHEN, A RED TILE STEP AND THRESHOLD BETWEEN LIVING AND DINING
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

ROOMS. ORIGINAL STEEL HARDWARE ON WINDOWS, RED RECTANGULAR TILE INTERIOR SILLS, CONCRETE CEILING
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

BEAMS AND FLOOR JOISTS WITH A FIBERBOARD CEILING MATERIAL, A CONCRETE FIREPLACE WITH DECORATIVE TILE
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

TOPPED MANTLE.
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

HISTORIC-CULTURAL MONUMENT APPLICATION

**CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

Complete One or Both of the Upper and Lower Portions of This Page

ARCHITECTURAL SIGNIFICANCE

THE SOUTHAVEN IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT
STREAMLINE MODERNE ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE 5)

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

AND/OR

HISTORICAL SIGNIFICANCE

THE SOUTHAVEN WAS BUILT IN 1936-39
NAME OF PROPOSED MONUMENT YEAR BUILT
ARTHUR C. MUNSON AND STREAMLINE MODERNE ARCHITECTURE WAS IMPORTANT TO THE
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

DEVELOPMENT OF LOS ANGELES BECAUSE ARTHUR CASE MUNSON WAS ONE OF A GROUPING OF MID CENTURY 20TH CENTURY ARCHITECTS WHO SPECIALIZED IN CREATING VARIOUS REVIVAL DESIGNS, FREQUENTLY WRITING ABOUT THEIR VIRTUES IN THE LOS ANGELES TIMES. HE OFTEN WOULD PUT THE ELEVATION AND FLOOR PLANS IN THE PAPER UNDER A SECTION ENTITLED "A PAGE FOR HOMEBUILDERS" WHERE HE WOULD ALSO ANSWER QUESTIONS ABOUT HOME DESIGN AND CONSTRUCTION. HE ALSO WORKED WITH BARKER BROTHERS, FREQUENT LECTURING AT AN INTERIOR DESIGN COURSE THAT THE STORE OFFERED DURING THE 1920S. IN THE EARLY 1920, HE WAS IN PARTNERSHIP WITH ALLEN RUOFF, BUT LATER MAINTAINED A SOLO PRACTICE FOR MANY YEARS. HIS HOME DESIGNS WERE WELL KNOWN FOR BEING BOTH UNIQUE AS WELL AS AFFORDABLE. MUNSON'S HOMES ARE FOUND IN SUCH VARIED AREAS AS SILVER LAKE AND THE PALOS VERDES PENINSULA. EL SERENO WAS NOT A NEIGHBORHOOD THAT APPEARS ON THE ARCHITECT'S RESUME, BUT HERE HE WAS DESIGNING A MODERNE HOUSE THAT WAS ALSO NOT A PART OF HIS NORMAL PORTFOLIO. ROBERT ALEXANDER SOUTH WAS NOT AS WELL KNOWN AS HIS ARCHITECT. BORN IN INDIANA ON NOVEMBER 7, 1889, HE WAS A BUILDING CONTRACTOR, WHICH WOULD EXPLAIN HOW HE COULD BUILD THIS CHALLENGING HOUSE ON HIS OWN. THE PROJECT TOOK ALMOST THREE YEARS, WHICH WOULD INDICATE THAT IT WAS A WEEKEND JOB. ACCORDING TO THE 1940 CENSUS, HE WAS WORKING AS A CARPENTER FOR THE REFORESTATION PROJECT. HIS WIFE, GEORGIA, WAS A STENOGRAPHER FOR A "RETAIL

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

SEED STORE". THIS SITUATION WOULD INDICATE THAT THE GREAT DEPRESSION HAD TAKEN A TOLL ON HIS BUSINESS, WITH HIM NOW WORKING FOR THE GOVERNMENT AND HER NOW WORKING AS A STENOGRAPHER AFTER MANY YEARS AS A HOUSEWIFE. PRIOR TO ENTERING THE CONSTRUCTION FIELD SOUTH HAD WORKED AS A SALESMAN FOR TAGGART BAKING COMPANY IN INDIANAPOLIS, IN HIS NATIVE INDIANA. SOUTH WAS THE OWNER OF THE HOUSE UNTIL APRIL 3, 1963, WHEN IT WAS DEEDED TO HOMER O. AND DOROTHY J. GENOWAY. ROBERT A. SOUTH PASSED AWAY IN ALHAMBRA ON OCTOBER 21, 1964, AT THE AGE OF 75. THE HOUSE WAS TO CHANGE HANDS TO 13 DIFFERENT OWNERS UNTIL IT WAS ACQUIRED BY THE CURRENT OWNER ON MAY 17, 2012. REMARKABLY, IT REMAINED ESSENTIALLY INTACT THROUGH ALL OF THOSE TRANSFERS. THE STREAMLINE MODERNE STYLE ORIGINATED IN THE 1930S AS A SIMPLIFICATION OF THE ART DECO STYLE, MOSTLY IN INDUSTRIAL AND COMMERCIAL BUILDINGS. THERE WERE A HANDFUL OF EARLY HOUSES, SUCH AS THE ELABORATE MODERNE HOME DESIGNED BY CEDRIC GIBBONS FOR HE AND HIS WIFE DELORES DEL RIO IN 1930 (WHICH IS ALSO BEING SUBMITTED FOR AN HCM NOMINATION). HOWEVER, IT NEVER BECAME A COMMON DESIGN FOR SINGLE FAMILY HOMES. THE STREAMLINING CONCEPT WAS FIRST CREATED BY INDUSTRIAL DESIGNERS WHO STRIPPED ART DECO DESIGN OF ITS ORNAMENT IN FAVOR OF THE AERODYNAMIC PURE-LINE CONCEPT OF MOTION AND SPEED DEVELOPED FROM SCIENTIFIC THINKING. CYLINDRICAL FORMS AND LONG HORIZONTAL WINDOWING ALSO MAY BE INFLUENCED BY CONSTRUCTIVISM. AS A RESULT AN ARRAY OF DESIGNERS QUICKLY ULTRA-MODERNIZED AND STREAMLINED THE DESIGNS OF EVERYDAY OBJECTS. MANUFACTURERS OF CLOCKS, RADIOS, TELEPHONES, CARS, HOUSE TRAILERS, FURNITURE AND NUMEROUS OTHER HOUSEHOLD APPLIANCES EMBRACED THE CONCEPT WITH OPEN ARMS. EARLY AUTOMOTIVE DESIGNS, SUCH AS THE 1934 CHRYSLER AND DESOTO AIRFLOWS AND THE 1936 NASH AMBASSADOR, WITH ITS "AIRFLYTE" BODY WERE VIEWED AS TOO RADICAL IN THEIR DAY BUT ARE HIGHLY SOUGHT COLLECTOR CARS TODAY. AFTER WORLD WAR, A NUMBER OF AUTO MANUFACTURERS CAME OUT WITH MODERNE DESIGNS THAT BECAME MAINSTREAM UNTIL THE MID 1950S. THE STREAMLINING OF AUTOMOBILES IS A CONCEPT THAT REMAINS TO THE CURRENT DAY. OTHER DESIGNS, SUCH AS THE AIRSTREAM TRAILER, WERE TO REMAIN ESSENTIALLY UNCHANGED FOR DECADES. THE STREAMLINE MODERNE WAS BOTH A REACTION TO ART DECO AND A REFLECTION OF AUSTERE ECONOMIC TIMES. GONE WAS UNNECESSARY ORNAMENT. SHARP ANGLES WERE REPLACED WITH SIMPLE, AERODYNAMIC CURVES. EXOTIC WOODS AND STONE WERE REPLACED WITH CEMENT AND GLASS. THE STYLE IS CONSIDERED A VERSION OF MODERNISM, BUT IN A DIFFERENT ARTISTIC BENT, COMPARED TO THE INTERNATIONAL STYLE. IT WAS USED IN MULTI-FAMILY HOUSING IN THE YEARS LEADING UP TO AND IMMEDIATELY FOLLOWING THE SECOND WORLD WAR, BUT ITS USE BEGAN TO FADE BY THE EARLY 1950S. SOUTHAVEN STANDS AS A TESTAMENT TO THIS HISTORY.

**Los Angeles Department of City Planning
RECOMMENDATION REPORT**

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2013-530-HCM
ENV-2013-531-CE**

HEARING DATE: May 9, 2013
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 4421 N. Richard Circle
Council District: 14
Community Plan Area: Northeast Los Angeles
Area Planning Commission: East Los Angeles
Neighborhood Council: Greater LA-32
Legal Description: Lot 66 of TR 5643

PROJECT: Historic-Cultural Monument Application for the
SOUTHAVEN

REQUEST: Declare the property a Historic-Cultural Monument


**APPLICANT/
OWNER:** Aiko Hachisuka
4421 N. Richard Circle
Los Angeles, CA 90032

**APPLICANT'S
REPRESENTATIVE:** Charles J. Fisher
140 S. Avenue 57
Los Angeles, CA 90042

RECOMMENDATION That the Cultural Heritage Commission:

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

MICHAEL J. LOGRANDE
Director of Planning



Ken Bernstein, AICP, Manager
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:



Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

The building "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of Streamline Moderne style residential architecture.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

SUMMARY

Built in 1936 and located in El Sereno, this one-story residence exhibits character-defining features of the Streamline Moderne-style. The subject building is L-shaped in plan with a flat roof and parapet covered in rolled composition. A concrete block chimney is located on the southern elevation. The exterior consists of a concrete block finish with wood and steel trim. Windows are glass and steel multi-light crank casement and fixed windows. The main entry consists of a vertical wood plank front door with porthole window with a half-round concrete overhang. A concrete porch with steel railing extends from the entrance to the left section of the main façade and is paved in red square tiles accented with a loose row of white tiles. The porch is reached by a set of concrete steps to the left of the façade. Casement windows wrap around the rounded southeast corner of the house as well as the squared northeast corner. Significant interior elements include a fireplace, hardwood flooring, cork tiles and terrazzo tiles in the kitchen, original steel hardware on the windows, and concrete ceiling beams and floor joists with a fiberboard ceiling. A secondary building consists of a two-car garage located at the rear of the lot.

The subject building was designed by architect Arthur C. Munson. Mudson specialized in creating various revival designs of which he frequently wrote about in the Los Angeles Times. He worked with the Barker Brothers and lectured in an interior design course that the store offered in the 1920s. The home's first owner was contractor Robert Alexander South.

DISCUSSION

The Southaven house successfully meets one of the specified Historic-Cultural Monument criteria: "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction." As a residential building designed in the Streamline Moderne, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

BACKGROUND

At its meeting of March 7, 2013, the Cultural Heritage Commission voted to take the application under consideration. On April 18, 2013, the Cultural Heritage Commission toured the subject property.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW

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 Southaven property as a 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 irreplaceable historic structures. The Secretary of the Interior's Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

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

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings 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.

Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2013-530-HCM
ENV-2013-531-CE

HEARING DATE: March 7, 2013
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 4421 N. Richard Circle
Council District: 14
Community Plan Area: Northeast Los Angeles
Area Planning Commission: East Los Angeles
Neighborhood Council: Greater LA-32
Legal Description: Lot 66 of TR 5643

PROJECT: Historic-Cultural Monument Application for the
SOUTHAVEN

REQUEST: Declare the property a Historic-Cultural Monument


**APPLICANT/
OWNER:** Aiko Hachisuka
4421 N. Richard Circle
Los Angeles, CA 90032


**APPLICANT'S
REPRESENTATIVE:** Charles J. Fisher
140 S. Avenue 57
Los Angeles, CA 90042

RECOMMENDATION That the Cultural Heritage Commission:

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

MICHAEL J. LOGRANDE
Director of Planning


Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

Built in 1936 and located in El Sereno, this one-story residence exhibits character-defining features of the Streamline Moderne-style. The subject building is L-shaped in plan with a flat roof and parapet covered in rolled composition. A concrete block chimney is located on the southern elevation. The exterior consists of a concrete block finish with wood and steel trim. Windows are glass and steel multi-light crank casement and fixed windows. The main entry consists of a vertical wood plank front door with porthole window with a half-round concrete overhang. A concrete porch with steel railing extends from the entrance to the left section of the main façade and is paved in red square tiles accented with a loose row of white tiles. The porch is reached by a set of concrete steps to the left of the façade. Casement windows wrap around the rounded southeast corner of the house as well as the squared northeast corner. Significant interior elements include a fireplace, hardwood flooring, cork tiles and terrazzo tiles in the kitchen, original steel hardware on the windows, and concrete ceiling beams and floor joists with a fiberboard ceiling. A secondary building consists of a two-car garage located at the rear of the lot.

The subject building was designed by architect Arthur C. Munson. Mudson specialized in creating various revival designs of which he frequently wrote about in the Los Angeles Times. He worked with the Barker Brothers and lectured in an interior design course that the store offered in the 1920s. The home's first owner was contractor Robert Alexander South.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

FINDINGS

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

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT SOUTHAVEN
STREET ADDRESS 4421 RICHARD CIRCLE
CITY EL SERENO ZIP CODE 90032 COUNCIL DISTRICT 14
3. ASSESSOR'S PARCEL NO. 5309-011-033
4. COMPLETE LEGAL DESCRIPTION: TRACT No. 5643, AS PER MAP IN BOOK 75, PAGE 19 AND 20 INCLUSIVE OF MAPS FILED IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.
BLOCK N/A LOT(S) 15 ARB. NO. N/A
5. RANGE OF ADDRESSES 4421-4425 RICHARD CIRCLE (HISTORIC ADDRESS 4426 RICHARD CIRCLE EAST)
6. PRESENT OWNER AIKO HACHISUKA
STREET ADDRESS 4421 RICHARD CIRCLE
CITY EL SERENO STATE CA ZIP CODE 90032 PHONE (323) 309-1517 EMAIL: JOHNPETERWILLIAMS@SBCGLOBAL.COM
OWNER IS: PRIVATE PUBLIC
7. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

DESCRIPTION

8. ARCHITECTURAL STYLE STREAMLINE MODERNE
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)
(SEE DESCRIPTION WORKSHEET)

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT SOUTHAVEN

10. CONSTRUCTION DATE: FACTUAL 1936 ESTIMATED _____

11. ARCHITECT, DESIGNER, OR ENGINEER: ARTHUR C. MUNSON (ARCHITECT), C. DEVEL (ENGINEER)

12. CONTRACTOR OR OTHER BUILDER: ROBERT A. SOUTH (OWNER)

13. DATES OF ENCLOSED PHOTOGRAPHS JULY 24, 2012

14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE

ALTERATIONS: _____

15. THREATS TO SITE NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT

16. IS THE STRUCTURE ON ITS ORIGINAL SITE MOVED UNKNOWN

17. SIGNIFICANCE

BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) THIS SMALL STREAMLINE MODERNE MASONRY HOUSE WAS CONSTRUCTED BY CONTRACTOR ROBERT ALEXANDER SOUTH AS THE HOME FOR HIMSELF AND HIS WIFE, GEORGIA. SOUTH HIRED THE ARCHITECT ARTHUR C. MUNSON TO DESIGN THE UNIQUE HOUSE AS WELL AS AN ENGINEER TO MAKE SURE THE HOUSE WOULD CLING WELL TO ITS HILLSIDE SITE AS WELL AS ENDURE EARTHQUAKES. SOUTH TOOK 3 YEARS TO BUILD THE HOUSE, USING REINFORCED CONCRETE BLOCKS FOR THE WALLS AND CONCRETE I-BEAMS FOR FLOOR JOISTS AND RAFTERS. THE HOUSE WAS ONE OF THE FIRST TO BE BUILT IN IT'S HILLY EL SERENO NEIGHBORHOOD, UTILIZING STEEL CASEMENT WINDOWS AND OTHER NON-FLAMMABLE MATERIALS ON THE EXTERIOR AND SOME UNUSUAL MATERIALS, SUCH AS A UNIQUE FIBERBOARD FOR THE CEILING IN THE LIVING ROOM AND DINING ROOM. THE STREAMLINE MODERNE STYLE IS A MORE MODERNISTIC OFFSHOOT OF THE ART DECO MOVEMENT THAT WAS POPULAR IN THE 1920S AND 1930S. THE MODERNE STYLE IS PARTICULARLY FOUND IN SMALL MULTI-UNIT AND COMMERCIAL BUILDINGS. IT IS LESS COMMON IN SINGLE FAMILY DWELLINGS, SUCH AS SOUTHAVEN. THE USE OF CONCRETE IS UNUSUAL FOR THIS TYPE OF STRUCTURE.

18. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER ATTACHED, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, CENSUS RECORDS, LOS ANGELES Co. SUBDIVISION MAPS, SANBORN MAPS, LOS ANGELES TIMES ARTICLES, MCALESTER'S "A FIELD GUIDE TO AMERICAN HOMES"

DATE FORM PREPARED NOVEMBER 8, 2012 PREPARER'S NAME CHARLES J. FISHER

ORGANIZATION OWNER'S REPRESENTATIVE STREET ADDRESS 140 S. AVENUE 57

CITY HIGHLAND PARK STATE CA ZIP CODE 90042 PHONE (323) 256-3593

E-MAIL ADDRESS: ARROYOSECO@HOTMAIL.COM

DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE SOUTHAVEN IS A 1 STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

STREAMLINE MODERNE, L-SHAPED PLAN SINGLE-FAMILY RESIDENCE
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (SEE CHART) STRUCTURE USE (RESIDENCE, ETC)

WITH A CONCRETE BLOCK FINISH AND WOOD AND STEEL TRIM.
MATERIAL (WOOD SIDING, WOOD SHINGLES, BRICK, STUCCO, ETC) MATERIAL (WOOD, METAL, ETC)

ITS FLAT ROOF IS COVERED WITH ROLLED COMPOSITION, GLASS AND STEEL,
ROOF SHAPE (SEE CHART) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES) WINDOW MATERIAL

MULTI LIGHT CRANK CASEMENT AND FIXED WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE (DOUBLE HUNG (GLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC)

THE ENTRY FEATURES A HALF-ROUND PORCH OVERHANG ABOVE THE FRONT DOOR
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC)

WITH A VERTICAL PLANK WOOD WITH A PORTHOLE WINDOW DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE A LARGE ROUNDED MULTI CASEMENT AND UPPER FIXED PANE WINDOW OPENING ON THE
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

SOUTHEAST CORNER OF THE HOUSE, TO THE LEFT OF THE FRONT ENTRANCE, A SLIGHTLY EXTENDED CONCRETE
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

WITH A HORIZONTAL SLATTED GRILL OPENING IS PROMINENTLY SITUATED AT THE CENTER OF THE GABLE. THE FRONT
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

FREEZE AT THE TOP OF THE PARAPET SURROUNDING THE ROOF, WHICH IS TOPPED BY A CONCRETE CAP. THE STEEL
VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

CASEMENT WINDOWS AND FRONT DOOR ARE TOPPED WITH SUBTLE LENTILS CREATED BY VERTICAL BLOCKS, WHILE
ADDITIONAL DEFINING ELEMENTS

THE WALLS ARE OF HORIZONTAL BLOCKS. A CONCRETE BLOCK CHIMNEY IS LOCATED ON THE SOUTH FACADE TO THE
ADDITIONAL DEFINING ELEMENTS

LEFT OF THE LARGE CIRCULAR WINDOW. THE WINDOW SILLS ARE OF CAST CONCRETE. THE FRONT PORCH, WHICH
ADDITIONAL DEFINING ELEMENTS

EXTENDS FROM THE DOOR TO THE LEFT SIDE OF THE FAÇADE, IS PAVED IN RED SQUARE TILES ACCENTED WITH A
ADDITIONAL DEFINING ELEMENTS

LOOSE ROW OF WHITE TILES, EACH SET AT A 45° ANGLE, LENGTH WISE, ALONG THE CENTER OF THE PLATFORM. THE
ADDITIONAL DEFINING ELEMENTS

PORCH IS SURROUNDED WITH A LOW CAST CONCRETE RIM AND AN OPEN PIPE RAILING. AS THE HOUSE IS LOCATED
ADDITIONAL DEFINING ELEMENTS

ON A SLOPE ABOVE THE STREET, THE PORCH IS REACHED BY A SET OF CONCRETE STEPS STARTING TO THE LEFT OF
ADDITIONAL DEFINING ELEMENTS

THE PORCH AND HAVING A TIERED CONCRETE BLOCK SIDE RAIL AS IT GOES ALONG THE RAISED PORCH, WHICH STOPS
ADDITIONAL DEFINING ELEMENTS

WHEN THE STEPS TURN DOWN TO THE STREET.
ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF A FRAME TWO-CAR GARAGE LOCATED AT THE REAR OF THE LOT.
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE HARDWOOD FLOORING IN THE LIVING ROOM AND CORK TILES IN THE
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

DINING ROOM AND TERRAZZO TILES IN THE KITCHEN, A RED TILE STEP AND THRESHOLD BETWEEN LIVING AND DINING,
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

ROOMS. ORIGINAL STEEL HARDWARE ON WINDOWS, RED RECTANGULAR TILE INTERIOR SILLS, CONCRETE CEILING
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

BEAMS AND FLOOR JOISTS WITH A FIBERBOARD CEILING MATERIAL, A CONCRETE FIREPLACE WITH DECORATIVE TILE
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

TOPPED MANTLE.
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

HISTORIC-CULTURAL MONUMENT APPLICATION

**CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

Complete One or Both of the Upper and Lower Portions of This Page

ARCHITECTURAL SIGNIFICANCE

THE SOUTHAVEN IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT
STREAMLINE MODERNE ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE 8)

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

AND/OR

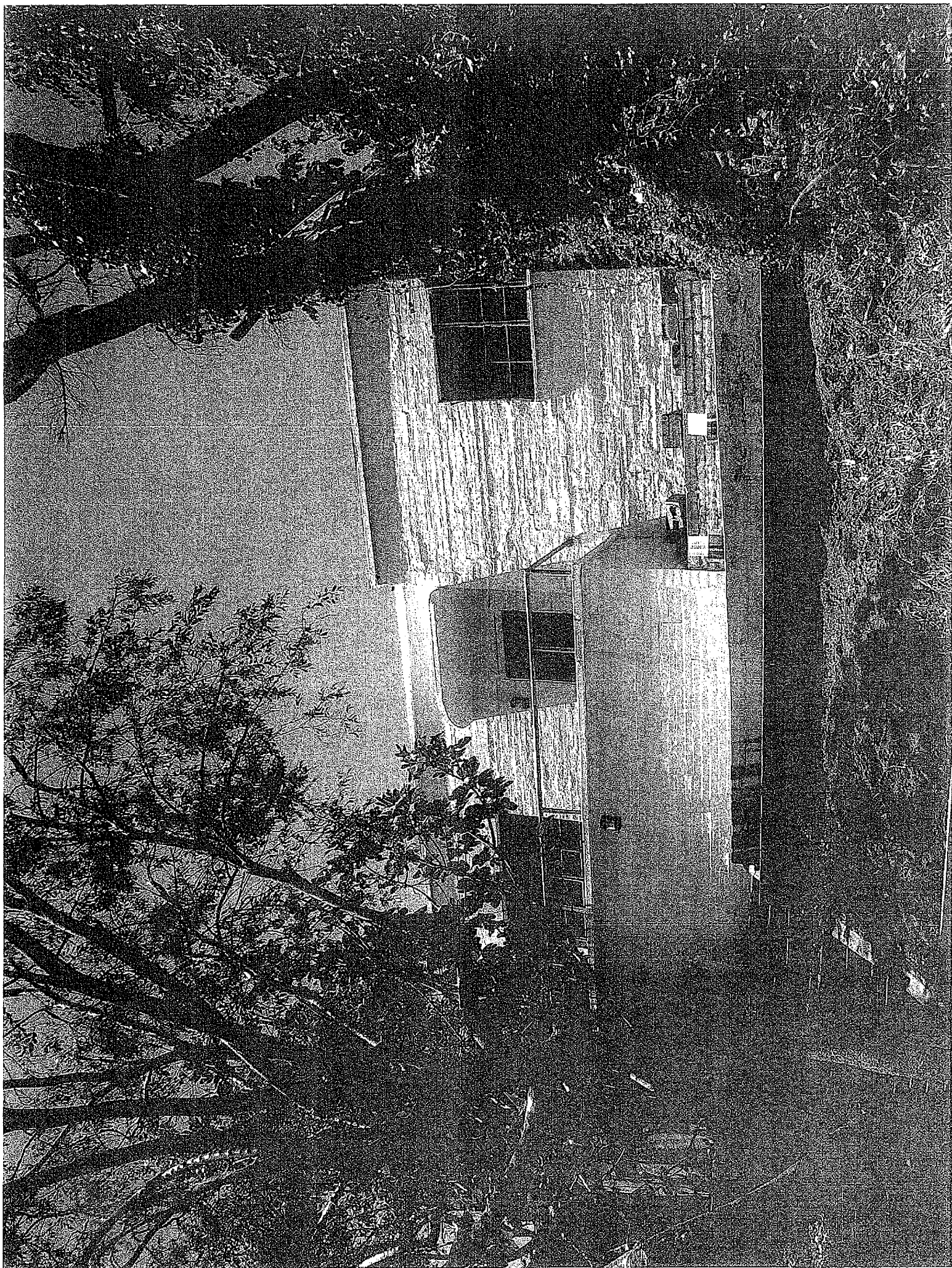
HISTORICAL SIGNIFICANCE

THE SOUTHAVEN WAS BUILT IN 1936-39
NAME OF PROPOSED MONUMENT YEAR BUILT
ARTHUR C. MUNSON AND STREAMLINE MODERNE ARCHITECTURE WAS IMPORTANT TO THE
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

DEVELOPMENT OF LOS ANGELES BECAUSE ARTHUR CASE MUNSON WAS ONE OF A GROUPING OF MID CENTURY 20TH CENTURY ARCHITECTS WHO SPECIALIZED IN CREATING VARIOUS REVIVAL DESIGNS, FREQUENTLY WRITING ABOUT THEIR VIRTUES IN THE LOS ANGELES TIMES. HE OFTEN WOULD PUT THE ELEVATION AND FLOOR PLANS IN THE PAPER UNDER A SECTION ENTITLED "A PAGE FOR HOMEBUILDERS" WHERE HE WOULD ALSO ANSWER QUESTIONS ABOUT HOME DESIGN AND CONSTRUCTION. HE ALSO WORKED WITH BARKER BROTHERS, FREQUENT LECTURING AT AN INTERIOR DESIGN COURSE THAT THE STORE OFFERED DURING THE 1920S. IN THE EARLY 1920, HE WAS IN PARTNERSHIP WITH ALLEN RUOFF, BUT LATER MAINTAINED A SOLO PRACTICE FOR MANY YEARS. HIS HOME DESIGNS WERE WELL KNOWN FOR BEING BOTH UNIQUE AS WELL AS AFFORDABLE. MUNSON'S HOMES ARE FOUND IN SUCH VARIED AREAS AS SILVER LAKE AND THE PALOS VERDES PENINSULA. EL SERENO WAS NOT A NEIGHBORHOOD THAT APPEARS ON THE ARCHITECT'S RESUME, BUT HERE HE WAS DESIGNING A MODERNE HOUSE THAT WAS ALSO NOT A PART OF HIS NORMAL PORTFOLIO. ROBERT ALEXANDER SOUTH WAS NOT AS WELL KNOWN AS HIS ARCHITECT. BORN IN INDIANA ON NOVEMBER 7, 1889, HE WAS A BUILDING CONTRACTOR, WHICH WOULD EXPLAIN HOW HE COULD BUILD THIS CHALLENGING HOUSE ON HIS OWN. THE PROJECT TOOK ALMOST THREE YEARS, WHICH WOULD INDICATE THAT IT WAS A WEEKEND JOB. ACCORDING TO THE 1940 CENSUS, HE WAS WORKING AS A CARPENTER FOR THE REFORESTATION PROJECT. HIS WIFE, GEORGIA, WAS A STENOGRAPHER FOR A "RETAIL

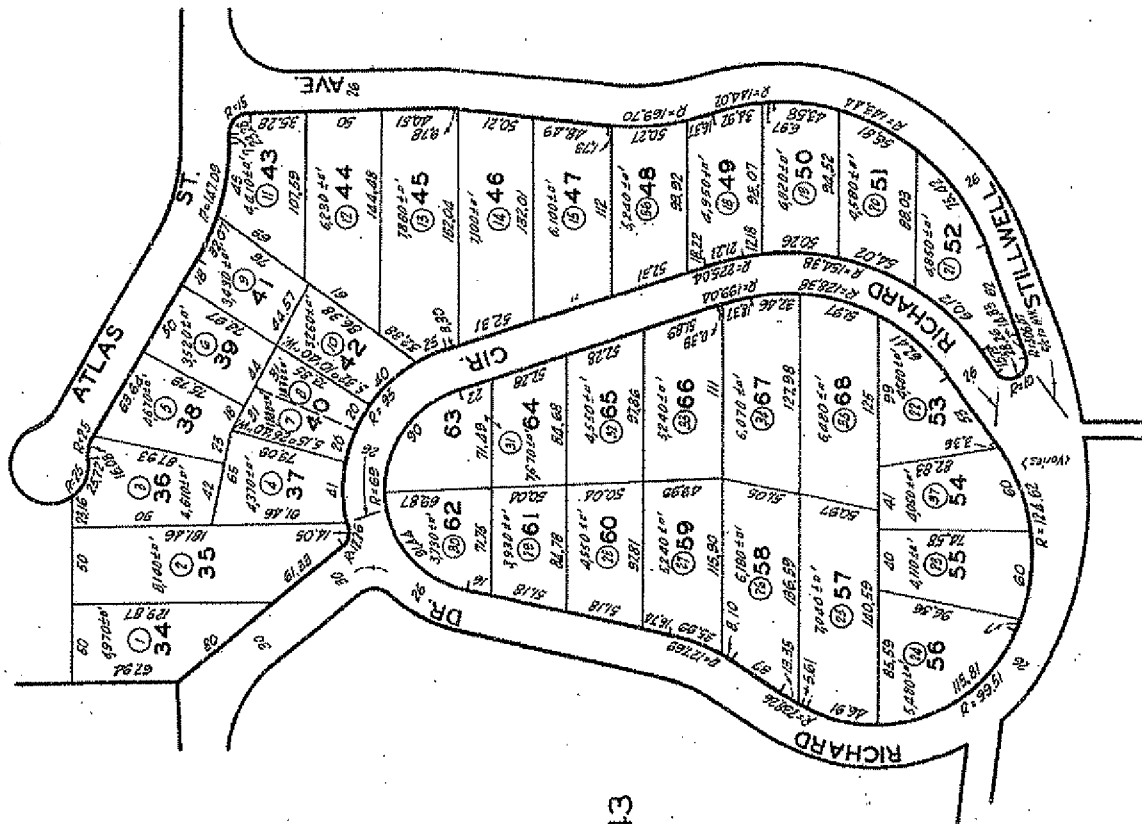
CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

