

MENDEL AND MABEL MEYER COURTYARD APARTMENTS

118 – 126 ½ N. Flores Street
CHC-2015-2491-HCM
ENV-2015-2492-CE

Agenda packet includes

1. Final Staff Recommendation Report
2. Categorical Exemption
3. Under Consideration Staff Recommendation Report
4. Nomination
5. PCR Services Historic Resource Assessment
6. SWCA Peer Review of PCR Assessment
7. Letters in Support of Designation
8. Letters Opposed to Designation
9. Additional Information Provided by Applicant

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-2491-HCM
ENV-2015-2492-CE

HEARING DATE: September 3, 2015
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 118 – 126 ½ N. Flores Street
Council District: 5
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Mid City West
Legal Description: TR 10389, Lots 79 and 80

PROJECT: Historic-Cultural Monument Application for the
MENDEL AND MABEL MEYER COURTYARD APARTMENTS

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): BLDG Flores, LLC c/o Matthew Jacobs
755 N. Laurel Ave.
Los Angeles, CA 90046

Abraham Schkalim
P.O. Box 35334
Los Angeles, CA 90035

APPLICANT(S): Steven Luftman
124 N. Flores St.
Los Angeles, CA 90048
John A. Henning, Jr.
125 N. Sweetzer Ave. #202
Los Angeles, CA 90048

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 staff report and findings.

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, City Planning Associate
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

- The Mendel and Mabel Meyer Courtyard Apartments are “identified with historic personages or with important events in the main currents of national, State or local history” as the home of Mendel Meyer, one of the most prolific builders in Los Angeles during the first half of the twentieth century. Meyer built and owned the subject properties and lived there from approximately 1936-1954.
- The Mendel and Mabel Meyer Courtyard Apartments are “a notable work of a master builder, designer or architect whose individual genius influenced his or her age” as an atypical example of the work of the design-build firm of Meyer and Holler. Traditionally recognized for their grand and themed theatres or large single-family homes, the subject properties are significant as a progression from Meyer and Holler’s usual work. The properties reflect the economic distress and struggles of the Great Depression and how the firm diversified its projects by building a low cost multi-family apartment with the same level of detail and workmanship as their more recognized buildings.

CRITERIA

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

SUMMARY

The Mendel and Mabel Meyer Courtyard Apartments were built at 124-126½ and 118-122½ N. Flores Street by Meyer and Holler, one of the City’s most well-known design and construction firms, in 1936 and 1939. The complementary subject properties are each two stories tall in the Minimal Traditional style with Monterey Colonial elements. Considering that they were constructed during the mid-to-late 1930s, during the latter years of the Great Depression, the buildings exhibit highly detailed construction and high quality workmanship. The properties are part of Beverly Square, a multi-family residential subdivision from 1928 on land that formerly served as a driving range. Developed almost entirely during the 1930s, Beverly Square (the area from Croft Ave. to Harper Ave. with Beverly Blvd. to the north and Third Street to the south), features an intact collection of architectural styles that are representative of the period.

The Mendel and Mabel Meyer Courtyard Apartments utilize an H-shaped site plan that creates a courtyard effect in between the two buildings. The units are accessed from Flores Street via pedestrian pathways into the communal open gardens, and each unit has a private balcony or patio. The wooden structures are primarily composed of stucco cladding on the first floor with decorative wrought iron grilles covering windows. On the second floor, the walls are covered with wide width wood planking and feature cantilevered balconies supported by decorative overhanging corbels. Original windows include Art Moderne horizontal wood casement

windows. The shingled hipped roofs have wide overhangs on the front facades and even on the side façades where details were usually minimal. Each building features a large chimney and many units have fireplaces. Intact interior elements include hardwood floors, decorative built-cabinetry, wood trim and plaster moldings, tile work, and some original light fixtures. Simple flat roofed and stucco clad garages are located at the rear of the property accessible from the alley.

The two buildings are similar, but they are not identical. By the time 118 N. Flores was designed in 1939, prevailing tastes had changed somewhat, and although numerous materials and details remained the same, many of the strong Monterey Revival elements found on the 124 N. Flores apartments (1936) were not repeated. Instead, 118 N. Flores incorporates greatly simplified Colonial details with modern accents, such as sweeping curvilinear stair railings and horizontally paned windows. It also has an additional unit that was built in 1948.

Mendel and Mabel Meyer owned and developed both subject properties and Meyer and Holler is listed as the contractor for the 118 N. Flores building. The Meyers also resided for many years in both buildings. Mendel Meyer is listed as the owner of 126 N. Flores on the 1936 construction permit and 1938 City directories list the Meyers as residing there. After the 1939 construction of 118 N. Flores, where the Meyers are listed as owners, the Meyers moved from one building into the other. The 1940 census and 1942 City directories list them as living in the 118 N. Flores building. It is believed that the Meyers continued to reside at the property until 1954 when they moved to Santa Barbara. Mendel Meyer died in 1955.

Originally called the Milwaukee Building Company, the firm was founded in 1906 by Mendel S. Meyer and Julius C. Schneider. Born in 1874, Meyer was the son of Samuel Meyer, a respected Jewish pioneer in Southern California. Schneider had recently moved to Los Angeles from Milwaukee. Phillip W. Holler, a real estate agent, joined the firm in 1908. Holler's son, Wesley C. Holler, a World War I veteran, joined the firm in 1929. Soon afterward, the elder Holler retired, and Wesley Holler became Meyer's partner, even though he was almost 20 years his junior.

In its infancy the firm built modest bungalows and in time evolved to build speculative and eventually custom homes in Mount Washington, Windsor Square, Santa Monica, Brentwood, Pasadena and other fashionable suburbs. After World War I, the firm increasingly used the name Meyer and Holler as it moved out of the homebuilding business and into large-scale commercial construction, by the mid 1920s they developed into one of the largest building firms in Southern California.

Using the “design-build” model that is common today, Meyer and Holler designed and built numerous apartment buildings, homes, hotels, banks, churches, and theaters throughout the greater Los Angeles area. By the mid-1920s, Meyer and Holler was established as the exclusive builders of Hollywood’s elite. Their work includes:

- Grauman's Chinese Theatre, HCM #43
- Egyptian Theatre, HCM #584
- Petroleum Building, HCM #596
- Mount Washington Hotel, HCM #845
- Pierce Brothers Mortuary, HCM #574
- Charles Chaplin Studios, HCM #58
- Herivel House, HCM #370
- Getty House, the official residence of the Mayor of Los Angeles
- Culver Studios in Culver City
- Henry Weaver House in Santa Monica

Bankruptcy and the Great Depression slowed down the workload for Meyer and Holler, but they continued to run the company until it was dissolved in 1941.

The citywide historic resources survey, SurveyLA, found the Beverly Square district, which includes the subject properties as contributing elements, as eligible for listing in the National Register of Historic Places, the California Register, and as eligible for designation as a local Historic Preservation Overlay Zone. The survey identified the area as an excellent example of a 1930s multi-family residential district.

DISCUSSION

The Mendel and Mabel Meyer Courtyard Apartments meet two of the four criteria for designation under the Cultural Heritage Ordinance.

The Mendel and Mabel Meyer Courtyard Apartments are “identified with historic personages or with important events in the main currents of national, State or local history” as being developed, owned, and the place of residence of Mendel Meyer, partner of Meyer and Holler, one of the most prolific design-build firms in the history of Los Angeles. For the first four decades of the twentieth century, Meyer and Holler played an important role in the development of Los Angeles and constructed some of the City’s most iconic buildings such as the Grauman’s Chinese Theatre, HCM #43 and the Egyptian Theatre, HCM #584. As partner of the firm, Mendel Meyer is considered a historic personage whose work influenced local history through architectural design and building practices.

The Courtyard Apartments were owned by Mendel and Mabel Meyer and built by Meyer and Holler in 1936 and 1939. Meyer resided in both buildings throughout the last 20 years of his life. There is some ambiguity as to whether Meyer retired in 1936, or in 1941 when the firm was dissolved. Regardless of his official status with the company, Meyer was likely actively involved in the development of both apartments since he listed as the owner and contractor for 124 N. Flores and as owner with Meyer and Holler as contractor of 118 N. Flores. Both of the buildings served as his personal residence and remain the extant location where he lived longest in Los Angeles, from 1936 until 1954.

Additionally, the Mendel and Mabel Meyer Courtyard Apartments are “a notable work of a master builder, designer or architect whose individual genius influenced his or her age.” Constructed by Meyer and Holler in the mid and late Depression period, the subject properties are an example of the firm’s progression into modest multi-family apartment development. The structures are notable as a building type not typically associated with Meyer and Holler and represents the firm’s later work, of which few examples survive. The properties reflect the economic distress and struggles of the Great Depression and how the firm diversified its projects without sacrificing the level of detail and workmanship for which they were known.

Consistent with other Meyer and Holler projects, the apartments are notable for the high grade of construction and building detail especially considering their low construction cost. The interiors have wooden built-ins, hard wood floors, fireplaces, and colorful tile kitchen and bathrooms. The exterior elevations retain original features such as a large cantilevered Monterey style balcony, wooden fanlights, wood casement windows, and an Art Moderne entrance pavilion. The buildings’ orientation, circulation, open spaces, and design details combine to provide units that feel more like living in a single-family house than an apartment

building and create a strong sense of place. Although the structures have had minor alterations, the alterations are reversible and do not substantially change the original Meyer and Holler design. Even the additional unit added to the 118 N. Flores building can be considered significant since it was added by Mendel Meyer himself in 1948 within the period of significance of the firm.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

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

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

The designation of the Mendel and Mabel Meyer Courtyard Apartments 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 properties 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 properties could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior’s Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject properties.

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

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

Categorical Exemption ENV-2015-2492-CE was prepared on August 24, 2015.

BACKGROUND

On July 16, 2015 the Cultural Heritage Commission voted to take the property under consideration. On August 6, a subcommittee of the Commission consisting of Commissioners Barron and Irvine toured the property, accompanied by a staff member from the Office of Historic Resources.

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

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

LEAD CITY AGENCY

City of Los Angeles Department of City Planning

COUNCIL DISTRICT

5

PROJECT TITLE

Mendel and Mabel Meyer Courtyard Apartments Historic-Cultural Monument

LOG REFERENCE

ENV-2015-2492-CE

CHC-2015-2491-HCM

PROJECT LOCATION

118 – 126 ½ N. Flores Street, Los Angeles, 90048

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

Designation of the Mendel and Mabel Meyer Courtyard Apartments as a Historic-Cultural Monument.

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

CONTACT PERSON

Shannon Ryan

AREA CODE

213

TELEPHONE NUMBER

978-1192

EXT.

EXEMPT STATUS: (Check One)

STATE CEQA GUIDELINES

CITY CEQA GUIDELINES

MINISTERIAL

Sec. 15268

Art. II, Sec. 2b

DECLARED EMERGENCY

Sec. 15269

Art. II, Sec. 2a (1)

EMERGENCY PROJECT

Sec. 15269 (b) & (c)

Art. II, Sec. 2a (2) & (3)

× CATEGORICAL EXEMPTION

Sec. 15300 *et seq.*

Art. III, Sec. 1

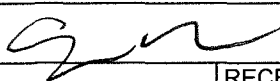
Class 8 & 31 Category _____ (City CEQA Guidelines)

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

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

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

SIGNATURE



TITLE

City Planning Associate

DATE

8/29/15

FEE:

RECEIPT NO.

REC'D. BY

DATE

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

IF FILED BY THE APPLICANT:

NAME (PRINTED)

SIGNATURE

DATE

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-2491-HCM
ENV-2015-2492-CE

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

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Area Planning Commission: Central
Neighborhood Council: Mid City West
Legal Description: TR 10389, Lots 79 and 80

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MENDEL AND MABEL MEYER COURTYARD APARTMENTS

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): BLDG Flores, LLC c/o Matthew Jacobs
755 N laurel Ave
Los Angeles, CA 90046

Abraham Schkalim
P.O. Box 35334
Los Angeles, CA 90035

APPLICANT(S): Steven Luftman
124 N. Flores St.
Los Angeles, CA 90048

John A. Henning, Jr.
125 N. Sweetzer Ave. #202
Los Angeles, CA 90048

RECOMMENDATION **That the Cultural Heritage Commission:**

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

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, City Planning Associate
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

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The two buildings are similar, but they are not identical. By the time 118 N. Flores was designed in 1939, prevailing tastes had changed somewhat, and although numerous materials and details remained the same, many of the strong Monterey Revival elements found on the 124 N. Flores apartments (1936) were not repeated. Instead, 118 N. Flores incorporates greatly simplified Colonial details with modern accents, such as sweeping curvilinear stair railings and horizontally paned windows. It also has an additional unit that was built in 1948.

The firm of Meyer and Holler developed the properties and partner, Mendel Meyer and his wife Mabel, resided for some years in both buildings. 1938 City directories list the Meyers as residing at 126 N. Flores and by 1942 they are listed as residing at 120 N. Flores. Using the "design-build" model that is common today, Meyer and Holler designed and built numerous apartment buildings, homes, hotels, banks, churches, and theaters throughout the greater Los Angeles area. By the mid-1920s, Meyer and Holler was established as the exclusive builders of Hollywood's elite. Their work includes:

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The citywide historic resources survey, SurveyLA, found the Beverly Square district, which includes the subject properties as contributing elements, as eligible for listing in the National Register of Historic Places, the California Register, and as eligible for designation as a local Historic Preservation Overlay Zone. The survey identified the area as an excellent example of a 1930s multi-family residential district.

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.



Address: 126 N FLORES ST

APN: 5511009007

PIN #: 138B173 542

Tract: TR 10389

Block: None

Lot: 79

Arb: None

Zoning: [Q]R3-1-O

General Plan: Medium Residential





City of Los Angeles Department of City Planning

6/16/2015 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

122 N FLORES ST
118 N FLORES ST
122 1/2 N FLORES ST
118 1/2 N FLORES ST

ZIP CODES

90048

RECENT ACTIVITY

VTT-73441-SL
ENV-2015-1134-EAF

CASE NUMBERS

CPC-25066
CPC-1986-823-GPC
CPC-1974-25066
ORD-76753
ORD-183497
ORD-165331-SA670
ORD-146336
ORD-146330
YD-907-YV
ED-74-2146-487-21-SPZ
ED-74-529-SPZ
AFF-2159

Address/Legal Information

| | |
|------------------------------|--------------------|
| PIN Number | 138B173 559 |
| Lot/Parcel Area (Calculated) | 7,545.2 (sq ft) |
| Thomas Brothers Grid | PAGE 633 - GRID A1 |
| Assessor Parcel No. (APN) | 5511009008 |
| Tract | TR 10389 |
| Map Reference | M B 152-17/18 |
| Block | None |
| Lot | 80 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 138B173 |

Jurisdictional Information

| | |
|--------------------------|--------------------|
| Community Plan Area | Wilshire |
| Area Planning Commission | Central |
| Neighborhood Council | Mid City West |
| Council District | CD 5 - Paul Koretz |
| Census Tract # | 2148.00 |
| LADBS District Office | Los Angeles Metro |

Planning and Zoning Information

| | |
|--|---|
| Special Notes | None |
| Zoning | [Q]R3-1-O |
| Zoning Information (ZI) | ZI-2443 Neighborhood Conservation ICO - Lower Council Dist. 5 |
| General Plan Land Use | Medium Residential |
| General Plan Footnote(s) | Yes |
| Hillside Area (Zoning Code) | No |
| Baseline Hillside Ordinance | No |
| 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 | 10 |
| 500 Ft School Zone | No |
| 500 Ft Park 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.

Assessor Information

| | |
|------------------------------|--|
| Assessor Parcel No. (APN) | 5511009008 |
| Ownership (Assessor) | |
| Owner1 | BLDG FLORES LLC |
| Address | 755 N LAUREL AVE LOS ANGELES CA 90046 |
| Ownership (City Clerk) | |
| Owner | SCHKALIM, ABRAHAM (ET AL) |
| Address | PO BOX 35334 LOS ANGELES CA 90035 |
| APN Area (Co. Public Works)* | 0.173 (ac) |
| Use Code | 0400 - 4 units (4 stories or less) |
| Assessed Land Val. | \$1,117,800 |
| Assessed Improvement Val. | \$736,000 |
| Last Owner Change | 11/21/14 |
| Last Sale Amount | \$3,790,037 |
| Tax Rate Area | 67 |
| Deed Ref No. (City Clerk) | 602718 |
| | 568261 |
| | 553898 |
| | 0-282-3 |
| Building 1 | |
| Year Built | 1939 |
| Building Class | D6 |
| Number of Units | 4 |
| Number of Bedrooms | 7 |
| Number of Bathrooms | 9 |
| Building Square Footage | 4,907.0 (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 | No |
| Fire District No. 1 | No |
| Flood Zone | None |
| Watercourse | No |
| Hazardous Waste / Border Zone Properties | No |
| Methane Hazard Site | Methane Zone |
| High Wind Velocity Areas | No |
| Special Grading Area (BOE Basic Grid Map A-13372) | No |
| Oil Wells | None |

Seismic Hazards

| | |
|--------------------------------|---|
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | 2.36338526238491 |
| Nearest Fault (Name) | Hollywood Fault |
| Region | Transverse Ranges and Los Angeles Basin |
| Fault Type | B |
| Slip Rate (mm/year) | 1.00000000 |
| Slip Geometry | Left Lateral - Reverse - Oblique |
| Slip Type | Poorly Constrained |
| Down Dip Width (km) | 14.00000000 |

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

CASE SUMMARIES

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

| | |
|--------------------------|---|
| Case Number: | CPC-1986-823-GPC |
| Required Action(s): | GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283) |
| Project Descriptions(s): | AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT |
| Case Number: | CPC-1974-25066 |
| Required Action(s): | Data Not Available |
| Project Descriptions(s): | |
| Case Number: | YD-907-YV |
| Required Action(s): | YV-HEIGHT AND DENSITY ADJUSTMENTS 20% OR MORE |
| Project Descriptions(s): | Data Not Available |

DATA NOT AVAILABLE

CPC-25066
ORD-76753
ORD-183497
ORD-165331-SA670
ORD-146336
ORD-146330
ED-74-2146-487-21-SPZ
ED-74-529-SPZ
AFF-2159

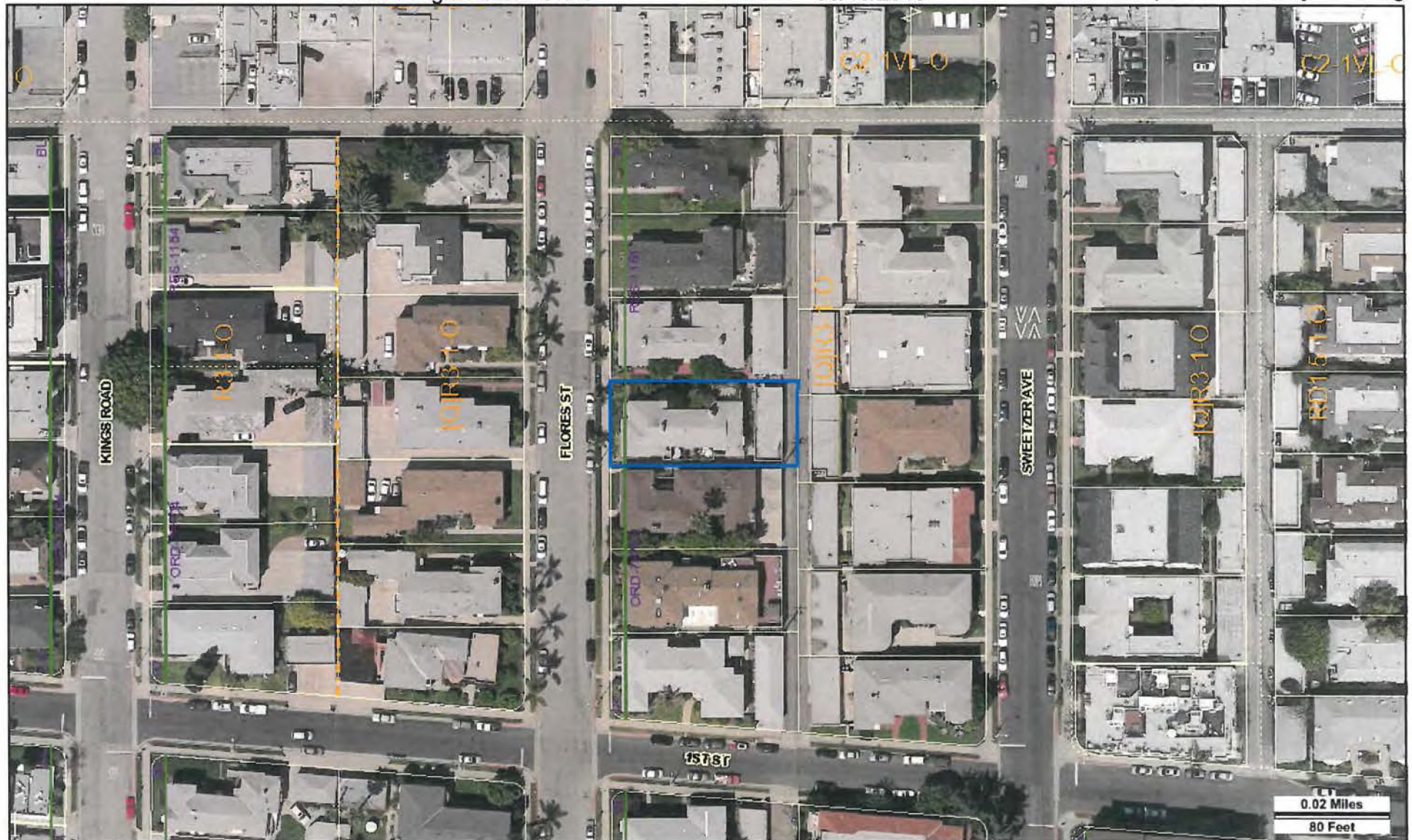
| | |
|---------------------------|-------------|
| Rupture Top | 0.00000000 |
| Rupture Bottom | 13.00000000 |
| Dip Angle (degrees) | 70.00000000 |
| Maximum Magnitude | 6.40000000 |
| Alquist-Priolo Fault Zone | No |
| Landslide | No |
| Liquefaction | Yes |
| Tsunami Inundation Zone | No |

Economic Development Areas

| | |
|----------------------------------|------|
| Business Improvement District | None |
| Promise Zone | No |
| Renewal Community | No |
| Revitalization Zone | None |
| State Enterprise Zone | None |
| Targeted Neighborhood Initiative | None |

Public Safety

| | |
|-----------------------------|----------|
| Police Information | |
| Bureau | West |
| Division / Station | Wilshire |
| Reporting District | 722 |
| Fire Information | |
| Division | 1 |
| Battalion | 18 |
| District / Fire Station | 61 |
| Red Flag Restricted Parking | No |



Address: 118 N FLORES ST
APN: 5511009008
PIN #: 138B173 559

Tract: TR 10389
Block: None
Lot: 80
Arb: None

Zoning: [Q]R3-1-O
General Plan: Medium Residential





City of Los Angeles Department of City Planning

6/16/2015
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

126 N FLORES ST
124 N FLORES ST
126 1/2 N FLORES ST
124 1/2 N FLORES ST

ZIP CODES

90048

RECENT ACTIVITY

VTT-73441-SL
ENV-2015-1134-EAF

CASE NUMBERS

CPC-25066
CPC-1986-823-GPC
CPC-1974-25066
ORD-76753
ORD-183497
ORD-165331-SA670
ORD-146336
ORD-146330
YD-296-YV
ED-74-2146-487-21-SPZ
ED-74-529-SPZ
AFF-2159

Address/Legal Information

| | |
|------------------------------|--------------------|
| PIN Number | 138B173 542 |
| Lot/Parcel Area (Calculated) | 7,545.3 (sq ft) |
| Thomas Brothers Grid | PAGE 633 - GRID A1 |
| Assessor Parcel No. (APN) | 5511009007 |
| Tract | TR 10389 |
| Map Reference | M B 152-17/18 |
| Block | None |
| Lot | 79 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 138B173 |

Jurisdictional Information

| | |
|--------------------------|--------------------|
| Community Plan Area | Wilshire |
| Area Planning Commission | Central |
| Neighborhood Council | Mid City West |
| Council District | CD 5 - Paul Koretz |
| Census Tract # | 2148.00 |
| LADBS District Office | Los Angeles Metro |

Planning and Zoning Information

| | |
|--|---|
| Special Notes | None |
| Zoning | [Q]R3-1-O |
| Zoning Information (ZI) | ZI-2443 Neighborhood Conservation ICO - Lower Council Dist. 5 |
| General Plan Land Use | Medium Residential |
| General Plan Footnote(s) | Yes |
| Hillside Area (Zoning Code) | No |
| Baseline Hillside Ordinance | No |
| 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 | 10 |
| 500 Ft School Zone | No |
| 500 Ft Park 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.

Assessor Information

| | |
|------------------------------|--|
| Assessor Parcel No. (APN) | 5511009007 |
| Ownership (Assessor) | |
| Owner1 | BLDG FLORES LLC |
| Address | 755 N LAUREL AVE LOS ANGELES CA 90046 |
| Ownership (City Clerk) | |
| Owner | SCHKALIM, ABRAHAM (ET AL) |
| Address | PO BOX 35334 LOS ANGELES CA 90035 |
| APN Area (Co. Public Works)* | 0.173 (ac) |
| Use Code | 0400 - 4 units (4 stories or less) |
| Assessed Land Val. | \$1,117,800 |
| Assessed Improvement Val. | \$818,400 |
| Last Owner Change | 11/21/14 |
| Last Sale Amount | \$3,790,037 |
| Tax Rate Area | 67 |
| Deed Ref No. (City Clerk) | 602718 |
| | 568264 |
| | 553897 |
| | 0-282-3 |
| Building 1 | |
| Year Built | 1936 |
| Building Class | D6 |
| Number of Units | 4 |
| Number of Bedrooms | 8 |
| Number of Bathrooms | 4 |
| Building Square Footage | 5,456.0 (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 | No |
| Fire District No. 1 | No |
| Flood Zone | None |
| Watercourse | No |
| Hazardous Waste / Border Zone Properties | No |
| Methane Hazard Site | Methane Zone |
| High Wind Velocity Areas | No |
| Special Grading Area (BOE Basic Grid Map A-13372) | No |
| Oil Wells | None |

Seismic Hazards

| | |
|--------------------------------|---|
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | 2.34808108337337 |
| Nearest Fault (Name) | Hollywood Fault |
| Region | Transverse Ranges and Los Angeles Basin |
| Fault Type | B |
| Slip Rate (mm/year) | 1.00000000 |
| Slip Geometry | Left Lateral - Reverse - Oblique |
| Slip Type | Poorly Constrained |
| Down Dip Width (km) | 14.00000000 |

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

| | |
|---------------------------|-------------|
| Rupture Top | 0.00000000 |
| Rupture Bottom | 13.00000000 |
| Dip Angle (degrees) | 70.00000000 |
| Maximum Magnitude | 6.40000000 |
| Alquist-Priolo Fault Zone | No |
| Landslide | No |
| Liquefaction | Yes |
| Tsunami Inundation Zone | No |

Economic Development Areas

| | |
|----------------------------------|------|
| Business Improvement District | None |
| Promise Zone | No |
| Renewal Community | No |
| Revitalization Zone | None |
| State Enterprise Zone | None |
| Targeted Neighborhood Initiative | None |

Public Safety

Police Information

| | |
|--------------------|-----------|
| Bureau | West |
| Division / Station | Wiltshire |
| Reporting District | 722 |

Fire Information

| | |
|-----------------------------|----|
| Division | 1 |
| Batallion | 18 |
| District / Fire Station | 61 |
| Red Flag Restricted Parking | No |

CASE SUMMARIES

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

Case Number: CPC-1986-823-GPC

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

Project Descriptions(s): AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT

Case Number: CPC-1974-25066

Required Action(s): Data Not Available

Project Descriptions(s):

Case Number: YD-296-YV

Required Action(s): YV-HEIGHT AND DENSITY ADJUSTMENTS 20% OR MORE

Project Descriptions(s): Data Not Available

DATA NOT AVAILABLE

CPC-25066

ORD-76753

ORD-183497

ORD-165331-SA670

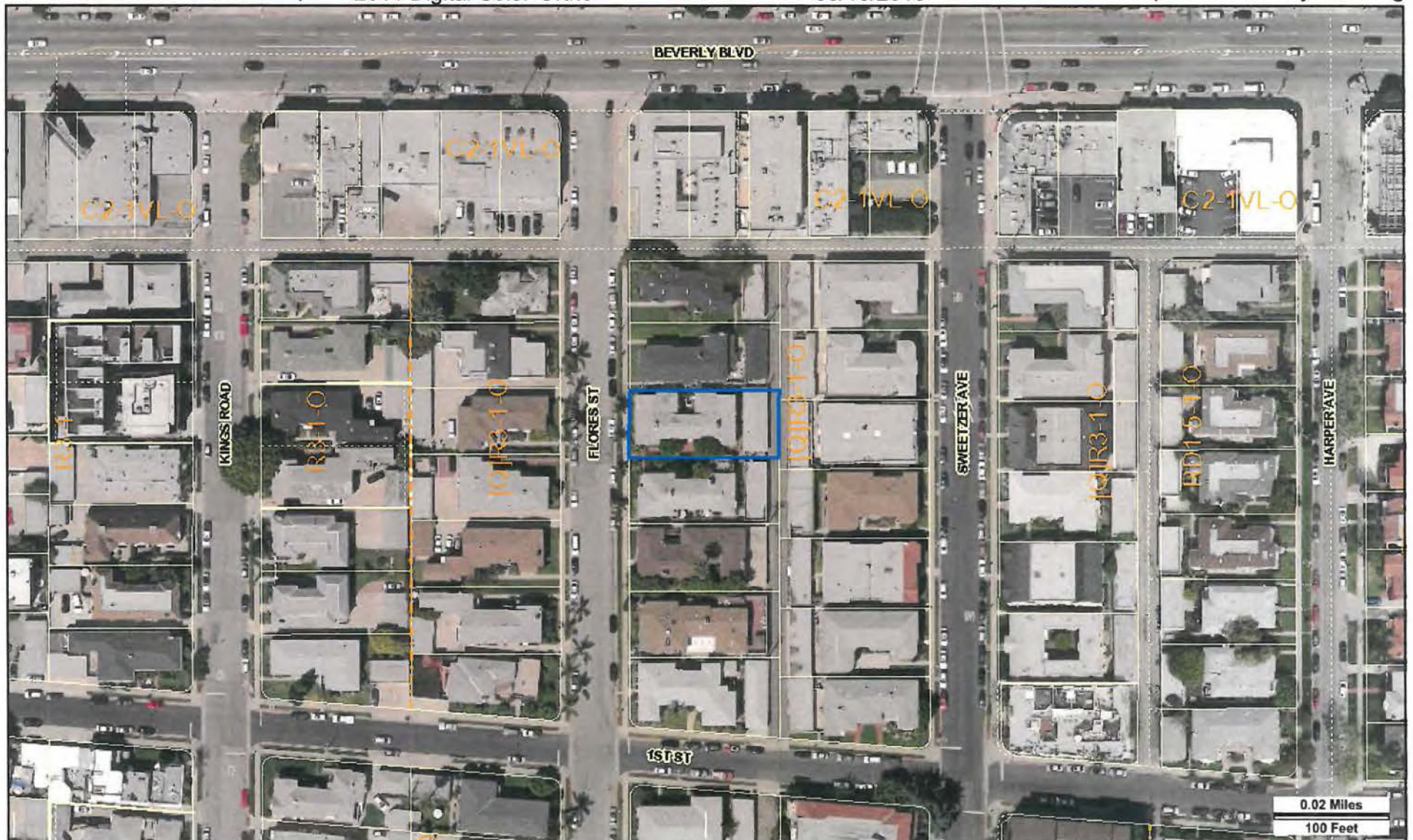
ORD-146336

ORD-146330

ED-74-2146-487-21-SPZ

ED-74-529-SPZ

AFF-2159



Address: 124 N FLORES ST
APN: 5511009007
PIN #: 138B173 542

Tract: TR 10389
Block: None
Lot: 79
Arb: None

Zoning: [Q]R3-1-O
General Plan: Medium Residential



Name: Beverly Square Multi-Family Residential Historic District

Description:

The Beverly Square Multi-Family Residential Historic District is located in the Beverly-Fairfax neighborhood of central Los Angeles. Parcels along both sides of Flores Street, south of the alley behind Beverly Boulevard and just north of 3rd Street, and along both sides of Sweetzer Avenue, south of the alley behind Beverly Boulevard to 1st Street, are included in the district. The topography is generally flat and the area features a regular, rectilinear street grid pattern. Lot sizes are modest and properties have uniform setbacks (deeper on Flores than Sweetzer) with front lawns, concrete walkways and detached garages. Most of the properties' detached garages are accessed via rear alleys. Historically developed as a single tract, the district has original sidewalks and curbs. Of the 38 properties within the district, 36 are contributors and two are non-contributors.