SEED STORE". THIS SITUATION WOULD INDICATE THAT THE GREAT DEPRESSION HAD TAKEN A TOLL ON HIS BUSINESS, WITH HIM NOW WORKING FOR THE GOVERNMENT AND HER NOW WORKING AS A STENOGRAPHER AFTER MANY YEARS AS A HOUSEWIFE. PRIOR TO ENTERING THE CONSTRUCTION FIELD SOUTH HAD WORKED AS A SALESMAN FOR TAGGART BAKING COMPANY IN INDIANAPOLIS, IN HIS NATIVE INDIANA. SOUTH WAS THE OWNER OF THE HOUSE UNTIL APRIL 3, 1963, WHEN IT WAS DEEDED TO HOMER O. AND DOROTHY J. GENOWAY. ROBERT A. SOUTH PASSED AWAY IN ALHAMBRA ON OCTOBER 21, 1964, AT THE AGE OF 75. THE HOUSE WAS TO CHANGE HANDS TO 13 DIFFERENT OWNERS UNTIL IT WAS ACQUIRED BY THE CURRENT OWNER ON MAY 17, 2012. REMARKABLY, IT REMAINED ESSENTIALLY INTACT THROUGH ALL OF THOSE TRANSFERS. THE STREAMLINE MODERNE STYLE ORIGINATED IN THE 1930S AS A SIMPLIFICATION OF THE ART DECO STYLE, MOSTLY IN INDUSTRIAL AND COMMERCIAL BUILDINGS. THERE WERE A HANDFUL OF EARLY HOUSES, SUCH AS THE ELABORATE MODERNE HOME DESIGNED BY CEDRIC GIBBONS FOR HE AND HIS WIFE DELORES DEL RIO IN 1930 (WHICH IS ALSO BEING SUBMITTED FOR AN HCM NOMINATION). HOWEVER, IT NEVER BECAME A COMMON DESIGN FOR SINGLE FAMILY HOMES. THE STREAMLINING CONCEPT WAS FIRST CREATED BY INDUSTRIAL DESIGNERS WHO STRIPPED ART DECO DESIGN OF ITS ORNAMENT IN FAVOR OF THE AERODYNAMIC PURE-LINE CONCEPT OF MOTION AND SPEED DEVELOPED FROM SCIENTIFIC THINKING. CYLINDRICAL FORMS AND LONG HORIZONTAL WINDOWING ALSO MAY BE INFLUENCED BY CONSTRUCTIVISM. AS A RESULT AN ARRAY OF DESIGNERS QUICKLY ULTRA-MODERNIZED AND STREAMLINED THE DESIGNS OF EVERYDAY OBJECTS. MANUFACTURERS OF CLOCKS, RADIOS, TELEPHONES, CARS, HOUSE TRAILERS, FURNITURE AND NUMEROUS OTHER HOUSEHOLD APPLIANCES EMBRACED THE CONCEPT WITH OPEN ARMS. EARLY AUTOMOTIVE DESIGNS, SUCH AS THE 1934 CHRYSLER AND DeSOTO AIRFLOWS AND THE 1936 NASH AMBASSADOR, WITH ITS "AIRFLYTE" BODY WERE VIEWED AS TOO RADICAL IN THEIR DAY BUT ARE HIGHLY SOUGHT COLLECTOR CARS TODAY. AFTER WORLD WAR, A NUMBER OF AUTO MANUFACTURERS CAME OUT WITH MODERNE DESIGNS THAT BECAME MAINSTREAM UNTIL THE MID 1950S. THE STREAMLINING OF AUTOMOBILES IS A CONCEPT THAT REMAINS TO THE CURRENT DAY. OTHER DESIGNS, SUCH AS THE AIRSTREAM TRAILER, WERE TO REMAIN ESSENTIALLY UNCHANGED FOR DECADES. THE STREAMLINE MODERNE WAS BOTH A REACTION TO ART DECO AND A REFLECTION OF AUSTERE ECONOMIC TIMES. GONE WAS UNNECESSARY ORNAMENT. SHARP ANGLES WERE REPLACED WITH SIMPLE, AERODYNAMIC CURVES. EXOTIC WOODS AND STONE WERE REPLACED WITH CEMENT AND GLASS. THE STYLE IS CONSIDERED A VERSION OF MODERNISM, BUT IN A DIFFERENT ARTISTIC BENT, COMPARED TO THE INTERNATIONAL STYLE. IT WAS USED IN MULTI-FAMILY HOUSING IN THE YEARS LEADING UP TO AND IMMEDIATELY FOLLOWING THE SECOND WORLD WAR, BUT ITS USE BEGAN TO FADE BY THE EARLY 1950S. SOUTHAVEN STANDS AS A TESTAMENT TO THIS HISTORY.



5309 11
 SCALE 1" = 80'

050207362 6-5-63



TRACT NO. 5643
 M.B. 75-19-20



CODE 4

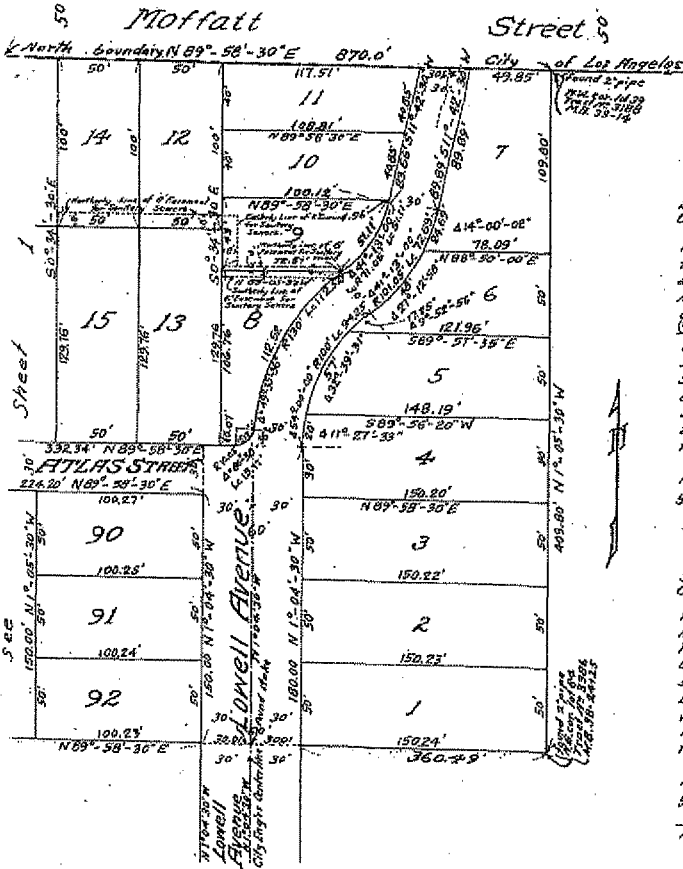
FOR PREV. ASSM'T. SEE: 927- 21 & 22

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

AUG 14 1923
35 1 PM
75
20
map

We hereby certify that we are the owners of, or interested in 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 border line and hereby dedicate to the public use all the Avenue, Drive, Circle, Place, and Walk shown on said map within said subdivision, and grant to the City of Los Angeles easements for Sanitary Sewers as shown on said map within said subdivision.

The Bank of America (a corporation) by John A. Griffin President and W.E.M. [unclear] Secretary



State of California } ss.
County of Los Angeles } ss.
On this 14th day of August in the year one thousand nine hundred and twenty three, before me, Victor L. Showers a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared John A. Griffin known to me to be the President, and W.E.M. [unclear] known to me to be the Secretary of The Bank of America, 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 such corporation executed the same. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

State of California } ss.
County of Los Angeles } ss.
On this 21st day of June in the year one thousand nine hundred and twenty three before me, Edwin B. Harker a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared Arthur F. Levitt and Eunice B. Levitt known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

J. R. Lashbrook, hereby certify that I am a Licensed Surveyor of the State of California, and that this map, consisting of two sheets, correctly represents a survey made under my supervision, May 1923, and that all of the boundaries shown therein actually exist and their positions are correctly shown.

J. R. Lashbrook

I hereby certify that this map was by me made by me, and that I am a Licensed Surveyor of the State of California, and that this map, consisting of two sheets, correctly represents a survey made under my supervision, May 1923, and that all of the boundaries shown therein actually exist and their positions are correctly shown.

John A. Griffin
W.E.M. [unclear]

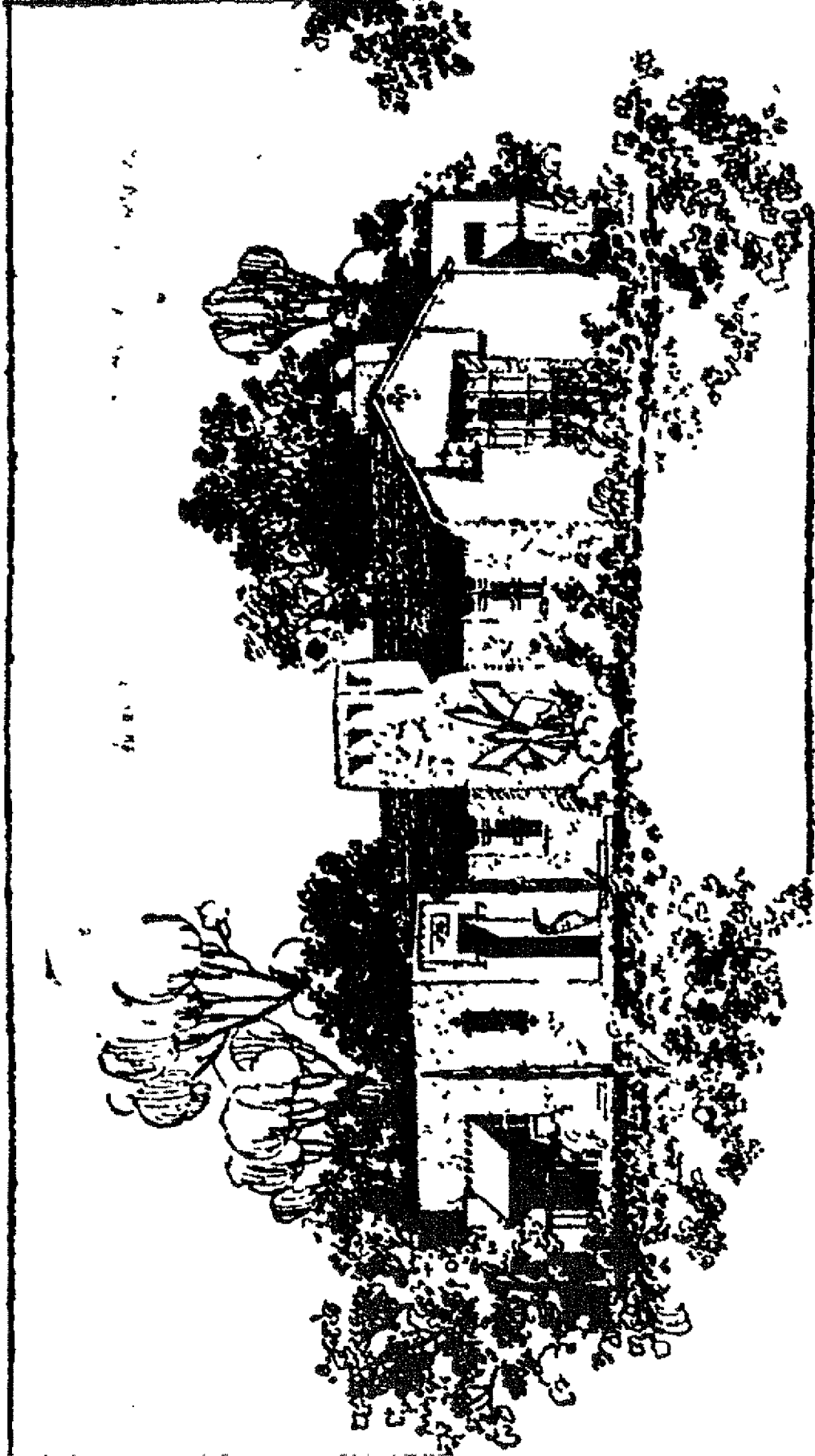
Title Insurance and Trust Company of California
620836
Bank of America, a corporation
John A. Griffin
August 8 1923

John A. Griffin
Aug 8 1923
TRACT No. 5643
Mary J. [unclear]

Aug 13, 1923
John A. Griffin
5643 (Sheets 1+2)
8/14/23
U. Burnham

Los Angeles Times (1886-1922); Nov 5, 1922;
ProQuest Historical Newspapers: Los Angeles Times (1881-1988)
pg. V9

Building La Cabana Casa Among Trees



New Home of Capt. Frank L. Austin

This dwelling is now being constructed on La France street, south of Huntington Boulevard, in South Pasadena. Allen Ruoff and Arthur C. Munson are the architects.

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BEAUTY URGED FOR DWELLINGS

*Architectural Design Cited
Prime Factor*

*Interior and Exterior Plan
Should Blend*

*Home Can be Constructed
on \$4000 Budget*

BY ARTHUR C. MUNSON

As one drives along our thoroughfares he is attracted by homes that are different from the average run. They are not "trick" homes. They are not houses of queer design or color. They are residences obviously planned by competent hands. Many of these dwellings are outlined by architects of wide experience, men who have studied into the intricacies of home construction.

As an example of such a dwelling, the sketch accompanying this article is presented. This house is actually built and may be seen at 1512 Ramona street, South Pasadena.

The dwelling is designed for exterior appeal with no loss of interior utility. The entrance opens into a good-sized living-room, well lighted and ventilated. This is also the dining-room when occasion necessitates. It has a high ceiling, following the lines of the roof. The walls are of a subdued texture plaster. The fireplace is constructed of varicolored brick with a plank shelf above, supported by wrought-iron brackets.

The breakfast room is large enough for ordinary dining purposes. In a small house a dining-room, used infrequently, means a waste of floor space. The breakfast room is cheerful and boasts a quaint bay window, corner cupboards and a dome ceiling.

Kitchen equipment is complete. Two sinks have been installed, so dishes may be cleaned in one and scalded in the other. Cupboard room is a particular feature.

In this home are two bedrooms with ample closet space. Both sleeping-rooms open into a hall which, in turn, opens into the bathroom. The house can be built for \$4000.

CANADIAN BUYS TO BUILD IN MAYWOOD

MAYWOOD, Oct. 9.—Roy Elder, a former hardware merchant of Western Canada, recently purchased three lots on Pine avenue, Maywood, through the agency of Leroy Kelly and expects to build several houses, he declared. Mr. Elder was here three years ago and on returning this summer noted the rapid and substantial growth of the Central Manufacturing District adjoining Maywood. This was one of the factors causing Mr. Elder to purchase this property.

DESIGNER URGES ARTISTIC HOMES

*Competition Cited as Aid to
Betterment*

*Model Dwelling Described by
Architect*

*Cost May be Kept Inside
\$4500 Limit*

BY ARTHUR C. MUNSON

It is felt among architects that if the community as a whole can facilitate the erection of smaller homes that are practical in arrangement, economical to build, and pleasing in appearance, the individual as well as the whole community will be greatly benefited.

In order to meet the many problems involved there has been inaugurated the small-house design competition, in which the architects of the community are asked to participate, the purpose of the competitions being to make available to any house builder the selection of plans and working instruments most suitable for his particular use.

Heretofore those contemplating building have resorted generally to books of stock plans, the individual frequently adopting a plan which afterward proves both unsuitable and artistically poor. The results have been demoralizing in many cases, especially noticeable in some of the older communities. A little interest, care and attention to the facilities at present available enables the home builder to tastefully arrange and beautify both exterior and interior, as well as to make the most of landscaping opportunities.

Badly designed houses lose the opportunity to contribute to the general value and beauty of the community, while by conforming to a definite style selected or by having in itself a character common to its surroundings, harmony is maintained with no additional cost, but with a tremendously increased occupancy or selling value.

Today's house is architecturally attractive in design and treatment and well worthy of study by those who intend to build. The house is simple, quaint and interesting with its painted brick walls, long, low somber shake roof and old weathered shutters. The white-washed walls have retained their rough texture, the color enhanced by weathering; patches of soft pink and buff have shown up, while here and there a bare rough brick has been exposed.

With the very commonest materials the house has been made a thing of inviting beauty. The cost of con-

struction is exceptionally reasonable because only common brick and rough lumber have been used. The interiors have only plain plastered surfaces, finished slightly uneven and in soft, warm tones. The exterior, with the brick painted, has been made attractive by its simple arrangement of openings and treatment of brick work.

A setting of wild shrubs and clumps of shade trees surrounding an informal lawn, with a little flower garden tucked away in some corner, would constitute the landscaping.