The dominant period of development for the district is 1929 to 1948. It comprises two-story duplexes, triplexes, fourplexes and courtyard apartments predominantly in the Minimal Traditional style with Streamline Moderne and American Colonial Revival style elements. Common architectural features, depending on the style, include smooth stucco cladding, often in combination with wood clapboard or another material, rounded corners and corner windows. Other styles include Tudor Revival, American Colonial Revival, French Revival and Spanish Colonial Revival.

Significance:

The Beverly Square Multi-Family Residential Historic District is an excellent example of a 1920s to 1940s multi-family residential neighborhood in the Wilshire area, and an excellent concentration of Period Revival and Minimal Traditional residential architecture. The district retains original tract and automobile-related features, including concrete sidewalks, curbs and detached garages. It is located near major automobile corridors including Beverly Boulevard and 3rd Street. Residences within the district retain their original plans, massing, scale and character-defining features predominantly of the Minimal Traditional style (with American Colonial Revival or Streamline Moderne features). Of the Beverly Square Multi-Family Residential Historic District's 38 properties, 95% contribute to its significance.

The district was originally owned and subdivided by the Merchants National Trust and Savings Bank as a single tract in 1928. Development of the tract, known as Beverly Square, began soon after. Developers of Beverly Square included the Capital Company, the George L. Rueber Company and the Rand Construction Company. The district was marketed as an "ultra-modern" residential development. The period of significance for the historic district is 1929 to 1948, which captures its major period of development and the time during which all of its buildings were constructed.

**Context 1:**

| | |
|--------------------|--|
| Context: | Residential Development and Suburbanization, 1850-1980 |
| Sub context: | Multi-Family Residential Development, 1910-1980 |
| Theme: | Multi-Family Residential, 1910-1980 |
| Sub theme: | Multi-Family Residential District, 1910-1980 |
| Property type: | Residential-Multi Family |
| Property sub type: | Multi-Family District |
| Criteria: | C/3/3 |
| Status code: | 3S;3CS;5S3 |
| Reason: | Excellent example of a 1930s multi-family residential district containing a mix of multi-family property types, from duplexes to apartment houses. The Beverly Square development showcased "modern" apartment house designs, many by noted local architect Milton J. Black. |

Context 2:

| | |
|--------------------|---|
| Context: | Architecture and Engineering, 1850-1980 |
| Sub context: | No Sub-context |
| Theme: | Housing the Masses, 1880-1975 |
| Sub theme: | Period Revival Multi-Family Residential Neighborhoods, 1918-1942 |
| Property type: | Residential-Multi Family |
| Property sub type: | Multi-Family District |
| Criteria: | C/3/3 |
| Status code: | 3S;3CS;5S3 |
| Reason: | Excellent example of a Period Revival multi-family residential neighborhood in the area. Predominant styles include Minimal Traditional with American Colonial Revival and Streamline Moderne features. |

Contributors/Non-Contributors:

Primary Address: 8305 W 1ST ST
 Other Address: 803 W 1ST ST
 805 W 1ST ST
 807 W 1ST ST
 809 W 1ST ST
 811 W 1ST ST
 8303 W 1ST ST
 103 N SWEETZER AVE

Type: Contributor
 Year built: 1938
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional



Primary Address: 8320 W 1ST ST
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional



Primary Address: 8335 W 1ST ST
 Other Address: 8331 W 1ST ST
 8333 W 1ST ST
 Type: Non-Contributor
 Year built: 1940
 Property type/sub type: Residential-Multi Family; Triplex
 Architectural style: Minimal Traditional



Primary Address: 8336 W 1ST ST
 Other Address: 8330 W 1ST ST
 8332 W 1ST ST
 8334 W 1ST ST
 Type: Contributor
 Year built: 1937
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: Minimal Traditional



Primary Address: 100 N FLORES ST
 Type: Contributor
 Year built: 1937
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional



Primary Address: 109 N FLORES ST
 Other Address: 107 N FLORES ST
 107 1/2 N FLORES ST
 109 1/2 N FLORES ST
 Type: Contributor
 Year built: 1936
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional



Primary Address: 110 N FLORES ST
 Other Address: 106 N FLORES ST
 108 N FLORES ST
 Type: Non-Contributor
 Year built: 1937
 Property type/sub type: Residential-Multi Family; Triplex
 Architectural style: Minimal Traditional



Primary Address: 115 N FLORES ST
 Other Address: 113 N FLORES ST
 113 1/2 N FLORES ST
 115 1/2 N FLORES ST
 Type: Contributor
 Year built: 1936
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional



Primary Address: 116 N FLORES ST
 Other Address: 112 N FLORES ST
 114 N FLORES ST
 Type: Contributor
 Year built: 1936
 Property type/sub type: Residential-Multi Family; Triplex
 Architectural style: Minimal Traditional; American Colonial Revival



Primary Address: 117 N FLORES ST
 Other Address: 117 1/2 N FLORES ST
 119 N FLORES ST
 119 1/2 N FLORES ST
 Type: Contributor
 Year built: 1936
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional



Primary Address: 122 N FLORES ST
 Other Address: 118 N FLORES ST
 118 1/2 N FLORES ST
 122 1/2 N FLORES ST
 Type: Contributor
 Year built: 1939
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional; Monterey Revival



Primary Address: 126 N FLORES ST
 Other Address: 124 N FLORES ST
 124 1/2 N FLORES ST
 126 1/2 N FLORES ST
 Type: Contributor
 Year built: 1936
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional; Monterey Revival



Primary Address: 127 N FLORES ST
 Other Address: 121 N FLORES ST
 123 N FLORES ST
 125 N FLORES ST
 Type: Contributor
 Year built: 1939



Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional; American Colonial Revival

Primary Address: 128 N FLORES ST
 Type: Contributor
 Year built: 1937
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: Minimal Traditional



Primary Address: 133 N FLORES ST
 Other Address: 129 N FLORES ST
 131 N FLORES ST
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Multi Family; Triplex
 Architectural style: Minimal Traditional



Primary Address: 134 N FLORES ST
 Type: Contributor
 Year built: 1938
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: Minimal Traditional



Primary Address: 139 N FLORES ST
 Other Address: 135 N FLORES ST
 137 N FLORES ST
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Multi Family; Triplex
 Architectural style: Minimal Traditional; French Revival (Norman)



Primary Address: 106 S FLORES ST
 Other Address: 106 1/2 S FLORES ST
 108 S FLORES ST
 110 S FLORES ST
 Type: Contributor
 Year built: 1936
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: Minimal Traditional



Primary Address: 107 S FLORES ST
 Other Address: 107 1/2 S FLORES ST
 109 S FLORES ST
 109 1/2 S FLORES ST
 Type: Contributor
 Year built: 1936
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional; Moderne, Streamline



Primary Address: 111 S FLORES ST
 Other Address: 111 1/2 S FLORES ST
 115 S FLORES ST
 115 1/2 S FLORES ST
 Type: Contributor
 Year built: 1936
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Minimal Traditional; Moderne, Streamline



Primary Address: 112 S FLORES ST
 Other Address: 112 1/2 S FLORES ST
 114 S FLORES ST
 114 1/2 S FLORES ST
 Type: Contributor
 Year built: 1937
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: Chateausque, Late



Primary Address: 117 S FLORES ST
 Other Address: 117 1/2 S FLORES ST
 119 S FLORES ST
 119 1/2 S FLORES ST
 Type: Contributor
 Year built: 1936
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: Minimal Traditional; American Colonial Revival



Primary Address: 118 S FLORES ST
 Other Address: 116 S FLORES ST
 118 1/2 S FLORES ST
 Type: Contributor
 Year built: 1940



Property type/sub type: Residential-Multi Family; Courtyard Apartment

Architectural style: Moderne, Streamline; Minimal Traditional

Primary Address: 121 S FLORES ST

Other Address: 121 1/2 S FLORES ST
123 S FLORES ST
123 1/2 S FLORES ST

Type: Contributor

Year built: 1936

Property type/sub type: Residential-Multi Family; Fourplex

Architectural style: Minimal Traditional; Moderne, Streamline



Primary Address: 122 S FLORES ST

Type: Contributor

Year built: 1940

Property type/sub type: Residential-Multi Family; Courtyard Apartment

Architectural style: Moderne, Streamline; Minimal Traditional



Primary Address: 109 N SWEETZER AVE

Other Address: 107 N SWEETZER AVE
109 1/4 N SWEETZER AVE
109 1/2 N SWEETZER AVE

Type: Contributor

Year built: 1938

Property type/sub type: Residential-Multi Family; Apartment House

Architectural style: Minimal Traditional; Moderne, Streamline



Primary Address: 110 N SWEETZER AVE

Other Address: 106 N SWEETZER AVE
106 1/2 N SWEETZER AVE
108 N SWEETZER AVE
108 1/2 N SWEETZER AVE
110 1/2 N SWEETZER AVE

Type: Contributor

Year built: 1937

Property type/sub type: Residential-Multi Family; Courtyard Apartment

Architectural style: Neoclassical



Primary Address: 114 N SWEETZER AVE
 Type: Contributor
 Year built: 1931
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Tudor Revival



Primary Address: 115 N SWEETZER AVE
 Type: Contributor
 Year built: 1931
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Spanish Colonial Revival



Primary Address: 116 N SWEETZER AVE
 Type: Contributor
 Year built: 1948
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional



Primary Address: 119 N SWEETZER AVE
 Type: Contributor
 Year built: 1948
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional; Moderne, Streamline



Primary Address: 120 N SWEETZER AVE
 Type: Contributor
 Year built: 1931
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Tudor Revival



Primary Address: 125 N SWEETZER AVE
 Type: Contributor
 Year built: 1932
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: French Revival (Norman)



Primary Address: 127 N SWEETZER AVE
 Type: Contributor
 Year built: 1940
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional; Moderne, Streamline



Primary Address: 134 N SWEETZER AVE
 Other Address: 130 N SWEETZER AVE
 132 N SWEETZER AVE
 134 1/4 N SWEETZER AVE
 134 1/2 N SWEETZER AVE
 134 3/4 N SWEETZER AVE
 Type: Contributor
 Year built: 1938
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: American Colonial Revival



Primary Address: 138 N SWEETZER AVE
 Other Address: 136 N SWEETZER AVE
 136 1/4 N SWEETZER AVE
 136 1/2 N SWEETZER AVE
 136 3/4 N SWEETZER AVE
 138 1/2 N SWEETZER AVE
 Type: Contributor
 Year built: 1937
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: American Colonial Revival



Primary Address: 139 N SWEETZER AVE
 Type: Contributor
 Year built: 1937
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional; Moderne, Streamline



Primary Address: 101 S SWEETZER AVE
 Type: Contributor
 Year built: 1929
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Spanish Colonial Revival; Moorish



HISTORIC-CULTURAL MONUMENT

NOMINATION FORM [AMENDED 6/22/15]

1. PROPERTY IDENTIFICATION

| | | | |
|---|---|---------------------------------------|------------------------------|
| Proposed Monument Name: Mendel & Mabel Meyer Courtyard Apartments | | Notable architect/builder | |
| Other Associated Names: Beverly Square Multi-family Apartment Building | | | |
| Street Address: 118 and 124 N Flores Street | | Zip: 90048 | Council District: 5 |
| Range of Addresses on Property: 118-122 ½ & 124-126 ½ N. Flores St. | | Community Name: Beverly Square | |
| Assessor Parcel Number: 5511009008 etc | Tract: TR 10389 | Block: none | Lot: 80, 79 |
| Identification cont'd: APNs 5511009007 and 5511009008 | | | |
| Proposed Monument Property Type: | <input checked="" type="radio"/> Building | <input type="radio"/> Structure | <input type="radio"/> Object |
| | <input type="radio"/> Site/Open Space | <input type="radio"/> Natural Feature | |
| Describe any additional resources located on the property to be included in the nomination, here: | | | |
| Two apartment buildings enclosing a courtyard garden | | | |

2. CONSTRUCTION HISTORY & CURRENT STATUS

| | | |
|---|--|--|
| Year built: 1936/1939 | <input checked="" type="radio"/> Factual <input type="radio"/> Estimated | Threatened? Private Development |
| Architect/Designer: Mendel S Meyer / George J. Fosdyke | Contractor: Meyer & Holler | |
| Original Use: multi-family homes | Present Use: multi-family homes | |
| Is the Proposed Monument on its Original Site? | <input checked="" type="radio"/> Yes | <input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7) |

3. STYLE & MATERIALS

| Architectural Style: Minimal Traditional | | Stories: 2 | Plan Shape: H-shaped |
|---|--------------------------------------|--------------------------------------|-----------------------------|
| FEATURE | PRIMARY | SECONDARY | |
| CONSTRUCTION | Type: Wood | Type: Concrete poured/precast | |
| CLADDING | Material: Stucco, smooth | Material: Wood clapboards | |
| ROOF | Type: Hipped, cross | Type: Gable | |
| | Material: Composition shingle | Material: Composition shingle | |
| WINDOWS | Type: Double-hung | Type: Casement | |
| | Material: Wood | Material: Wood | |
| ENTRY | Style: Recessed | Style: Hidden | |
| DOOR | Type: Paneled, unglazed | Type: French | |

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



4. ALTERATION HISTORY

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

| | |
|------------|---|
| 1948 | Permit No. 15601 addition of 1 guest room and bath |
| circa 1960 | Some windows changed/ replaced |
| circa 1990 | Rail changed on balconies |
| Jan 1998 | 98016-200000-00157 New roof installed on both buildings and garages. |
| Aug 1998 | 98016-30000-16172 Repair stucco cracks, railings; replace doors/windows (same size/loc) |
| Jan 1999 | 99016-30000-00192 Earthquake retrofit: Install anchor bolts/straps/hardware/plywood |
| Mar 2010 | 10042-30000-04058 Install air conditioning |
| | |

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

| | |
|--|--|
| <input type="checkbox"/> Listed in the National Register of Historic Places | |
| <input type="checkbox"/> Listed in the California Register of Historical Resources | |
| <input checked="" type="checkbox"/> Formally determined eligible for the National and/or California Registers | |
| <input type="checkbox"/> Located in an Historic Preservation Overlay Zone (HPOZ) | <input type="radio"/> Contributing feature <input type="radio"/> Non-contributing feature |
| <input checked="" type="checkbox"/> Determined eligible for national, state, or local landmark status by an historic resources survey(s) | Survey Name(s): SurveyLA Historic Resources Survey Wilshire Community Plan Area: Appendix C |
| Other historical or cultural resource designations: Contributor to district with Status Codes 3D, 3CD and 5D3 (Survey LA) | |

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

| | | | |
|-----------------------------------|----------------------------|---------------------------|-----------|
| Name: Steven Luftman | | Company: | |
| Street Address: 124 N. Flores St. | | City: Los Angeles | State: CA |
| Zip: 90048 | Phone Number: 323-852-1275 | Email: sluftman@yahoo.com | |

Property Owner

Is the owner in support of the nomination? ☐ Yes ☐ No ☒ Unknown

| | | | |
|------------------------------------|---------------|--------------------------|-----------|
| Name: Matthew Jacobs | | Company: BLDG FLORES LLC | |
| Street Address: 755 N. Laurel Ave. | | City: Los Angeles | State: CA |
| Zip: 90046 | Phone Number: | Email: | |

Nomination Preparer/Applicant's Representative

| | | | |
|-------------------------|---------------|----------|--------|
| Name: Same as applicant | | Company: | |
| Street Address: | | City: | State: |
| Zip: | Phone Number: | Email: | |

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

| | |
|---|---|
| Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign. | |
| <input checked="" type="checkbox"/> | I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying. |
| <input checked="" type="checkbox"/> | I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation. |
| <input checked="" type="checkbox"/> | I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application. |

Steven Luftman

June 22, 2015

Name:

Date:

Signature:

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

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

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

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



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8. CONTACT INFORMATION

Applicant

| | | | |
|---|----------------------------|-----------------------------|-----------|
| Name: John A. Henning, Jr. | | Company: | |
| Street Address: 125 N. Sweetzer Ave. #202 | | City: Los Angeles | State: CA |
| Zip: 90048 | Phone Number: 323 655 6171 | Email: john@johnhenning.com | |

Property Owner

Is the owner in support of the nomination? ☐ Yes ☐ No ☒ Unknown

| | | | |
|------------------------------------|---------------|--------------------------|-----------|
| Name: Matthew Jacobs | | Company: BLDG FLORES LLC | |
| Street Address: 755 N. Laurel Ave. | | City: Los Angeles | State: CA |
| Zip: 90046 | Phone Number: | Email: | |

Nomination Preparer/Applicant's Representative

| | | | |
|-------------------------|---------------|----------|--------|
| Name: Same as applicant | | Company: | |
| Street Address: | | City: | State: |
| Zip: | Phone Number: | Email: | |

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



9. SUBMITTAL

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

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| | 9. <input checked="" type="checkbox"/> Zimas Parcel Report for all Nominated Parcels (including map) |

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| <input checked="" type="checkbox"/> | I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation. |
| <input checked="" type="checkbox"/> | I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application. |

John A. Henning, Jr.

June 15, 2015

Name:

Date:

Signature:

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

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

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

Proposed Monument Description and Statement of Significance

Historic-Cultural Monument Nomination 118 and 124 North Flores Street

“A NEW DESIGN FOR LIVING... DRIVE OUT TODAY!”

*Advertisement showcasing Beverly Square from the Los Angeles Times
9/13/1936*¹

Introduction:

The Mendel and Mabel Meyer Courtyard Apartments were built at 124-126½ and 118-122½ North Flores Street in 1936 and 1939 respectively,^{2 3} on the site of a former golf driving range⁴ that was developed during the Great Depression to accommodate the City’s emerging car culture and to suit the aspirations of newly mobile residents in the area now known as Beverly Grove. The buildings symbolize the rise and fall of Meyer and Holler, one of the City’s most celebrated construction firms during the 1920s, and the reinvention of the firm’s owner, Mendel Meyer, as a provider of housing affordable to Angelenos of modest means – ultimately including himself and his wife, Mabel.

Site Description:

The two complementary buildings are each two stories tall and originally comprised four units 17each.^{5 6} (A fifth unit was added to one of the buildings in 1948.⁷) Considering that they were constructed during the mid-to-late 1930s, during the latter years of the Great Depression, the buildings are remarkable for their detailed construction and for the high quality of life they provide to their occupants. The paired buildings are also essential components of Beverly

¹ Advertisement, “A New Design for Living,” *Los Angeles Times*, September 13, 1936, Part V, 5 (Exhibit 17).

² In 1936, LADBS issued a building permit for the nominated 4-family building at 124 through 126½ N. Flores St., reflecting “Mr. and Mrs. Mendel Meyer” as “owner” and reflecting “none” as architect and contractor. City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 9708, April 24, 1936 (Exhibit 22).

³ In 1939, LADBS issued a building permit for the nominated 4-family building at 118 through 122 N. Flores St., reflecting “Mr. and Mrs. Mendel Meyer” as “owner” and reflecting “none” as architect and Meyer & Holler as contractor. City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 5147, February 9, 1939 (Exhibit 25).

⁴ “Evolution...”Hammers Are Ringing,” *Los Angeles Times*, December 8, 1935, Part V, 7 (Exhibit 11).

⁵ City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 9708, April 24, 1936 (Exhibit 22).

⁶ City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 5147, February 9, 1939 (Exhibit 25).

⁷ City of Los Angeles, *Department of Building and Safety, Application to Alter, Repair or Demolish and for a Certificate of Occupancy*, Permit No. 15601, May 3, 1948 (Exhibit 26).

Square, a multi-family residential district built almost entirely during the 1930s that features a remarkable variety of architectural styles that are hallmarks of the period.⁸

Between the late 1920s and the late 30s, Hollywood churned out endless epics depicting exotic locales, from the France of Marie Antoinette⁹ to Zorro's Spanish-occupied Los Angeles.¹⁰ The sets of these films affected domestic architecture in Los Angeles, transforming residential streets into a varied backlot of architectural styles.¹¹ There is perhaps no better example of this than Beverly Square, in which 90% of the original architecture remains, much of which are fine examples of period revival structures from between 1929 and 1940. Here, French Norman multifamily buildings sit cheek to jowl with Cheshire half-timbered homes and Spanish hacienda (Spanish Colonial Revival) apartment blocks.¹²

The nominated structures are primarily designed in the rather uncommon Monterey Revival style, which is one of the few architectural styles that is native to California.¹³ Buildings of this type blend aspects of Spanish Colonial design with New England's colonial style,¹⁴ and were first introduced in Monterey, California in the late 1830's.¹⁵

Often, the streamlined colonial attributes of Monterey Revival structures are labeled as Minimal Traditional.¹⁶ In an attempt to lure prospective buyers to buildings of this type, a 1935 advertisement for Beverly Square quoted L.J. Burrud, who was best known for his innovative advertising work on the Hollywoodland development.¹⁷ Mr. Burrud summed up the style by saying, "The studio apartment idea has been efficiently developed in the new architecture of Beverly Square and both the modern and the Monterey type of design have been very successfully used to combine artistic effect with large, roomy, practical suite arrangements."¹⁸

Both of the nominated buildings are wooden structures primarily composed of stucco cladding on the first floor with decorative wrought iron grilles covering windows. On the second floor, the walls are covered with wide width wood planking and feature cantilever balconies supported

⁸ Survey LA, *Wilshire Historic Districts, Planning Districts and Multi-Property Resources* – 01/26/15, January 26, 2015, 126.

⁹ *Madame Du Barry* (1934), IMDb <http://www.imdb.com/title/tt0025443/> (June 11, 2015).

¹⁰ *The Mark of Zorro* (1920), IMDb <http://www.imdb.com/title/tt0011439/> (June 11, 2015).

¹¹ Merry Ovnick, "The Mark of Zorro: Silent Film's Impact on 1920s Architecture in Los Angeles," *California History* Vol. 86, No. 1 (2008), University of California Press in association with the California Historical Society (<http://www.jstor.org/stable/40495188>), 28.

¹² Survey LA, *Wilshire Historic Districts, Planning Districts and Multi-Property Resources* – 01/26/15, 122-130 (discussion of Beverly Square Multi-Family Residential Historic District).

¹³ *Architectural Styles in Fullerton, Monterey Revival*, Fullerton Heritage, <http://www.fullertonheritage.org/Resources/archstyles/monterey.htm> (June 11, 2015).

¹⁴ <http://www.fullertonheritage.org/Resources/archstyles/monterey.htm>

¹⁵ Kirker, Harold. "The Larkin House Revisited." *California History* vol. 65, no. 1 (1986): 26-33.

¹⁶ *Minimal Traditional Architecture*, Antique Home, <http://www.antiquehome.org/Architectural-Style/minimal-traditional.htm> (June 15, 2015).

¹⁷ Mary Mallory, *Hollywood Heights: L.J. Burrud: Hollywoodland Publicity Man and Western Adventurer* (May 4, 2015), *The Daily Mirror*, <http://ladailymirror.com/2015/05/04/mary-mallory-hollywood-heights-l-j-burrud-hollywoodland-publicity-man-and-western-adventurer/> (June 11, 2015).

¹⁸ "Contracts for New Structures Total \$175,000," *Los Angeles Times*, December 15, 1935, Part V (Exhibit 12).

by decorative overhanging corbels. Original windows include Art Moderne horizontal wood casement windows. The roofs are primarily simplified hipped shapes with wide overhangs in front and even on the sides of the building where details are usually very restrained. Above the roof, each building has a large chimney, one with decorative chimney pots. Interiors feature original hardwood floors, decorative built-cabinetry, original woodwork trim and plaster moldings, and some apartments retain the original period revival light fixtures. In addition, kitchens and baths exhibit elaborate deco tilework.

The two structures are complimentary and similar, but they are not identical. By the time the 1939 structure was designed, prevailing tastes had changed somewhat,¹⁹ and although numerous materials and details remained the same, many of the strong Monterey Revival elements in the 1936 structure were not repeated but were instead supplanted by greatly simplified colonial details as well as modernistic accents, such as sweeping curvilinear stair railings and horizontally paned windows.

Distinguishing Characteristics:

In addition to being compelling examples of rare multi-family Monterey Revival style buildings, both of the nominated structures combine to form a courtyard complex, which adds to their aesthetic appeal and liveability. Upon entering the communal garden space, one passes through the large street-fronting Kentiopsis palms and is surrounded by lush shade-loving vegetation such as Australian tree ferns, bird-of-paradise and Elephant ears. The buildings exemplify the architectural plan of Beverly Square as spelled out in a January 19, 1936 article in the Los Angeles Times, which noted that "Each multiple unit is so placed on the site that open courtyards face each other to assure ample sunlight and air space."²⁰

On the two properties, pathways lead through the garden area to unit doors which are tucked away into light columned side porticos, many of which retain their oversized and fanciful original lantern fixtures. Each unit entry door is discreetly located, which lends to the illusion that each building is actually a large single-family home and part of a neighborhood of gracious homes with large courtyard gardens. This effect helped 1930s-era apartment dwellers in Beverly Square to escape the perceived stigma of communal living²¹ and allowed them to assimilate smoothly into the neighboring low density single family districts just steps away north of Beverly Boulevard and south of Third Street.^{22 23}

In addition to the large communal garden space from which all units enter, each apartment is complete with a small private patio or balcony, which is made possible due to the unusual H-shaped plan of each building.^{24 25} The public courtyard space is located in the cavity where the

¹⁹ <http://www.antiquehome.org/Architectural-Style/minimal-traditional.htm>

²⁰ "Building Activity in Residential Area Seen," *Los Angeles Times*, January 19, 1936, Part V (Exhibit 14).

²¹ Todd Douglas Gish, *Building Los Angeles: Urban Housing in the Suburban Metropolis, 1900--1936* (University Of Southern California, 2007) 146-148, 91, 93.

²² Sanborn map, Los Angeles, Volume 20, Sheet 2082 (1926)

²³ Sanborn map, Los Angeles, Volume 22, Sheet 2221 (1926)

²⁴ Sanborn map, Los Angeles, Volume 22, Sheet 2209 (1936)

²⁵ Bird's eye aerial view of 124 N. Flores St. from Bing Maps <https://www.bing.com/maps/> (Exhibit 3).

H-shaped plans meet to form an open block, and the private patios are located on the opposite sides of the buildings to the north and south.²⁶ Each unit still retains the original French doors that open onto their private patio space.

There are no driveways leading into the property from North Flores Street. Instead, at the rear of the lots is housed a detached row of enclosed garages. These garages face a communal alley that is shared with all of the other properties on the same block of North Flores Street, as well as those on North Sweetzer Avenue, the next block to the east. This design reflects important changes that were brought on by the rise of the automobile in the early 1930s.²⁷ Developments like Beverly Square were among the first to reflect the standardization of the garage unit as an element of the American home.²⁸ This phenomenon disrupted the 19th-century idea of the isolated carriage house and replaced it with the modern ideal of suburbs centered around the automobile,^{29 30} which by the late 1920s was attainable by even people of modest means³¹ and by most Angelenos.³²

The promoters of Beverly Square aspired to preserve what was good about residential architecture before the automobile, while at the same time discreetly accommodating the new 4-wheeled "residents" of multi-family neighborhoods.³³ While the line of buildings along North Flores Street retained a uniform street setback,³⁴ which encouraged communality in a manner similar to older subdivisions, the addition of garages in the communal alley created a secondary center of activity at the back of the lots, where cars entered carrying groceries or parcels from a recent shopping trip.

Beverly Square adopted the now-familiar model of clustering multi-family buildings around long commercial corridors, in this case Beverly Boulevard and Third Street.^{35 36} This model allowed households of different means to co-exist side by side, some of whom had automobiles and some

²⁶ Bird's eye aerial view of 124 N. Flores St. from Bing Maps <https://www.bing.com/maps/> (Exhibit 3).

²⁷ Robert Fishman, *Bourgeois Utopias: The Rise And Fall Of Suburbia* (Basic Books, 1987) 165, 171, 174.

²⁸ Survey LA, *Wilshire Historic Districts, Planning Districts and Multi-Property Resources* – 01/26/15, 122.

²⁹ Survey LA, *Historic Resources Survey Report, Wilshire Community Plan Area*, January 23, 2015, 15, 17, 18, 30.

³⁰ Martin V. Melosi, *The Automobile Shapes the City, Automobile in American Life and Society*, University of Michigan (2005) http://www.autolife.umd.umich.edu/Environment/E_Casestudy/E_casestudy12.htm (June 19, 2015).

³¹ Before World War I a car cost the average American worker the equivalent of 24 months wages. By the late 1920s a car could be purchased for about 3 months' wages. Ben Wattenberg, *The First Measured Century: Middletown: A Study in Modern American Culture*, <http://www.pbs.org/fmc/segments/progseg4.htm> (June 19, 2015).

³² By the 1920s, most Angelenos navigated the city by automobile. Survey LA, *Historic Resources Survey Report, Wilshire Community Plan Area*, 30.

³³ Advertisement, "Open House in Beverly Square," *Los Angeles Times*, May 10, 1936, Part V, 2 (Exhibit 16).

³⁴ City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 9708, April 24, 1936 (Exhibit 21), 2 (noting "Variance granted by board of City Planning Comm. to permit 10' building line now before City Council").

³⁵ Survey LA, *Historic Resources Survey Report, Wilshire Community Plan Area*, 24.