The design is by Howard S. Richmond, entered in the competition held by the Common Brick Manufacturers' Association. The house can be built on a fifty-foot lot and need not cost over \$4500.

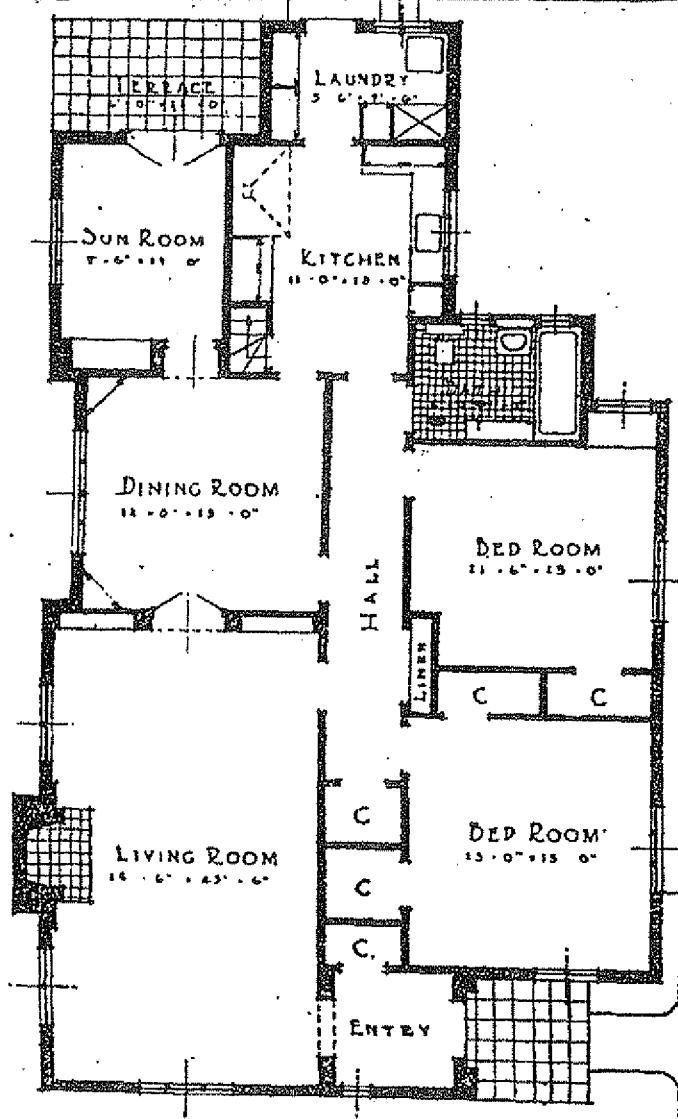
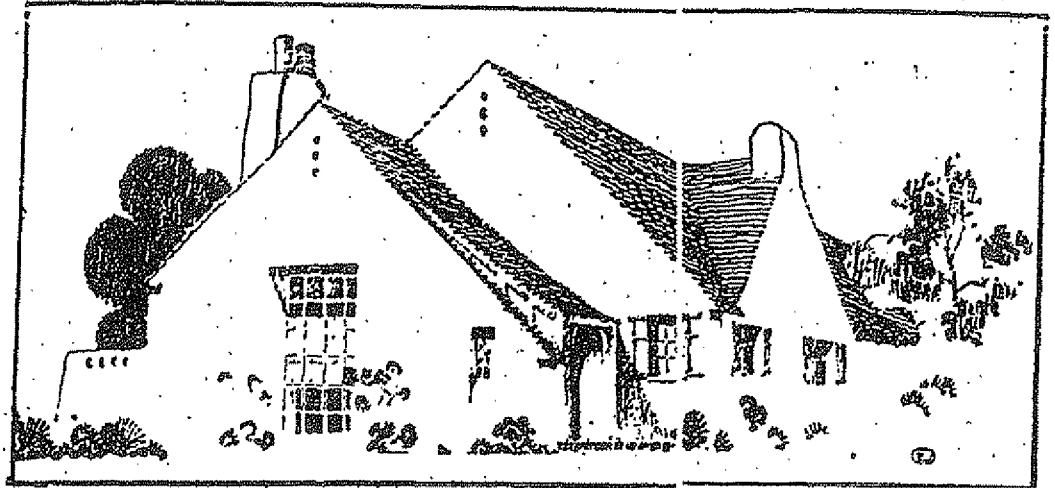
LOCATE LINE'S LONGEST SPAN: Power Wires Of Firm To Hang Unsupported For Full Mile
Los Angeles Times (1923-Current File); Apr 4, 1926;
 ProQuest Historical Newspapers: Los Angeles Times (1881-1988)
 pg. E12

Residence Lauded by Architectural Critic

**LOCATE LINE'S
 LONGEST SPAN**

**Power Wires Of Firm To
 Hang Unsupported For
 Full Mile**

(EXCLUSIVE DISPATCH)
 LINDSAY, April 2.—The longest span between towers of the new high-voltage line of the Southern California Edison Company, to be constructed between its plant at Big Creek and Los Angeles, will be where the line crosses Lewis Creek, a few miles east of Lindsay. The towers will be a full mile apart at this point. They will be perched on two convenient hilltops, this permitting the cable to sag sufficiently without bringing it too low over the intervening country. Construction on this line is to be started during the present year.



Designed by Arthur C. Munson

Plans for this home were prepared by Architect Arthur C. Munson for the House Plan Studio located on the sixth floor of the Metropolitan Building at Fifth and Broadway. Working drawings and specifications for this and other designs may be seen and studied there.



A Page for Home Builders

CONSTRUCTION PLANS QUESTIONS ANSWERED



ENGLISH TYPE HOME PLANNED

into Floor Layout Fits Purpose of Owner

Used on Exterior With Shingles for Roof

Modern Features Included in Working Drawings

An alternate floor plan permits the builder the of a large, three-bedroom or a smaller, two-bedroom one in same elevation, this English, but designed by Arthur C. Munson, architect, is unattractive. It with a number other plans by Munson, was first acquisition of the small plan bureau, under the supervision of the Los Angeles Architectural Club.

Entrance features in two-bedroom plan, three square feet and the house is built for approximately in both plans, the side entry is an important feature, giving access through the and bedrooms, without the entire living-room a

entrance to the service porch the side preserves the look from the intrusion of trades thereby keeping intact the no real charm of this English. Another aspect which emphasizes that it that the entrance on the side increases the distance between it and the street.

Modern features are included working drawings. Mechanical-saving and convenient is in range in the kitchen. The alternate, three-bedroom no square footage is 1600 and utility cost is approximately is all the rooms, in addition third bedroom, are all.

agement has been made for additional living-room and bedrooms, window or overlook a patio or walled garden adds character to the larger e has been allowed for an small bathroom to be placed the rear bedroom by sacrifice a small amount of space and closet space. Should the some builder consider it need with the three bedrooms.

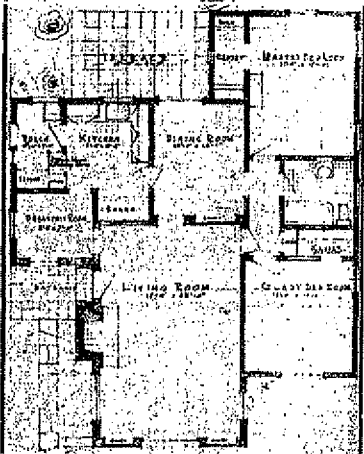
Owner Tells Problems That Under Transit

London Whitcomb, director of Los Angeles City Planning Commission, was the speaker at a meeting of the Runnymede club organized last Thursday evening at the club. A capacity audience was well outlined some of the problems which are confronting the city in transit facilities due to the methods employed in the city in years past, and the steps necessary to this condition.

Thursday Will Be Celebrated in New Office

Two years ago the Santa Ana Land and Water Company adopted a policy of really development and today it is celebrating the anniversary of its inception occupation and formal opening of attractive new sales offices in a residential type building designed in true Spanish style.

Optional House Floor Plan Drawn



Owners Able to Build According to Individual Purpose. This English house, designed by Arthur C. Munson, architect, is from the Small Home Plan Bureau, under the supervision of the Los Angeles Architectural Club, ground floor, Architects' Building, Fifth and Figueroa streets, and has an alternate three-bedroom floor plan for the same elevation.

SPANISH HOME DESIGN LAUDED

*Dwelling Motif Follows Out
Old Traditions*

*Attractive Floor Outline
is Presented*

*Many Novel Features Given
in House Plan*

BY ARTHUR C. MANSON

With our California landscape as a background, nothing seems more suitable as an architectural guide than the work of our early Spanish settlers. We may well turn to the type of dwelling they brought with them from their semitropical clime. The correctness of type is indisputable and its charm at once apparent.

The exterior of this small house, built in the Palos Verdes Hills, shows a correctness of design which at a glance gives a feeling of stability and delightful hominess in the simplicity of its lines.

SHAKE ROOF

The heavy split-shake roof in Spanish design lends repose to the white plastered walls and the wide chimney shows a dominant note, with its terra cotta chimney pot.

A natural stone-flagged walk leads to the living-room porch, which is fashioned of rough-hewn timbers, and an entrance door with a wrought-iron grilled sash wicket. A generous patio at the rear of the house gives inviting space to the flower lover. The porch at the front is commodious, and also of rough-hewn timber. In its setting it commands an unsurpassed view through the hills to the blue bay and the ocean beyond. The dining-room opens on the porch.

LIVING ROOM

The floor plan shows a living-room surprisingly spacious, judged by the apparent size of the house from the exterior. A warm and inviting room with textured plaster walls, its outstanding feature is its wide, homey chimney breast and raised fireplace. The slight elevation of the dining-room adds charm and its wrought-iron railing gives a Spanish note, while the compactness of the kitchen planning is a joy to the housewife.

Two bedrooms of good size, with ample closets, overlook the patio and the rose-filled bath between is most conveniently arranged. The bedroom and service wing are four steps above the living-room, which adds interest to the plan.

Electroliers Planned for Tulare Area

TULARE, Dec. 11. (Exclusive)—Preliminary plans to install electroliers on four blocks of L and Kings streets in the vicinity of the new \$250,000 Tulare Theater were made at a recent session of the City Council.

Under the agreement property owners will pay for the installation, and power will be supplied by the city. A formal petition is expected to be presented at the next regular meeting of the Council.

BROKERAGE OFFICE

UNIVERSAL CITY, Dec. 11. (Exclusive)—H. F. Ellingwood, son of E. W. Ellingwood of the Holly Heights Realty Company on Ventura Boulevard, has opened a real estate office on the boulevard near Dixie Canyon Road. The office will handle sales and rentals. Edward Ellingwood will be associated, according to the report.

GYPSUM BASE

Development of a new base which may revolutionize the manufacture of gypsum building materials is now under way in the laboratories of the Pfaltz Products Company, where preliminary tests have just been completed, according to information made known yesterday by officials of the company.

Building Permit History
4421 Richard Circle
El Sereno

- August 28, 1936: Building Permit No. LA22546 to construct a 1-story, 4-room, 36'6" X 35' stone tile and pre-cast concrete residence at 4426 Richard Circle East on Lot 66, of Tract No. 5643.
Owner: Mr. and Mrs. R. A. South
Architect: Arthur C. Munson
Engineer: C. Devel
Contractor: Owner
Cost: \$3,500.00
- August 28, 1936: Building Permit No. LA22547 to construct a 1-story, 1-room, 20' X 17' frame garage at 4426 Richard Circle East on Lot 66, of Tract No. 5643.
Owner: Mr. and Mrs. R. A. South
Architect: Arthur C. Munson
Engineer: C. Devel
Contractor: Owner
Cost: \$150.00
- August 11, 1937: Building Permit No. LA26548 for substituting reinforced concrete joists for my I Beams.
Owner: R. A. South
Architect: Arthur C. Munson (crossed out)
Engineer: None
Contractor: Owner
Cost: \$50.00
- January 20, 1972: Building Permit No. LA43639 to repair earthquake damaged front porch at 4421 Richard Circle.
Owner: Rudy Davis
Architect: None
Engineer: None
Contractor: Ed Sylvis Builders
Cost: \$750.00

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

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

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

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.
- Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
- Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. Lot # 66

Tract No 5643

Location of Building 447 1/2 Richard Circle (East)
(House Number and Street)
Between what cross streets Stillwell & Richard Drive.
Approved by City Engineer Wm. J. ...
Deputy

USE INK OR INDELIBLE PENCIL

- Purpose of building Residence Families 1 Rooms 4
(House, Residence, Apartment House, Hotel, or any other purpose)
- OWNER (Print Name) Mr. & Mrs. R. H. South Phone 6261
- Owner's address 1512 Ramona St. Pasadena
- Certificated Architect Arthur C. Morrison State License No. 7114A Phone 717891
- Licensed Engineer C. Deuel State License No. ... Phone 6227
- Contractor Arthur Nebe State License No. 1005 Phone ...
- Contractor's address Wm. J. ...
- VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkling, electrical wiring and/or elevator equipment therein or thereon) \$3,500.00
- State how many buildings NOW on lot and give use of each. None
(House, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 36'6" x 32'6" No. Stories One Height to highest point 12'6" Size lot 50' x 100'
- Type of soil Dr. S.F. 7.11.17 Foundation (Material) concrete Depth in ground 12'0"
- Width of footing 12" Width of foundation wall 8" Size of redwood sill 2x4
- Material exterior wall steratite Size of studs: (Exterior) 2x4 (Interior bearing) 2x4
- Joist: First floor braced concrete Second floor DO. Rafter DO. Material of roof concrete & compo.
- Chimney (Material) tile Size Flue 3' x 7' No. inlets each flue one Depth footing in ground 2'0"

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

Sign here Arthur C. Morrison
(Owner or Authorized Agent)

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

By ...

PERMIT NO. <u>22546</u>	FOR DEPARTMENT USE ONLY <u>5760</u>			Fee <u>1.00</u>
	Plans and Specifications checked <u>W. Kemp</u>	Zone <u>R1</u>	Fire District No. <u>IV</u>	Stamp here when Permit is issued <u>AUG 28 1936</u>
	Corrections <u>W. Kemp</u>	Blkd. Lic. <u>Ne</u>	Street Widening <u>...</u>	
	Plans, Specifications and Application approved and approved	Application checked and approved <u>Arthur C. Morrison</u>	Inspector <u>...</u>	

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

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

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. Lot # 66

Tract No. 5643

Location of Building 4426 Richard Circle-East
(Home Number and Street)

Approved by
City Engineer

Between what cross streets St. Lowell + Richard Drive

Deputy

USE INK OR INDELIBLE PENCIL

- 1. Purpose of building 737 sq ft Families Rooms 018
2. Owner (Print Name) Mr. & Mrs. R. A. South Phone 6261
3. Owner's address 1572 Roman St. Pasadena
4. Certified Architect Arthur C. Munson State License No. B1144 Phone No. 7891
5. Licensed Engineer E. Devel State License No. 1005 Phone No. 6727
6. Contractor Name State License No. Phone
7. Contractor's address Name
8. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) 150
9. State how many buildings NOW on lot and give use of each. None (Store, Residence, Apartment House, Hotel, or any other purpose)
10. Size of new building 20 x 17 No. Stories 018 Height to highest point 10 Size lot 50 x 100
11. Type of soil Granite Foundation (Material) Concrete Depth in ground 8"
12. Width of footing 8" Width of foundation wall 8" Size of redwood sill 2 x 6
13. Material exterior wall Masonry Size of studs: (Exterior) 2 x 4 (Interior bearing) x
14. Joist: First floor Second floor Rafters 2 x 8 Material of roof Composition
15. Chimney (Material) x Size Flue x No. inlets each flue x Depth footing in ground x

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

Sign here. Arthur C. Munson
(Owner or Authorized Agent)

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

By.....