³⁶ Survey LA, *Wilshire Historic Districts, Planning Districts and Multi-Property Resources* – 01/26/15, 122.

of whom did not.^{37 38} For those lucky enough to own a car, the proximity of the major boulevards allowed easy and convenient transportation between home and more distant shopping districts, or a quick trip to the increasingly popular Farmers Market at 3rd Street and Fairfax Avenue.³⁹ At the same time, those of more limited means were able to live in a hospitable and comfortable environment in which they could easily walk to busy commercial thoroughfares where they could work in shops or small offices.^{40 41}

The creators of these new multi-family residential districts tried to incorporate the best aspects of city and suburban living within a single community. They trumpeted this goal in their advertising: "Studio apartments now ready at reasonable RENTS. Beverly Square... close in, convenient, fast transportation. Schools, Shops, Churches, Theaters near by. Distinctly different... roomy quiet gardens... Sunny ... Airy, Clean, Thoroughly modern with Large Living Rooms ... Balconies, Patios, Venetian Blinds... Some with Fireplaces... Garages... Beautifully decorated.... Complete Homes at Apartment prices."⁴²

The nominated buildings and the vast majority of the nearby multi-family structures have stood the test of time, serving today's families in a manner much as they served the residents of the 1930s and the intervening decades. As part of a completely intact block of historic structures from the 1930s, the buildings help to create a pleasant, pedestrian scale that encourages casual interaction among neighbors, while still ensuring privacy and comfort for their residents. The buildings are also located in the center of the Beverly Square neighborhood, which Survey LA describes as an "Excellent example of a 1930s multi-family residential district containing a mix of multi-family property types, from duplexes to apartment houses."⁴³ According to the Historic Resources Survey Report for the Wilshire Community Plan Area, these buildings are eligible for the California and National Register as contributors, and are also eligible for local listing or designation through the survey evaluation.^{44 45}

Social, Economic and Political Significance:

³⁷ Each of the Flores buildings has six parking spaces for a total of twelve spaces for nine units. At the time the nominated buildings were constructed, the City of Los Angeles zoning code required just one parking space per unit, regardless of size or number of occupants. City of Los Angeles, *Zoning Code, Manual and Commentary, Parking History for residential buildings*. (Fourth Edition April 2015), 113.

³⁸ The modern-day City of Los Angeles zoning code requires two parking spaces for each residential multi-family unit with more than 3 habitable rooms. *Los Angeles Department of Building and Safety, Information Bulletin / Public – Building Code Document No. P/ZC 2002-011* (Revised 03-24-15).

³⁹ *A History of the Los Angeles Farmers Market*, LA Insider Tours, 2013, <http://lainsidertours.com/a-history-of-the-los-angeles-farmers-market/> (June 11, 2015).

⁴⁰ Advertisement, "In Beverly Square a New Idea," *Los Angeles Times*, December 15, 1935, Part V, 3 (Exhibit 13).

⁴¹ "Office and Store Structure Rises on Beverly Blvd.," *Los Angeles Times*, January 22, 1939, Part V, 4 (Exhibit 19) (noting construction of building at southeast corner of Beverly Boulevard and Sweetzer Avenue, 1 block from nominated structures, containing nine stores and three offices "being reserved for doctors, dentists and X-ray offices.").

⁴² Advertisement, "Open House in Beverly Square," *Los Angeles Times*, May 10, 1936, Part V, 2 (Exhibit 16).

⁴³ Survey LA, *Wilshire Historic Districts, Planning Districts and Multi-Property Resources – 01/26/15*, 122.

⁴⁴ Survey LA, *Wilshire Historic Districts, Planning Districts and Multi-Property Resources – 01/26/15*, 123.

⁴⁵ Survey LA, *Field Survey Results Master Report*, 12-13.

The Mendel and Mabel Meyer Courtyard Apartments, as well as the entire Beverly Square subdivision, tell the story of the nation's recovery from the depths of the Great Depression. The unbridled optimism reflected in the mid-1930s news articles and advertisements for the subdivision may be surprising given that the buildings were constructed during one of the worst economic disasters in American history. It may also seem counterintuitive that during a time of economic crisis and fear, such luxurious living quarters would be built for people of modest means. However, if the broader cultural mindset of the period is analyzed, these buildings are symbols of a brief period of optimism within the larger framework of a decade-long economic collapse.

The Beverly Square subdivision was initially subdivided in 1928⁴⁶ and from the beginning was slated for multi-family structures.⁴⁷ A handful of buildings were constructed between 1929 and 1932,^{48,49} at the beginning of the Great Depression and likely before builders realized that the Depression was far more severe than they had expected.⁵⁰ After those first few buildings were complete, the subdivision apparently went into foreclosure^{51 52} and building in the neighborhood effectively ground to a halt for several years.⁵³

In the mid-1930s, spurred by large social programs like the Works Progress Administration brought on by president Franklin Delano Roosevelt, the economy improved enormously from the depths of the Depression. In 1936, the national economy grew by a staggering 14.1 percent,⁵⁴ and residential foreclosures dropped to the lowest level since 1930.⁵⁵ The result: A burst of renewed optimism across the nation generally, and in Los Angeles in particular.

Suddenly, new residential projects were being proposed in Los Angeles, and Beverly Square, which had been at the periphery of the City's development when the Depression began, became a

⁴⁶ City of Los Angeles, *Tract No. 10389 TR0152-017*, 1928.

⁴⁷ Deed of Trust No. 784 N.S., 10721-259, Bank of America National Trust and Savings Association, March 25, 1931, 1.

⁴⁸ Beverly Square Multi-Family Residential Historic District Map, 2015 (Exhibit 4).

⁴⁹ ZIMAS query June 21, 2015 <http://zimas.lacity.org>

⁵⁰ Housing construction in the United States fell 90 percent between 1925, the record high, and 1933. Peter G. Rowe, *Modernity and Housing* (Boston: The MIT Press, 1993) 103.

⁵¹ Advertisement, "Beverly Square "The Hot Spot" of Residential Income Property," *Los Angeles Times*, November 24, 1935, Part V, 4 (Exhibit 9).

⁵² By 1935, the subdivision was owned by Capital Company, an entity which was set up for Bank of America to dispose of its bad assets. United States Of America, Before The Board Of Governors Of The Federal Reserve System, *In The Matter Of Transamerica Corporation* (Washington, DC: June 13, 1951) https://fraser.stlouisfed.org/scribd/?item_id=464775&filepath=/docs/historical/eccles/022_03_0001.pdf (June 18, 2015), 90 (noting that "one of [Capital Company's] principal functions over the years has been to manage, operate and sell real estate which it acquired after foreclosure by Bank of America").

⁵³ Beverly Square Multi-Family Residential Historic District Map (Exhibit 4).

⁵⁴ In 1936, the national economy grew by a staggering 14.1 percent. Robert Reich, *The Truth About The Economy: We're Heading Back Toward A Double Dip*, Business Inside, March 31, 2011 <http://www.businessinsider.com/the-truth-about-the-economy-were-heading-back-toward-a-double-dip-2011-3> (June 19, 2015).

⁵⁵ David C. Wheelock, The Federal Response to Home Mortgage Distress: Lessons from the Great Depression," *Federal Reserve Bank of St. Louis Review*, May/June 2008, 139.

focus of the new enthusiasm. From 1935 to 1937, the Los Angeles Times featured an almost-weekly article referring to the construction of multi-family homes in the Beverly Square area as a sure sign that Los Angeles was in recovery from the depths of the Depression.^{56 57 58 59 60} One example from December 13, 1936, on the front page of the building section, was a full-page wide photo of construction in progress on Flores and 1st Streets with the headline "POWERFUL PROOF THAT LOS ANGELES SPEEDS ITS GROWTH AS A GREAT RESIDENTIAL CENTER." The copy reads: "Here's a partial present-day view of Beverly Square, residential-income area that only a year ago was a golf-driving range... apartment buildings totaling \$650,000 have been constructed in the past year."⁶¹

The mid-1930s optimism was short-lived. By 1937, the economy had dipped again and the dreams of a quick resolution the Great Depression had vanished.⁶² The number of projects in Beverly Square quickly decreased.⁶³ Developers who were apparently already in the pipeline finished their projects despite the bad economic news, and completed most of the remaining structures in Beverly Square by about 1940.⁶⁴ After that, only a few vacant lots remained in the subdivision, and these were developed in the late 1940s, after the close of World War II.⁶⁵

This confluence of circumstances makes Beverly Square an impressive and rare example of a primarily mid- to late-1930s multi-family subdivision, reflective of a brief period of economic optimism during the latter years of the Great Depression and symbolizing the first wave of suburbanization designed specifically to meet the needs of a newly mobile populace using the automobile.

A Notable Work – and Home – of a Master Builder:

The nominated buildings are not merely representative of a particular style and period in the development of Los Angeles. They also track the rise, fall and reincarnation of one of the City's most notable construction firms, Meyer & Holler, Inc., and in particular the redemption of company owner Mendel Meyer after a disastrous bankruptcy during the Great Depression.

Meyer and Holler, Inc. is recognized as one of the most prolific designers and builders of homes, apartment buildings, motion picture theaters, office buildings, retail stores, and club houses on

⁵⁶ "Income Area's Activity Told," *Los Angeles Times*, November 3, 1935, Part V, 4 (Exhibit 7).

⁵⁷ "Modernistic-Design Apartment Building," *Los Angeles Times*, November 10, 1935, Part V, 4 (Exhibit 8).

⁵⁸ "Beverly Square Building Started," *Los Angeles Times*, November 17, 1935, Part V, 4 (Exhibit 9).

⁵⁹ "Evolution...Hammers Are Ringing," *Los Angeles Times*, December 8, 1935, Part II, 7 (Exhibit 11).

⁶⁰ "Contracts for New Structures Total \$175,000," *Los Angeles Times*, December 15, 1935, Part V, 3 (Exhibit 12).

⁶¹ "POWERFUL PROOF THAT LOS ANGELES SPEEDS ITS GROWTH AS A GREAT RESIDENTIAL CENTER," *Los Angeles Times*, December 13, 1936, Part V (Exhibit 18).

⁶² Christina Romer, "Economics focus: The lessons of 1937," *The Economist*, Jun 18th 2009 <http://www.economist.com/node/13856176> (June 19, 2015).

⁶³ Beverly Square Multi-Family Residential Historic District Map (Exhibit 4).

⁶⁴ Beverly Square Multi-Family Residential Historic District Map (Exhibit 4).

⁶⁵ Beverly Square Multi-Family Residential Historic District Map (Exhibit 4).

the West Coast.⁶⁶ Their office was located in Downtown Los Angeles, in unit 315 of the Wright & Callendar Building at 405 South Hill Street.⁶⁷ Along with Benjamin Marcus Priteca and S. Charles Lee, Meyer and Holler dominated theater construction and design in Southern California during the 1920s and early 1930s.⁶⁸

Mendel S. Meyer and Julius C. Schneider founded the firm, incorporating on October 24, 1906.⁶⁹
⁷⁰ ⁷¹ Born in 1874, Meyer was the son of Samuel Meyer, a respected Jewish pioneer in Southern California.⁷² Schneider had recently moved to Los Angeles from Milwaukee.⁷³ Phillip W. Holler, a real estate agent, joined the firm in 1908.⁷⁴ Holler's son, Wesley C. Holler, a World War I veteran, joined the firm in 1929.⁷⁵ Soon afterward, the elder Holler retired, and Wesley Holler became Meyer's partner, even though he was almost 20 years his junior.⁷⁶

The firm's original name was the Milwaukee Building Company,⁷⁷ ⁷⁸ which was probably intended to inspire confidence among newcomers to Los Angeles from the Midwest.⁷⁹ The firm specialized in building modest bungalows which were likely from stock plans widely available.⁸⁰ Thanks largely to an alliance with the successful land developer Robert Marsh, the Milwaukee Building Company was able in 1912 to change its focus to large speculative and eventually custom homes in Mount Washington, Windsor Square, Santa Monica, Brentwood, Pasadena and other fashionable suburbs.⁸¹ After World War I, the firm increasingly used the name "Meyer and Holler"⁸² as it moved out of the homebuilding business and into large-scale commercial

⁶⁶ "Mendel Meyer, Veteran L.A. Builder, Dies," *Los Angeles Times*, April 2, 1955, Part II, 2 (Exhibit 20).

⁶⁷ Advertisement, "We Make A 60 Per Cent Building Loan and are practical builders," *Los Angeles Herald*, October 23, 1906, 6 (Exhibit 5).

⁶⁸ Fullerton Heritage, *A Brief History of the Fox Fullerton Theatre*, 2009
http://www.fullertonheritage.org/Advocacy_Issues/foxhistory.htm (June 14, 2015).

⁶⁹ "Incorporations," *Los Angeles Herald*, October 23, 1906, 5.

⁷⁰ Articles of Incorporation (No. 07815), October 22, 1906. On file in the California State Archives, Sacramento.

⁷¹ Alfred Willis, "Design-build and building efficiency in the early twentieth century United States," *Proceedings of the First International Congress on Construction History, Madrid*, (20th-24th January 2003), 2194.

⁷² "Mendel Meyer, Veteran L.A. Builder, Dies," *Los Angeles Times*, April 2, 1955, Part II, 2 (Exhibit 20).

⁷³ United States Department of the Interior, National Park Service, National Register of Historic Places Registration Form for Fox Fullerton Theatre Complex, 2006, Sec 8, 6.

⁷⁴ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 6.

⁷⁵ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 6.

⁷⁶ Find A Grave, Wesley C. Holler (1893-1981), <http://www.findagrave.com/cgi-bin/fq.cgi?page=dfi&GRid=18914398> (June 14, 2015).

⁷⁷ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec. 8, 6.

⁷⁸ "Incorporations," *Los Angeles Herald*, June 18, 1906, 5.

⁷⁹ "Reflecting Los Angeles as a whole, Fremont Place was where many a Midwesterner came to reinvent or retire. . . . The prolific local architects Mendel Meyer and Philip Holler (also known by the name of their firm's construction arm, the Milwaukee Building Company) were favorite designers among buyers of lots in the Place. . . ."
Historic Los Angeles, Fremont Place, A Historical Inventory,
http://fremontplace.blogspot.com/2015_01_01_archive.html (June 14, 2015)

⁸⁰ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 6.

⁸¹ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec. 8, 6.

⁸² In 1923, the firm legally changed its name from the Milwaukee Building Company to Meyer & Holler. *In the Matter of the Application of Milwaukee Building Company, a Corporation, for Change of Name*, Los Angeles Superior Court, December 5, 1923. On file with the California State Archives, Sacramento.

construction,^{83 84} by the mid 1920s they developed into one of the largest building firms in in Southern California.^{85 86}

Using the “design-build” model that is common today, Meyer and Holler designed and built numerous apartment buildings, homes, hotels, banks, churches, and theaters throughout the greater Los Angeles area.⁸⁷ By the mid-1920s, Meyer & Holler was established as the exclusive builders of Hollywood’s elite,⁸⁸ responsible for Grauman’s Chinese Theatre (HCM 43), the Egyptian Theatre (HCM 584), the Petroleum Building (HCM 596), the Mount Washington Hotel (HCM 845), Pierce Brothers Mortuary (HCM-574), the Charles Chaplin Studios (HCM 58), Herivel House in Highland Park (HCM-370), the Mary P. Field House & Arroyo Stone Wall in South Los Angeles (HCM 372), and the Getty House at 605 South Irving Avenue,⁸⁹⁹⁰ which is the official residence of the mayor of Los Angeles.⁹¹ Elsewhere in Southern California, Meyer and Holler constructed the iconic Culver Studios in Culver City,⁹² the Long Beach Museum of Art,⁹³ and Santa Monica’s Henry Weaver House,⁹⁴ which is a National Historic Landmark.⁹⁵ The firm’s buildings are featured in *An Architectural Guidebook to Los Angeles*, the definitive guidebook for Los Angeles architecture by David Gebhard and Robert Winter.⁹⁶

By providing design-build services to thousands of clients throughout Los Angeles and nearby counties, Meyer and Holler exerted a major impact on the built environment of Southern California between 1910 and 1930,⁹⁷ a time during which the City of Los Angeles almost

⁸³ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 6.

⁸⁴ Impact Sciences, Inc. (906-01), Los Angeles Department of City Planning, *Wilshire and La Brea Project Draft EIR*, August 2008, IV.C-13.

⁸⁵ Impact Sciences, Inc. (906-01), Los Angeles Department of City Planning, *Wilshire and La Brea Project Draft EIR*, August 2008, IV.C-13.

⁸⁶ Alfred Willis, “Design-build and building efficiency in the early twentieth century United States”, *Proceedings of the First International Congress on Construction History, Madrid*, (20th-24th January 2003), 2122.

⁸⁷ Alfred Willis, “Design-build and building efficiency in the early twentieth century United States”, *Proceedings of the First International Congress on Construction History, Madrid*, (20th-24th January 2003), 2121-2124

⁸⁸ Impact Sciences, Inc. (906-01), Los Angeles Department of City Planning, *Wilshire and La Brea Project Draft EIR*, August 2008, IV.C-13.

⁸⁹ City of Los Angeles Department of City Planning, *Historic - Cultural Monuments (HCM) Listing City Declared Monuments*, August 27, 2009, 2-29.

⁹⁰ Impact Sciences, Inc. (906-01), Los Angeles Department of City Planning, *Wilshire and La Brea Project Draft EIR*, August 2008, IV.C-13.

⁹¹ Impact Sciences, Inc. (906-01), Los Angeles Department of City Planning, *Wilshire and La Brea Project Draft EIR*, August 2008, IV.C-13.

⁹² Julie Lugo Cerra, *Culver City Chronicles* (Mount Pleasant, SC: The History Press, 2013), 107-108.

⁹³ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec. 8, 7.

⁹⁴ Seaver Center for Western History Research, *GC 1323 Historic Sites Surveys*, Natural History Museum of Los Angeles County, 2012.

⁹⁵ United States Department of the Interior, National Park Service, National Register of Historic Places Registration Form, *Weaver, Henry, House*, November 13, 1989.

⁹⁶ David Gebhard, Robert Winter, *An Architectural Guidebook to Los Angeles* (Layton, Utah: Gibbs Smith 2003), 56, 178, 179, 180, 181, 301.

⁹⁷ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 6.

quadrupled in population from 319,198 to 1,238,048.⁹⁸ Their impact was magnified by the financial power of their clientele, which included major players in the fields of real estate, entertainment, finance, and government. The firm designed and built homes for Harry Chandler, Frank P. Flint, Herman Janss, Edward L. Doheny, Isaac Milbank, and King Gillette; movie studios for Samuel Meyer, Hal Roach, Jesse Hampton, Samuel Goldwyn, Charles Chaplin, King Vidor, and Thomas Ince; and commercial buildings for Idelfonso Sepulveda, E. Clem Wilson, and Henry Culver.⁹⁹

Meyer and Holler's work on theaters was of particular note, and quickly caught the attention of regional and national architectural journals at the time. *American Architect* and *Architect and Engineer* published reviews of the Egyptian Theatre in 1923,^{100 101} and even more extensive profiles of the Chinese Theatre appeared in issues of the *American Architect*,¹⁰² *Architectural Digest*,¹⁰³ and the *Architectural Record*.¹⁰⁴ Both theaters and their floor plans were featured in Randolph W. Sexton's *American Theatres of Today* (1927),¹⁰⁵ one of the first monographs published on the rapidly evolving movie picture theaters of the 1910s and 1920s.¹⁰⁶

Within their theater projects, Meyer and Holler developed a special building sub-type: the courtyard theater,¹⁰⁷ which is directly relevant to the design of the nominated buildings here. The firm's courtyard theaters were unlike anything Los Angeles had seen before, and, in fact, did not look like theaters at all from their entrance forecourts.¹⁰⁸ In these theaters, an atmospherically decorated forecourt took the place of an interior lobby. The approach to the theater was through a dramatic courtyard, ideal for movie premieres, opening onto a busy boulevard.¹⁰⁹ Ideally suited to the Southern California climate, the open courtyard took advantage of outdoor space and its visibility to the street, creating a sense of excitement as passers-by saw large crowds gathering for a show or premiere.¹¹⁰ Notable examples of this style included the Egyptian Theater and Grauman's Chinese, where courtyards are still enjoyed by thousands today as an

⁹⁸ Donald J. Bogue, Douglas L. Anderton, Richard E. Barret, *The Population of the United States: 3rd Edition* (Simon and Schuster, 2010), 45.

⁹⁹ Impact Sciences, Inc. (906-01), Los Angeles Department of City Planning, *Wilshire and La Brea Project Draft EIR*, August 2008, IV.C-13- IV.C-14.

¹⁰⁰ Kelley, H. Roy. "Grauman Theatre, Hollywood, Calif," *American Architect*, January 31, 1923, 125-127.

¹⁰¹ Jennings, Frederick A. "Theater Designed in the Egyptian Style," *Architect and Engineer*, March 1923, 77-84.

¹⁰² "Chinese Theatre, at Hollywood, California." *American Architect*, August 20, 1927, 251-268.

¹⁰³ "Grauman's Chinese Theatre, Hollywood." *Architectural Digest*, vol. 6, no. 4, 1928, 82-85.

¹⁰⁴ "Grauman's Chinese Theatre, Hollywood, California, Portfolio Current Architecture." *Architectural Record*, July 1927, 113-121.

¹⁰⁵ Randolph Williams Sexton, B.F. Betts, *American Theatres of Today*, Volume 1, (New York,: Architectural Book Publishing Company, 1927)

¹⁰⁶ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 7.

¹⁰⁷ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec. 8, 8.

¹⁰⁸ Gleye, Paul. *The Architecture of Los Angeles*. (Los Angeles: Rosebud Books, 1981), 106.

¹⁰⁹ Aaron Betsky, "ARCHITECTURE : Mann's Chinese Theater: Illusion at Its Best," *Los Angeles Times*, November 07, 1991, http://articles.latimes.com/1991-11-07/news/we-1473_1_mann-s-chinese-theater (June 18, 2015).

¹¹⁰ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 8.

integral part of the moviegoing experience.^{111 112}

Despite its stellar achievements during the 1920s, Meyer and Holler began a dramatic decline after the stock market crash of 1929, when the elder Holler retired and the firm's lavishly ornamental architectural style began to fall out of fashion.¹¹³ By late 1932, in the midst of the Great Depression, a lawsuit brought against the firm by one of its clients, the famed director King Vidor, was sufficient to force Meyer and Holler into bankruptcy.^{114 115}

In 1934, Meyer and the younger Holler reorganized the firm and started a new Meyer and Holler.¹¹⁶ There is evidence that this time they formed a much leaner organization that focused on smaller, less prestigious projects including multiple-unit apartment buildings like the nominated structures, while still retaining the same emphasis on quality that was their hallmark. In contrast to the dozens of employees they employed during the 1920s,¹¹⁷ during the mid-1930s the slimmer Meyer and Holler employed some of the best architects and engineers in Los Angeles, but apparently on a primarily freelance basis.¹¹⁸ One example was Raymond Kennedy, the architect who had designed Grauman's Chinese, who worked for the reorganized Meyer and Holler as a sidelight to his full time job as a professor at USC.¹¹⁹ Another was George Fosdyke, an engineer who had a long and accomplished career stretching from the late 1920s to the early 1960s.¹²⁰

Meanwhile, Mendel Meyer's own personal fortune appears to have tracked the fortunes of his firm. City directories track Meyer's ascent from life in a modest apartment at 842 S. Berendo Street in 1915,^{121 122} to a magnificent new home at 570 N. Normandie Avenue in 1923,^{123 124 125}

¹¹¹ Cinema Treasures, *TCL Chinese Theatre*, <http://cinematreasures.org/theaters/1> (June 14, 2015).

¹¹² Cinema Treasures, *Egyptian Theatre*, <http://cinematreasures.org/theaters/35> (June 14, 2015).

¹¹³ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 6.

¹¹⁴ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 9, 7.

¹¹⁵ Bankruptcy No. 19391-C in the District Court of the United States for the Southern District of California, Central Division, October 10, 1932. On file in the National Archives and Records Administration, Pacific Region, Laguna Niguel, California.

¹¹⁶ Articles of Incorporation of Meyer & Holler, October 8, 1934. On file with the California State Archives, Sacramento.

¹¹⁷ A lawsuit filed by Meyer Holler against one of its clients for services rendered in 1924 indicated that at that time the company had at least 22 employees working in its architectural department alone. *Meyer Holler v. Bowman*, 121 Cal.App.112 (Cal. App. 1932)

¹¹⁸ Alfred E. Willis (personal email communication, April 30, 2015)

¹¹⁹ Alfred E. Willis (personal email communication, April 30, 2015)

¹²⁰ Alfred E. Willis (personal email communication, May 1, 2015)

¹²¹ Mendel Meyer was listed in the 1915 Los Angeles City Directory as maintaining his home at 842 S. Berendo St. Los Angeles City Directory (1915), 1435 (Exhibit 27).

¹²² The 8-unit apartment building at 842 S. Berendo St. was constructed in 1911. (ZIMAS query June 21, 2015 <http://zimas.lacity.org>)

¹²³ Mendel Meyer was listed in the 1923 Los Angeles City Directory as maintaining his home at 570 N. Normandie Ave. Los Angeles City Directory (1923), 2158 (Exhibit 28)

¹²⁴ The structure at 570 N. Normandie Ave. was constructed in 1923. (ZIMAS query June 21, 2015 <http://zimas.lacity.org>)

the year after the Egyptian Theatre was completed. In 1929, the directory listed Meyer's residence as being in Manhattan Beach,¹²⁶ indicating that he spent at least some of his time at what at the time was a growing oceanside retreat worlds away from the metropolis. Yet Meyer and his wife, Mabel, apparently also maintained the Normandie Avenue home until at least 1932,¹²⁷ the year Meyer and Holler went bankrupt.

After 1932, if Meyer's choice of residence is any guide, he and his wife fell on hard times financially. A 1936 directory shows the Meyers living not at the Normandie Avenue home, but in an apartment at the Rampart Arms in the one-posh Westlake district, which was undergoing a steady decline.^{128 129 130 131} At around this time, with the excitement over Beverly Square reaching a fever pitch, Meyer purchased at least one, and probably both, of the two vacant lots on Flores Street that were ultimately developed with the nominated buildings.^{132 133} Remarkably, at about the same time Meyer's partner, Wesley Holler and his wife also purchased the two multi-family lots immediately to the south of the nominated buildings, at 106-110 and 112-116 North Flores Street.^{134 135}

¹²⁵ In 1921, LADBS issued a building permit for a single family 2-story, 8-room house at 570 N. Normandie Ave. reflecting Mendel Meyer as "owner" and Milwaukee Building Company as architect and contractor. The cost of construction was \$17,500.00, an unusually large sum in the early 1920s. *Department of Buildings, Application for the Erection of Frame Buildings*, Permit No. 22679, Sept. 3, 1921 (Exhibit 21).

¹²⁶ Mendel Meyer was listed in the 1929 Los Angeles City Directory as maintaining his residence in Manhattan Beach, with no specific address listed. Los Angeles City Directory (1929), 1527 (Exhibit 29).

¹²⁷ Mendel and Mabel Meyer were listed in the 1932 Los Angeles City Directory as maintaining their home at 570 N. Normandie Ave. Los Angeles City Directory (1932), 1457 (Exhibit 30).

¹²⁸ Mendel and Mabel Meyer were listed in the 1936 Los Angeles City Directory as maintaining their home at 601 S. Rampart Blvd. Los Angeles City Directory (1936), 1256 (Exhibit 32).

¹²⁹ The 54-unit apartment building at 603 S. Rampart Blvd. at the intersection with W. 6th St. and 1 block north of Wilshire was constructed in 1911 and includes the adjoining parcel at 2702-2706 W. 6th St. (also known as 601 S. Rampart Blvd.) (ZIMAS query June 21, 2015 <http://zimas.lacity.org>)

¹³⁰ The Rampart Apartments was an elegant and luxurious apartment building when it was constructed in 1911 and is still standing today. (LSA Associates Inc., *Intensive Survey, Westlake Recovery Community Redevelopment Area, City of Los Angeles* (2009), 13.

¹³¹ The Home Owners Loan Corporation (HOLC), a New Deal-era agency designed to prevent foreclosure by refinancing home loans, sent appraisers to Los Angeles in 1939. Nearly all of Westlake south of Seventh Street was "redlined," meaning it carried the highest perceived risk and therefore the lowest rating for loans. The area north of 6th Street was given the next-lowest rating. The reasons for redlining cited on the appraisal sheets included poorly-maintained aging housing stock and substandard living conditions. (LSA Associates Inc., *Intensive Survey, Westlake Recovery Community Redevelopment Area, City of Los Angeles* (2009), 19.

¹³² City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 9708, April 24, 1936 (Exhibit 22).

¹³³ City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 5147, February 9, 1939 (Exhibit 25).

¹³⁴ In 1936, LADBS issued a building permit for the 3-family building at 112 through 116 N. Flores St., reflecting "Mr. and Mrs. W. C. Holler" as "owner" and Meyer & Holler as contractor. City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 20338, August 7, 1936 (Exhibit 23).

¹³⁵ In 1937, LADBS issued a building permit for the 3-family building at 106 through 110 N. Flores St., reflecting "Mrs. W. C. Holler" as "owner" and reflecting and Meyer & Holler as contractor. City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 22581, July 8, 1937 (Exhibit 24).

Mendel Meyer constructed the first nominated structure at 124-126½ North Flores Street in 1936 at an approximate cost of \$15,000.00.¹³⁶ Three years later, in 1939, his firm, Meyer & Holler, constructed the second nominated structure at 118-122½ North Flores Street at an approximate cost of \$16,000.00.¹³⁷ (Meyer & Holler also built structures on W.C. Holler's two lots in 1936 and 1937, respectively.^{138 139} These buildings are also still intact.¹⁴⁰)

City directories establish that Mendel Meyer and his wife Mabel resided in both of their buildings, one after the other. They lived first at 126 North Flores, moving there no later than 1938 according to the city directory of that year.¹⁴¹ In fact, since the Meyers owned the property, built the structure and then took occupancy so soon after its construction in 1936, it is likely that they constructed the building with the intention of making it their family home. Indeed, the interior finishes and other details of the apartment at 126 North Flores are substantially much more extravagant than the other units in the building, indicating that this unit was intended for the building's owner. Yet while quite luxurious and approximating the size of a small home, the multi-family residence at Beverly Square was surely a very different experience for the Meyers than the mansion on Normandie Avenue and the retreat in Manhattan Beach they had enjoyed during the boom times of the 1920s.

The Meyers apparently moved again in or soon after 1939, the year the second nominated building was completed. The city directory for that year indicates that the Meyers were no longer living at 126 North Flores, and were instead renting their former owner's unit to another family.^{142 143} By 1942, the Meyers had moved across the courtyard to 120 North Flores, a unit located in the second building,¹⁴⁴ and they were renting their former unit at 126 North Flores to three women.^{145 146} Like their prior residence, the Meyers' unit at 120 North Flores was more luxurious and detailed than the other units in the 1939 building, indicating that it was constructed

¹³⁶ City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 9708, April 24, 1936 (Exhibit 22).

¹³⁷ City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 5147, February 9, 1939 (Exhibit 25).

¹³⁸ City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 20338, August 7, 1936 (Exhibit 23).

¹³⁹ City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 22581, July 8, 1937 (Exhibit 24).

¹⁴⁰ ZIMAS query June 21, 2015 (<http://zimas.lacity.org>)

¹⁴¹ Mendel and Mabel Meyer were listed in the 1938 Los Angeles City Directory as maintaining their home at 126 N. Flores St. Los Angeles City Directory (1938), 1415 (Exhibit 33).

¹⁴² The 1939 Los Angeles City Directory lists Nelson Gary, an insurance adjuster, and his wife Helen and a widowed relative, Bertha Gary living at 126 N. Flores St. Los Angeles City Directory (1939), 783 (Exhibit 34).

¹⁴³ The 1939 Los Angeles City Directory lists Mendell [sic] Meyer, but does not provide a home address. Los Angeles City Directory (1939), 1434 (Exhibit 35).

¹⁴⁴ Mendel and Mabel Meyer were listed in the 1942 Los Angeles City Directory as maintaining their home at 120 N. Flores St. Los Angeles City Directory (1942), 1649 (Exhibit 40).

¹⁴⁵ The 1942 Los Angeles City Directory lists Mrs. Warren Knight living at 126 N. Flores St. Los Angeles City Directory (1942), 1342 (Exhibit 38).

¹⁴⁶ The 1942 Los Angeles City Directory lists Mrs. Alice Rich and Gwendolyn Rich, a stenographer at W.R. Rains, living at 126 N. Flores St. Los Angeles City Directory (1942), 2007 (Exhibit 41).

with the intention of being the owner's unit. Nonetheless, the new apartment reflected a significant downsizing from the Meyers' previous quarters in the complex, indicating that despite the continuation of Mendel Meyer's contracting business the Meyers still faced financial challenges during the late 1930s.

In accordance with the intended design of Beverly Square to accommodate multi-family "income property,"¹⁴⁷ the Meyers would have rented out the other 7 units in their complex (and later, an 8th unit built just after World War II¹⁴⁸) to others of modest means who were drawn to the comfortable lifestyle of the Beverly Square neighborhood, thereby providing affordable housing for their tenants while earning income for themselves. Some of these people would have owned cars and worked in downtown, Hollywood or beyond, while others would have taken the city's extensive bus and streetcar system or walked to jobs in shops and offices on the bustling corridors along Beverly Boulevard one block to the north and Third Street two blocks to the south.

Meyer and Holler continued in business through the late 1930s and until 1941,¹⁴⁹ when the onset of World War II caused development activity to again cease, this time in order to preserve resources for the war effort. Upon the dissolution of their partnership, Meyer, who at the time was in his late 60s, retired.¹⁵⁰ Holler, then only in his late 40s, accepted a more stable position at the Signal Oil and Gas Company.¹⁵¹ Thus ended a more than 3-decades long association that paralleled the most significant growth period in Los Angeles history and the boom-and-bust nature of the Los Angeles real estate market.

Mendel Meyer moved to Santa Barbara in November 1954, and spent the final months of his life at the California Hotel, which was owned by his stepson.¹⁵² Meyer died in May 1955.¹⁵³ His wife, Mabel, died a few months later.¹⁵⁴

Meanwhile, sometime between 1942 and 1956, Holler also moved into the Beverly Square neighborhood,¹⁵⁵ apparently from a single family residence at 420 N. Las Palmas Ave. where he had lived during the late 1930s and early 1940s.^{156 157} Holler's new home was at 110 N. Flores

¹⁴⁷ Advertisement, "BUY NOW FOR INCOME AND PROFIT," *Los Angeles Times*, March 8, 1936, V3 (Exhibit 15).

¹⁴⁸ City of Los Angeles, *Department of Building and Safety, Application to Alter, Repair or Demolish and for a Certificate of Occupancy*, Permit No. 15601, May 3, 1948 (Exhibit 26).

¹⁴⁹ Certificate of Dissolution of Meyer & Holler, a California Corporation, April 15, 1941. On file with the California State Archives, Sacramento.

¹⁵⁰ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 6.

¹⁵¹ National Register of Historic Places Registration form for Fox Fullerton Theatre Complex, Sec 8, 6.

¹⁵² "Mendel Meyer, Veteran L.A. Builder, Dies," *Los Angeles Times*, April 2, 1955, Part II, 2 (Exhibit 20).

¹⁵³ "Mendel Meyer, Veteran L.A. Builder, Dies," *Los Angeles Times*, April 2, 1955, Part II, 2 (Exhibit 20).

¹⁵⁴ Find A Grave, *Mabel Miles Meyer (1882-1955)*, <http://www.findagrave.com/cgi-bin/fg.cgi?page=qr&GRid=90203309> (June 21, 2015).

¹⁵⁵ The 1956 Los Angeles City Directory lists Wesley C. Holler living at 110 N. Flores St. Los Angeles City Directory (1956), 274 (Exhibit 43).

¹⁵⁶ The 1936 Los Angeles City Directory lists Wesley Holler living at 420 N. Palmas Ave. Los Angeles City Directory (1936), 877 (Exhibit 31).

Street, an apartment in one of the two 3-unit buildings he had presumably owned continuously since constructing them during the mid-1930s, and for a time he also provided his son, Wesley Jr., with another unit in the neighboring building at 112 N. Flores Street.¹⁵⁸ Since the Holler buildings were immediately next door to the Meyer buildings, it is reasonable to assume that for at least some of the 1940s and 1950s, Meyer and Holler were next door neighbors for the first time in their long relationship.

Alfred Willis, acknowledged as the expert on Meyer & Holler, notes that since apartment buildings generally have less visibility and prestige than theaters and hotels, the remaining examples constructed by the firm are rare. "Although the Milwaukee Building Company/Meyer & Holler designed many Los Angeles apartment buildings, several of which were quite innovative, almost none from any period of their activity survive," Willis says.¹⁵⁹ Moreover, Willis points out that while many of the more prominent commercial buildings designed by the firm in the 1920s are still standing, there is very little physical evidence of the slimmed-down mid-to-late 1930s incarnation of Meyer and Holler remaining in Los Angeles. "Because there are so very few identified built works by Meyer & Holler from the 1930s, the Mendel and Mabel Meyer Courtyard Apartments are extremely important to the documentation of the final phase of their activity," he says.¹⁶⁰

According to the usual practice of Meyer & Holler,¹⁶¹ the building permits for the nominated buildings do not list any architect by name.^{162 163} However, George J. Fosdyke is listed as engineer on both permits.^{164 165} According to Alfred Willis, "Fosdyke, as an engineer, could easily have designed houses or apartment buildings for Meyer and Holler without the involvement of an architect. Alternatively, in the 1930s, so many architects lacked work that any one of them might have been persuaded to assist an engineer like Fosdyke with design problems on a 'work for hire' basis."¹⁶⁶

Like the partnership that hired him, Mr. Fosdyke had a long and distinguished career in his own right. In 1928, at the age of 25 and only two years out of college, he designed Weatherwolde

¹⁵⁷ The 1942 Los Angeles City Directory lists Wesley Holler living at 420 N. Palmas Ave. Los Angeles City Directory (1942), 1141 (Exhibit 37).

¹⁵⁸ The 1956 Los Angeles City Directory lists Wesley C. Holler living at 110 N. Flores St. and W. Curtis Holler, Jr. (apparently Wesley Holler's son) living at 112 N. Flores St. Los Angeles City Directory (1956), 274 (Exhibit 43).

¹⁵⁹ Alfred E. Willis (personal email communication, April 28, 2015).

¹⁶⁰ Alfred E. Willis (personal email communication, April 28, 2015).

¹⁶¹ Alfred Willis, "Design-build and building efficiency in the early twentieth century United States," *Proceedings of the First International Congress on Construction History, Madrid*, (20th-24th January 2003), 2121.

¹⁶² City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 9708, April 24, 1936 (Exhibit 22).

¹⁶³ City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 5147, February 9, 1939 (Exhibit 25).

¹⁶⁴ City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 9708, April 24, 1936 (Exhibit 22).

¹⁶⁵ City of Los Angeles, *Department of Building and Safety, Application for the Erection of a Building*, Permit No. 5147, February 9, 1939 (Exhibit 25).

¹⁶⁶ Alfred E. Willis (personal email communication, May 5, 2015).

Castle (HCM 841) in Tujunga.^{167 168} In 1932, Fosdyke designed the much-lauded Barcelona & Coruña Apartments at 4615-4621 Los Feliz Boulevard, a courtyard apartment complex in the Spanish Colonial Revival style that was popular in the 1920s and early 1930s, which includes lacy wrought-iron balconies, arched entrances, and intricate tile work.¹⁶⁹ In 1933 Fosdyke designed director Ernst Lubitsch's Bel Air home at 268 Bel Air Road.¹⁷⁰ Much later in his career, Fosdyke's firm designed the Culver City Ice Arena (1960) which was declared a City Cultural Resource in Culver City in 2014.¹⁷¹

Conclusion:

Although it could be argued that the Mendel and Mabel Meyer Courtyard Apartments are not as socially significant as other Meyer and Holler structures like the Egyptian Theater, in some ways they are far more significant. These structures are vehicles for a narrative about the lives that made Los Angeles the varied and economically diverse city that it is today. They tell the story of Nelson Gary, an insurance adjuster who lived with his wife and widowed mother at 126 North Flores Street in 1939 and may have driven to his job at 548 S. Spring St. in downtown Los Angeles,¹⁷² or Gwendolyn Rich, who lived with her mother at 126 N. Flores St. in 1942 and might have taken the city bus and streetcar system to get to her job as a stenographer at a law firm at 453 S. Spring St.,^{173 174} or Jacob Lince, the president of an automobile finance company who lived at 124 N. Flores Street in 1942 with his wife, son and daughter-in-law^{175 176} and who almost surely drove his own car to his office at 728 N. Highland Ave. in Hollywood.¹⁷⁷

And, of course, these buildings tell the story of Mendel Meyer, who rocketed to the top of the development world during the Roaring 20s, then crashed with the Great Depression, reinvented himself, and then finally, in the waning days of his career, moved with his wife Mabel into a

¹⁶⁷ Cecilia Rasmussen, "Bulldozer Unveils Castle in the Woods, and Controversy," *Los Angeles Times*, August 28, 2005 (<http://articles.latimes.com/2005/aug/28/local/me-then28>).

¹⁶⁸ George J Fosdyke, *Desirable Homes* (Los Angeles, California, Geo. J Fosdyke, 1955), 3.

¹⁶⁹ Stefanos Polyzoides, Roger Sherwood, James Tice, *Courtyard Housing in Los Angeles* (Princeton Architectural Press, 1992), 149.

¹⁷⁰ "Permit for Large Home Requested" *Los Angeles Times*, September 24, 1933, Part L (Exhibit 6).

¹⁷¹ Architectural Resources Group, Inc., *Culver City Ice Arena Historic Resource Evaluation*, (April 15, 2014), 13.

¹⁷² The 1939 Los Angeles City Directory lists Nelson Gary, an insurance adjuster, and his wife Helen and a widowed relative, Bertha Gary living at 126 N. Flores St., and lists Mr. Gary's business address as 548 S. Spring St. in Downtown Los Angeles. Los Angeles City Directory (1939), 783 (Exhibit 34).

¹⁷³ The 1942 Los Angeles City Directory lists Mrs. Alice Rich and Gwendolyn Rich, a stenographer at W.R. Rains, living at 126 N. Flores St. Los Angeles City Directory (1942), 2007 (Exhibit 41).

¹⁷⁴ The 1942 Los Angeles City Directory lists the address of W.R. Rains, lawyers at 453 S. Spring, Room 1100. Los Angeles City Directory (1942), 2796 (Exhibit 42).

¹⁷⁵ The 1942 Los Angeles City Directory lists Jacob Lince, his wife Mabel, Jack B. Lince and his wife Florence as all living at 124 N. Flores St., and states Jacob Lince's occupation as president of the Western State [sic] Acceptance Corporation. Los Angeles City Directory (1942), 1447 (Exhibit 39).

¹⁷⁶ The 1942 Los Angeles City Directory lists the address of Western States Acceptance Corporation as 728 N. Highland Avenue. Los Angeles City Directory (1942), 2849 (Exhibit 36).

¹⁷⁷ Western States Acceptance Corporation was an automobile finance company as of 1930. *Western States Acceptance Corp. v. Bank of Italy*, 104 Cal. App. 19 (Cal. Ct. App. 1930).

simple but stylish multi-family dwelling, where together they provided comfortable, convenient and affordable housing to 8 other families of modest means in one of Los Angeles' first automobile-focused suburbs.

Epilogue:

These two important structures are in imminent danger of being torn down by a developer and replaced with a small-lot subdivision consisting of 11 four-story townhouses that resemble square silos separated only by driveways and parking spaces. The proposed project would not merely destroy a vital piece of the memory of Mendel and Mabel Meyer. It would also deface a historically intact block of North Flores Street and the larger Beverly Square historic district documented by Survey LA, and would irrevocably undermine the quality of life in a tightly-knit Los Angeles neighborhood that still functions much as it did when it was devised in the crucible of the Great Depression.

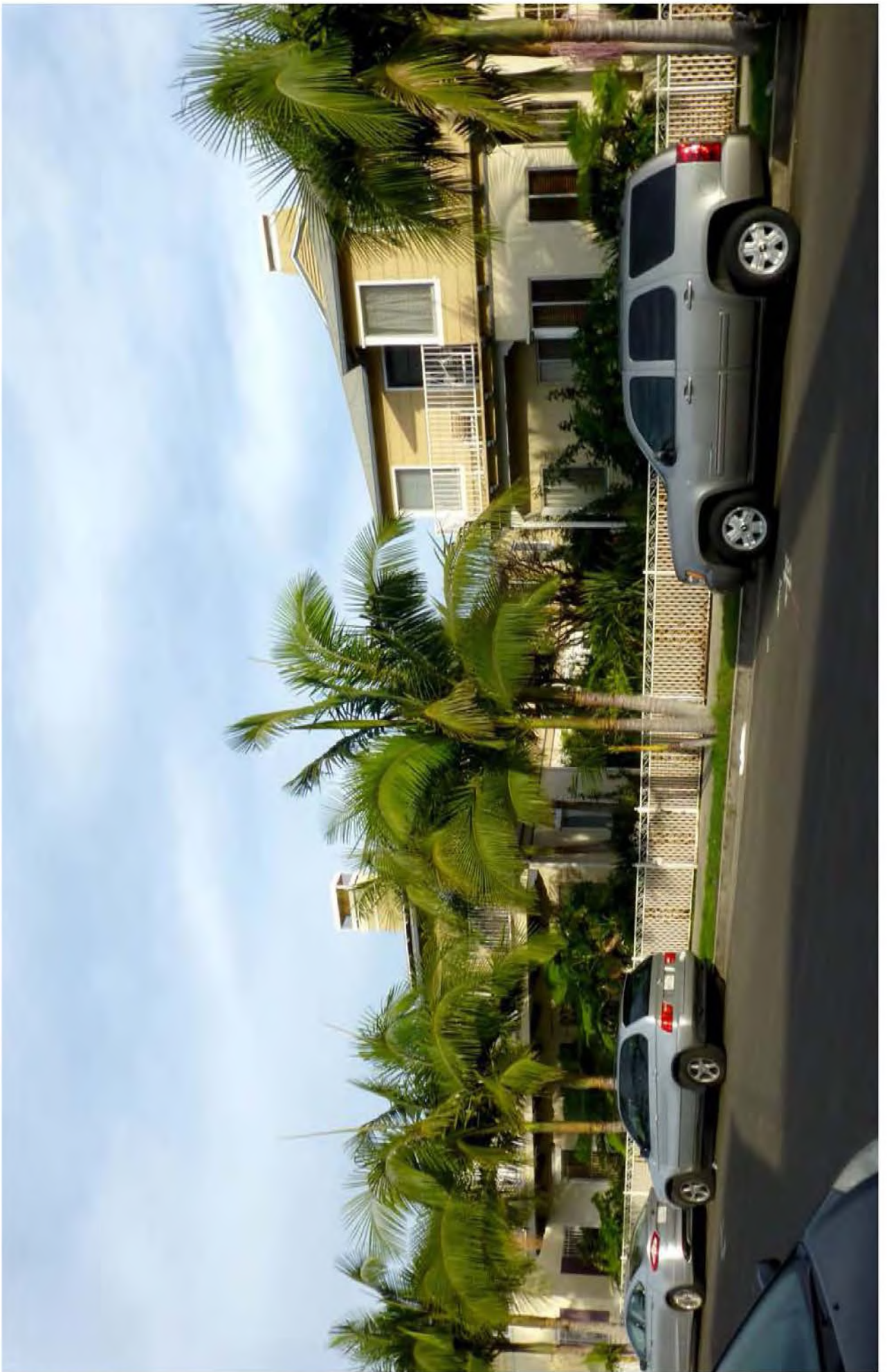


Exhibit 1



Exhibit 2



Beverly Square Multi-Family Residential Historic District



Information from <http://zimas.lacity.org> June 15, 2016

In SurveyLA's Beverly Square Multi-Family Residential Historic District's 38 properties, 95% contribute to its significance.

Of the original Beverly Square subdivision, as published in the Los Angeles Times in 1936, 112 of 132 or more than 84% of the structures contribute to this historic neighborhood.

WE MAKE A 60 PER CENT BUILDING LOAN
and are practical builders.

MILWAUKEE BUILDING CO.,

MILWAUKEE BUILDING CO.,

MILWAUKEE BUILDING CO.,

310 Wright & Callender bldg.

Phones—10751; Main 3775.

6-5-3m

Permit for Large Home Requested

Application has been made to the building department for permission to construct a two-story residence at 266 Bel-Air Road, West Los Angeles, at a cost of \$21,000, for E. Lubitch. George J. Fosdyke is the engineer and W. G. Willrich is the general contractor.

The new structure will contain fifteen rooms, will have a ground dimension 53x115 feet and is to be of masonry, frame and stucco construction.

Income Area's Activity Told

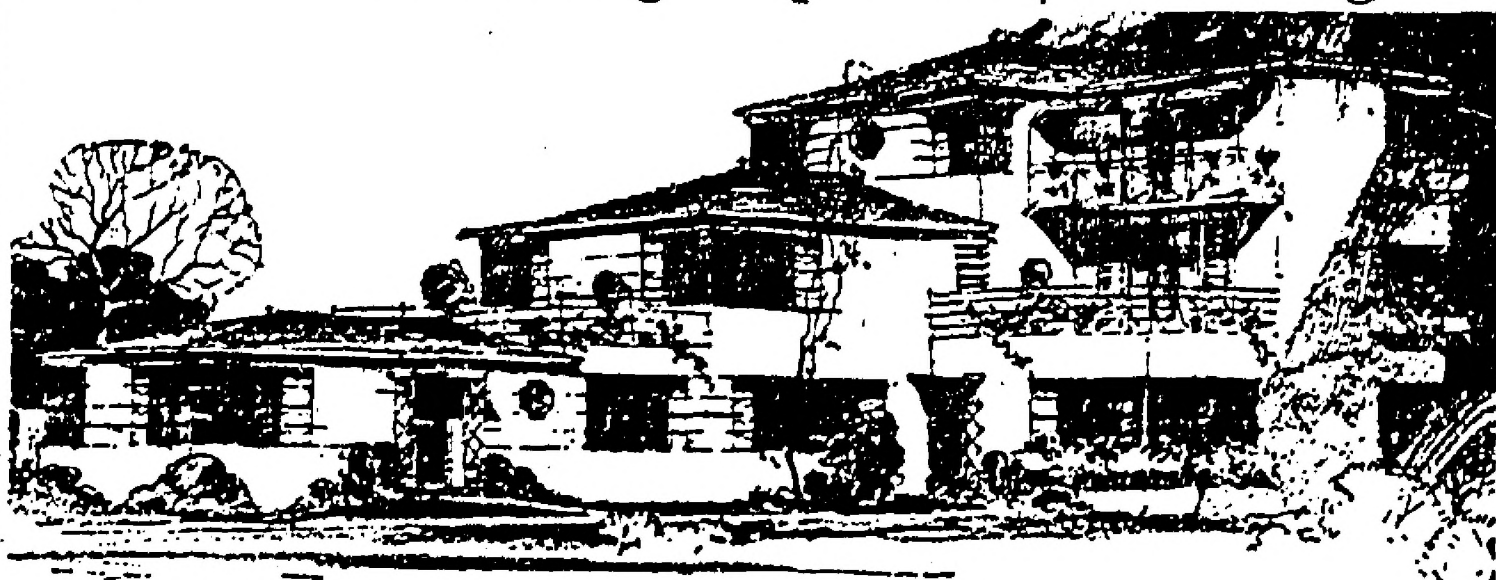
A new activity spurt at Beverly Square, a Capital Company residential income development on Beverly Boulevard, west of Fairfax avenue, is reported by L. J. Burrud, director of subdivision sales for the company.

A \$100,000 street improvement and public utility program there has been completed.

Construction has been started on a modernistic-design, four-family studio apartment building on King's Road. Structure and site represent an investment of \$17,000, Mr. Burrud disclosed. The structure was designed by Architect Milton J. Black and contains four studio apartments so planned that large deck areas, sun porches and gardens are available for each apartment. A penthouse apartment is a feature of the building.

NOVEMBER 10, 1935.—[PART V.]

Modernistic-Design Apartment Building



A modernistic-design, four-family studio apartment building, of which the above is an architectural sketch, is under construction at 111 South King's Road, Beverly Square, a Capital Company residential-income development on Beverly Boulevard, west of Fairfax avenue. A feature of the plans is the penthouse apartment on the third story. Site and structure represent an investment of \$17,500. The building was designed by Architect Milton J. Black. Construction is by Churchill Construction Company.

Beverly Square Building Started

Construction of a four-family studio apartment has been started by the Ralph G. Wolff Company in Beverly Square, Capital Company development on Beverly Boulevard west of Fairfax avenue.

The structure, first in a series to be constructed by the Wolff company, represents an investment of approximately \$18,000.

It is the third new building started in the past week in that area, according to L. J. Burrud, director of subdivision sales of the Capital Company.

PENTHOUSE STUDIOS
BEVERLY SQUARE

THE "HOT SPOT"
of RESIDENTIAL
INCOME
PROPERTY

NEW IDEAS
NEW ACTIVITY
NEW DESIGNS
NEW BUILDINGS

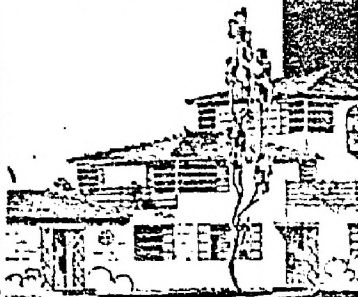
DUPLEX
TRIPLEX
and
FOUR FAMILY
PENTHOUSE
STUDIO APTS.

now under
construction
SEE TODAY

TRACT OFFICE
8302 Beverly Blvd.
For Information Call
YORK 4317

*Capital
Company*

SUBDIVISION DEPARTMENT
MADison 2611 Station 34
649 So. Olive Los Angeles



ON BEVERLY BLVD.
W. THIRD ST. beyond FAIRFAX

AT LEAST SOMETHING NEW IN INCOME PROPERTY

a purchaser."

Evolution

"Hammers Are Ringing"

Where, six months ago a golf driving range and plowed fields greeted the eye from Beverly Boulevard, today a new Capital Company development — Beverly Square — is rapidly taking form, according to L. J. Burrud, director of subdivision sales for this company.

"More than \$100,000 has already been expended on improvements, paved streets, ornamental lights, palm trees, and all utilities are in. Hammers are ringing on an interesting array of multiple unit, income residential properties and if one needs physical evidence that the real estate tide has turned, it is well," declared Burrud.

Contracts for New Structures Total \$175,000

Contracts amounting to \$175,000 for thirteen new multiple unit dwellings for Beverly Square, new Capital Company residential income development, between Beverly Boulevard and Third street, just west of Fairfax, have been awarded in the past two weeks, L. J. Burrud, director of subdivision sales for the company, reports.

This new residential section, recently improved at a cost of more than \$100,000, has met with large success, he stated.

"The studio apartment idea has been efficiently developed in the new architecture of Beverly Square and both the modern and the Monterey type of design have been very successfully used to combine artistic effect with large, roomy, practical suite arrangements," Mr. Burrud said.

Myron Hunt and H. C. Cham-

for the new addition.
The unit is intended to con-

story reinforced concrete struc-
ture.

BUILD NOW FOR INCOME AND PROFIT

In

BEVERLY SQUARE

A New Idea

**Penthouse Studio Apartments
Multiple Units
Now Under Construction
Distinctive . . . Original . . . Convenient**

Sites Sold at Today's Low Prices.
Financing Arranged. Investigate the possibilities of
this project as a hedge against possible inflation.

**See Today
BEVERLY SQUARE**

Just west of Fairfax on Beverly Blvd. and Third St.
**Tract Office 8302 Beverly Blvd.
For information call YOrk 4317**

Capital Company
**SUBDIVISION DEPARTMENT
Madison 2611...Station 34
649 So. Olive St., Los Angeles**



**All CONVENIENCES • TRANSPORTATION • SCHOOLS
CHURCHES • SHOPS • FAST ARTERIES TO TOWN
"The Best Buy in Los Angeles"**

Building Activity in Residential Area Seen

Construction activity at Beverly Square on Beverly Boulevard just west of Fairfax avenue, is indicated



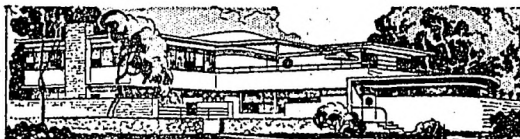
by the number of multiple unit studio apartment buildings now under construction and those planned for immediate building, according to L. J. Burrud, director of subdivision sales for Capital Company, developers of that new income residential area.

L. J. Burrud Each multiple unit is so placed on the site that open courtyards face each other to assure ample sunlight and air space.

Several leases have been made on advance rental reservations in units not yet completed which, according to Mr. Burrud, indicates extensive interest in the property by home seekers.

now being constructed .

enth street, for Robert B. Hedberg.



A modern duplex...three-family income producing unit...designed especially for Beverly Square

BUY NOW FOR

See BEVERLY SQUARE

"The Best Buy in Town"

• A New Idea in Income Residential Property. Many new multiple units now under construction.

• See the new designs in Studio Pent House Apartments...Duplexes...Triplexes planned for maximum income and convenience.

• Prices for Sites have not yet been raised...You can still buy at opening, low prices.

COME TODAY

*A Capital
Company*
DEVELOPMENT

TRACT OFFICE

8302 Beverly Boulevard

YOrk 4317

Beverly Blvd. to 3rd
8 Blocks W. of Fairfax

GOOD REAL ESTATE

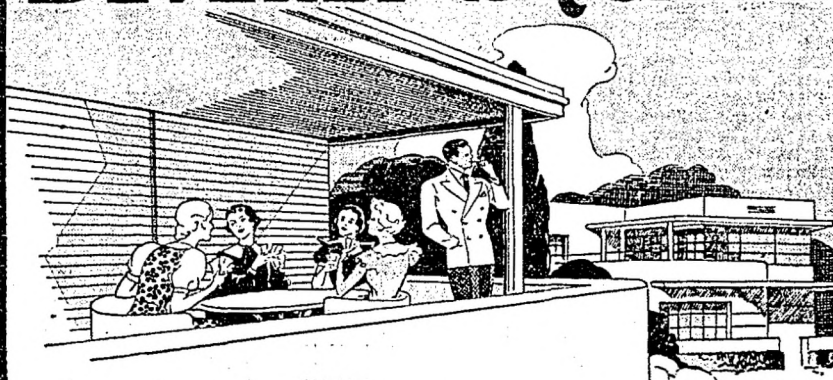
INCOME AND PROFIT!

UP! GOING UP!
ESTATE

THE SMARTEST PLACE IN TOWN TO LIVE.

VISITORS WELCOME TO

Open House in
BEVERLY SQUARE



A Delightful new home-place in the heart of town. See today the latest conveniences in large, new, studio apartments now ready at reasonable RENTS.

Beverly Square... Close in . Convenient Fast Transportation Schools Shops. Churches Theatres near by

Distinctively Different... Roomy Quiet . Gardens Sunny. Airy Clean. Thoroughly modern with Large Living Rooms Upstairs Bedrooms.. Terraces.. Balconies. Patios Venetian Blinds.. Some with Fireplaces.. Garages. Brand new... Never Occupied Beautifully decorated... Complete Homes at Apartment Prices.

INVESTORS • BUILDERS • ATTENTION

BEVERLY SQUARE is the outstanding income Property offered today Come see the scores of new buildings under construction... Study the income possibilities. Investigate building financing available Sites priced to your advantage

Buy Now

FOR INCOME AND PROFIT.

A *Capital Company*
DEVELOPMENT

TRACT OFFICE... 8 Blocks West of FAIRFAX
at 8302 BEVERLY BOULEVARD
Telephone York 4317

CAPITAL COMPANY SUBDIVISION DEPARTMENT
649 South Olive St. Los Angeles Telephone TRinity 4353



A New Design **FOR LIVING**

You may now enjoy a smart, new,
ultra-modern studio apartment home
plus *Income* in distinctive

BEVERLY SQUARE

The Delightful, New, Capital Company Income
Residential Development on Beverly
Boulevard Just West of Fairfax

Property values are rapidly increasing... Rentals steadily
rising... Close-in modern apartments in demand... Study
the possibilities of future enhancement and the advantages
of living in this delightful environment, combined with earn-
ing capacity and income... Investors and builders alike
should investigate now the splendid success of Beverly
Square and the close-in conveniences of this modern de-
velopment... Building sites... Completed studio
apartments... for sale... on terms.

Drive Out Today

TRACT OFFICE

8302 Beverly Blvd. . . Telephone YOrk 2183

Capital Company DEVELOPMENT

Subdivision Dept. 649 So. Olive St. TUcker 6719



For Lease: A few ultra-smart, unfurnished 1, 2
and 3 bedroom studio apartments...
now available.

Exhibit 17

COMMERCE AND TRADE

Los Angeles Times

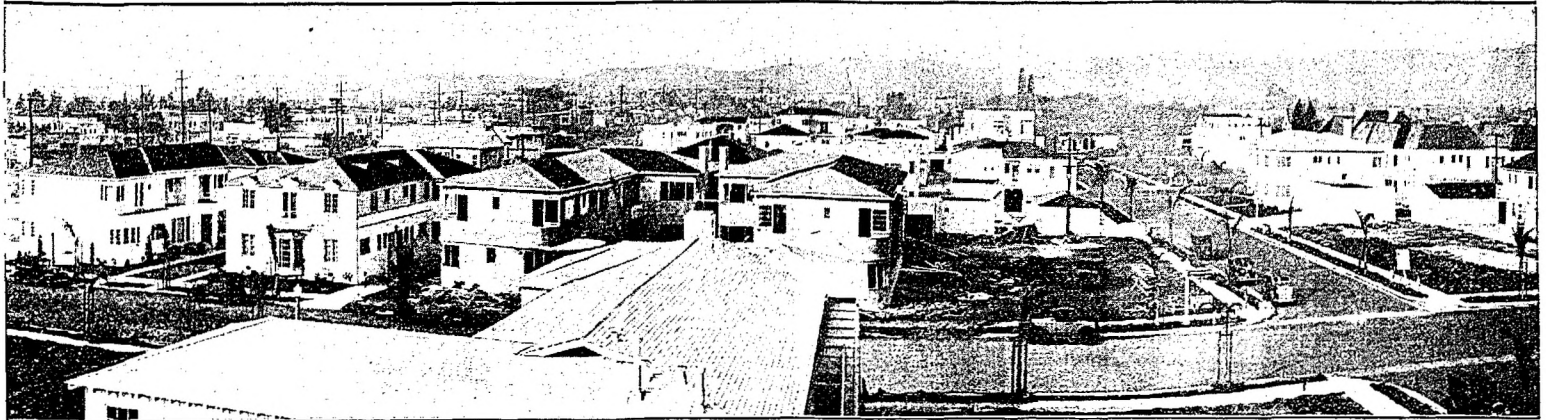
HOMES AND BUILDERS

VOL. LVI

SUNDAY MORNING, DECEMBER 13, 1936.