PERMIT NO. 32547 FOR DEPARTMENT USE ONLY 1760
Plans and Specifications checked
Correctness verified
Plans, Specifications and Application rechecked and approved
Zones R1
Bldg. Use No
Application checked and approved
Clark
AUG 28 1936

FOR DEPARTMENT USE ONLY

Application <i>ADK</i>	Fire District <i>IV</i>	Bldg. Line <i>M</i>	Forced Draft Ventill.....
Construction.....	Zoning <i>ANC</i>	Street Widening <i>M</i>	

(1)
REINFORCED CONCRETE
 Barrels of Cement.....
 Tons of Reinforcing Steel.....

(2)
 The building referred to in this Application will be more than 100 feet from Street
 Sign Here.....
(Owner or Authorized Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.
 Sign here.....
(Owner or Authorized Agent)

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

REMARKS:

I hereby certify that no contractor is employed, and no will be employed to do the work mentioned in this application.

(Signed) *[Signature]*

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Applicant hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions annexed 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 it, or may hereafter be proscribed 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 Lot Tract REMOVED TO Lot Tract

Present location of building 4426 Richard Blvd. (House Number and Street)
New location of building (House Number and Street)
Between what cross streets Richard Blvd & Stillwell

Approved by City Engineer. Deputy.

1. Purpose of PRESENT building Dwg. Pubs. Residence Families # Rooms 4
2. Use of building AFTER alteration or moving Families Rooms
3. Owner (Print Name) R. A. South Phone Ca 6261
4. Owner's Address 4426 Richard Blvd.
5. Certificated Architect State License No. Phone
6. Licensed Engineer State License No. Phone
7. Contractor R. A. South NONE State License No. Phone
8. Contractor's Address

9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$ 500
10. State how many buildings NOW on lot and give use of each. 1 - Residence
11. Size of existing building 40 x 40 Number of stories high 1 Height to highest point 15'
12. Class of building D Material of existing walls stone tiles Exterior framework (Wood or Steel)

Describe briefly and fully all proposed construction and work:
Substituting reinforced concrete for 2nd fl. & removal

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY
PERMIT NO. 28548
Plans checked Specifications checked
Corrections verified
Plans, Specifications and Applications checked and approved
Application checked and approved
SPRINKLER
Inspector

Stamp here when permit is issued
AUG 11 1937

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

~~None~~ NEW CONSTRUCTION

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

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

Sign Here Mrs. R. A. [Signature]
(Owner or Authorized Agent)

By.....

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

REMARKS:

CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY DEPT. OF BUILDINGS

INSTRUMENT NO. Applicant to Complete Plans, if Any.

1. LEGAL LOT DESCR. 66		BLK. 1		TRACT 5643		CENSUS TRACT 2011	
2. PRESENT USE OF BUILDING 01 Dwelling				NEW USE OF BUILDING 01 same			
3. JOB ADDRESS 4421 Richard Circle							
4. BETWEEN CROSS STREETS Stillwell Ave AND Richard Drive							
5. OWNER'S NAME Rudy Davis 223 4523						LOT (TYPE) int	
6. OWNER'S ADDRESS 4421 Richard Circle LA						LOT SIZE irreg	
7. ARCHITECT OR DESIGNER STATE LICENSE No. PHONE							
8. ENGINEER STATE LICENSE No. PHONE							
9. CONTRACTOR STATE LICENSE No. PHONE							
10. LENDER BRANCH ADDRESS						ALLEY BLDG. LINE AFFIDAVITS	
11. SIZE OF EXISTING BLDG. STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE							
LENGTH 26		WIDTH 30		ROOF gully 8:00		FLOOR wd	
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG. EX. WALLS brick ROOF COMBO FLOOR wd							
13. JOB ADDRESS 3 4421 Richard Circle							
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$750						DISTRICT OFFICER LA	
15. NEW WORK: Repair earthquake damaged front porch							
16. NEW USE OF BUILDING TYPE GROUP SIZE OF ADDITION STORIES HEIGHT							
TYPE 01		GROUP 01		SIZE OF ADDITION None		STORIES None	
BLDG. AREA 1		SPRINKLERS REQ. OR SPECIFIED TOTAL		INSPECTION ACTIVITY COL. GEN. MAJ. S. CONS.		CONS.	
WALL UNITS 1		BARRING REEDS PROVIDED N.C.		PLANS CHECKED		ZONED BY Jacobs	
P.E. No. 1		CONY. TRSF.		PLANS APPROVED		FILE WITH 1	
P.E. 1		S.P.S. 1		M.P.I. 1		U.P. 1	
I.F. 1		O.E. 1		C/O 1		TYPIST 1	

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

44-20-12 03901 E 43639 V-20K 10.20

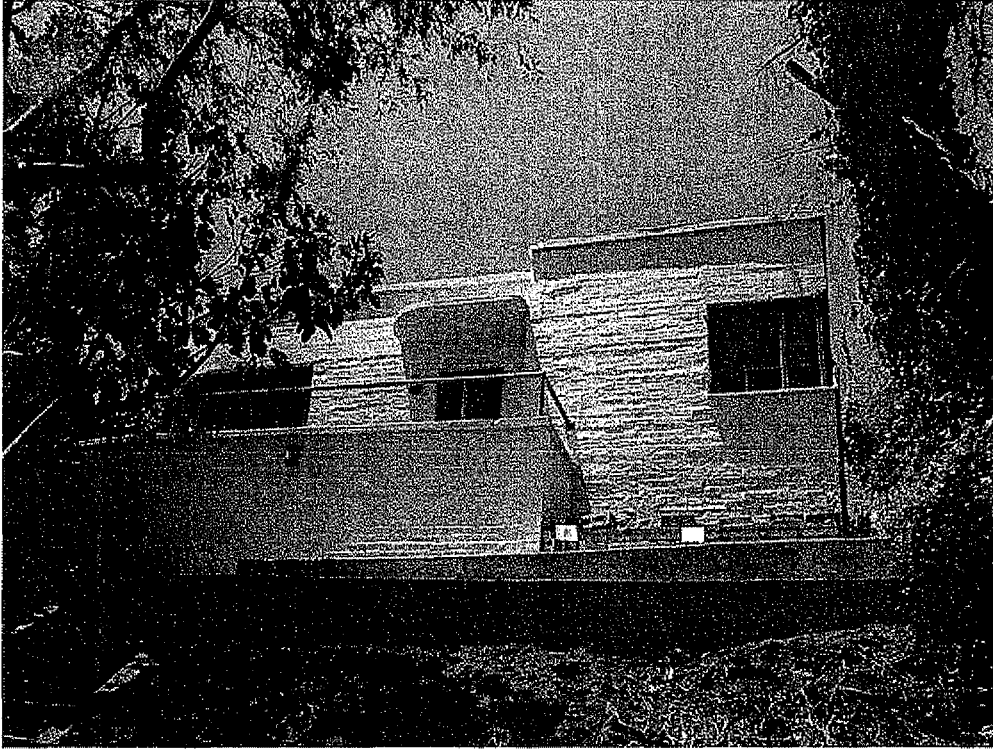
STATEMENT OF RESPONSIBILITY

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

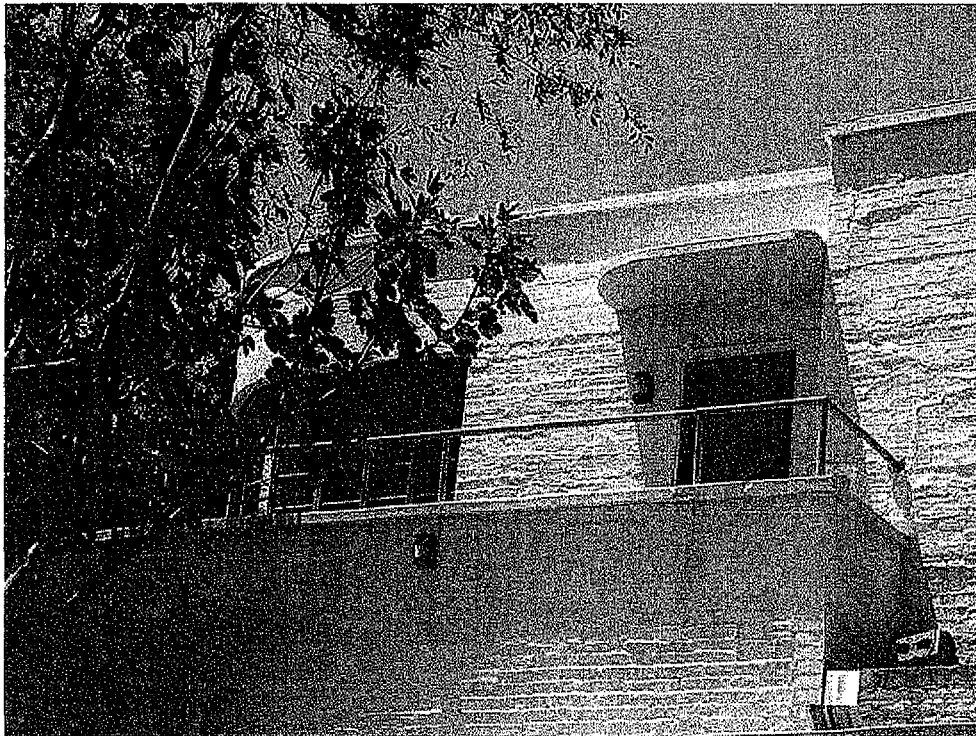
"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither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

Signed: <i>Jack V. Allen</i> (Owner of Asset)	Name	Date
Bureau of Engineering	ADDRESS APPROVED	1-20-71
	SEWERS AVAILABLE	
	NOT AVAILABLE	
	DRIVEWAY APPROVED	
	HIGHWAY DESIGNATION COMPLETED	
	FLOOD CLEARANCE APPROVED	
Conservation	APPROVED FOR ISSUE	
Plumbing	FILE #	
Planning	PERMITS OBTAINED	
Fire	APPROVED FOR ISSUE	
	APPROVED BY	

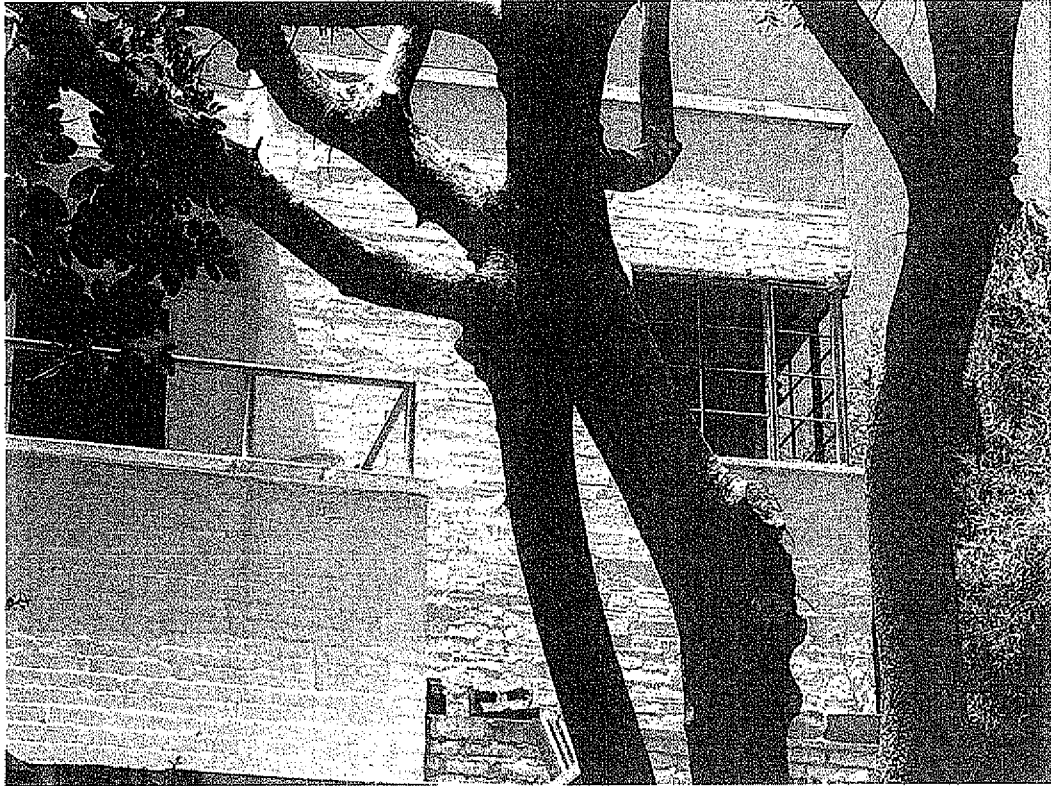
Southaven Photographs



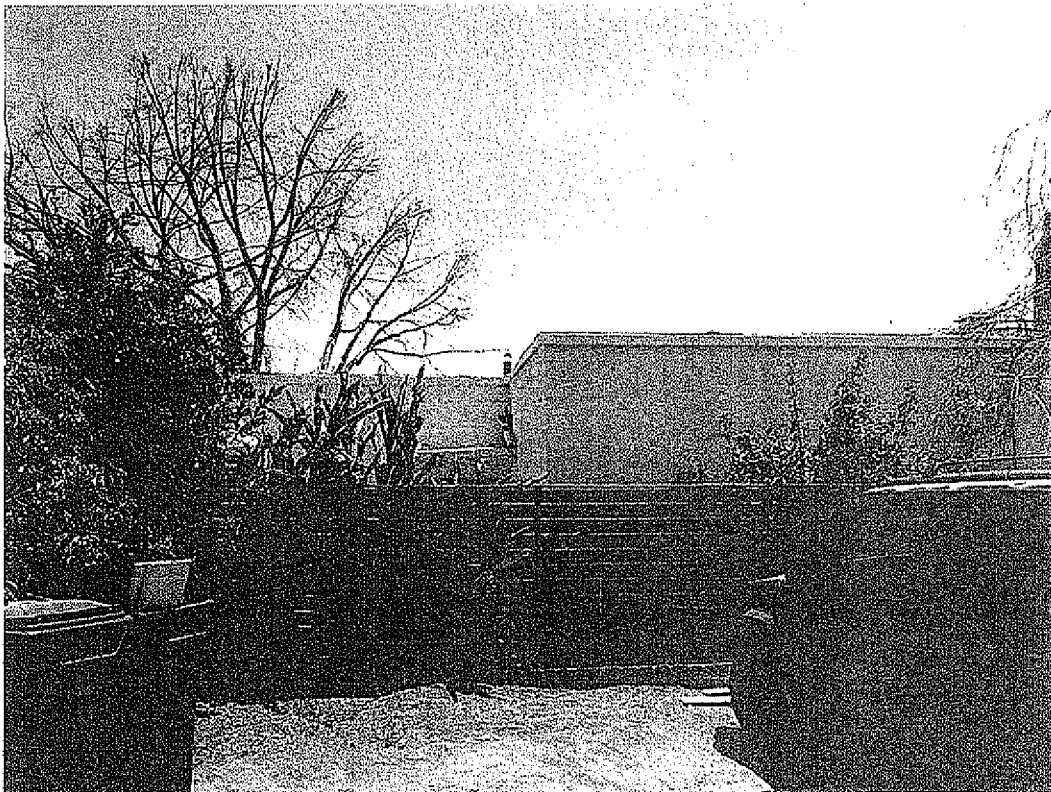
Southaven, 4421 Richard Circle, July 24, 2012 (Photograph by Charles J. Fisher)