PART V [Copyright 1936, by the Times-Mirror Company]

POWERFUL PROOF THAT LOS ANGELES SPEEDS ITS GROWTH AS GREAT RESIDENTIAL CENTER



Here's a partial present-day view of Beverly Square, residential-income area that only a year ago was a golf-driving range. In the Beverly Square tract, bounded at the north by Beverly Boulevard, at the south by Third street and at the east and west by Harper and Orlando avenues, respectively, studio-apartment buildings totaling \$650,000 have been constructed in the past year.

Office and Store Structure Rises on Beverly Blvd.

A Colonial-style office and store building is being constructed at the southeast corner of Beverly Blvd. and Sweetzer Ave. for Burton L. Stevens. The new structure has frontage of 103 feet on the boulevard and 110 feet on the avenue. Construction is of reinforced brick with concrete pilasters and roof of gray slate. The building will contain nine stores, three offices facing Sweetzer Ave. being reserved for doctors, dentists and X-ray offices.

Total investment in the structure and site is \$44,000 it was announced. Construction is by James R. Reese.

Mendel Meyer, Veteran L.A. Builder, Dies

SANTA BARBARA, April 1—Mendel Meyer, 80, building contractor who built the Grauman's Chinese and Egyptian Theaters, the ninth Church of Christ, Scientist, the Quinby Building and other imposing structures in Los Angeles, died here today.

Mr. Meyer was born in the family home on Main St., between 3rd and 4th Sts., in Los Angeles, Oct. 7, 1874, and was a graduate of the old Los Angeles High School. He was with the Milwaukee Building Co., which operated from the Wright & Callendar Building, and its successor concern, Meyer & Holler. He retired in 1936.

Besides building numerous office buildings, theaters and churches, Mr. Meyer also constructed a number of residences.

Moved to Santa Barbara

Since his retirement he lived in Los Angeles, Santa Barbara and Glendale. Last November he moved to Santa Barbara, living in the California Hotel owned by his stepson, Miles R. Gray.

Besides his stepson he leaves his widow, Mrs. Mabel Miles Meyer; two sisters, Mrs. Laura Loewenthal and Mrs. Stella Carlisle, both of Los Angeles, and three nieces, Miss Natalie Loewenthal, Los Angeles, and Mrs. Margaret Cretser and Mrs. Verner Dobinson, both of San Francisco.

Funeral services will be conducted at 2 p.m. tomorrow in the Welch & Ryce Chapel here.

All Applications must be filled out by Applicant

Blgr. Form 2

PLANS AND SPECIFICATIONS
and other data must also be filed

BOARD OF PUBLIC WORKS

2

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings CLASS "D"

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

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

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

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

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

TAKE TO
ROOM No. 6
FIRST
FLOOR

CITY CLERK
PLEASE
VERIFY

TAKE TO
ROOM No. 405
SOUTH
ANNEX

ENGINEER
PLEASE
VERIFY

Lot 79 Block _____
(Description of Property)

Ardmore Hts
As per maps Book 2nd Page 132
of Records of L.A. County

Dist. No. 51 M. B. Page 5 F. B. Page _____

No. _____
(Location of lot)

570 - N. Normandie Street
(USE INK OR INDELIBLE PENCIL)

O. K. City Clerk

By _____

O. K. City Engineer

By _____

- Purpose of Building Dwelling No. of Rooms 8 No. of Families 1
- Owner's name Mondal Mayor Phone 10751
- Owner's address 315 W.C. Bldg.
- Architect's name Milwaukee Bldg. Co Phone 10751
- Contractor's name same Phone _____
- Contractor's address same
- ENTIRE COST OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sowers, Corroplis, Elevators, Painting, Finishing, etc.) \$ 17500.00
- Any other building on the lot? no How used? _____
- Size of proposed building 35 x 58 Height to highest point 24' above 1st floor feet
- Number of stories in height 2 Character of ground adobe loam
- Material of foundation concrete Size of footings 16" Size wall 12" Depth below ground 12"
- Material of chimneys brick Number of inlets to flue 1 Interior size of flues 12 x 12"
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6" Girders 4 x 6"
EXTERIOR studs 2 x 6" INTERIOR BEARING studs 2 x 4" Interior Non-Bearing studs 2 x 3"
Ceiling joist 2 x 4" Roof rafters 2 x 6" x 2 x 4" FIRST FLOOR JOISTS 2 x 6"
Second floor joists 2 x 10" Specify material of roof shingles
- Will all provisions of State Dwelling House Act be complied with? yes

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

OVER

(Sign here) Milwaukee Bldg. Co
(Owner or Authorized Agent.)

Jones

FOR DEPARTMENT USE ONLY

| | | | |
|----------------------------|---|---|---|
| PERMIT NO. 22679 | Plans and specifications checked and found to conform to Ordinances, State Laws, etc. | Application checked and found O. K. SEP 13 1921 Clerk. | Stamp here when permit is issued SEP 13 1921 DOUBLED |
|----------------------------|---|---|---|

PLANS

John Van Hook

Exhibit 21

[Faint handwritten notes are visible across the page, particularly in the middle section.]

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. 79

 Tract 10389

 Location of Building 132 1/2 4 1/2 No Kings Rd
 (House Number and Street)

 Approved by
 City Engineer

 Between what cross streets Beverly & 1st St

USE INK OR INDELIBLE PENCIL

- Purpose of building Apartment Families 4 Rooms 20
 (Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) MR & MRS MENDEL MEYER
- Owner's address Washington & Hill St
- Certificated Architect None State License No. _____ Phone _____
- Licensed Engineer Geo. Fiedyk State License No. 4822 Phone _____
- Contractor None State License No. _____ Phone _____
- Contractor's address _____
- 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} \$ 15,000.00
- State how many buildings NOW on lot and give use of each. None
 (Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 40 x 80 No. Stories 2 Height to highest point 38' Size lot 1 x 1
- Type of soil Loam Foundation (Material) Conc Depth in ground 12"
- Width of footing 16" Width of foundation wall 8" Size of redwood sill 3 x 8
- Material exterior wall Frame Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 6 Second floor 2 x 10 Rafters 2 x 4 Material of roof Shingle
- Chimney (Material) Br Size Flue 7 x 11 No. inlets each flue 2 Depth footing in ground 12"

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 Mendel Meyer
 (Owner or Authorized Agent)

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

 By By E. J. [Signature]

| PERMIT NO. | | FOR DEPARTMENT USE ONLY | | | | Fee | |
|------------|--|--|----------------------------------|-----------------|----------------------------------|-----------|--|
| 9708 | | Plans and Specifications checked | Zone | Fire District | Stamp here when Permit is issued | | |
| | | Corrections required | Bldg. Law | No. 110 | | | |
| | | Plans, Specifications and Application rechecked and approved | Application checked and approved | Street Widening | | | |
| | | For Plans See | Filed with | SPRINKLER | | | |
| PLANS | | Specified | Valuation Included | Specified | Fee - \$ | Inspector | |

Exhibit 22

FOR DEPARTMENT USE ONLY

| | | | |
|-------------------------|-------------------------|-----------------------|--------------------------|
| Application <i>John</i> | Fire District <i>Am</i> | Bldg. Line | Forced Draft Ventil..... |
| Construction | Zoning | Street Widening | |

(1) **REINFORCED CONCRETE**

Barrels of Cement.....

Tons of Reinforcing Steel.....

(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)

(2) The building referred to in this Application will be more than 100 feet from

..... Street

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:

PLAN CHECKING

RECEIPT NO. *6658*

VALUATION \$ *15,000*

FEE PAID \$ *25.00*

Variance granted by Board of City Planning Comm. to permit 10' front in keeping with proposed 10' building line not before City Council
Agnes B. Freeman
by R.E. Smith

Certificate 5599

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building

OF
CLASS "D" + Class A Garage

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. 81 TR. 10389

Tract 112-114-116 N. Flores

Location of Building 112-114-116 N. Flores
 (House Number and Street)

Approved by
 City Engineer

Between what cross streets Beverly & First

Dputy

USE INK OR INDELIBLE PENCIL

- Purpose of building Apartment House - Garage Families 3 Rooms 14
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) MR & MRS W. C. HOLLER Phone OK 9-6-14
- Owner's address 306 N. Vermont Ave
- Certificated Architect Geo J. Fosdyke State License No. 12894 Phone OK 9-6-14
- Licensed Engineer Geo J. Fosdyke State License No. 12894 Phone OK 9-6-14
- Contractor Wm. Meyer & Holler State License No. 12894 Phone OK 9-6-14
- Contractor's address 306 N. Vermont Ave
- VALUATION OF PROPOSED WORK 20,000.00
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.
- State how many buildings NOW on lot and give use of each None
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 45 x 110 No. Stories 2 Height to highest point 32' Size lot 58' x 130'
- Type of soil Loam Foundation (Material) Conc Depth in ground 12"
- Width of footing 16" Width of foundation wall 8" Size of redwood sill 2 x 6
- Material exterior wall Wood Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 6 Second floor 2 x 12 Rafters 2 x 4 Material of roof Shingle
- Chimney (Material) Brick Size Flue 8 x 13 No. inlets each flue — Depth footing in ground —

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

Sign here

(Owner or Authorized Agent)

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

By Geo J. Fosdyke

| | | | | | |
|--------------------------------|---|--|---------------------------------|--|--|
| PERMIT NO. <u>20338</u> | FOR DEPARTMENT USE ONLY <u>5272</u> | | | | Fee <u>6.80</u> Stamp here when Permit is issued <u>AUG 7-1936</u> |
| | Plans and Specifications checked <u>Home</u> | Zone <u>R4</u> | Fire District <u>No 10</u> | | |
| | Corrections noted <u>Home</u> | Bldg. Line <u>10</u> Ft. | Street Widening <u>—</u> Ft. | | |
| | Plans, Specifications and Application rechecked and approved <u>Home</u> | Application checked and approved <u>5/7/36</u> <u>Lib</u> Clerk | | | |
| PLANS <u>115</u> | For Plans Sec | Filed With | SPRINKLER | | Inspector <u>OK 12-14</u> |
| CERTIFICATE NO. <u>5714</u> | | | | | |

| FOR DEPARTMENT USE ONLY | | | |
|----------------------------|-----------------------------|---------------------------|----------------------|
| Application <i>Morris</i> | Fire District <i>Morris</i> | Bldg. Line <i>10' Flr</i> | Forced Draft Ventil. |
| Construction <i>Morris</i> | Zoning | Street Widening | |

(1) **REINFORCED CONCRETE**

Barrels of Cement *40*

Tons of Reinforcing Steel *2*

(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)

(2) The building referred to in this Application will be more than 100 feet from

Street

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:

PLAN CHECKING

RECEIPT NO. *8547*

VALUATION \$ *20000.00*

FEE PAID \$ *30.00*

8-7-36
IN COMPLIANCE WITH RESOLUTION OF
THE BOARD OF
CITY PLANNING COMMISSIONERS
AS PROVIDED BY SEC. 12, ORD. NO. 72,149
APPROVED *10' Front Yard*
BY *Harold Houston*

**CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY**

BUILDING LINE AGREEMENT

I hereby agree that the building and every portion thereof referred to in this application will be set back from the street property line not less than *10* feet except that the following projections may extend into such set-back space, as follows:

Cornices, canopies and eaves.....2 ft. 6 in.

Landing or terrace, without roof, extending to first floor level only.....6 ft

Open railing, not over 33 in. high, around such landing or terrace.....6 ft.

Fire Escapes4 ft. 6 in.

I hereby agree to the above conditions and accept the permit to do the work mentioned in this application in accordance therewith.

(Signed) *Meyer & Stoller*
Wesley Stoller
Owner or Authorized Agent.

Bldg. Form 60

Intention
10' DDL

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. 82

Tract 10389

Location of Building 106-08-10 No. Flores St.
(House Number and Street)

Between what cross streets 1st & Beverly

Approved by
City Engineer

Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Apartment - Garage Families 3 Rooms 18
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Owner (Print Name) MRS. W. C. HOLLER Phone

3. Owner's address 306 N. Vermont Ave

4. Certificated Architect State License No. Phone

5. Licensed Engineer Geo. J. Fordyke State License No. 4822 Phone 716538

6. Contractor Meyer & Haller State License No. 3175 Phone

7. Contractor's address 306 N. Vermont Ave. 19200. 1925

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) \$ 15000.00

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 41 x 110 No. Stories 2 Height to highest point 23 Size lot 58 x 130

11. Type of soil Loam Foundation (Material) Conc Depth in ground 1'0"

12. Width of footing 1-4 Width of foundation wall 8 Size of redwood sill 2 x 6

13. Material exterior wall Stucco Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4

14. Joist: First floor 2 x 6 Second floor 2 x 10 Rafters 2 x 4 Material of roof Shingles

15. Chimney (Material) Brick Size Flue 8 x 13 No. inlets each flue 1 Depth footing in ground 12"

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.

Plans, Specifications and other data must be filed if required.
Sign here Geo. J. Fordyke
(Owner or Authorized Agent)
By J. H. Schuch

| | | | | | |
|--------------------------------|---|--|---|--------------------------------------|--|
| PERMIT NO. 22581 | Plans and Specifications checked <u>Permit</u> | | Zone <u>R4</u> | Fire District <u>140</u> | Stamp here when Permit is issued JUL -8 1937 |
| | Corrections verified <u>Garage</u> | | Bldg. Line <u>10</u> Ft. | No. Street Widening <u>11</u> Ft. | |
| | Plans, Specifications and Application rechecked and approved <u>W. H. Morris</u> | | Application checked and approved <u>10/37 J. H. Schuch</u> Clerk | | |
| | For Plant See | | Filed with | | |
| PLANS <u>10/37</u> | SPRINKLER Specified Valuation Included Specified Valuation | | Inspector <u>J. L. O'Brien</u> | | |

| FOR DEPARTMENT USE ONLY | | | |
|--|------------------------|--|----------------------|
| Application <u>P</u> | Fire District <u>P</u> | Bldg. Line <u>10' Paved</u> | Forced Draft Ventil. |
| Construction | Zoning | Street Widening | |
| (1) REINFORCED CONCRETE | | (2) The building referred to in this Application will be more than 100 feet from | |
| Barrels of Cement <u>100</u> | | Street | |
| Tons of Reinforcing Steel <u>2 1/2</u> | | 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. | | (4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. | |
| Sign here _____ (Owner or Authorized Agent) | | Sign Here _____ (Owner or Authorized Agent) | |

REMARKS:

PLAN CHECKING

RECEIPT NO. 15329
VALUATION \$ 12200.00
FEE PAID \$ 30.00

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

BUILDING LINE AGREEMENT

I hereby agree that the building and every portion thereof referred to in this application will be set back from the street property line not less than 10' feet, except that the following projections may extend into such set-back space, as follows:

Cornices, canopies and eaves.....2 ft. 6 in.
Landing or terrace, without roof, extending to first floor level only.....6 ft.
Open railing, not over 33 in. high, around such landing or terrace.....6 ft.
Fire Escapes.....4 ft. 6 in.

I hereby agree to the above conditions and accept the permit to do the work mentioned in this application in accordance therewith.

(Signed) _____

Owner or Authorized Agent.

Bldg. Form 60

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. 80

Tract 10389

Location of Building 118-1/2-20-22 No. Flores St.
(House Number and Street)
Between what cross streets Beverly & 1st St.

Approved by
City Engineer

Deputy

USE INK OR INDELIBLE PENCIL

- Purpose of building APARTMENT Families 4 Rooms 18
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) MRS. E. MRS. MEUDEL MEYER Phone MD 11124
- Owner's address 306 NO. VERMONT AVE.
- Certificated Architect none State License No. 4822 Phone
- Licensed Engineer Geo. F. Sadyke State License No. Phone
- Contractor MEYER & HOLLER State License No. 3175 Phone MD 11124
- Contractor's address 306 NO. VERMONT AVE.
- VALUATION OF PROPOSED WORK {including all labor and material and all permanent fixtures, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$16,000.00
- State how many buildings NOW on lot and give use of each NONE
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 35 x 80 No. Stories 2 Height to highest point 23 Size lot 58 x 120
- Type of soil Foundation (Material) CONC. Depth in ground 12"
- Width of footing 16" Width of foundation wall 8" Size of redwood sill 2 x 6
- Material exterior wall STUCCO Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 6 Second floor 2 x 12 Rafters 2 x 4 Material of roof SHINGLES
- Chimney (Material) BRICK Size Flue 13 x 13 No. inlets each flue 2 Depth footing in ground 12

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 Meyer & Holler
(Owner or Authorized Agent)

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

By Jack J. Macdonald

| FOR DEPARTMENT USE ONLY 5472 | | | |
|------------------------------|---|---|--------------------------------|
| PERMIT NO. 5147 | Plans and Specifications checked <u>Sumad</u> | Zone <u>R4</u> | Fire District <u>No. 10</u> |
| | Corrections verified <u>Sumad</u> | Height, Area <u>10 ft.</u> | Street Widening <u>no</u> |
| PLANS <u>1/3/39</u> | Plans, Specifications, and Application checked, signed and approved <u>William J. Price</u> | Application checked and approved <u>2/9/39</u> | |
| | For Plans fee <u></u> | Filed with <u></u> | Inspected <u>10/10/39</u> |

Exhibit 25 CATE No. 6995

| FOR DEPARTMENT USE ONLY | | | |
|-------------------------|-------------------------|---------------------------|---------------------------|
| Application | Fire District <i>CP</i> | Bldg. Line <i>CP</i> | Forced Draft Ventil. |
| Construction | Zoning <i>CP</i> | Street Widening <i>CP</i> | |

(1) **REINFORCED CONCRETE**

Barrels of Cement.....

Tons of Reinforcing Steel.....

(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)

(2) The building referred to in this Application will be more than 100 feet from

..... Street

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:

PLAN CHECKING

RECEIPT NO. *2592*

VALUATION \$ *10000*

FEE PAID \$ *30.00*

3

APPLICATION TO ALTER, REPAIR OR DEMOLISH AND FOR A Certificate of Occupancy

Form B-3-30M-10-47
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 80
Tract 12359
Location of Building 118-1/2-120-122-1/2 N Flores Street
(House Number and Street)
Between what cross streets Beverly Blvd. & First St.
Approved by City Engineer R.B.
Deputy.

USE INK OR INDELIBLE PENCIL

- Present use of building APARTMENT Families 4 Rooms 20
(Store, Dwelling, Apartment House, Hotel or other purpose)
- State how long building has been used for present occupancy 8 YRS.
- Use of building AFTER alteration or moving SAME Families 5 Rooms 21
- Owner MENDEL MEYER Phone _____
(Print Name)
- Owner's Address X P. O. Box 51 S. LAGUNA
- Certificated Architect JACK H. MACDONALD State License No. C-517 Phone TR-7347
- Licensed Engineer do State License No. 6254 Phone do
- Contractor OWNER State License No. _____ Phone _____
- Contractor's Address SAME
- VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon} \$3,000.00 on Q.N.
- State how many buildings NOW 2 on lot and give use of each. APT. & GARAGE
(Store, Dwelling, Apartment House, Hotel or other purpose)
- Size of existing building 21 x 35 Number of stories high 2 Height to highest point 32'
- Material Exterior Walls WOOD & PLASTER Exterior framework WOOD
(Wood, Steel or Masonry) (Wood or Steel)
- Describe briefly all proposed construction and work:
ADD BEDROOM, BATH & BASEMENT (1st floor)
ORIGINAL PLANS FILED 1939

NEW CONSTRUCTION

- Size of Addition 23 x 13 Size of Lot 124 x 55 Number of Stories when complete 1
- Footing: Width 2' Depth in Ground 4' 6" Width of Wall 6" Size of Floor Joists 2 x 12
- Size of Studs 2 x 4 Material of Floor WOOD Size of Rafters 2 x 10 Type of Roofing ASBESTOS

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

Sign here JACK H. MACDONALD
(Owner or Authorized Agent)

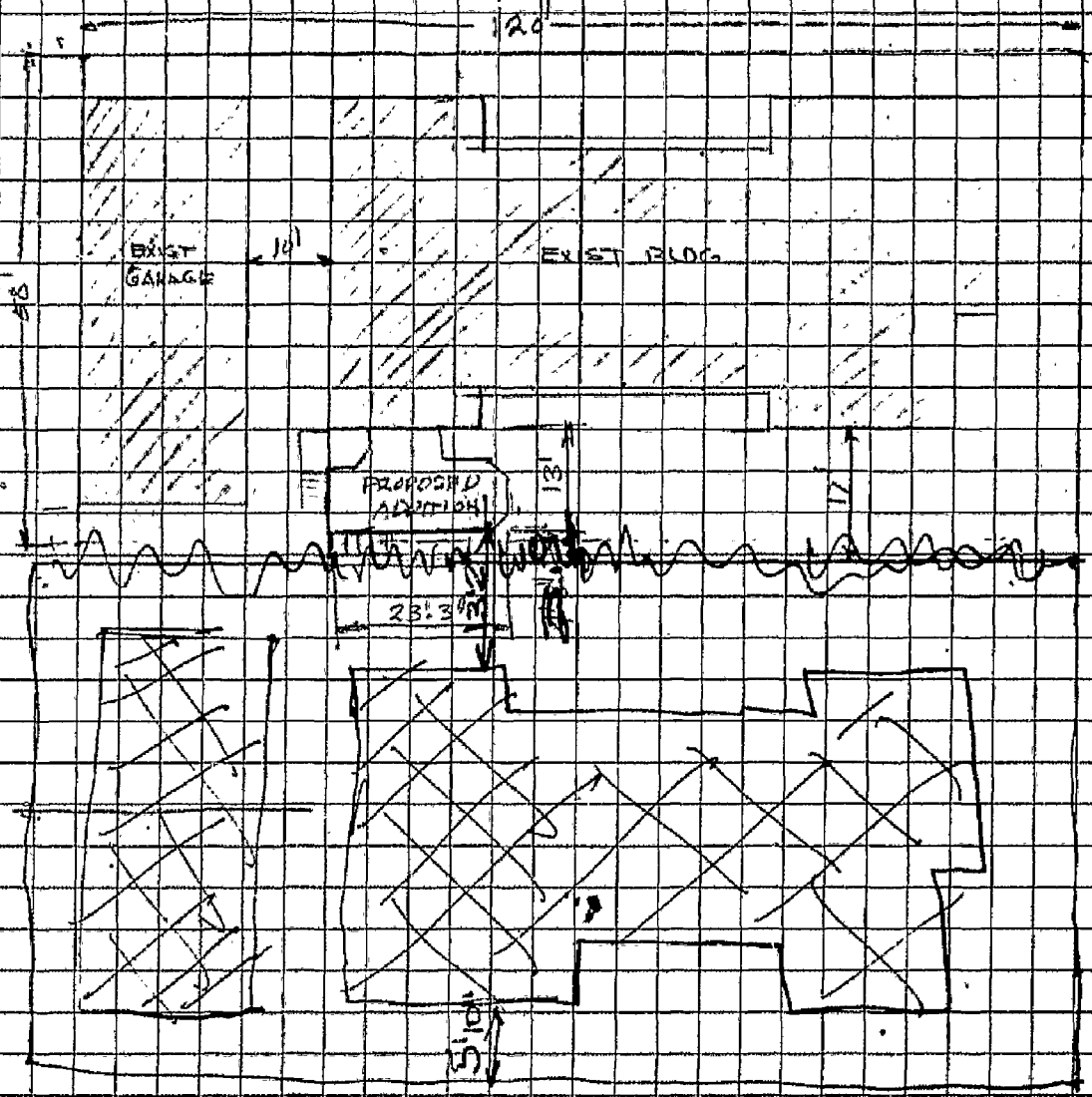
DISTRICT
OFFICE

By M. W. ELLIOTT

| FOR DEPARTMENT USE ONLY | | | | | | | |
|---|---|---|--|--|--|--|--|
| PLAN CHECKING Dates <u>MAF-9-13-40</u> Receipt <u>1406</u> Valuation \$ <u>3000.00</u> Fee Paid \$ <u>7.00</u> | | | REINFORCED CONCRETE Bbls. Cement _____ Tons of Reinforcing Steel _____ | | FEES Bldg. Per. _____ Cert. of Occupancy <u>1200</u> Total _____ | | |
| TYPE <input checked="" type="checkbox"/> GROUP PERMIT No. <u>LA</u> <u>15601</u> PLANS | Maximum No. Occupants <u>10</u> Inside Lot Corner Lot Plans and Specifications checked <u>OK</u> Certification Verified <u>OK</u> Plans, Specifications and Application rechecked and approved <u>OK</u> By <u>Inspector</u> Filed with <u>2</u> | Key Lot Corner Lot Keyed Zone <u>R-4</u> Bldg. Line <u>10'</u> Application checked and approved <u>APR 30 1940</u> Continuous Inspection <input checked="" type="checkbox"/> Specimen Required <input checked="" type="checkbox"/> Valuation Reduced <input checked="" type="checkbox"/> | Lot Size <u>124 x 55</u> Fire District No. <u>5472</u> Street Widening <u>10'</u> Stamp here when Permit is issued <u>MAF-9-13-40</u> Inspector <u>May</u> | <input checked="" type="checkbox"/> Feet rear alley <input checked="" type="checkbox"/> Feet side alley District Map No. <u>5472</u> | Clerk <u>Levi</u> | | |

Exhibit 26 2151 7455 YARD # 907 YARD # 176

APR 1957



LOS ANGELES (1915) CITY DIRECTORY

1435

MEYER—Continued

" Louis barber h 1032 W 55th
" Louis lab r 715 Bailey
" Louis v-pres Meyer Bros h 933 S Burlington av
" Louis A carpet ctr h 1421 W 10th
" Louis G clk P O h 618b W 46th
" Louis M hay 307 N Los Angeles h 1623 Lucile av
" Louis N music tchr 812 Sunset blvd
" Louisa wid Achilles h 2224 E 8th
" Louise dom 1537 W 9th
" Lucile M Mrs Indwkr 1427 Griffith av
" Mabel r 132 S Hill
" Mabel fur rms 122 S Hill
" Marcus L h 1106 W 37th dr
" Margt E wid J B E h 1235 W 37th
" Marie L r 217 N Coronado
" Maurice A (Souvenir Cloth Photo Co) h 134c W 36th
" Max clk h 2650 N Sichel
" Mendel (Milwaukee Building Co) h 842 S Berendo
" Michl r 419½ N Main
" Minnie M steno r 217 N Coronado
" Morris tailor 2302 S Grand av h 2302½ same
" Mosier surveyor City Eng r 544 Britannia
" Myrtle steno r 950 W 7th
" M h 612 St Paul
" M h 1249 S Grand av
" Nate office 446 S Main r 2100 City View
" Paul S slsmn h 1403½ Griffith av
" Paul W sec-treas F Obrikat Fur Co h 4717 Elmwood av
" Paulina wid C r 2650 N Sichel
" Pauline clk r 1101 S Central av
" Robt moldr r 2224 E 8th
" Rose C W steno r 1157 W 25th
" Rudolph H slsmn h 5356 7th av
" Saml shoemkr 123¼ N San Pedro r 127 N Utah
" Saml E bkpr Rosenberg-Jacobson Co
" Sever r 5811 Benner
" Solomon pres Meyer & Talbott Co h 1546 4th av
" Syllas S with A J Copp jr r 544 Britannia
" Theo V driver h 818 W 16th
" Vernon J dftsmn r 677 E 52d pl
" Victor mach hd C J Kubach Co h 1024 S Indiana
" Wm r 533½ S Spring
" Wm collr Columbia Outfitting Co r 1729 N Wilton pl
" Wm notions 1221 S Central av h 1101 E Pico
" Wm E dftsmn r 1168 N Commonwealth
" Wm F porter h 3517 Eagle
" & Beck (Julius Meyer, Benj Beck) barbers supplies 422 E 5th

MEYER & TALBOTT CO, S Meyer Pres and Sec, J G Talbott V-pres and Treas, Wholesale Jewelers 512 S Bway
Meyerhofer Carl waiter h 528 W 55th
" Neil F fireman h 218 N Hope
Meyerhoven Louisa Indwkr r 1727 Santa Rosa pl
Meyerl Cath wid E G h 552 E 31st
" Elizabeth tchr r 552 E 31st
Meyerose Henry F h rear 6023 York blvd
Meyerott John L plumber h 319 E 35th
" Walter H steno h 706 W 47th

MEYERS, see also Maiera, Mayers, Meiers and Myers
" Aaron slsmn 5th St Store h 157 W Jefferson
" Adelia wid G G h 840 W 77th
" Albt G mach r 3029 W 10th
" Alex bkpr r 157 W Jefferson
" Anthony carpet layer r 620 S San Pedro
" Anthony J clk h 4571 Fountain av

MEYERS—Continued

" Arthur M clk r 5707 Pasadena av
" A F driver r 973 El Paso
" A J carp r 6316 Fountain av
" Ben E clk r 1616 Bonnie Brae
" Benj driver r 515½ W 7th
" Chas mgr American Import Co r 2062 W 29th
" Chas plumber h 332 S Prichard
" Chas A h 633 W 18th
" Chas C clk Illinois-Pacific Glass Co r Pasadena
" Chas E brakeman r 258 E 1st
" Chas I auto opr Golden State Auto Tours Co
" Chas I cond h 261 W 67th
" Cottage Home (Mendel Meyer) barber 5068 Alexandria av
" Grand av
" Edwd actg firemn L A Gas & Elec Corp r 928½ W 1st
" Edwd F clk h 1504 Alessandro
" Eliza J r 1839 Winfield
" Elvina wid Peter h 1447 W 37th pl
" Emil M mtrmn r 3511 Arroyo Seco av
" Esther P r 236 E 38th
" Eugene bartndr W H McCormick r 729 S Griffin av
" Eugene mach r 317 S Breed
" E A pipemkr r 2660 N Sichel
" E S h 436 E 41st
" Florence H clk r 3934 Woodlawn av
" Frances C steno r 505 Cottage Home
" Frank clk r 715 N Bailey
" Frank G painter h 719 E 18th
" Frank J lab r 809½ E 1st
" Franklin r 1315 W 9th
" Fred O (Meyers & Thatcher) r 814 S Hope
" Geo F glasswkr r 3934 Woodlawn av
" Geo I real est h 3934 Woodlawn av
" Geo J painter h 1568 E 52d
" Gerhard R waiter r 1043 Maple av
" Gertrude wid Albt h 505 Cottage Home
" Gertrude A steno Jacob Lippman r 1012 W 22d
" Grace L auditor Coulter D G Co r 419 S Grand av
" Hal C waiter r 319 W 2d
" Harry clk r 813 W 6th
" Harry student r 452 N Figueroa
" Harry C painter r 1709 S Main
" Harry L student r 452 N Figueroa
" Henry h 809 Irolo
" Henry J foreman Sou Cal Hdwd & Mfg Co r 1128 E 27th
" Henry T mining h 1511 W 47th
" Howard pharmacist J C D Canne r 5632 Lexington av
" H clk r 1350 Temple
" Ida M waiter h 2200 Toberman
" Israel slsmn Louis Streiffer h 210 S Av 19
" Jacob (J Meyers & Co) h 1403 Arapahoe
" Jas hostler C H Fuller r 222 E Market rm 17
" Jas B slsmn Chas Glick r Tropico
" John lab h 119 E 52d
" John mtrmn r 730 W 16th
" John printer r 2723 Manitou av
" John A slsmn r 184 W 43d
" John C meatctr h 126 E 11th
" John E clk h 688 E 48th
" John H h 416 E 30th
" John M h 184 W 43d
" John M litho h 3715 Wadsworth av
" Jos A jeweler 220 W 5th rm 907 h 406 Firmin
" J attndt r 742 W 7th
" J Mrs musician h 1217 W 10th
" J Edgar (Johnson & Meyers)

A. J.
WARNER
TAILORING
CO.



IMPORTING
TAILORS
W. HOLLINGSWORTH BLOC.
COR. HILL & 6TH STS.