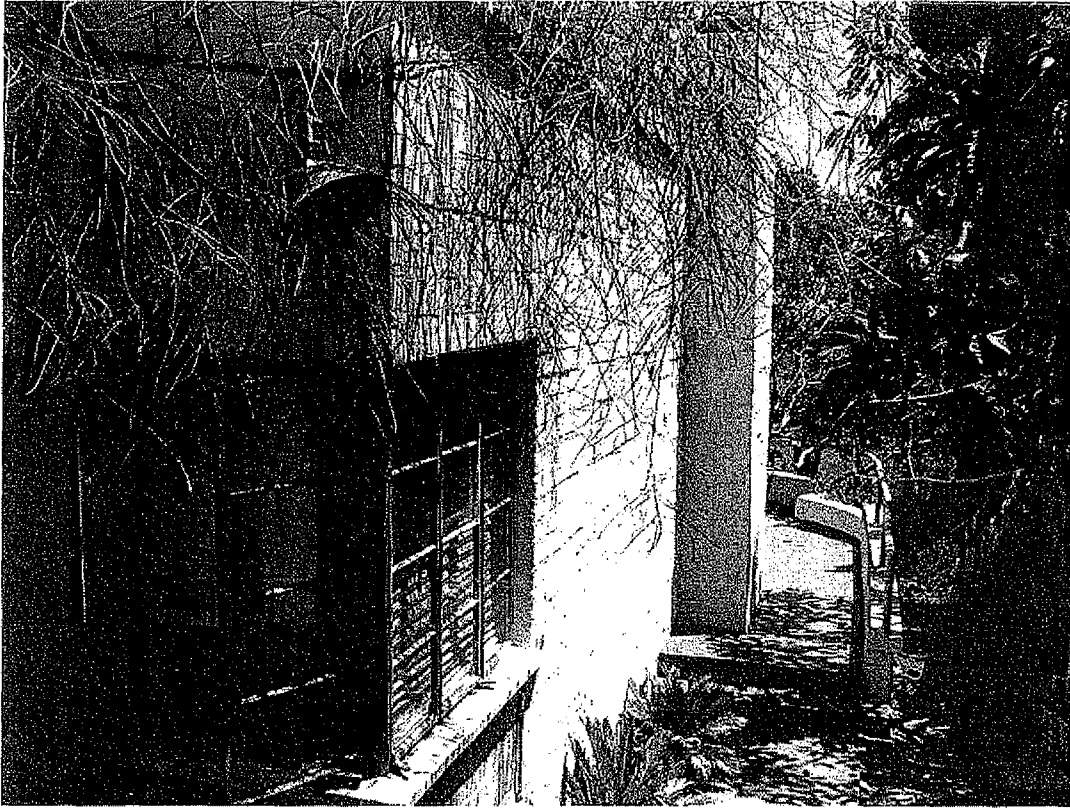
Southaven, 4421 Richard Circle, July 24, 2012 (Photograph by Charles J. Fisher)



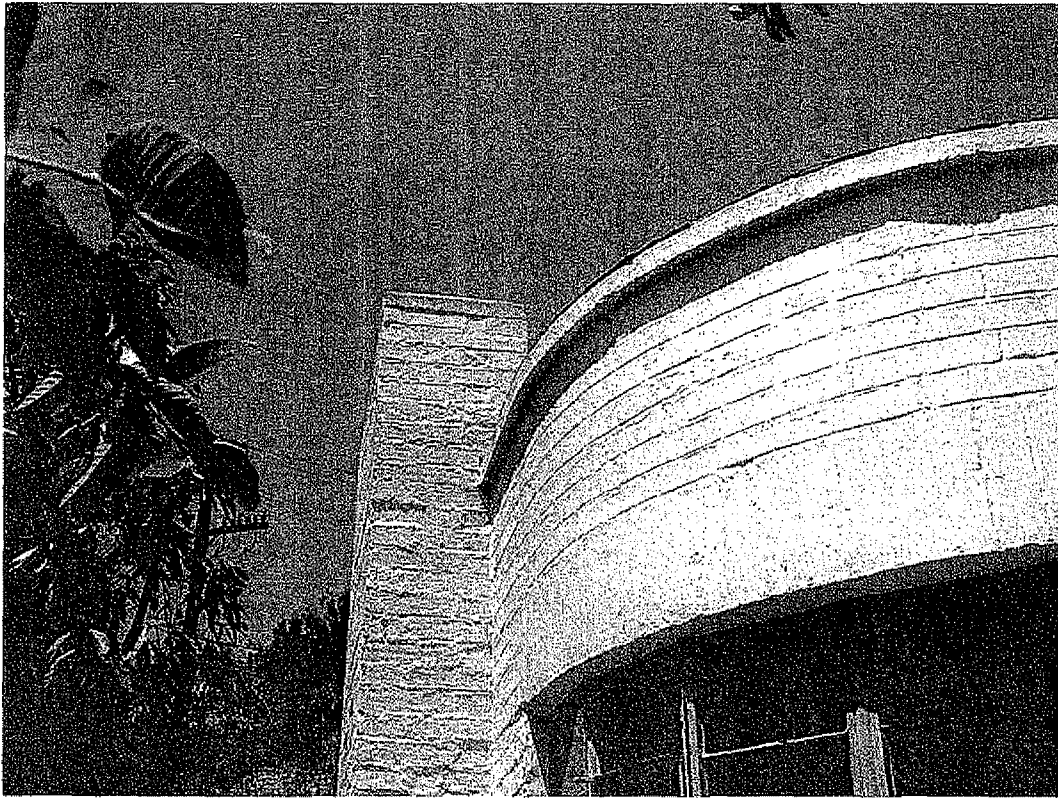
Southaven, NE corner, 4421 Richard Circle, July 24, 2012 (Photograph by Charles J. Fisher)



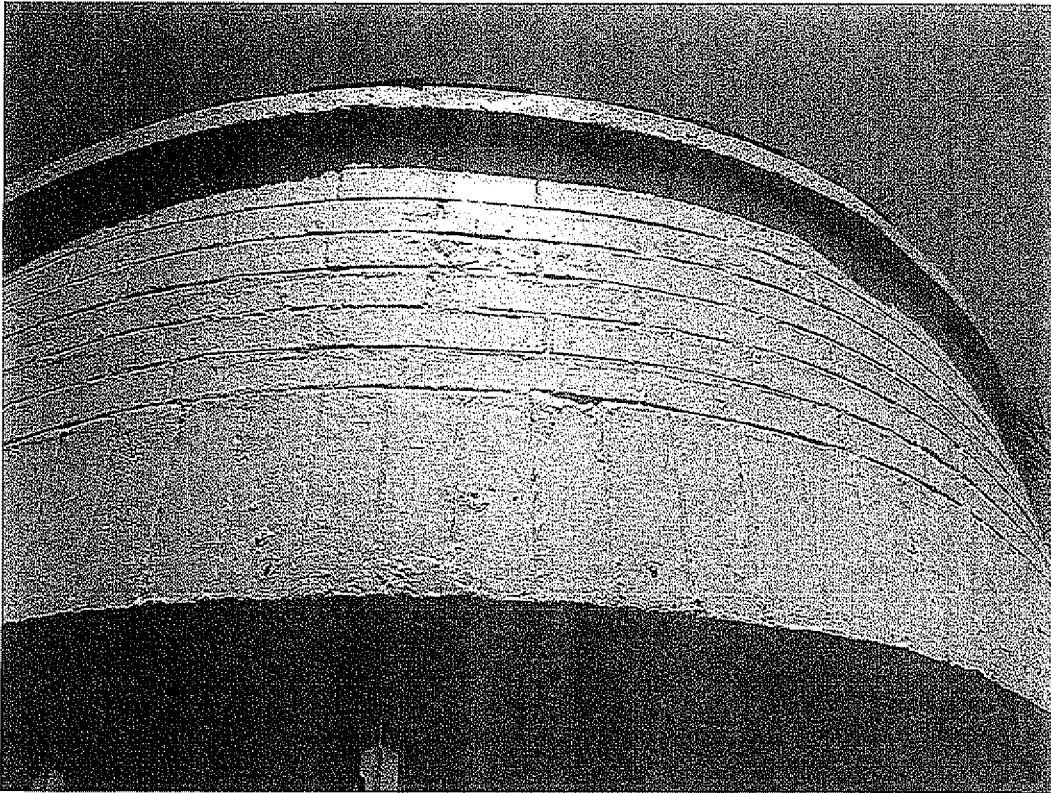
Southaven, rear view, 4421 Richard Circle, July 24, 2012 (Photograph by Charles J. Fisher)



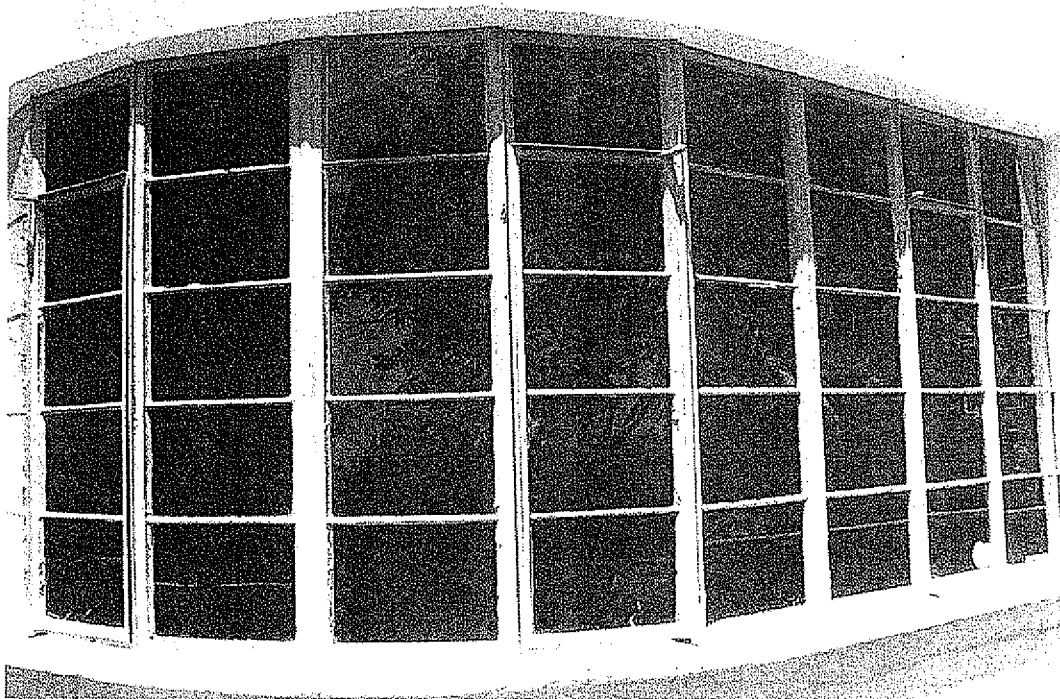
Southaven, SW corner, 4421 Richard Circle, July 24, 2012 (Photograph by Charles J. Fisher)



Southaven, chimney and lentil, 4421 Richard Circle, July 24, 2012 (Photograph by Charles J. Fisher)



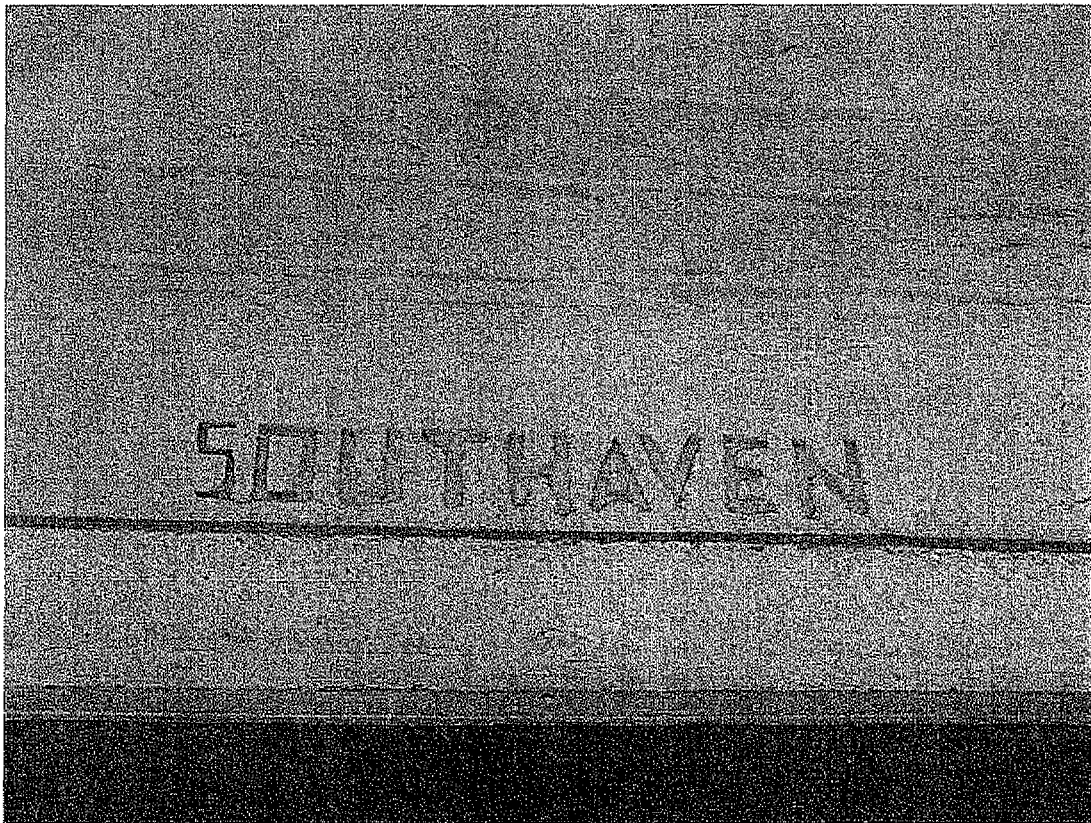
Southaven, rounded SE corner and parapet, 4421 Richard Circle, July 24, 2012 (Photograph by Charles J. Fisher)



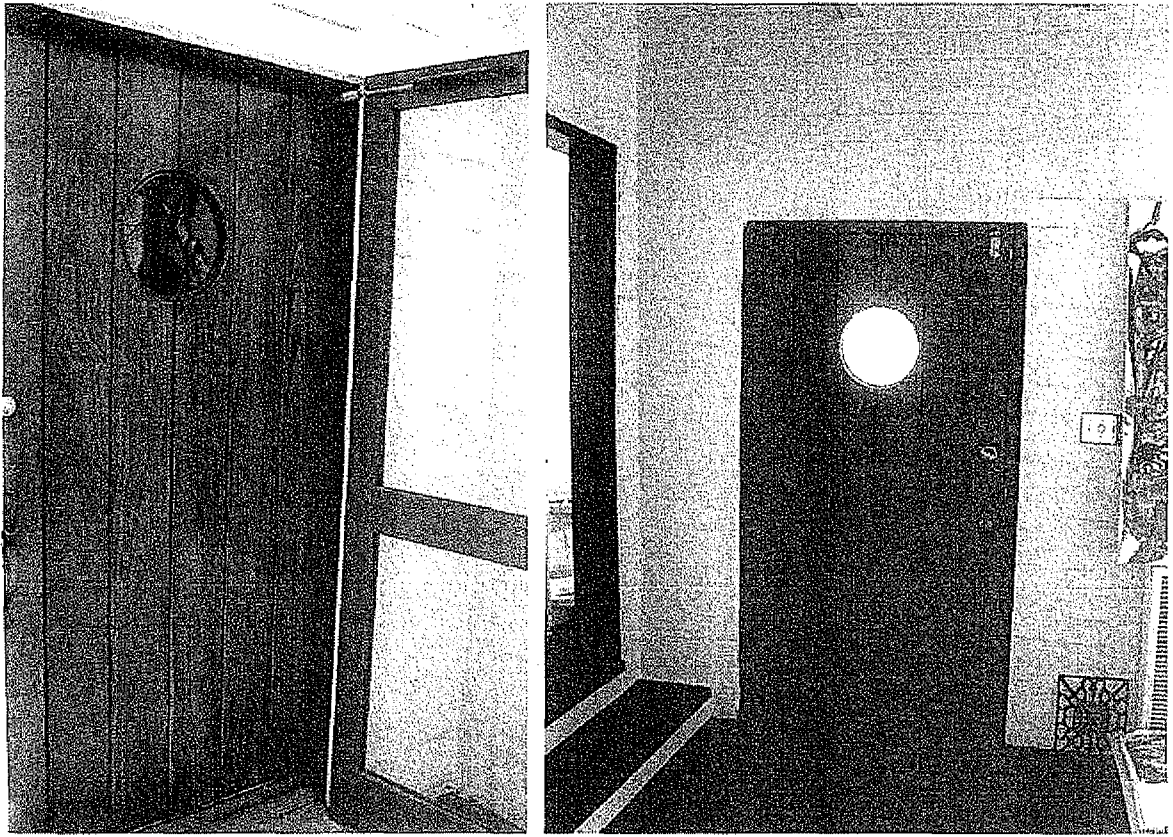
Southaven, SE corner window, 4421 Richard Circle, July 24, 2012 (Photograph by Charles J. Fisher)