**MAILING
LISTS**

Prepared from
Latest and
Most Reliable
Sources

ANY TRADE
BUSINESS
OR
PROFESSION

**LOS ANGELES
DIRECTORY
CO.**

Suite 818
424 S. Broadway
Los Angeles

HAVE YOU HEARD
The Autopiano
THE BEST PLAYER PIANO IN THE WORLD

Exhibit 27

BARTLETT MUSIC CO.

OPPOSITE CITY HALL

231 - 233 - 235 SOUTH BROADWAY

PIPE

RIVETED STEEL

FOR
WATER PIPE
WELL CASING

LOS ANGELES
MANUFACTURING
COMPANY, INC.

TANKS

ALL KINDS
SMOKE STACKS
PLATE STEEL WORK

Factory and Office
LENARD, MINERVA
and East 24th
PHONES { 291-545
Bdy 7110

Methodist
Hospital
of
Southern
California

Under Auspices of
Woman's Home
Missionary Society

Class "A"

2826 So. Hope St.
LOS ANGELES, CAL.

Phones
South 192—27035

EVERYTHING IN
HOME FURNISHINGS
OFFICE EQUIPMENT
PHONOGRAPHS
PIANOS

Barker Bros
ESTABLISHED 1880

CASH OR TERMS
716-738 S. BROADWAY
AND 731-733 S. SPRING
PICO 1840
10423

Complete Furnishers of Successful Homes

MEYER

" Kath L slswmn N B Blackstone Co r Alhambra
" Katie dept mgr Bullocks r827 W 97th
" Laura M h2911 W 15th
" Leah J dicta opr r356 N Vendome
" Lee F slsmn Van De Grifts r Bell
" Leo R Broker h rear 1802½ New England av
" Leon slsmn Youngs Market Co r Glendale
" Leon C asst cashr Federal Reserve Bank r Eagle Rock City
" Leota M r2306½ Juliet
" Lester L musician r810 Sunset blvd
" Lillian r1251 W 47th
" Lillian M r2033 W 43d
" Lorne M whol lmbr 756 S Bway rm 330 r748 S Gramercy pl
" Louis h933 S Burlington av
" Louis electr r8035 S Alameda
" Louis (Meyer Bros) r332 E 2d
" Louis r6149 Glen Holly
" Louis Jr (Eagle Garment Co) h186 S Ardmore av
" Louis F pressmn House of Ralston r Eagle Rock City
" Louis M h1623 Lucile av
" Louis N musician h810 Sunset blvd
" Louise r1629 W Adams
" Louise wid Achilles h1270 W 36th
" Louise wid Chas r1417 W 84th pl
" Louise choc dipper r1270 W 36th
" Louise L wid Eli h1131 N Serrano av
" L r829 S Lake
" L Mrs forewmn Stoll Neckwear Co r502 W Av 46
" L F slsmn Hanan & Son r Maywood
" Mabel E opr r1319 W 36th pl
" Magdalena K wid A C r4221 Budlong av
" Margt r6217 Yucca
" Marie h1943 W 41st pl
" Marie bkpr r4505 W 10th
" Marie lndrs r969½ E 11th
" Marie E student nurse Angelus Hosp
" Marie L private sec Ventura Refining Co r1343 Orange Grove av
" Marion E Mrs h3538 E 6th
" Martha L bkpr Meyer & Fairchild Santa Monica
" Mary notary public 315 S Bway rm r1415 Winfield
" Mathias cabtmkr r507 E 4th
" Maude E slswmn Chelew & Hoit r2600 W 8th
" Max metermn L A Gas & Elec Corp h563 S Fremont av
" Max slsmn r433 Wall
" Mendel pres Meyer & Holler h570 N Normandie av
" Merle clk r859 E 36th
" Mete W bkpr Pac Mill & Mine Supply Co r447 S Hope
" Michl cigar mkr r1014 E 28th
" Michl G h2457 14th Saw
" Mignon S musician r810 Sunset blvd
" Mildred G steno M P Wilkinson r7129 Sunset blvd
" Minnie Mrs r1027 Fairfax av
" Minnie J wid Louis h6203 Hayes av
" Morris r1816 Scott av
MEYER MORRIS, Mgr Music-Art Studio Bldg, 233 S Bway
" Mosier N foremn h321 Robinson
" Myron Z (E V Hawkinson Co) r986 S St Andrews pl
" M h1110 Marion av
" Nate jewelry 600½ W 6th h5897 Moneta av
" Nellie E Mrs h3100 Sawtelle blvd Saw
" Olga slswmn r1411 Iowa av
" Otto Mrs r Lankershim blvd nr Ventura blvd
" Otto H barber r1125 W 36th pl
" Otto W barber 1423 W 24th r1729 W 39th
" Paul F embalmer J H Riedeman h222 E 37th
" Paul W sec-treas Obrikat-Meyer Fur Co r2306 Hillhurst dr
" Pearl Mrs telep opr r5733 La Mirada av
" Peter J rubberwkr h204 W 65th
" Ralph creditmn Brownstein-Louis Co r1512 Reid
" Rebecca steno h248 W 10th S Pedro

MEYER

" Robt h1110 Bellevue av
" Robt h3414 Gleason av
" Robt moldr r1325 Walnut
" Robt A v-pres House & Meyer Inc r Venice
" Robt D janitor r948 Hollins
" Roland P clk r2525½ E 58th
" Rosa L wid Erwin h2227 E 4th
" Rose Mrs mgr R H Williamson h1712 Trinity
" Rose tel r356 N Vendome
" Rose Mrs seam h6149 Glen Holly
" Rudolph slsmn h1339 Martel av
" Ruth r4823 Gambier
" Ruth artist Elsie Lee
" Ruth A r2733 Kenwood av
" R B bell boy r750 S Olive
" R Wyman chiro 2726 W 14th
" Sadie steno r261 E 46th
" Saml janitor r1450 Wright
" Saml shoe repr 4133 W Pico
" Saml E with Oscar Moss r1131 N Serrano av
" Saml T gard h6625 Cedros av Van Nuys
" Shirley h615 E 23d
" Sigmund h356 N Vendome
" Solomon (Meyer & Talbott Co) h680 S Westlake av
" Steve carp r2551 McMillan av Palms
" Syllas S atty 218 S Bway rm 412 r2823 24th av
" Theo trans h336 E Kensington rd
" Theo J r447 S Hope
" Vernon J civ eng r1811a S Hope
" Victor cabtmkr h1024 S Indiana
" Victoria Mrs h1510½ Bellevue av
" Virginia h1620 Lucile av
" Walter clk h3224 E 3d
" Walter R F installer S C T Co r Huntington Park
" Wilhelmina E Mrs h708½ W 40th pl
" Wm auto mech r502 E Av 46
" Wm knitting mill 4914 Moneta av h251 E 46th
" Wm Mrs h251 W 11th
" Wm h210 Mariposa
" Wm r708½ W 40th pl
" Wm adj Individual Underwrit-Pasadena
" Wm r3517 Eagle
" Wm r2733 Kenwood av
" Wm H police r161 W 87th pl
" Wm J h3055 Kerckhoff av S Pedro
" Wm J police r667 31st S Pedro
" Wm W cook r2723 Marengo
" W Gunard clo elnr 7230 Moneta av r4384 same
" & Fairchild (A L Meyer Arthur Fairchild) gro 275 Santa Monica blvd
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Meyerding Edwd J painter h2323 Rogers av
" Edwin cabtmkr r2323 Rogers av
" Ethel nurse r2323 Rogers av
" Grace pkr r2323 Rogers av
" Harold driver r2323 Rogers av
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MEYERING J RALPH, V-Pres The Meyering & Lawrence Co, V-Pres-Treas The Meyering Land Company, r Detroit, Mich
MEYERING LAND COMPANY THE, John H Meyering Pres, J Ralph Meyering V-Pres-Treas, O D Hefner Mgr, Real Estate and Insurance, 660-1-2 Metropolitan Theatre Bldg, 323 W 6th and 536 S Hill, Tel 61468, (See page 326)

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 Henry A (Jessie) clk h1362 Cherry
 Henry A jwr Alvin C Anderson r102 Bell av
 Henry D r516 San Julian
 Henry D (Meyer & di Segni) r Ambassador Hotel
 Henry D (Eliz) carrier PO h1329 N June
 Henry H tchr h4901 Pas av
 Henry L (Anna B) shoe rep 926 S Lorena
 Henry U (Anna) staffer h658 D 61st
 Herbt clk r1101 Clela av
 Herbt H tchr City Sch r Altadena
 Herman locksmith h638 S Griffin av
 Herman H (Mary A) carp h1035 S Highland
 Herman H clk Sears Roebuck & Co
 Herman O real est 417 S Hill R 583 r Venice
 Herman W ins agt r132 N Arden blvd
 Horace (Anna) stagehd h1722 1/2 N Berendo
 Hugo (Regina) h1728 1/2 Wilcox av
 Hugo A fnshr r1021 W 43th
 Hyman musicaln h637 S Olive
 Ida (wid Ansel) h433 Firmin
 Ida E tchr City Sch r117 Bimini pl
 Ida E Mrs h828 Tremaine av
 Ida F saladmkr h339 W 84th
 Irene A sten r571 N Oxford av
 Irene C sten r1140 W 65th
 J B tailor r2424 Wilshire blvd
 J Eng (Marie) lab h629 S Griffin av
 Jack (Nelle) slsmn Goodan Jenkins Furn Co h1221 E N Mndie
 Jack uphol r1120 S Oxford av
 Jacob (Lena) h2114 Bonsall av
 Jacob (Caroline) carp h119 W 46th
 Jacob clk r2118 S Highland av
 Jacob (Gussie) tailor h1249 1/2 N Orange dr
 Jacob A h1045 W 80th
 Jacob J r204 W 65th
 Jacob J (Gertrude) autowkr h571 S Ditman
 Jacob Wm (Mary) patrolmn h1217 Locke av
 Jessie M clk r321 Monette pl
 Joel r406 N Irving blvd
 John (Dora) cabtnr h4706 9th av
 John lab r2511 Maple av
 John A (Mary E) ltho r343 E 62d
 John O (Fern) bkpr h2822 Oregon
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 Julius (Regina) h438 N Grand av
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 Julius J (Sophie) slsmn h1101 Clela av
 Katie Mrs h827 W 97th
 Kenneth H prmn h426 Virginia av
 L J teller r2424 Wilshire blvd
 Laura sten r601 W 49th pl
 Lawrence H photo engraver r926 S Lorena
 Leah T sten r Park Vista Hotel
 Lemuel auto mech r1006 W 1st
 Lena bkpr 675 W Westmoreland av
 Leo I (A & L Meyer) r249 E 59th pl
 Leo R real est 355 S Bway R 211 r2674 Cimarron
 Leon fender repr r807 N Soto
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 Leone Mrs bkpr Excelsior Publ Co r1116 Georgia
 Leonard H porter r5032 Cimarron
 Leota M r2306 1/2 Juliet
 Lester L eng r10 Sunset blvd
 Lillian r1430 W 49th
 Lillian A Mrs h4823 Gambier
 Lillian M Mrs h120 S Grand av
 Lillian M (wid W G) h2033 W 43d
 Lillie (wid Louis) h148 S Irving blvd
 Lillie O pub sten 333 W 2d R 814 r619 S Westlake av
 Lizzie (wid Henry) h630 Sierra
 Lloyd multi opr r424 E 7th
 Lois sten r1206 W 30th
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 Lorraine asst buyer Bullock's r1768 W 28th
 Louis r109 1/2 S Bway
 Louis (Mollie) h1433 Echo Park av
 Louis (Meyer Bros) 466 Ferris
 Louis (Dorothy) film ctr h724 N Crescent Hts blvd
 Louis prsmn r1864 Los Flores dr
 Louis r (Bertha) slsmn UB&TCO r608 S Sycamore av
 Louis E (Rose) auto mech h546 N Sierra Bonita av
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 Marie hdywr r1021 W 48th
 Marie sten Northwestern Mut Fire As Whittier
 Marie L h1943 W 41st pl
 Marie M cashr Iris Theatre r1329 N Jun
 Mariorie clk r1217 Locke av
 Martin (Stella) r304 Leroy
 Mary Mrs r232 W 2d
 Mary (wid John) h1003 N Crescent Hts
 Mary J slsdy r1625 W 10th
 Mathias carrier r1219 E 73d
 Maude E clk r960 S Oxford av
 May r1003 N Crescent Hts blvd
 Mazie T clk r3443 6th av
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 Merle (Alice) gro r7012 S Van Ness av
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 Minnie J (wid Louis) h6203 Hayes av
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 Myrtle A slsdy r1507 W Pico
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 Nelson W (Ethel A) slsmn h911 N Harper av
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 Olive F tchr City Sch r2031 1/2 N Vmont av
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 Oscar sterilizer Jersey Farm Dairy Co r430 Crocker
 Otto cook Pig'n Whistle Corp
 Otto A (Verna) slsmn Ralphs Gro Co r5858 Virginia av
 Otto H (Mazie) barber h3443 6th av
 Otto W (Mary) barber h1729 W 39th
 Paul J h914 N Van Ness av
 Paul W (Adele) pres Obrikat-Meyer Finance h2306 Hillhurst av
 Paula r205 N Bway
 Peter barber Petroleum Securities Bldg r Southgate
 Peter (Freta) mining h204 W 65th
 Peter V drsmr mar Elliott-Horne Co
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 Philip lab Hebrew Sheltering Home
 Philip (Fannie) slsmn h1031 1/2 E 49th pl
 R E h1019 W 11th
 R H Hens archt r1921 N Highland av
 Radon Kur (Paula) archt designer 6362 Hwood blvd R 409 h1836 Oak Tree dr
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 Roy A electn h1739 N Martel av
 Rudolph (Edith) h1339 N Martel av
 Rudolph mach hd r912 Maple av
 Rudolph H radio mech h846 W 53d
 Rudolph H (Minnie) rancher h524 W 106th
 Russell h955 1/2 W 82d
 Ruth r4210 W 28th
 S C clk r5826 Willowhby av
 Saml (Minnie) shoe repr 4605 Pico blvd h1120 S Oxford av
 Saml E (Hazel) acct h1452 Vista Gordo dr
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 Victor (Sophia) mach hd h934 S Indiana
 Viola clk r1530 Rodney dr
 Virginia sten r333 S Van Ness av
 Walter (Marie) gas sta 10625 S San Pedro h417 E 112th
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 Walter J printer r636 E 28th
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 J Ralph (Anne) h4111 S Arden blvd
 Meyer Eliz tchr City Sch r552 E 31st
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 Arlien A clk r1313 S Indiana
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 Axel cementwkr r1337 Santee
 Belle r819 1/2 S Mariposa av
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 Benj (Helen) slsmn h513 Gower
 Benny page LA Pub Library r2710 Cincinnati
 Bert eng h1706 Sunset blvd
 Bert importer 411 W 7th R 621 r Hayward Hotel
 Bertha Mrs apts 1165 Echo Park av
 Boris sec Mac Levine & Co r Wilmington
 C E clk r509 W 60th
 Carl slsmn r2215 Redondo blvd
 Carmen r1284 E 54th
 Carrie with Westn Whol Drug Co r715 N Bailey
 Carrie W Mrs r2941 W 11th
 Cecelia F clk ST&SBank r7919 Walnut dr
 Celia r819 1/2 S Mariposa av
 Celia inspr Bullock's r Alhambra
 (Ida) fromn J A Meyers & Co h1012 Court
 Chas (Lavinia) lab h716 E 74th
 Chas (Helen) radio mech h2165 W Washn
 Chas C boxmkr r974 W 43d pl
 Chas E h335 S Berendo
 Chas F (Mary) tire bldr h164 E 68th
 Chas H r914 Annandale blvd
 Chas I (Mabel) driver r1056 W 58th pl
 Chas J h816 S Park View
 Chas J (Dorothy) h1325 W 38th
 Chas L (Eliz) h1710 Roy
 Chas S h819 1/2 S Mariposa av
 Christine Mrs smstrs h1344 E 50th
 Clara clk r1117 E 38th
 Clarence lab r3628 1/2 3d av
 Clarence (Myrtle) slsmn h3301 Tyburn
 Clayton Mrs clk LA Pub Library r3914 1/2 Dalton av
 Clifford clk h1010 Florida
 Corrine garmtwkr r2117 Veteran av
 D P slsmn C F Adams Co r428 E 16th
 Daisy F sten Pac Indemnity Co r Whittier
 Dave clk r1918 E 77th
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 David (Helen) slsmn h1594 E 46th
 Davis (Bebe) barber 1035 N Soto r228 San Benito
 Dewitt clk r2807 1/2 N Griffin av
 Donald slsmn h2123 Verdun av
 E J h625 Loomis
 E J S nurse r1361 S Olive
 E J S garmt fnshr r156 W 22d
 Earl A (Bessie) paying contr 1442 W 64th
 Earl J slsmn r3454 Arlington av
 Edith choc dipper r2824 1/2 La Salle av
 Edith Mrs h153 W 78th
 Edw r831 Maple av
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"Dick truckmn r836 E Kensington rd
"Don C radio techn r885 Cumberland
"Donald C (Lirilia) title setter h1217 Locke av
"Earl C agt Met Life Ins Co r Montebello
"Edith L tchr City Sch r Glendale
"Edna C music tchr Platt Music Co r8459 Fountain av
"Edw (Garrett's Furn Shop) r2420 S Hoover
"Edw D waiter r1224 E 76th pl
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"Edw W lab h1622 W 60th
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"Eliz Mrs h1796 Santee
"Eliz (wid H J) h630 Sierra
"Eliz A Mrs h4740 Glen Albyn dr
"Ella M sten r161 E 88th pl
"Ellsworth dep City Atty r4262 W 1st
"Elsa r617 W 53d
"Elsie sten Co Civil Service Conn r4224 5th av
"Email (Esther) slsmn Walker's h523 Heliotrope dr
"Emma (wid Carl) r617 W 53d
"Ernest R (Olga J) (National Sales Dry Goods Co) h1062 N Hobart blvd
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"Esther M bkpr CNT&SBank r1237 N Edgemont
"Ethel stdt nurse r1212 Shatto
"Eng J (Lucile M) auto mech 721 S Johnston
"Eunice J tchr City Sch r2523 Overland av
"Eva r806 Waterloo
"Eva musician r1120 S Oxford av
"Fannie asst sec Home Bldg & Loan Assn r 1023 N Mariposa av
"Fannie Mrs r2010 W 85th
"Frances H sten Co Road Dept h112 S Occidental blvd
"Frank r1000 Wilde
"Frank chauff r403 N Figra
"Frank pres-mgr Forest Drug Co r2710 Cincinnati
"Frank (Helen) slsmn h601 W 76th
"Frank A (Albertina) driver h6314 10th av
"Frank K carrier PO r950 W 48th
"Frank N r860 S Berendo
"Frank W (Carla) concrete fnshr h1548 W 83d
"Fred r3559 E 4th
"Fred h1915 38th pl
"Fred athletic instr r1264 W 25th
"Fred lab r6740 Brynhurst av
"Fred (Margt) lathr h694 1/2 S Figra
"Fred C electr Kay & Burbank Co r Ocean Park
"Fred C mgr Hobbs' Battery Co r2263 W 14th
"Fred D mgr Consumers Yeast Co r2000 Miramar
"Fred F (Mildred) furn fnshr h1170 Chadwick dr
"Fred K (Leona) mach h7923 Whitsett av
"Fred L h1754 Lucretia av
"Fred N formn Haas Barnch & Co r1140 4th av
"Fred P lab r7231 Parmelee av
"Fred S asst buyer Dresslrs Hdw Co r351 N Orange dr
"Fred W (Lena) actor h3559 E 4th

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"Geo E (Eliz M) mach h1323 W 61st
"Geo E (Agatha T) slsmn h501 W 49th pl
"Geo F H (Anna) auto mech h1304 W 73d
"Geo J (Bertha) h1251 W 47th
"Geo J jr eng r1251 W 47th
"Geo W h2026 Hillcrest dr
"Geo W drftsman John and Donald B Parkinson r No Hollywood
"Geo W (May) slsmn h445 N Alfred
"Gerhard petroleum eng Buckeye Union Oil Co r Pasadena
"Gertrude r919 S Bixel
"Gertrude clk r2834 Hillcrest dr
"Gertrude P cash Bullock's r685 Witmer
"Glen L mur Cut Rate Mkt r109 S Lincoln Park av
"Grace H office sec L A Tennis Club r601 S Detroit
"Grace L r3915 Flower dr
"Gus chauff r708 W 41st dr
"Gustav (Gretel) h1823 Santa Ynez
"Gustav (Mary) clk h2710 Cincinnati
"Gustav P clk r2262 W 26th pl
"Gustav clk r617 W 53d
"Gustave (Wave) slsmn h2101 N Highland av
"Gustave F (Corra) chauff h3302 N Bway
"Gustave H pharm Geo Ohrling r1957 Camden av

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"453 S Spring R1035
"Hannah M Mrs h5044 S Figra
"Harold (Eliza) rancher h601 N Belmont av
"Harriet V tchr r445 N Alfred
"Harry E r833 S Van Ness av
"Harry (Sarah) h503 Britania
"Harry C (Louise) drftsman h6575 Raymond
"Harry E (Rose) clk PO h2405 Halm av
"Harry F slsmn r4517 Prospect av
"Harry G (Mary) printer h6011 6th av
"Harry J rep Pendleton Woollen Mills r2610 Cudahy
"Harry R h345 La Verne av
"Harvey F (Clara H) eng h1234 W 75th
"Hattie r929 W 76th
"Hedwig bkpr Alfd Meyer r2505 Kenilworth
"Helen beauty opr h1621 1/2 Argyle av
"Helen R tel opr r3863 S Van Ness av
"Henry (Bertha) mach h6102 Bell av
"Henry A (Jessie M) clk h1362 Cherry
"Henry D h1302 N Sweetzer av
"Henry D (Eliz) carrier PO h1320 N June
"Henry L (Anna) shoe repr 926 S Lorena
"Henry W tchr City Sch r1604 N Serrano av
"Herbt slsmn h3950 W 8th
"Herbt (Hildegarde) tech advisor Agfa Raw Film Corp r6054 Yucca
"Herbt H tchr City Sch r5507 Pas av
"Herbt W stockpr r1101 Clela av
"Herman r3408 S Van Ness av
"Herman H buyer Sears Roebuck & Co r Walnut Park
"Herman H (Mabel) slsmn O M Young h1004 E 82d
"Herman H (Mary) shoe repr h1035 S Highland av
"Herman R locksmith r337 S Johnston
"Hisko C mining 417 S Hill R439 r Long Beach
"Howard W clk r1767 W 21st
"Hugo wood fnshr h617 W 53d
"Hugo F (Regina) h1419 1/2 5th av
"Ione clk r3118 S Grand av
"Ione D clk Federal Reserve Bank r1339 N Martel av
"Irene A sten r133 N Kenmore av
"Isabel Mrs r3820 W Adams blvd
"J D h1822 Montrose
"J D acct Pac Pipe & Supp Co r Alhambra
"J Eug (Mary T) h629 S Griffin av
"Jacob (Lena R) h2114 Bonsallo av
"Jacob W (Mary) weichmn h1219 Locke av
"Jas B (Alice V) h1030 N Harper av
"Jas R br mkr Safeway Stores r Santa Monica
"Jessie M compt opr r3281 Monette pl
"John (Eliz) h4854 Carnegie
"John clk r445 N Alfred
"John clk r1554 Lemoyne
"John (Nelle) slsmn h6074 Fountain av
"John whsmn Johnson Carvell & Murphy r Downey
"John C (Margt) h607 1/2 Heliotrope dr
"John C (Fern B) h2822 Oregon
"John C (Gertrude) slsmn r329 W Gare av
"Jos (Clara E) h231 Parmelee av
"Jos (Laura) h609 N Soto
"Jos (Helen) clk h161 E 88th pl
"Jos (Carolyn) jan h1446 Wright
"Jos (Clara) mgr Western Drapery Co r622 N Detroit
"Jos A (Lillie) oilwkr h1102 S Fetterly av
"Jos A pmlbr r7923 Whitsett av
"Jos C (Margt) mach h727 W 34th
"Jos C (Jewel) mgr Courtland Apts h116 S Westlake av
"Jos C (Ruth) office mgr Warman Steel Casting Co r956 W 102d
"Jos F (Trula E) h1428 E 78th
"Jos H (Mary) h3915 Flower dr
"Jos H (Carrie A) tailor h220 E 46th
"Julius (Clara) h1570 W 51st
"Julius J (Sophie) trucking h1101 Clela av
"Karl (Maud) ins 6160 York Blvd h6133 Annan way
"Karl A clk r219 S Flower
"Karl A (Eliz) slsmn h913 W 56th
"Karl A slsmn Gunnerson Shoe Co r1216 W 57th
"Katie B (wid Herman) r300 N Citrus av
"Katie M Mrs r827 W 97th
"Kenneth h1351 1/2 N Mansfield av
"Kenneth E r446 N Alfred
"Kenneth L (Ruth) pnsmn r2125 N Highland
"Kittie Mrs h656 N Hoover
"L A Mrs h183 N Kenmore av
"L W h5239 Monte Vista
"Lawrence H (Lollita) engr h1010 S Lorena
"Leah J sten h236 S Coronado
"Leo gro 2804 Southwest dr r6434 3d av
"Leo F lab r6314 10th av
"Leo R (Ray M) slsmn h717 Parkman av
"Leon C asst cash Federal Reserve Bank r Montevia
"Leonard (Ella) slsmn h931 W 18th
"Leonard H (Ida A) h5032 Cimarron
"Lester L civ eng r351 N Orange dr
"Lillian clk r2834 Hillcrest dr
"Lillian E clk r3915 Flower dr
"Lillian M Mrs h2033 W 43d
"Lillian W Mrs h2286 De Longmore av
"Ployd printer r1221 W 42d
"Logan G (Pearl) clk h109 S Lincoln Park av
"Lois E tchr City Sch r2923 S Hope
"Lorne M (Ellen E) whol lmbr 756 S Bway
"R330 h333 S Van Ness av
"Lorraine B buyer Bullock's r1768 W 27th
"Lottie Mrs r442 N Bred
"Louis barber 4571 Whittier blvd r628 S Humphreys av
"Louis slsmn r1032 W 55th

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"Louis C clk r4358 Lockwood av
"Louis M (Clara) pdlr h1623 Lucile av

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"Louis N (Rena) musician h351 N Orange dr
"Louise Mrs r1417 W 84th pl
"Louise (wid Eli) h1023 N Mariposa av
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"Margt h1384 37th pl
"Margt drsmkr r6217 Yucca
"Margt C r3003 8th av
"Margt E (wid J L) r717 Parkman av
"Margt P tel opr r337 S Johnston
"Marie clk r1050 West blvd
"Marie Indywkr r422 N Serrano av
"Marie A sten r1727 W 39th
"Marie E h2322 Echo Park av
"Marie L r1943 41st pl
"Marie M sten r1329 N June
"Marion r2605 Roseview av
"Marion E sten Neale Rainbow Light Corp
"Marjorie M clk r1219 Locke av
"Martha clk r1828 Santa Ynez
"Martha L (wid Marion) h674 E 48th
"Mary E r1241 N Havenhurst dr
"Mary J sten r685 Witmer
"Mathias (Hattie) carrier PO h1956 W 73d
"Maude E slsmn r849 S Oxford av
"May Mrs slsmn r445 N Alfred
"Melvin E lab r1623 Lucile av
"Mendel (Mabel M) pres Meyer & Holler h570 N Smdie av
"Merle (Alice) gro 1401 W 54th h7012 S Van Ness av
"Merrill W clk r146 W 66th
"Mildred sten r4128 W 22d pl
"Milton (wid John) r5830 1/2 La Mirada av
"Milton r5853 Virginia av
"Milton H mgr Security Cut Rate Mkt h400 S Kenmore av
"Minnie J Mrs h3871 Sencica av
"Mosier M (Ada) chainmn City Eng h321 Robinson
"Myron H clk r5877 S Grant av
"Myron Z sec-treas Cal Textile Sponging Co and mgr Sou Cal Pleating Co r Beverly Hills
"Myrtle nurse r1623 Lucile av
"Nathan B novels 505 S Central av r427 Grand View
"Nellie E (wid J E) r4358 Lockwood av
"Nelson W (Ethel A) slsmn h2339 Laclede
"Nina B smstrs Boyertown Burial Casket Co r Glendale
"Olive F tchr City Sch r346 S Rampart blvd
"Oscar (Elsie) shoes 6522 Hwood Blvd 1171 S Martel av
"Oscar sterilizer r1953 E 3d
"Otto A (Vena) slsmn h5853 Virginia av
"Otto (Mable P) barber h3443 9th av
"Otto J (Marion) tile setter h3518 S Bronson av
"Otto W (Marie) barber 3803 S Westn av
"h1727 W 39th
"Paul (Rose) dept mgr Platt Mnsic Co r307 S Boyle av
"Paul (Adele) real est 1023 N Westn av
"h2306 Hillhurst av
"Peter r1029 W 9th
"Peter V dept mgr Investors Sec Co r Pasadena
"Phyllis (Mildred) h5553 Carlton way
"Powell (Horrence) gas sta 4001 S Vmont av
"r1656 Winfield
"Ralph (Rose) credit mgr Brownstein Louis Co h510 S Kenmore av
"Ralph H electr r1339 N Martel av
"Ray A (Nona) studiowkr r616 W 61st
"Regina Mrs mgr Ann Arms Apts r608 N Soto
"Richard A h2742 1/2 W 3th
"Robt mldr r1325 Walnut
"Robt D jan r948 Hollins
"Ronald G bkpr Cal Bank r3506 S Gramercy pl
"Rose (wid J F) nurse h1042 W 43d
"Rose tailor David Sunshine r Culver City
"Roy A (Alice D) electr h541 1/2 W 46th
"Roy L (Grace) drewkr r6003 Hubbard av
"Rudolph (Edith) h1349 N Martel av
"Rudolph E clk PO r1142 W 70th
"Rudolph H h524 W 106th
"Russell H mech r721 S Westlake av
"S E r2327 Vista Gordo dr
"Sam r2306 1/2 Juliet
"Sam (Minnie) shoe repr 4605 W Pico blvd
"h1120 S Oxford av
"Sam E pub acct 810 S Spring R319
"Sam T gdmr City Bd of Educ r Vaz Nuys
"Sarah Mrs h408 Cochran av
"Soy K (Hannah) h406 N Irving blvd
"Sylas S (Nellie) lawyer 215 W 5th RS14
"h6687 Colgate av
"Sylvester C (Edna) furn fnshr h6065 Salem pl
"Syvilia clk r5505 S Figra
"Theo (Frances L) draymn h836 E Kensington rd
"Theo A (Marie C) h855 E 77th
"Theo J (Meti H) carp LAG&E Corp h6411 La Riba way
"Thos (Wilma) h1607 W 46th
"Thos gdmr Park Dept r1217 Douglas
"Thos H (Rosa B) studiowkr h403 W 531
"Tobias C (Edith) slsmn r6923 Holmes av
"Vernon J (Mildred) civ eng J B Lippincott h8010 Denker av
"Victor (Sophie) woodwkr h934 S Indiana
"Virginia J r933 S Van Ness av
"W H r656 S Flower
"Walter clk h3067 1/2 W Pico
"Walter (Marie) gas sta 10625 S San Pedro
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h636 Cochran av
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Lamont dr
John E clk Harry Criddle r7967 W 4th
John H r1704 N Av 55
John K (Fern O) h1421 W Olympic blvd
John M slsmn May Co r1150 Glen Arbor av
John R (Ann E) furn mfr h247 E 27th
John W (Jessie L) h1342 Lucile av
Jonas S h159 E 55th
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Kenneth D (Holland & Holland) r Beverly Hills
Lauren C (Maebelle) h426 S New Hampshire av
Laurier F S (Lillian) mining eng h1768 N La
Brea av
Lillie J (wid Moss) h5522 Carlton way
Lincoln Jr real est 3365 Glendale blvd r Glen-
dale
Lodge No 20 F&AM 1209 1/2 S Central av
Lois (wid W J) r1778 Alvera av
Loretta r2037 Griffin
Lucius h1362 E 51st
Lyle D (Anna M) auto repr h2225 S La
Brea av
Lynn D clk cinr h6368 Holmes av
M B Mrs h397 S Hoover
M B (wid John) h1018 W 37th
Mabel sten r2136 W 73d
Malvinia (wid Jos) h423 S Savannah
Margt Mrs r407 W 31st
Margt Mrs h5901 S Van Ness av
Margt E sten r2339 Aspas av
Marguerite C slsmn J W Robinson Co r Bever-
ly Hills
Marie r4009 Melrose av
Marine Co D J Holland mgr boat bldrs 3191
Castias av
Mary cas Brown Derby Corp h1768 Tamarind
May h5441 Smiley dr
Merrill J teller Bank of Am r Arcadia
Mildred h127 E 99th
Milton H r1575 1/2 E 40th
Mollie Mrs nurse h1214 S Lake
Netta M (wid E) h5606 W 6th
Nicola smstrs r4026 Hooper av
Ola (Vinna) h3911 Hooper av
Ola B slsmn r712 S Westlake av
Oliver S r4956 Gambier
Parker r1210 E Adams blvd
Patik H (Cora J) eng h4943 Glen Iris av
Paul D (Holland & Holland) r Beverly Hills
Paul P (Helen) restr 8969 Sta Monica blvd
h3653 Melrose av
Percy (Juan) h310 1/2 N Westlake av
Peter telr r3972 W 9th
Philo K operating mgr Zellerbach Paper Co
r Altadena
R A r1007 1/2 S Figma
R M clk Sears Roebuck & Co r Hermosa Beach
Raiph h947 Encino
Raiph C (Olive E) carp h825 W 104th
Raiph W r4943 Glen Iris av
Rantos Co Inc Anna Lifshitz br mgr phys
specialities 520 W 7th
Raymond E (Bertha M) uphol h136 W 70th
Richd clk r2136 W 7th
Robt H (Pearl T) slsmn May Co h316 1/2
N Av 66
Robt H sec Holland-Worley Rug Co r Man-
hattan Beach
Robt J h2626 S Westn av
Robt L pres Holland-Worley Rug Co r Man-
hattan Beach
Rose Mrs r2626 1/2 Hillcrest dr
Rowland F clk Shell Oil Co r Glendale
Roy W (Barbara) tile setter h2816 Clover
dale av
Ruth sten Jones & Kavanaugh Co r Walnut
Park
Sami V (Mabel) oilwkr h1253 Temple
Sarah J (wid J J) h761 1/2 Vine
Scott (Iris) carp r2923 West View
Sidney J (Dessie) clk PO h322 W 52d pl
Sumner R window trimr SCECO r654 S Bon-
nie Brae
Sylvia h420 N Coronado
T r227 S Main
Talmage acct G W Allen r2933 West View
Thaddeus ironwkr r109 W 87th
Thomas h512 W 1st
Thos (Glady) clk r1327 Santee
Thos A (Edna R) bkpr W W Crenshaw h5105
2d av
Thos B chauf h1923 New England
Thos R h917 Hammond
Virginia h5462 Marathon
Virgil E brkmn SPOC r2208 N Bway
Wallie restr 5509 1/2 Sta Monica blvd
Walter J (Eleanor) h5672 De Longpre av
Walter M (Dorothy) clk r56 E 32d
Walter R clk F&MNBANK r Pasadena
Wayne A (Margt) slsmn J M Overell Furn Co
r1225 1/2 S Westlake
Wm (Ellenore) h2205 Compton av
Wm studiowkr r1747 Cahuena blvd
Wm C r939 W 32d
Wm E (Emma R) clk h603 N Sierra Bonita av
Wm H (Fern E) h1112 Arlington av
Wm H slsmn J B Simpson
Wm L mech h1022 1/2 N Oxford av
Wm M (Holland & Herg) h2203 W 8th
Wm Red (Dorothy) clk r56 E 32d
Willis E (Agnes M) auto mech h8929 S Man-
hattan pl
Winifred A sec Shaw Bailey & Poe r1271 Vel-
asco
Worley Rug Co R L Holland pres R H Holland
sec draperies 721 S Flower
Wylie clk r3013 Asbury
& Herd (W M Holland Al Herd) used cars
2424 W 7th
& Holland (F K D and P D) lawyers 704
S Spring R611
Hollander Cath Mrs cook Roger Love
Hollander Albt C (Emma) farmer h1133 W
75th
Alex (Anna) clk h345 E 53d
Alice sten r155 N Av 23
Amy clo pres r701 Beacon av
Beatrice E slsmn J W Robinson Co r Pasa-
dena
Belle Mrs slsmn r806 N Citrus av
Caroline Mrs r155 N Av 23
David r2606 Bklyn av

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David trunk mkr r1215 W 3d
Earle M Jr clk Wm Cavalier & Co r Ar-
cadia
Emanuel (Esther) physical instr Al Williams
Health System h138 N Soto
Evelyn r437 Cochran av
Harry r2606 Bklyn av
Harry (Isabelle) garage 3965 1/2 W 6th h94S
Valencia
Jack r306 Clay
John mfrs agt 307 W 1st R210
John slsmn h859 S New Hampshire av
Louis (Bele) slsmn r806 N Citrus av
Lucille r437 Cochran av
Max h836 Fedora
Mildred r2705 S Nmdie av
Oscar (Reha) clk h2647 Redondo blvd
Rose F sten Mutual Realty Co r807 N Soto
Ruth r2225 S Union av
Ruth N bk repr Pub Library h136 E Av A
Sami phys 427 W 5th R420 r2705 S Nmdie
Shepard J clk Bank of Am r806 N Citrus av
Sol r715 S Hope
Sylvia Mrs h137 S Cochran av
Victoria r2225 S Union av
Wm E (Alma) radio techn A R Lovinger r172
N La Brea av
Hollands Wm H slsmn Simons Brick Co h406
N Laurel av
Hollander Wm S (Bertha) furrier T V Grant
h1354 Tremaine
Hollanders Thelma bkpr Hyman Simon r948 S
Figma
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Danl M installer SCTCo r Huntington Park
Gladiolone masseur r1257 W 36th
Xenophon H with Gilmore Chloride Co r715
W 6th
Hollard Thos (Lila) serv sta atdt h5347 Lemon
Grove av
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Minnie candy mkr r1200 W 48th
Richd A (Carrie) pntr h1736 W 64th
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Holley Edw G gndr h1035 W 34th
Hollem Andw P r605 W 42d
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Vahar W (Bertha) h325 W 40th W 66th
Wesley J (Irene G) h323 41st pl
Hollenbeak Hugh R office 510 W 6th R1212
r Pasadena
Hollen Claude h821 S Hope
Gertrude Mrs h1632 N Nmdie av
J H Hurford (Jennie) slsmn h2314 Berkeley
Mercedith r1632 N Nmdie av
Metta sten r933 Wilcox av
Stella h821 S Hope
Van G (Irene) slsmn h1284 N Fairfax av
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bach**
Agatha (wid Chas) h113 Fremont pl
Edw (Aline) h1080 Wilshire blvd
Frank J formn LAG&E Corp r San Gabriel
Fred E (Eliz) h867 N Edgemont
Geo C (Gertrude M) mech h3053 Hollister av
Geo H r1060 Wilshire blvd
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Mark K teach City Sch r7526 Hampton av
Minnie M (wid A M) h7526 Hampton av
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h144 N Norton av
India (wid Henry) r4528 Melbourne av
Jack r144 N Norton av
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bach**
Anne T clk r1443 W 66th
Arlington F (Mary) auto mech h942 S Alma
Arth E (Beulah) h1325 E 59th pl
Arth E (Florence) phys 2173 Colorado blvd
R201 h514 N Maywood
Bethel No 78 Job's Daughters 2190 E 1st
Beverage Co Lee Levenson mgr 1217 E 6th
Carl A h2966 W 9th
Chapter No 248 OES 2130 E 1st
Chapter No 312 RAM 2130 E 1st
Chapter Order of DeMolay E 1st and Chi-
cago
Christian F (Jennie) h1372 Perilla av
Christie (wid B W) h619 N Plymouth blvd
Dora J (wid I S) r2109 Oak
Douglas D h3306 Larga av
Dorothy V h1331 Burnside av
E F furn fnshr Eckdahl Whse Co
Earl r977 W 45th
Edith tel opr r124 W Av 28
Edna Mrs slsmn h4626 3d av
Edw electn The Trocadero
Edw H (Lucy) h438 S Boyle av
Eva clk Jos Schlenker
Eva Mrs h2608 S San Pedro
Evelyn r3555 Pas av
Fanny clk r355 E 52d
Gerald J (Anna) waiter r3916 1/2 Whittier blvd
Guy E (Nancy B) contrs supt h1534 W
93d
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S Boyle av
Hubert L (Nettie) h2060 N Berendo
Ira E (Beatrice) slsmn h8909 Metler av
Jennie r1041 Grand View
John View av
Joy typist r1531 Colton
Junior High School 602 S Soto
Kenneth E (Hazel I) chauf h8512 Male av
Lee (Helen) sign pntr h355 E 52d

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Lex S (Evelyn M) auto mech h1428 1/2 W
59th
Libbie Mrs social service dir First M E Ch
r1935 Browning blvd
Lodge No 319 F&AM 2130 E 1st
M W shmtlwrk Auto Sheet Metal Wks r Wil-
lowbrook
Marion A (Pearl R) pntr h339 W Colden av
Martha E (wid H C) h623 N Sierra Bonita av
Masonic Temple 2130 E 1st
Myrtle (Westn Av Permanent Wave Shoppe)
r335 N Manhattan pl
Park St St Louis bet 4th and Hollenbeck dr
Park Apartments 1945 E 4th
Paul r234 Winston
Presbyterian Church Rev Isaac P Ward pastor
132 N Chicago
Raymond H driver r1203 E 7th
Riley D (Marietta) shmtlwrk h6220 S Hoover
Ronald G floor lyr r1534 W 93d
Sherman L (Libbie C) fruit buyer h1935
Browning blvd
Tent No 127 The Macabees 356 S Bway R312
Theo W meat ctr r124 W Av 28
View Hotel 2033 E 4th
Wm h525 Wall
Wm H r935 Browning
Wm H (Grace C) mtrmr
Hollenberz Clara Mrs h383
Hollenberz Sabine Mrs h25
Hollender M C h3016 W 9
Max (Ellen) h2537 1/2
Hollensher Isobel slsmn
Louis S (Captla) slsmn
Hollensteiner Ruth A r414
HOLLER, See also Hollar
Arth R (Eliz) h4228 1/2 Normal av
August C r2223 Cochran av
Emma F (wid J A) h3827 S Hope
John M (Lulu) h608 N Serrano av
Lillia R (wid F R) h6131 Crenshaw blvd
Wesley C (Marian G) (Meyer & Holler) h420
N Las Palmas av
Wm H (Florence B) h1952 Vista Del Mar av
Holleran Jack slsmn City Dye Works r516 N
Bronson av
Jas P (Mabel) h1266 Mullen av
Jas F phys 1800 W 6th h1846 Crenshaw blvd
Le Roy L (Edna) mtrmr h2215 Huron
Martha P bkpr Douglas Bldg r1846 Crenshaw
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Nora prin Fifteenth Street Sch (San Pedro)
r1846 Crenshaw blvd
Walter M (Thelma) phys 1800 W 6th h101
S Citrus av
Hollenman Irene Mrs h922 W 7th pl
Holles C E musician h2877 San Marino
Hollitt Alice C cash Bway Dept Store r South
Gate
Jane h621 W 4th
Thos H (Helen E) auto mech h4029 1/2 Denker
HOLLEY, See also Holly
Bessie L r3130 Hutchison av
Bill clk r154 W 25th
Calbe F (Eveline) brmn h766 Crane blvd
Carolyn Mrs sec Angelus Temple r1741 Clinton
Cath E clk r133 N Herbert
Charlie slsmn h1246 E 48th
Clarence E h1253 Miramar
Clyde E (Newlin & Ashburn) r So Pasadena
Cora L tel opr h600 1/2 Lexington av
Dreu L r930 W 36th
Edith V bkpr Marvel Carbureter Sales Co r4269
McClung dr
Edw L (Myrtle) r1200 W 29th
El A pntr r1142 E 74th
Elmer O (Jessie A) used autos 4730 S Bway
h5423 Mullen av
Everett Mc K (Madeline) floor fnshr h343 E
40th
Fama V socialwkr r255 1/2 S Carondelet
Florine r3130 Hutchison av
Frank M r1522 6th av
Fred (Edith) carp h1707 S Hoover
Geo W (Clemmie M) h270 E 45th
Gertrude M Mrs h1717 S New Hampshire av
Gibson A chauf r1122 1/2 W 17th
Herman (Zenobia) porter h340 N Burlington av
Hurley A (Ora) auto mech h9228 Budlong av
Irwin E r3029 Pyrites
J Paul pres Finerman Braus & Holley r Long
Beach
J Russell (Uda) h1122 1/2 W 17th
Jasper E (Caroline) h1741 Clinton
Jay waiter SPOC r645 Ceres av
Jess L (Maude) cook h3029 Pyrites
Jess R (Louise) cbtmkr h3130 Hutchison av
Jessie nurse h245 Lucas av
Jos W (Lois) mtr mr h1023 1/2 N Figma
Laurence H (Adeline C) h1522 6th av
Loyd C clk RyMS r450 W 103d
Luther R slsmn Bankamerica Co r209 S New
Hampshire av
Marian h2319 Fargo
Mary E (wid W C) h255 1/2 S Carondelet
Mildred r3130 Hutchison av
Paul L r213 Magnolia av
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Walter E (Edith) slsmn Marvel Carbureter
Sales Co r4269 McClung dr
Wm L slsmn L A Barbers & Beauty Supp Co
Wm R r1122 1/2 W 17th
Wm W (Pearl) phys h144 Angeles Vista blvd
Willie J (Minnie T) pntr h1142 E 74th
Wilma J h1351 Masselin av
Hollibaugh Andw J gas sta atdt r4589 Glen
Albyn dr
Howard (Dorothy) pntr h2646 S Manhattan pl
Holliecland (Helen S) mech h442 N Indiana
HOLLIDAY, See also Holiday and Holladay
Aaron W dep sherif r1634 E 22d
Albt B chauf r569 S Fremont av
Albt T h1337 De Long
Alf E (Ethel) ins agt h1115 Clark dr
Alf J (Esther M) cook h1518 W 62d

Wesley C Holler
home at 420 N Las
Palmas Ave

MEYER

" Ida (wid Angel) h794% E Kensington rd
 " Ida J Mrs bkpr Westn Serv Corp r488 W 47th pl
 " Ione D typist Federal Reserve Bank r1839 N Martel av
 " Irene A clk Santa Fe r201 S Alexandria av
 " Irwin v-pres Nobby Knit Shop Inc r Sta Monica
 " Irwin E clk r524 N Poinsettia pl
 " Isaac (Dora) h2038 City View av
 " Jack (Nelle) h1270 1/2 S Citrus av
 " Jack r794 1/2 E Kensington rd
 " Jack E (Gertrude) garment ctr h325% W Gage av
 " Jacob (Lena R) h851 W 62d
 " Jacob h1045 W 89th
 " Jacob W (Mary) wchmn h3719 Locke av
 " Jessie M compt opr r554 S Oxford
 " Joel clk r206 N Irving blvd
 " John r Hotel Cecil
 " John vule r203 W 61st
 " John jr slsmn r2314 Cove av
 " John A (Mary) emp Union Litho Co h343 E 62d
 " John C h1129 1/2 Glendale blvd
 " John C (Fern) h2822 Oregon
 " John C (Margt) h607 1/2 Heliotrope dr
 " John H cook h1236 W 3d
 " John J (Eliza) tire repr h208 W 61st
 " Jos (Estelle) emp Union Litho Co r734 E 84th
 " Jos paint mixer r299 W 76th
 " Jos (Clara) slsmn h1634 Donaldson
 " Jos tool mkr h3335 S Nmdie av
 " Jos C (Kluth C) acct and office mgr Warman Steel Casting Co h1116 W 103d
 " Jos C (Jewell) office mgr Safeway Stores h630 1/2 N Genesee
 " Jos H (Mary T) h3915 S Flower
 " Jos H clk r2722 Brighton av
 " Jos J (Alice) wchmn r3556 Atlantic
 " Josephine C clk Dept County Charities r West Los Angeles
 " Jules J (Sophie) slsmn h1101 Clela av
 " Julius (Clara) clk h1570 W 51st
 " June r233 W 31st
 " K Novelty Co (Mrs Kittie Meyer Morris Marion) furn reus 405 E 4th
 " Karl (Eliz) slsmn r570 11th av
 " Karl (Maud) underwriter Prudential Ins Co h1175 N Hoover
 " Kath (wid Fred) r1504 Connell pl
 " Kathryn L Mrs h4121 S Bronson av
 " Keith h1132 Ingraham
 " Kenneth (Jeannette L) slsmn h rear 7612 Norton
 " Kittie Mrs (K Meyer Novelty Co) h6061 1/2 Saturn
 " Kittie B (wid Herman) r306 S New Hampshire av
 " L restrwkr Melody Lane Cafe
 " La Salle slsmn h836 S Coronado
 " Laura Mrs prin Crescent Heights Blvd Sch r West Los Angeles
 " Laura A sten r601 W 49th pl
 " Lawrence (Bessie) assemblymn h962 1/2 Camulos
 " Lawrence H (Lolita) photo eng h1747 W 37th
 " Lawrence J r947 S Citrus av
 " Leah J dicta opr h236 S Coronado
 " Leo (Sadie) uphol h621 1/2 N Cummings
 " Leo F slsmn E Bath r6314 10th av
 " Leo R slsmn r314 Vendome
 " Leon C acct cash Federal Reserve Bank r San Marino
 " Leonard F (Ella) slsmn h3866 S Harvard blvd
 " Leota M r2306 Juliet
 " Leslie C auto mech r1734 W Sta Bar av
 " Lillian sten r2299 Harcourt av
 " Lillian A Mrs h4827 Sarena
 " Lillie O h1535 Cambria
 " Logan D clk Glenn Meyers r Alhambra
 " Lorne M (Nellie) h333 S Van Ness av
 " Lorraine B dept mgr Bullock's r1840 1/2 S Gramercy pl
 " Louis r3547 Glenhurst av
 " Louis r1015 W 4th
 " Louis (Minnie) baker r1421 W 88th pl
 " Louis cook r538 Wall
 " Louis jr (Bertha) treas Stern Frank & Meyer h6216 Warner dr
 " Louis C r4358 Lockwood
 " Louis G clk PO r Alhambra
 " Louis M (Clara) slsmn h4031 Camero av
 " Louis N (Rena) musician h351 N Orange dr
 " Louise r2430 10th av
 " Louise r233 W 31st
 " Louise Mrs h1928 N Mariposa av
 " Louise Mrs tchr City Sch r226% S Poinsettia pl
 " Louise A Mrs h201 S Alexandria av
MEYER MACHINERY CO F. E. Dayton Pres, L. Dayton V-Pres, Arthur E Meyer Sec, Machinery, Machine Tools and Sheet and Plate Working Machinery. 1939 Santa Fe Av, Tel Vandike 3762
 " Mae M Mrs drapery mkr r2633 S Catalina
 " Magdalena r6030 Brynhurst av
 " Marco (Meyer-Dolphin Adv Agcy) r846 S Spaulding av
 " Margt mskr h2617 Yuuca
 " Margt Mrs h1384 W 37th pl
 " Margt (wid J L) h814 N Vendome
 " Margt C clk r1734 W Sta Bar av
 " Margt P Mrs restr 3325 N Mission rd r 5987 Borland rd
 " Marie clk r434 S State
 " Marie indywrk r2512 S H
 " Marie C sten SPNBank r21
 " Marie T nurse r2350 S Cl
 " Marion h3451 3d av
 " Martha slsmn r28 S Lake
 " Martin (Julia P) artist h84
 " Martin pres Consumers Com r San Francisco
 " Mary r1760 Wilcox av
 " Mary designer h1531 1/2 S Hoover
 " Mary Mrs h618 Alhambra
 " Mary Mrs h615 Oakwood av
 " Mary (wid John) dom h1225 Santee
 " Mary L (wid Anton) h1227 N La Cienega blvd
 " Mary M (wid Steve) h3105 Durango av
 " Mathias L (Harriet L) h1956 W 73d
 " Maude E Mrs slsmn r2314 Cove av
 " Maurice photog h122 S Monica blvd
 " Max r407 N Chicago
 " Max L (Sadie) bkpr h524 N Poinsettia pl
 " Mazie T Mrs clk r3443 6th av
 " Melancthon H roofer r2774 West View
 " Mendel (Mabel) (Meyer & Holler) h601 S Rampart blvd
 " Merle (Alice) chauf h7012 S Van Ness av
 " Merrill (Melody) hldr County Sealer Weights & Measures r240 E 68th
 " Mildred sten r1570 W 51st
 " Mildred tchr r3907 S Hill
 " Mildred Mrs r627 S Nmdie av
 " Mildred M Mrs slsmn r5800 Carlton way
 " Milo J C (Mary) welder h1245 1/2 E 59th
 " Minette office sec Assoc Indemnity Corp h 539 S Manhattan pl
 " Minnie factywrk r1421 W 88th pl
 " Minnie Mrs mkr 1530 S Vmont av
 " Minnie J (wid Louis) h2038 Hayes av

MEYER

" Moritz (Laura E) auto mech h1107 W 90th
 " Morris studio wkr h5613 Virginia av
 " Mosier M (Ada M) chainmn City Eng h6132 Barrows dr
 " Myron Z pres Sou Calif Pleading Co and v-pres Pledge Camera Corp r Beverly Hills
 " Nate (Ann) h1459 Sherbourne dr
 " Nellie E (wid J E) h4358 Lockwood
 " Norman A (Georgia R) int decorator h4333 W 59th pl
 " O E G h8229 Lexington av
 " Oscar r310 S Mathews
 " Oscar (Elsie) shoes 6522 Hwood blvd h101 S Detroit
 " Otto (Iva M) slsmn h2722 Brighton av
 " Otto H h1254 N St Andrews pl
 " Otto H (Mazie) barber h3443 6th av
 " Otto W barber 3902 S Westn av h1727 W 39th
 " Otto W (Louise) studiowkr h226% S Poinsettia pl
 " Paul W inv 5412 Sierra Vista av r2308 Hillhurst av
 " Peter L (Esther) roofer h2714 West View
 " Peter C clk Tarr & McComb Corp r Pasadena
 " Philip r140 W 15th
 " Philip slsmn h6061 Saturn
 " Powell gas sta 9150 W Pico blvd r Beverly Hills
 " Ralph with McKesson & Robbins h510 S Kenmore av
 " Ralph H electn r1339 N Martel av
 " Ray (Noane) studiowkr h3767 S Van Ness
 " Ray J (Betty) clk h3420 Somerset dr
 " Ray M examiner State Div of Ins r Manhattan Beach
 " Robt h1325 Walnut
 " Robt baker r1637 W 53d
 " Robt D (Vellie) jan h948 Hollins
 " Ronald bkpr Calif Bank r1533 Cloverdale av
 " Rose smstrs r708 W 6th
 " Rose (wid J E) h810 W 58th pl
 " Rosella r2023 W 1st
 " Roy (Grace) auto pntr r4324 Denker av
 " Roy A (Alice) armature rewinding 1826 S Hope h643 S Cochran
 " Rudolph (Edith) h1339 N Martel av
 " Rudolph E clk P O r1138 W 70th
 " Russell (Virginia) gdnr h378 1/2 E 56th
 " Russell gas sta r11 N Ardmore av
 " Ruth F sten First Republic Co r4827 Sarena
 " Sadie Mrs mach opr Tabak & Verb
 " Saml (Elsie) h129 1/2 N Chicago
 " Saml (Rose) h1104 S Gage av
 " Saml (Esther) baker h2733 1/2 Michigan av
 " Saml (Deborah) clk h2733 1/2 Malabar
 " Saml E (Hazel) acct h2327 Vista Gordo dr
 " Sol (Hannah) r406 N Irving blvd
 " Sol prsr Ideal Undergarment Co
 " Sophie (wid H E) h1750 N Serrano av
 " Stanley carp r342 1/2 W 78th
 " Sydney tel opr r360 1/2 N Ogden dr
 " Sylls S (Nellie) lawyer 215 W 5th R814 h6687 Colgate av
 " Sylvia clk r360 1/2 N Ogden dr
 " Tene (wid David) h299 W 76th
 " Thekla M authrizer Bway Dept Store h1533 S Cloverdale av
 " Theo r836 E Kensington rd
 " Theo A (Marie) h855 E 77th
 " Theo D dresses whol 860 S Los Angeles R411 r2202 Greenville av
 " Theo T r415 W 49th av
 " Thos gdnr Park Dept r1619 W 65th pl
 " Thos F clk r739 E 95th
 " Thos H (Rosa B) musician h634 E 113th
 " U Grant E tchr L A Pac College r5732 Ebey
 " Vernon J (Mildred L) drtismn Met Water Dist
 " Victor eng r254 S Figa
 " Victoria womens clo 7562 Sunset blvd r10865 Wilkins
 " Viola (wid Alois) researchwkr h5750 1/2 Lexington av
 " Virginia r333 S Van Ness av
 " Virginia Mrs h2403 St Charles pl
 " Virginia Mrs studiowkr r6222 Leland way
 " Walter baker r1321 W 73d
 " Walter gas sta 11329 S San Pedro h317 E 115th
 " Walter with McKesson & Robbins r3506 W 97th
 " Walter E (Sophie) brewerwkr h2136 Ors
 " Walter E formn Pullman Co r San Diego
 " Walter R r1116 W 103d
 " Walter R eng SOTCo r South Gate
 " Walter V (Para J) slsmn h3506 W 67th
 " Wayne mgr Beverly Lake Apartments h118 S Lake
 " Wayne R clk r1339 N Martel av
 " Wendon J clk cldr 1410 N Vmont av
 " Wendell r170 N Main
 " Werner E J (Gilda H) mgr Internatl For-wading Co eng h616 3 av
 " Wesley (Ihab) tres mover h5607 Geer av
 " Willard J slsmn Hammond Lbr Co r Alhambra
 " Wm (Alice) h148 E 60th
 " Wm (Katie M) elev opr h827 W 97th
 " Wm (Pamplie) pres Nobby Knit Shop Inc h 6238 W 6th
 " Wm (Elsie) sign pntr h445 Exposition blvd
 " Wm (Minnie) tailor h2320 Harcourt av
 " Wm A (Florence) bldr h3550 San Marino
 " Wm A (Marie E) slsmn h646 1/2 S Bonnie Beach pl
 " Wm A sec Keystone Bldg Co
 " Wm (Elsie) telgr CNT&SBank h638 N 17 Eagle
 " Wm c dr Griffith Observatory h4604 blvd
 " Wm acct h1002 1/2 N Croft av
 " Wm (E) police h161 W 87th
 " Wm M h739 E 95th
 " Wm r343 E 62d
 " Zell dresses 310 N Stanley av r412 1/2 N Curson av
 " & Holler (Mendel Meyer W C Holler) bldg contrs 116 W Washn blvd E401
 " & Martin (A E Meyer Arth Martin) billiards 1801 W 11th
 " Meyerand John W (Ruth E) gas sta atdt h4707 Elmwood av
 " Meyercheko Isadore r2318 1/2 W Jeff blvd
 " Meyercoord Co J C Walker mkr decalcomania 727 W 7th R600
 " Meyerding Tracy M Mrs r1859 Yosemite dr
 " Meyerett Lillian B sec Hamlin W Nerney Inc r1139 W 80th
 " Walter H (Edna) h1139 W 80th
 " Meyerhofer Anna F (wid F M) h1062 West blvd
 " Meyerling Harold (Edith) chauf h124 N Av 52
 " Maurice baker h11253 Raymond av
 " Meyerose Henry F (Frances) h5040 Monte Vista
 " Meyerott John L (Ada B) violin mkr 319 E 35th
 " Meyerowitz Philip (Anna) compositor Western Litho Co h2443 Burnside av
 " Meyer-Radon Kurt (Paula) archt h1672 Norton
MEYERS. See also Meyers, Meirs and Myers
 " A h1296 Wilshire Blvd Co
 " A L clk Walgreen Drug Co
 " A M Floral curtain layer h441 Hartford av
 " A P h6339 N Figa