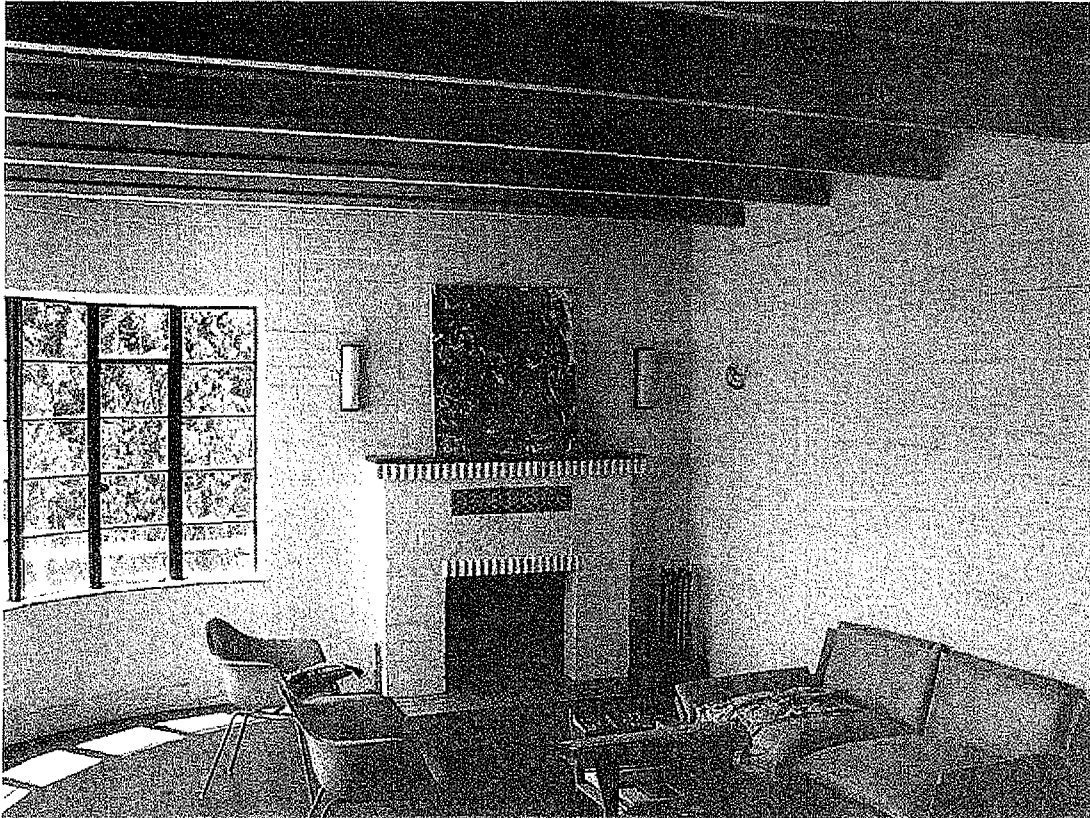
Southaven, front porch, 4421 Richard Circle, July 24, 2012 (Photograph by Charles J. Fisher)



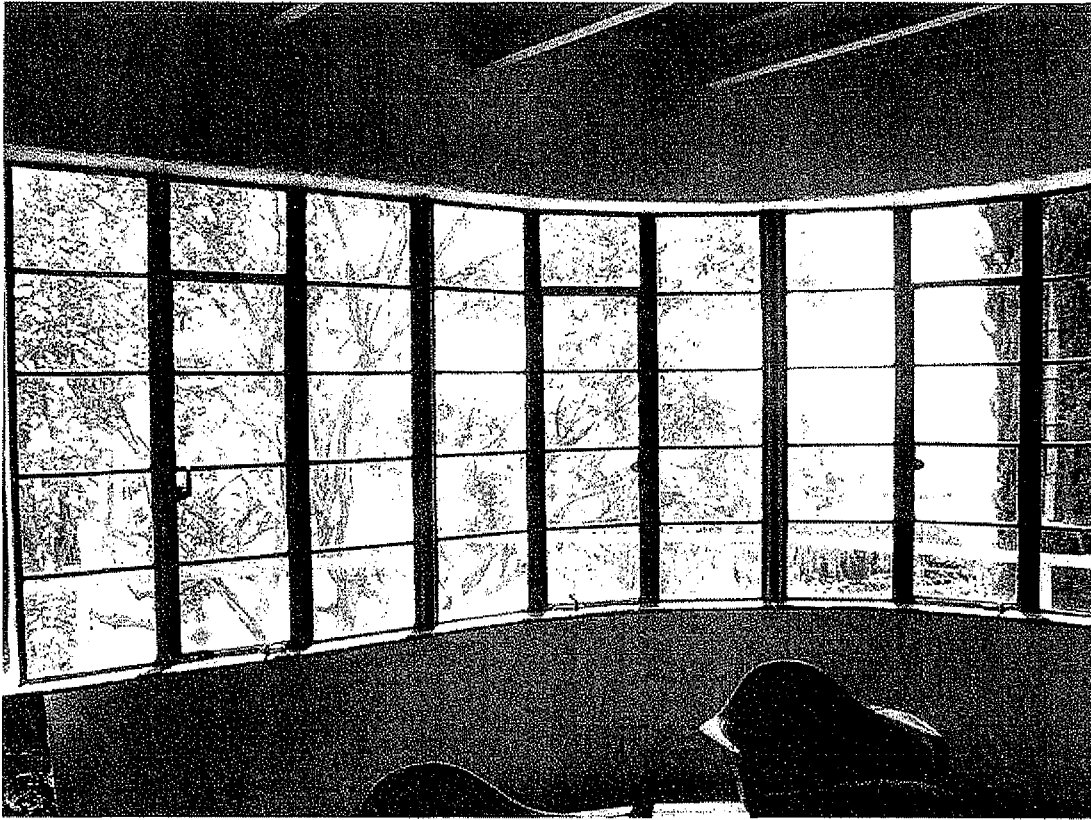
Southaven name above front door, 4421 Richard Circle, July 24, 2012 (Photograph by Charles J. Fisher)



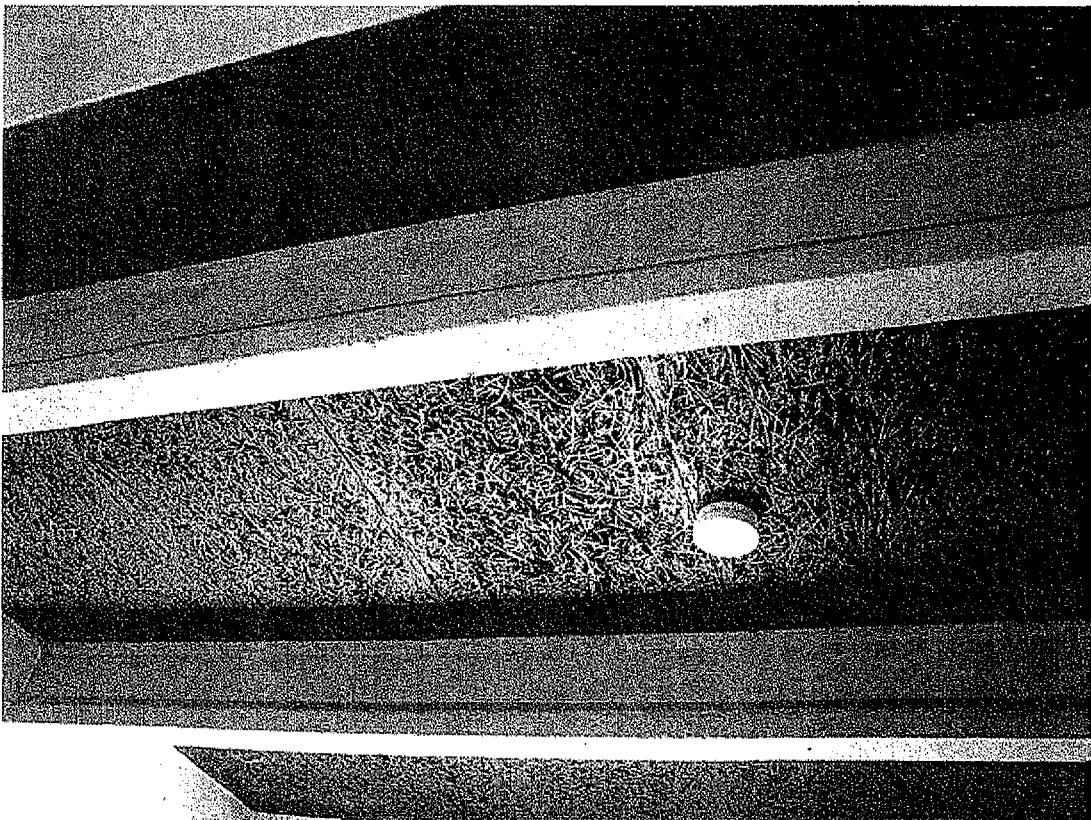
Southaven, front door, 4421 Richard Circle, July 24, 2012 (Photograph by Charles J. Fisher)



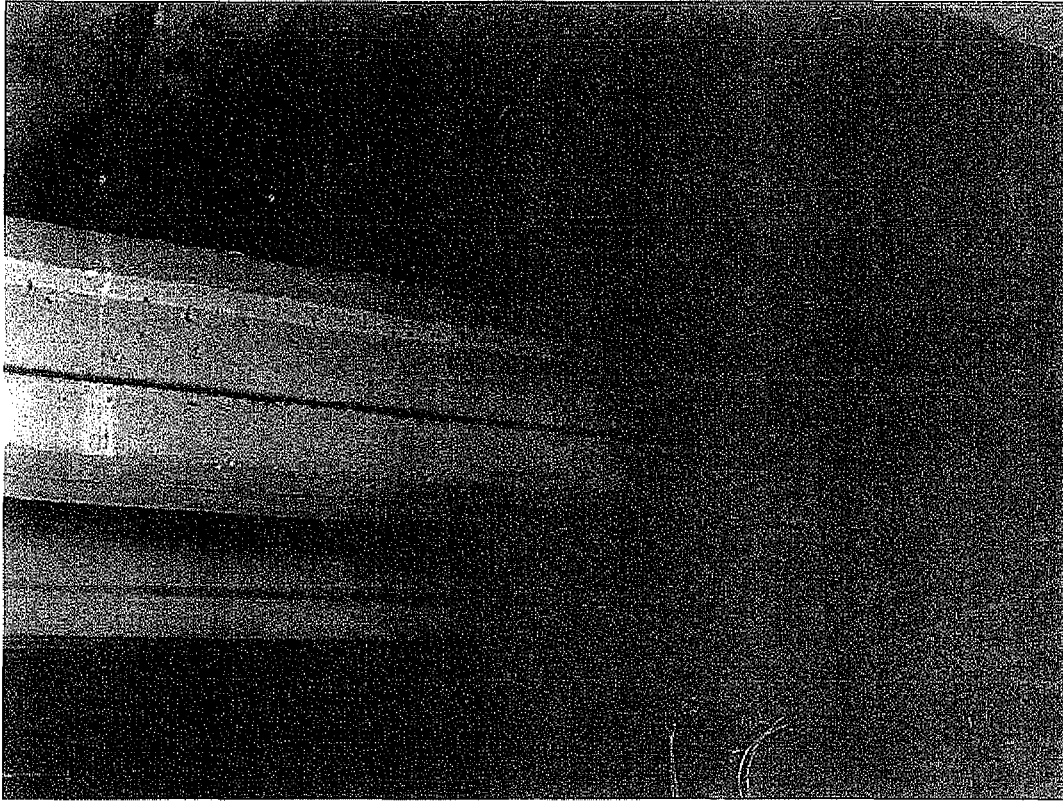
Southaven, living room, 4421 Richard Circle, July 24, 2012 (Photograph by Charles J. Fisher)



Southaven, SE window from living room, 4421Richard Circle, July 24, 2012 (Photograph by Charles J. Fisher)



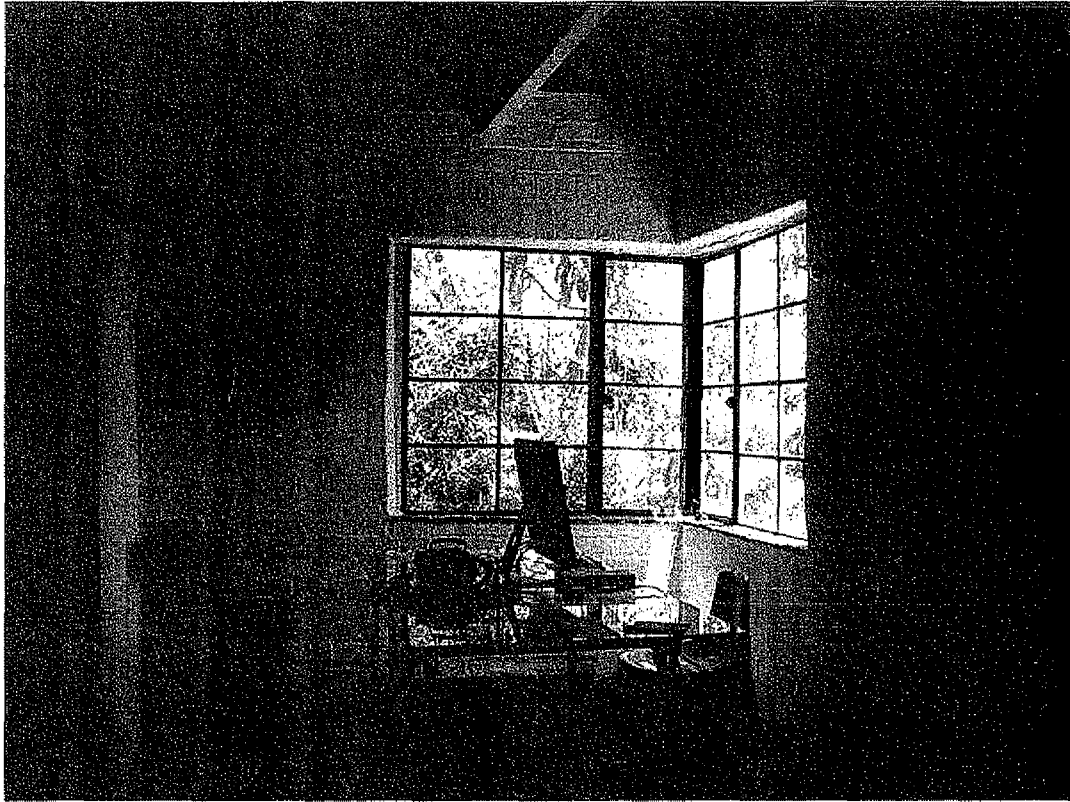
Southaven, living room concrete ceiling joists, 4421Richard Circle, July 24, 2012 (Photograph by Charles J. Fisher)



Southaven, concrete floor joists in basement, 4421Richard Circle, July 24, 2012 (Photograph by Charles J. Fisher)



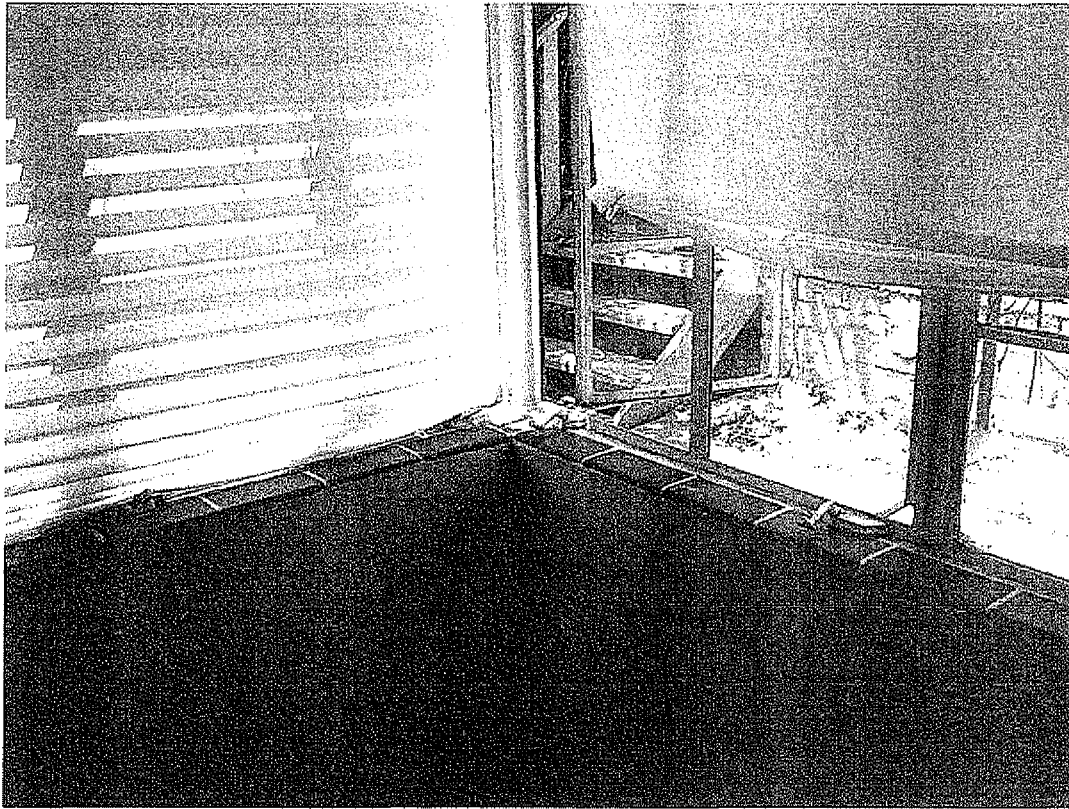
Southaven, tile steps between living and dining rooms, 4421Richard Circle, July 24, 2012 (Photograph by Charles J. Fisher)



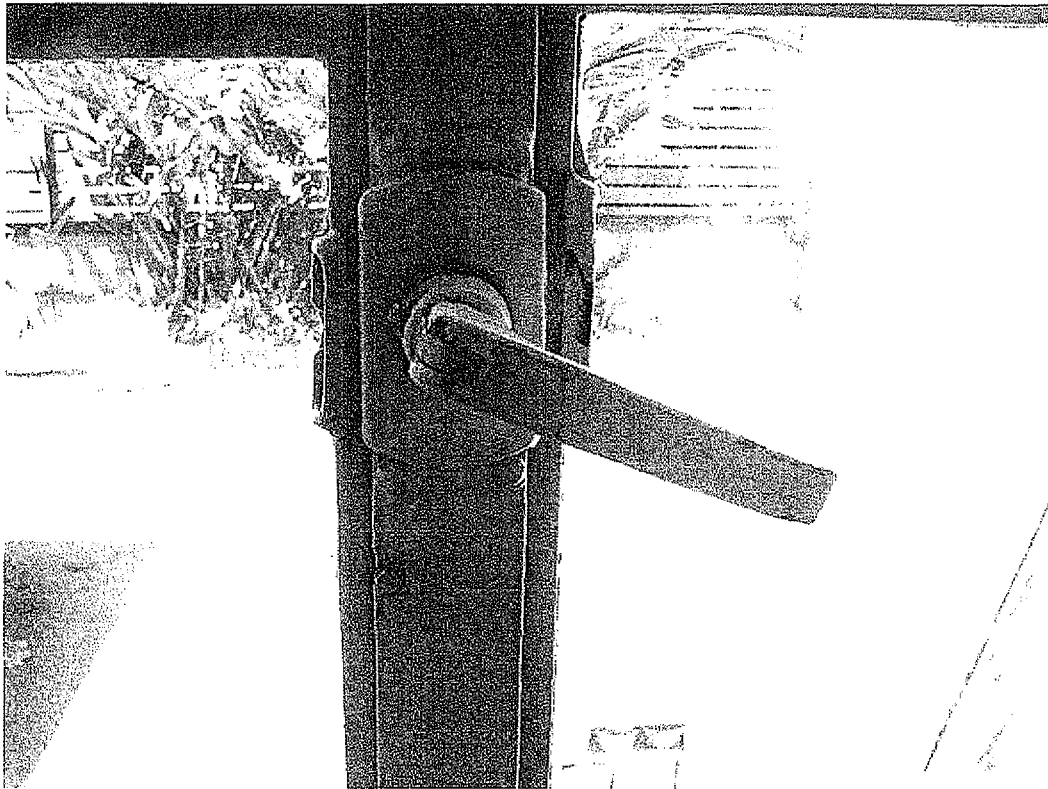
Southaven, dining room, 4421Richard Circle, July 24, 2012 (Photograph by Charles J. Fisher)



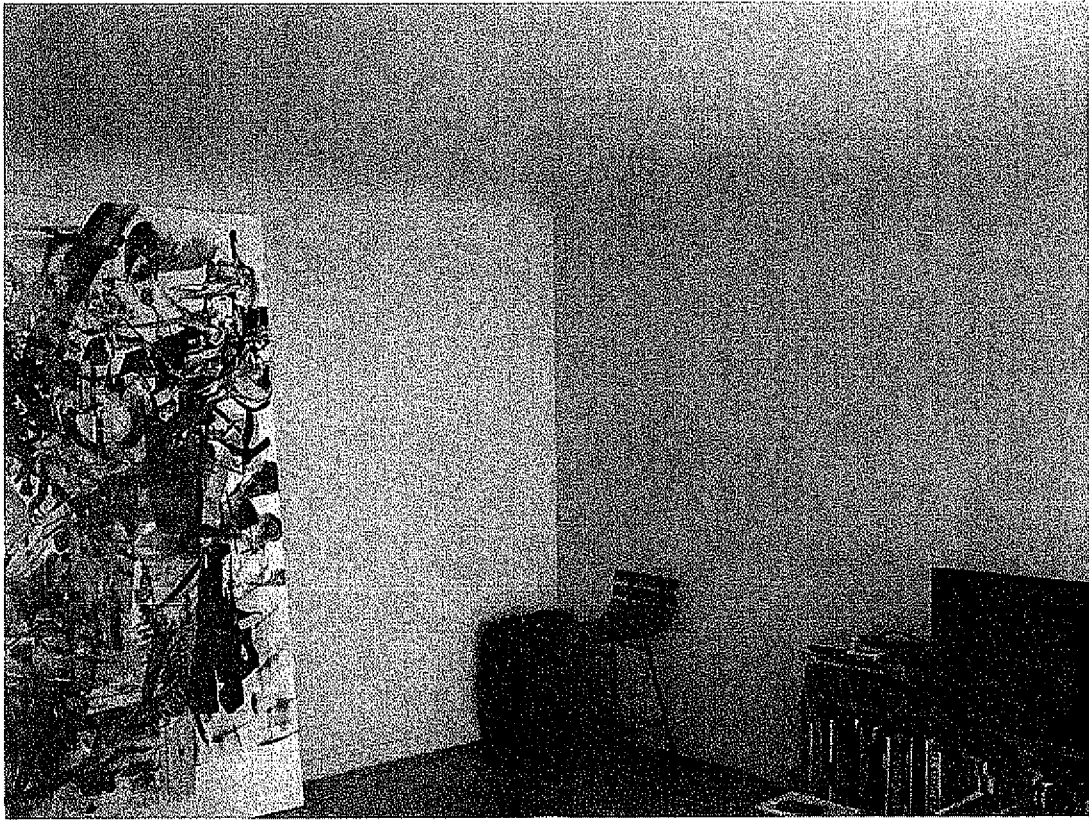
Southaven, fiberboard ceiling detail, 4421Richard Circle, July 24, 2012 (Photograph by Charles J. Fisher)



Southaven, tiled window sill, 4421 Richard Circle, July 24, 2012 (Photograph by Charles J. Fisher)



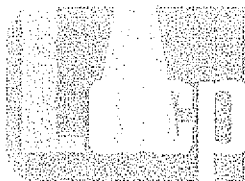
Southaven, window hardware, 4421 Richard Circle, July 24, 2012 (Photograph by Charles J. Fisher)



Southaven, coved ceiling in bedroom, 4421 Richard Circle, July 24, 2012 (Photograph by Charles J. Fisher)



Southaven, 4421 Richard Circle, July 24, 2012 (Photograph by Charles J. Fisher)



City of Los Angeles Department of City Planning

11/19/2012

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

4421 N RICHARD CIR

ZIP CODES

90032

RECENT ACTIVITY

[Q]R1-1D, ORD-180403

CASE NUMBERS

CPC-2008-1182-ZC

CPC-1989-177-IPRO

ORD-180403

ORD-172316

ENV-2008-1183-MND

Address/Legal Information

PIN Number	147A237 196
Lot/Parcel Area (Calculated)	5,216.5 (sq ft)
Thomas Brothers Grid	PAGE 595 - GRID G4
Assessor Parcel No. (APN)	5309011033
Tract	TR 5643
Map Reference	M B 75-19/20
Block	None
Lot	66
Arb (Lot Cut Reference)	None
Map Sheet	147A237

Jurisdictional Information

Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles
Neighborhood Council	LA-32
Council District	CD 14 - Jose Huizar
Census Tract #	2011.20
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	[Q]R1-1D
Zoning Information (ZI)	ZI-2399 Northeast Los Angeles Hillside ZI-2129 EAST LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use	Low Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Baseline Hillside Ordinance	Yes
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	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.

500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5309011033
APN Area (Co. Public Works)*	0.119 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$183,906
Assessed Improvement Val.	\$101,694
Last Owner Change	05/17/12
Last Sale Amount	\$280,002
Tax Rate Area	4
Deed Ref No. (City Clerk)	798087
	78517-18
	740502
	740501
	703631
	573763
	544173
	358133-4
	305155
	261455
	2530751
	21080
	2036987
	2-107
	1096811
	1095335
	1024314J
	1-479
Building 1	
Year Built	1939
Building Class	C55D
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	1,090.0 (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
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	None
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)	Yes
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	

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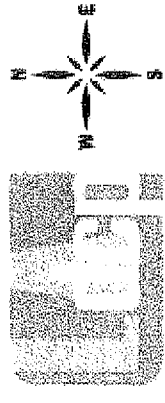
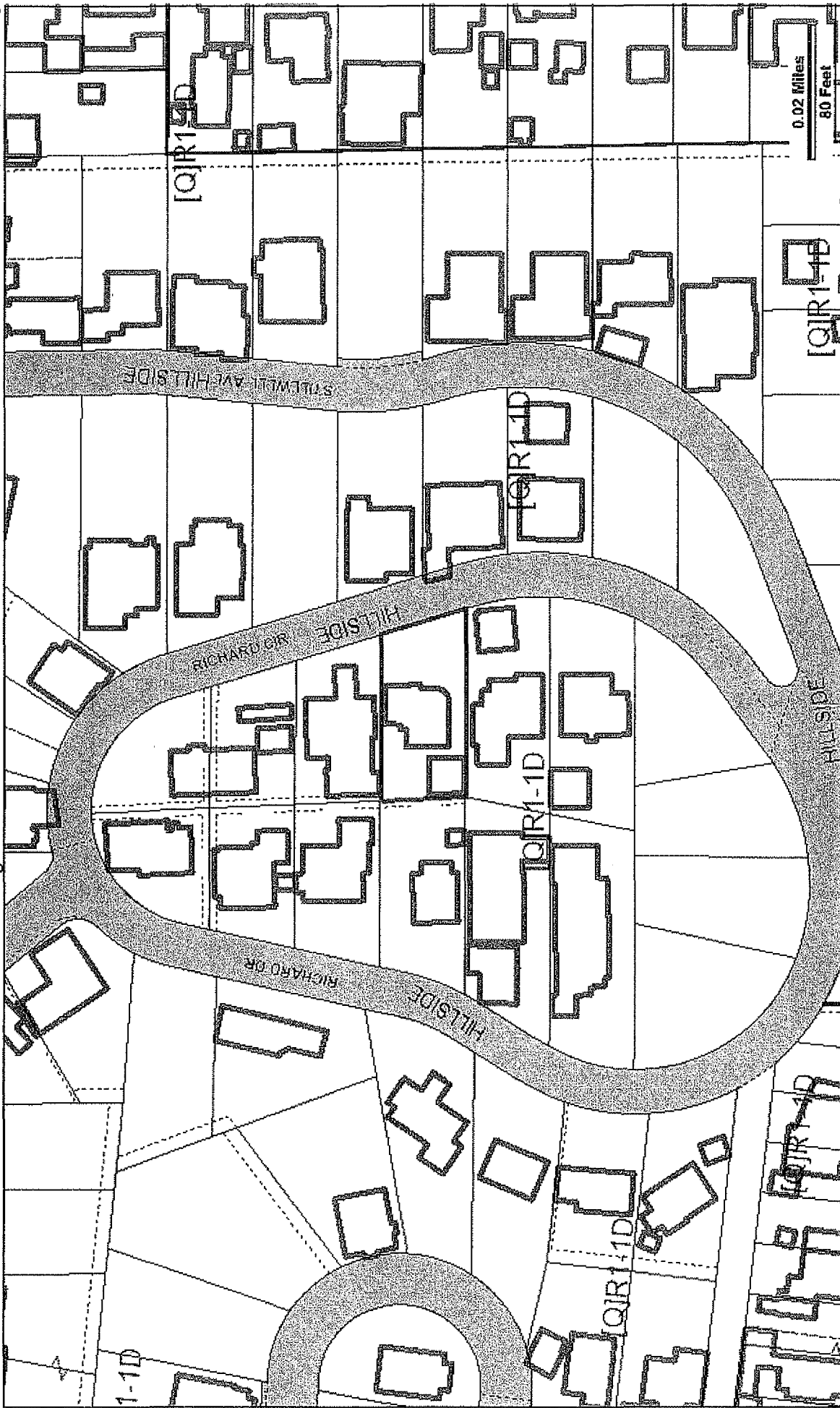
Nearest Fault (Distance in km)	2.378569
Nearest Fault (Name)	Raymond Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.5
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately Constrained
Down Dip Width (km)	13
Rupture Top	0
Rupture Bottom	13
Dip Angle (degrees)	-75
Maximum Magnitude	6.5
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	El Sereno
Public Safety	
Police Information	
Bureau	Central
Division / Station	Hollenbeck
Reporting District	409
Fire Information	
Division	1
Battalion	2
District / Fire Station	47
Red Flag Restricted Parking	YES

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11/19/2012

Generalized Zoning

ZIMAS PUBLIC



Zoning: [QJR1-1D]
General Plan: Low Residential

Tract: TR 5643
Block: None
Lot: 66
Arb: None

Address: 4421 N RICHARD CIR
APN: 5309011033
PIN #: 147A237 196

Case Number:
CHC-2013-530-HCM
Declaration Letter Mailing List
MAILING DATE: **May 16, 2013**

GIS/Fae Tsukamoto
City Hall, Room 825
Mail Stop 395

Council District 14
City Hall, Room 480
Mail Stop 206

Aiko Hachisuka
4421 N. Richard Circle
Los Angeles, CA 90032

Charles J. Fisher
140 S. Ave 57
Los Angeles, CA 90042