MEYERS

" Abr (Pauline) slsmn h970 Marview av
 " Agnes (wid E H) h157 N Kenmore av
 " Albt h901 S Kingsley dr
 " Albt r rear 3512 10th av
 " Albt E (Margt A) surv h1456 S Fairfax av
 " Albt M carrier 107 E Segundo
 " Aletha D Mrs h1053 E 22d
 " Alex A (Westn Transportation Co) r459 Comstock
 " Alfonso r304 1/2 S Los Angeles
 " Alfred driver r970 Marview av
 " Alf R lawyer 606 S Hill r319 r Beverly Hills
 " Alice sten Geo I Wolfson r332 W 47th
 " Allen cook r1329 Linwood av
 " Anna r157 N McCadden pl
 " Anna h915 Rosemont av
 " Anna r323 E 91st
 " Anna Mrs h1807 Berkeley av
 " Anna (wid Steph) h2727 Haven
 " Annette D tel opr r4155 Oakwood
 " Annie M waiter r5087 Borland rd
 " Anthony J (Iva C) clk Co Auditor h3333 Thorpe av
 " Anton J h1263 N Bixel
 " Arlen O Mrs h1182 N Westn av
 " Arth A (Violet) tile str h2611 W 36th
 " Audree W actor r1162 N Westn av
 " Aug E jan r241 S Green
 " Aug W (May) emp L A Times r1974 Rodney dr
 " Augustine mech h1405 Maple av
 " B waiter r1221 W 7th
 " Barney (Frances) clk h4125 Effie
 " Belle h1833 W 5th
 " Beni (Helen) slsmn h513 Gower
 " Bernard J mgr Public Service Co r420 S Grand View
 " Bernice h4373 S Vmont av
 " Bernice hosiery wkr Theme Hosiery Co r Maywood
 " Bert (Blanche) restrwkr r4101 Valley blvd
 " Bertha P
 " Bertha Mrs h5032 Cimarron
 " Bertha Mrs mgr Crest Hotel h4969 Sunset blvd
 " Bertram D clk r1256 W 42d
 " Billie sten Million Dollar Theatre
 " Boris (Lotta) h1160 S Bronson av
 " Boris emp Automatic Tension Screen Co
 " Celia hnen opr Hebrew Home for the Aged r325 S Boyle av
 " Chas r417 E 5th
 " Chas (Ida) v-pres J A Meyers & Co h1644 N Edgely dr
 " Chas F (Mary E) elev opr h158 E 68th
 " Chas I (Mabel E) slsmn h502 E 61st
 " Chas L (Eliz) h6170 Roy
 " Chas M slsmn r4766 Clinton
 " Chas S r1927 W 6th
 " Chas W emrywrk Westn Dairy Products r Walnut Park
 " Clarence C h126 W Vernon av
 " Clarence W (Ruth) mtrmn h3758 1/2 Wall
 " Clayton multigrapher Pub Library h1224 S Norton av
 " Clifford L clk r1040 W 51st pl
 " Clyde E (Rub J) mtrmn h5932 Arlington
 " Clyde J lab h1347 E 9th pl
 " Cora B slsmn h447 S Grand View
 " Corey r2000 Miramar
 " Corinne pres United Garment Workers Union No 125 r West Los Angeles
 " Dale S (Kath) ironwkr h7840 1/2 S San Pedro
 " Daphne sec J B Meyers r158 E 68th
 " David (Sadie) restr 1616 Sunset blvd h1148 Hi Point
 " David (Nettie) (Bright & Meyers) h1148 Hi Point
 " Delphina r1314 Bond
 " Don S br mgr Winkles Bakery r Glendale
 " Donald (Bea) slsmn r2123 S Sycamore av
 " Dora Mrs h4706 3d av
 " Doris dental asst r227 Granada
 " Dorothy h157 S Catalina
 " E h328 Columbia av
 " E Mrs r840 S Flower
 " E J r828 1/2 E 5th
 " E L h738 S New Hampshire av
 " Earl clk Santa Fe r San Marino
 " Edna h4302 1/2 S Main
 " Edna Mrs r816 Wooster
 " Edw h1761 39th pl
 " Edw bellmn r853 W 40th pl
 " Edw A slsmn h1056 S Nmdie av
 " Edw F acct SOTCo r Glendale
 " Edw H (Ruth) dentist h2332 Blackburn av
 " Edw T (Eleanor) radio announcer h6914 Woodrow Wilson dr
 " Elaine F actor r1162 N Wsetn av
 " Elias gro r333 N Mansfield av
 " Elis Mrs clk r1426 Bond
 " Elliott (Gayola) h1538 E 23d
 " Elmer C (Annette) priv sec Sweet & Crawford h4155 Oakwood av
 " Elmer E trader H R Baker & Co h2111 N Beachwood dr
 " Elsie Mrs h441 1/2 W 55th
 " Emelia (wid G E) h104 W 43d
 " Emil M r600 W Av 27
 " Emma G clk r727 1/2 N Occidental blvd
 " Emma J bkpr Harrison Finance Co r Santa Monica
 " Ernest R r3316 Carlyle
 " Ernestine Mrs h4502 Maplewood av
 " Estia Mrs h3055 Sabina
 " Etta Mrs h405 Merced
 " Eug uphol r738 E 90th
 " Eug J (Bessie) pkr h2637 Wellington rd
 " Eunice M (wid Ray) r733 Westknoll dr
 " Ferdinand T (Ella D) mech h3848 Woolwine dr
 " Fiskel (Helen) clk cldr h624 W 61st
 " Flo modiste h427 S Grand View
 " Francis (Birdie) slsmn W A Woodrow
 " Francis A musician r2533 1/2 W 4th
 " Frank r1530 Glendale blvd
 " Frank (Ann) chauf h437 Hartford av
 " Frank lab r170 N Main
 " Frank toilet preparations mfr 5574 Melrose av r2358 Stanley Hills dr
 " Frank A r715 N Bailey
 " Frank A slsmn Zellerbach Paper Co r1645 E 105th
 " Frank C (Ann) slsmn h2431 Altman
 " Frank M (Agnes M) firemn SPCo h3324 N Figa
 " Frank R (Kath M) carp h3316 Carlyle
 " Frank W r212 S Bunker Hill
 " Frank X checker h560 E 16th
 " Fred h185 S Nmdie av
 " Fred (Josephine) studio wkr h1316 N Formosa av
 " Fred A (Lupe) wchmn h1659 Firestone blvd
 " Fred D cement fnshr r715 N Bailey
 " Fred J (Margt) h6916 1/2 S Figa
 " Fred P (Belva) clk r245 Gracewood
 " Fred W h1710 S Figa
 " Frieda r1925 Judson
 " G C r1224 S Norton av
 " G R (Glady) slsmn Marcus-Lesoin Inc r 2849 San Marino
 " Gail V r1162 N Westn av
 " Geo r301 N Figa
 " Geo h444 N Figa

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MEYER

Irene office asst Borosini Institute
Irene A sten Santa Fe r201 S Alexandria
Irwin (Babette) mgr Nobby Knit Shop 205 1/2 S Fuller av
Irwin E clk r1155 S Spaulding av
J Eug (Mary T) h1331 Griffin
J P whsmn Continental Can Co
J P h1462 S Figa
Jack E slsmn Butler Bros h Huntington Park
Jack E (Gertrude) h325 1/2 W Gage av
Jacob r317 S Flower
Jacob (Gussie) tailor h7110 Hawthorn av
Jacob (Lena) h9515 S Hoover
Jacob A h1041 W 89th
Jacob W (Mary) gatemn h3719 Locke av
Jas P r308 S Flower
Jane tel opr r10111 S Nmdie av
Jeannette slsmn r333 S Orange Grove av
Jennie Mrs h5146 De Longpre av
Jessie M comp opr r854 S Oxford
Jerome E mech r1023 W 4th
Joel L r406 N Irving blvd
John (Nellie) h1270 1/2 S Citrus av
John r125 S Walnut
John rule r2928 Knox av
John A (Mary E) litho h343 E 63d
John C (Margt) h607 1/2 Heliotrope dr
John C (Fern) slsmn h2822 Oregon
John E matressmkr r343 E 62d
Jos r600 S Hope
Jos h1222 Howard blvd
Jos r929 W 76th
Jos drapery hngr J H White
Jos oilwkr h408 W 58th
Jos paint mkr S C Spellens r929 W 76th
Jos (Clara) slsmn h1827 Marvin av
Jos A (Lillie) oilwkr h957 S Fetterly av
Jos C (Jewel) acct Safeway Stores r630 1/2 N Genesee
Jos C (Ruth C) office mgr Warman Steel Casting Co h1116 W 103d
Jos F inspr Trans-Continental Frt Bur r Rivers
Jos H (Mary) h3915 Flower dr
Julius J (Sophie) slsmn h1101 Oleta av
Julius (Clara) clk h1570 W 51st
Karl (Maud) underwriter Prudential Ins Co h2752 1/2 W 15th
Karl F lecturer USC h1214 S Spaulding av
Konard Eliz gdnr h220 1/2 N Av 51
Laura A biller r1142 W Olympic blvd
Laura H Mrs prin Crescent Hts Boulevard Sch r West Los Angeles
Lawrence H (Lolita) h1747 1/2 W 37th
Leah J sten Claraburg Bros h510 S Kenmore
Leo F slsmn E E Bach r1414 10th av
Leo R slsmn h3016 Fanita
Leon r6684 Lexington av
MEYER LEON C Asst Cashier Los Angeles Branch Federal Reserve Bank of San Francisco, r San Marino
Leonard (Ella) h3866 S Harvard blvd
Leonard H (Ida A) h5032 Cimarron
Lillian r942 7th pl
Lillian r1535 Cambria
Lillian clk Dept of Water & Power r400 N Genesee
Lillian M (wid W G) h2033 W 43d
Lorene G r2203 Oak Glen pl
Lorne M (Helen E) h333 S Van Ness av
Lorraine dept mgr Bullock's r6532 La Mirada
Lou r525 Westmont dr
Louis lab r4358 Lockwood av
Louis serv sta atdt r1318 Maryland
Louis jr (Bertha) pres Stern, Frank & Meyer r6218 Warner dr
Louis F J r3630 Seneca av
Louis N (Rena) h314 1/2 N Sycamore av
Louisa (wid Eli) h1923 N Mariposa av
Louise r9515 S Hoover
Louise h1515 Wilshire blvd
Louise r2430 10th av
Louise Mrs r1091 S Orange Grove av
Louise Mrs r1417 W 84th pl
Louise F Mrs tchr City Sch r226 1/2 S Poinsettia pl
Lucille h7032 Hawthorn av
Lupe indywrk r119 E 27th
Lydia sten r289 1/2 S Bronson av
M R h1830 N Van Ness av
Mabel h1254 N St Andrews pl
Mabel r1015 W 77th
Mabel Mrs r470 Rosemont av
Machinery Co F E Dayton pres F L Dayton v-pres A E Meyer sec 1939 Santa Fe av
Mae slsmn Genl Hosp r1200 N State
Magdalena (wid Aug) r2221 Budlong av
Mandel clo prsr r4482 1/2 Breed
Manka Mrs h6424 Yucca
Marcella r7032 Hawthorn av
Marcel r719 Heliotrope dr
Marco studio wkr r443 N Gardner
Margt clk r349 De Longpre av
Margt smstrs r6217 Yucca
Margt Mrs h1384 W 37th pl
Margt E Mrs r3016 Fanita
Margie clk r1734 W Sta Bar av
Marie indywrk r2512 S Harvard blvd
Marie E author h4148 Bellville
Marie L Mrs r1943 W 41st pl
Marion clk h3601 Loosmore
Martha clk r128 S Lake
Mary slsmn r844 S Westlake av
Mary Mrs r3616 Oakwood av
Mary Mrs h1115 E 27th
Mary L (wid Anton) h1227 La Cienega blvd
Mary M (wid Steph) h3105 Durango av
Mathias (Hattie) h1956 W 73d
Maurence photog 6210 Sta Monica blvd r1417 N Bronson av
Max bkpr C A Hutchins r Beverly Hills
Max (Anna) tailor r4809 W Adams blvd
Max L (Sadie A) acct h1155 S Spaulding av
Maxie T (wid Otto) clk h3443 6th av
Melancthon roofer r2714 West View
Mendel (Mabel M) (Meyer & Holler) h126 N Flores
Merrill (Melody) hlpr County Sealer of Weights & Measures r415 James
Mildred sten 20th Century-Fox Film Corp r1570 W 51st
Mildred Mrs sten r8910 Denker av
Milton Gabriel G r611 Cloverdale av
Milton C (Leah) clk h5853 Virginia av
Milton H (Ruth) sec Big Bear Land & Water Co r1002 1/2 N Croft av
Minnie slsmn May Co r1224 Georgia
Minnie Mrs dressmkr 1530 S Vmont av
Moritz (Laura) auto mech h1107 W 90th
Morris electn r1117 N Detroit

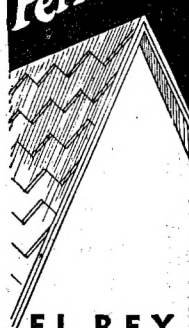
MEYER

Mosier M (Ada M) supt City Eng h6132 Barrows dr
Myron Z pres Sou Calif Pleating Co r Beverly Hills
Nob (Ann) ins agt h1459 S Sherbourne dr
Nathan slsmn David Waiberg
Nathan tailor r7110 Hawthorn av
Nellie (wid J E) novelties h4358 Lockwood
Norman A (Georgia R) mech Aetna Carpet Co h4333 W 59th pl
O E (Earl) slsmn Greer Robbins Co r167 S Nmdie av
Ollie r921 1/2 W 36th pl
Oscar h645 E Washn blvd
Oscar (Elsie) shoes 6522 Hwood blvd h101 S Detroit
Otto cook Deutsches Haus
Otto W (Marie S) barber 3902 S Westn av h127 W 39th
Paul h7916 Sta Monica blvd
Paul W real est 5412 Sierra Vista av h2308 Hillhurst av
Peter r622 E 50th
Peter barber 751 S Figa r Temple City
Peter (Laura) porter h328 W 41st
Peter H (Esther) roofer h2714 West View
Peter V clk Tarr & McComb Oil Co r Pasadena
Phillip h226 1/2 S Poinsettia pl
R H r738 S Mariposa av
Ralph (Rose) mech mgr McKesson & Robbins h1072 1/2 S Orange Grove av
Ralph slsmn Davis Perfection Bakeries r160 N Beaudry av
Ramona h7032 Hawthorn av
Ray A (Noma) studiowkr h3767 S Van Ness av
Raymond r3750 Hubbard av
Regina (wid C H) h5918 Mesa av
Richd A wchmn h1069 1/2 W 35th pl
Richd D wiremn Technical Products Co r Alhambra
Robt r2407 Alkace av
Robt artist r1753 Orchard av
Robt carp r121 W 87th pl
Robt uphol ctr Seniel Ostrow r Inglewood
Robt II serv sta atdt r1318 Maryland
Robt W r2822 Oregon
Roman r2122 Pas av
Rosa r1928 Locust av
Rosa (wid M J) h2203 Oak Glen pl
Rose Z (wid J F) h810 W 58th pl
Roy wlsmn r1809 E 42d
Roy A (Alice) armature dlr 1826 S Hone h643 Cochran av
Rudolph (Bertha) h339 N Martel av
Rudolph E (Orna) clk PO h2337 W 29th pl
Russell L gas sta atdt r1567 Hauser blvd
S Chas fnshr P J Jeffries
S Powell (Hortense) gas sta 9150 W Pico blvd h474 Canfield av
Sallie S slsmn h146 De Longpre av
Sam (Deborah) h328 Cornwell
Sam E (Dorothy) h330 Ulysses
Sam E (Hazel H) acct h2327 Vista Gordo
Sara H r5446 Franklin av
Sarah Mrs h84 W 23d
Sol writer r209 1/2 W Centro
Sol K (Hannah) h406 N Irving blvd
Sophie (wid Fred) h817 1/2 W Gage av
Sydney L r1459 S Sherbourne dr
Sylvas S (Nellie) lawyer 215 W 5th R814 h687 Colgate av
Sylvia postal tel clk Postal Teleg-Cable Co r360 1/2 N Ogden dr
Synchronizing Service Ltd Abe Meyer pres 937 N Sycamore av
T D pres T D Meyer Inc r2202 Greenfield av
T D Inc T D Meyer pres Ella Meyer sec-treas tchr dresses 860 S Los Angeles h401
T David wmn furngs 351 S Bway
Tene h929 W 76th
Theo r836 E Kensington rd
Theo (Meta) carp h705 Nolden
Theo A (Marie) h855 E 77th
Theo C (Iola) baker h6730 Compton av
Theo F h1411 Santee
Thos (Mary) gdnr City Park Dept h1619 W 65th pl
Thos H (Rosa B) barber h430 E 112th
Torbin h1354 N Harper av
Vera mach opr r2105 Raymond av
Vera M clk SCTO r South Gate
Vernon J (Mildred) drftsmn Met Water Dist h8910 Denker av
Virginia r1180b Oak Grove dr
Virginia J sten r333 S Van Ness av
Virginia L h6574 Fountain av
W H r1400 N State
W E formn Pullman Co r San Diego
W E H brewer Maier Brewing Co
W J (Rose) r1443 S Bonnie Brae
Walter (Meyer & Hansen) h2800 Crenshaw blvd
Walter mech h150 S Westmoreland av
Walter E (Jean) slsmn h1040 4-5 S Ardmore
Walter G mach r330 Ulysses
Walter J tchr h921 1/2 W 36th pl
Walter R onr SCTO r South Gate
Wave Mrs
Wayne R a tel av
Werner opr
Werner mgr
Wlona av
Wm (Fann)
Wm (Alisa) h145 E 60th
Wm (Sadie) h827 W 9th
Wm (Ella A) chauf h1819 N Westn av
Wm (Thelma) clk h636 N Irving blvd
Wm (Elsie) untr r3600 S Hoover
Wm (Minnie) tailor h400 N Genesee
Wm A (Marie S) slsmn h646 1/2 S Bonnie Beach pl
Wm A (Florence B) sec-treas Keystone Building Co h3350 San Marino
Wm E r161 W 87th pl
Wm G bkpr Bank of Am r Inglewood
Wm H (Edna) police h161 W 87th pl
Wm J drftsmn R E Coate h414 1/2 N Norton av
Wm T musician h756 S Mariposa av
Willis (Minnie) baker h1421 W 88th pl
MEYER WILSON AND CO. T H Lathe District Industrial and Agricultural Chemicals, 2461 Hunter, Tel Michigan 1323
Winifred A cash Bullock's r343 E 62d
Zell uphol 153 S Westn av r412 1/2 N Curson
& Hansen (Walter Meyer J A Hansen) gas sta 2800 Crenshaw blvd
& Holler (Mendel Meyer W C Holler) bldg contr 306 N Vmont av

Meyerand John W (Ruth E) slsmn h4707 Elmwood av
Meyerchenko Isador h2318 1/2 W Jeff blvd
Meyerth Theresa M (wid Julius) r1859 Yosemite dr
Meyers Arlien h1162 N Westn av
Meyerett Lillian B sec Hamlin W Nerney r1139 W 80th
Walter H (Edna H) h1139 W 80th
Meyerette Wm E clk Wm L Hughson Co r Alhambra
Meyerhofer A F Mrs h1062 West blvd
Meyerhoff Hans tchr UCLA r1977 1/2 Hillcrest rd
Oscar M h2120 Valley
Meyerhoffer Ralph J (Florence) sec W H Dodge h251 N Kenmore
Meyerhoffer E Donald (Tryphena) electn h403 Toledo
Edwin r1402 Yosemite dr
Harold (Edith) driver h4407 Beagle
Maurice baker r1253 Raymond av
Minnie Mrs r1402 Yosemite dr
Meyers Chris studio wkr r507 N Curson av
Helena M h507 N Curson av
Meyers Henry F (Francis) h5040 Monte Vista
Meyerott Ada B Mrs h319 E 35th
MEYERS, Sec also Meyers, Meiers and Myers
A J h215 W 14th
Abr (Imogene P) h5673 La Mirada av
Abr L (Jennette) br mgr Walgreen Drug Co Ltd 1252 1/2 Dunsmuir av
Ada (wid G H) h2648 Marsh
Albt r1005 S Orlando av
Albt (Pauline) slsmn h970 Marview av
Albt (Margt A) surveyor City Eng h1456 S Fairfax av
Albt M (Pollie M) carrier PO h6625 3d av
Alden pharm G H Miller
Althea S h1053 E 22d
Alex A (Western Transportation Co) r459 Comstock
Alf h1833 W 5th
Alf J (Margt) carp r4117 Wall
Alf R ins agt and lawyer 606 S Hill R319 r Beverly Hills
Alice slsmn r332 W 47th
Allan br mgr r1329 Linwood av
Alvin P dep colir U S Int Rev r334 N Nmdie av
Amelia Mrs h400 S Beaudry av
Amy J slsmn r Angelus Hotel
Andw (Eliz) untr h1633 1/2 W 4th
Ann G slsmn Fuller Brush Co r3886 La Salle av
Ann clk r412 N Orange Grove av
Ann clk Dept of Water & Power r4119 Effie
Anna r954 Blaine
Anna h915 Rosemont av
Anna mgr Court Ast h629 Court
Anna tchr r918 W 38th
Anna K h2727 Haven
Annette D tel opr Billmore Florists r Burbank
Anthony J (Iva C) chf clk County Auditor h3333 Thorpe av
Audrey H credit mgr Sweldom r2203 West Vernon av
Aug E porter r341 Queen
Avis bkpr Kay-Joyce Procks r Alhambra
Belle slsmn r1037 S Alfred
Belle B Mrs tchr City Sch r2345 W 20th
Benj (Isabelle) chauf h1343 E 60th
Benj B (Helen B) slsmn h523 Gower
Bert slsmn r2704 Ellendale pl
Bertha indywrk r4829 Lexington av
Bertha mgr Crest Hotel h4969 Sunset blvd
Bertha Mrs h1168 Bellevue av
Bertram D clk r1503 W 81st
Betty r1925 Scott av
Betty Mrs smstrs h1508 W 11th
Betty J indywrk r1316 N Formosa
Billie sten Million Dollar Theatre
Bryant sec Rubbeteceptor Inc
C Richardson h318 S Gramercy pl
C S slsmn Weber Showcases & Fixt Co r Glen Dale
Caroline (wid Jos) h1517 1/2 11th pl
Carroll (Mary) radio announcer h4182 Denker
Cele B Mrs women's clo 8704 W Pico blvd r2841 12th av
Chas formn J A Meyers & Co 1644 1/2 Edge-cliff dr
Chas E (Martha) electn h2628 Griffin av
Chas F (Mary E) elev opr h158 E 68th
Chas I (Elsie) mach r5228 Eagle
Chas L (Eliz) h6170 Roy
Chas N slsmn A W Pike & Co r4766 Clinton
Chas R (Mildred E) clk h1018 1/2 Echo Park
Chas R slsmn r3843 Ingraham
Chas S r1927 W 6th
Chester r2650 Magnolia av
Christiana Mrs pkr r3111 N Bway
Christina slsmn h1644 Winona blvd
Chra walter N D Costa
Claude E mach r6424 La Riba way
Clayton multi opr Pub Library h1224 S Norton
D J trainmn SPCo r3239 Granada
Dale S h7840 1/2 S San Pedro
David (Tillie) liquors h996 W Kensington rd
David restr 317 1/2 S Hill r1136 Bellevue
Don C (Ethel) and h405 W 28th
Donald r1325 Walnut
Donald J (Dessie P) h1212 W 52d
Dora Mrs h4706 9th av
Dorothea L h6132 Barrows dr
Dorothy L msngr r5409 Budlong av
E M engmn SPCo r Alhambra
Earl printer Ward Ritchie Press r1414 S Bonnie Brae
Earl tkt clk Santa Fe r San Marino
Earl J (Ada) h1132 1/2 E 65th
Earl J (Minerva) confy 4850 Sta Monica blvd
Elias r224 Detroit
Eliz Mrs r2631 Menlo av
Eliz Mrs h615 S Serrano av
Elmer C (Annette) office mgr h8906 La Salle
Elmer E bond trader Bennett Richards & Hill r West Los Angeles
Elmer E plmbr r258 E 43d
Emil r600 W Av 27

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" Laura C clk Dept of Water & Power h4611 S Gramercy pl
" Max h631 S Bonnie Brae
Gartmann Kath dental asst G B Baird r So Pasadena
Gartner Carl J (Tessie) baker 1438 W Sta Bar av h3949 1/2 Halldale av
" Carolina r6028 Monte Vista
" Evelyn M shoe wkr r7008 Holmes av
" Frank with Sears Roebuck & Co r Whittier
" Geo (Evelyn) h7008 Holmes av
" Geo stockmn Sears Roebuck & Co r Whittier
" H L h3665 Glenfield blvd
" Harold H printer 417 Wall r Beverly Hills
" Lloyd r765 San Julian
" Marcus A (Beatrice) metallurgist h1836 E 69th
" Michl J r245 S Grand av
" Otto M (Florence) paints 2940 W Pico blvd h5123 1/2 De Longpre av
" Ramona M clk r807 Fedora
" Robt Ck r5732 Lexington av
Garton Caleb h5016 Ontario way
" Eileen r907 N Mariposa av
" Fred C studiowkr r437 N Ardmore av
" Geo (Bernice) tchr City Sch h907 N Mariposa av
" Herb checker LAAC r1353 Waterloo
" Margt L clk r4422 2d av
" Martha E (wid J M) h1420 N Edgemont
" Mary G h1353 Waterloo
" Minnie Mrs h2261 W 27th
" Paul I (Jean) (Eckman & Garton) h1424 W 61st
" Phyllis clk r1424 W 61st
" Richd T clk h1515 Silver Lake blvd
" Rose K Mrs mgr Rutland Hotel h1839 S Main
" Thor T (Margt L) sign writer h6422 2d av
" Will M Rear Admiral inspr U S Naval Medical Dept Activities 610 S Main R449
" Wm (Isabel) chauff h1579 Rockwood
Gartrell Arth (Lola) jan h5307 Ascot v
" Lauretta h716 Berendo
" Oscar porter r3307 Ascot av
" Thos E (Rilla) mgr Linnell Apts h920 S Hobart blvd
" Wm A (Minnie) h2727 S Sycamore av
" Wm S (Fannie) emp City Eng h759 E 46th
Gartside Chas (Mary) h2638 Rosanna
" Claire L tchr r2133 Wellington rd
Gartz Geo L genl contr 124 W 6th R627 r Pasadena
" R C h8016 Fountain av
Gartzman Herman (Ray) slsmn h335 N Hayworth av
" Isadore mgr Mrs M E Brode r6111 Eleanor
" Louis H (Pearl) variety store 1320 E Fluce h457 Cochran av
Gartzinann Reeve (Wilma) v-pres Althouse-McAfee Co Inc
Garufel Frank (Rosa) h252 S Av 20
Garval O Richd (Elsie P) h4825 W 20th
" Wm D clk r4925 W 20th
Garvaux Camp No 963 MWA 6401 Ruby
" Chapter No 266 OES Eliz Russell sec 134 N Av 56
" Congregational Church Rev J W Price pastor 6406 Ruby
" Lodge No 492 F&AM J R C Taylor sec 104 N Av 56
" Methodist Episcopal Church Rev E B Cole pastor 115 N Av 66
" Nazarene Church Rev Frank L Stevens pastor 6051 Meridian
" Park N Av 63 and Meridian
" School 301 N Av 62
Garve Kurt phys 102 N Boyle av h706 N Mariposa
Garren Burnie h8444 Blackburn av
" Chas L slsmn L A Furn Co r Burbank
" Clara L bkpr Pac Finance Corp r8444 Blackburn av
Garver Andw A h1601 Park av
" Carrie Mrs r1033 W 23d
" Clara M h2212 Duane
" Clarissa (wid J B) r21 N Kenmore av
" Clifford (Lillian) auto repr 5816 Hooper av h7417 Wadsworth av
" Clifford D USN r7417 Wadsworth av
" Daisy (wid J K) h695 S Westmoreland av
" Donald U (Jessie O) uphol 6402 Pas av h 436 San Fernando rd
" Edwin (Bertha) r1915 E 65th
" Frank H (Edna S) prof USC h4126 4th av
" Geo C h1717 N Mariposa av
" Gladys clk h449 Cloverdale av
" Grace Mrs h342 1/2 E 84th
" Jessie O W Mrs vet 436 San Fernando blvd
" John W (Esther A) dept mgr Safeway Stores h1077 S Crescent Hts blvd
" John W v-pres sec C A Roesch & Co office mgr Grover Products Co r Glendale
" Leonora K r1816 1/2 Santa Ynez
" Marianne B h618 1/2 N New Hampshire av
" Monroe (Frances E) mach h5840 S Flower
" Oliver B (Frances) h141 S Vista
" Richd r7417 Wadsworth av
" Richd F (Rose L) h101 S Oxford av
" Roy slsmn r616 St Paul av
" Vivian clk M M Fisch
" Wm h1759 Orchid av
Garvey Geo (Cleo R) cementwkr r2801 S Main
Garvey Ann M clk r1120 West blvd
" Arth h501 S Burlington av
" Ben M (Alice) pntr h826 S Carondelet
" Edw B Fk Santa Fe r Glendale
" Edw J usher r2813 2d av
" Ellen r7933 1/2 Morton av
" Emmett P (Louise) h716 W 46th
" Gertrude Mrs h212 S Grand av
" Gertrude Mrs h1120 West blvd
" Grace Mrs h3640 2d av
" Grace H with Better Business Bur h3071 Leeward
" H John r501 S Burlington av
" Harry D (Gladys) electr h5134 3d av
" Harry F drugs 2042 W Sta Bar av r2046 Browning blvd
" Harry M (Risë) h805 W 67th
" Helen r1120 West blvd
" Jas r1083 W Kensington rd
" Jas F (Louise A) h1138 W 38th
" John r777 College
" John cook r1833 S Flower
" John D inspr City Controller r247 S Flower
" John F (Mary A) barber h1236 W 51st pl

GARVEY
" John J pntr Bd of Educ r West Los Angeles
" John R treas L A Grain Exch and mgr Imperial Grain Growers Inc r Glendale
" Julia (wid Max) r716 W 46th
" Kath Mrs h3835 W 8th
" Leo D writer r1333 N Bronson av
" Lillian Mrs tel opr r227 Columbia av
" Louis writer r1333 N Bronson av
" Mabel R tchr r841 W 75th
" Margt E (wid D F) h2046 Browning blvd
" Marian (wid Peter) h841 W 75th
" Maxine (wid E L) r1545 N Detroit
" Paul h1719 Pleasant av
" Paul F clk r1236 W 51st pl
" Richd lawyer r302 W 9th
" Rose r270 S Benton way
" Sarah M h7933 1/2 Morton av
" Stanley r1333 N Bronson av
" Thos C (Rita) pntr h1200 N June
" Vernon V acct Bd of Educ r1236 W 51st pl
" Walter A Mrs h101 S Swall dr
" Zella mgr Delmille Manor Apts h2034 Argyle
Garvida Amador h242 N Fremont av
Garvie Eugenia E r5207 La Roda av
" Sylvia H Mrs tchr City Sch r5207 La Roda av
" Wm C r5207 La Roda av
" Wm H (Sylvia) auctioneer h5207 La Roda av
Garvin Adolph h153 S St Andrews pl
" Al V r2015 1/2 E 76th
" Andw h450 S Kenmore av
" Betty r131 S Sycamore av
" Chas A (Louise S) auto park 812 S Hope h1106 W 8th
" Danl waiter The White Spot
" Delia Mrs hskpr 1245 W 97th
" Edw studiowkr h5169 Marathon
" Edwin A (Telva) mgr Lodge Arms Apts h 1831 N New Hampshire av
" Elmer r2015 1/2 E 76th
" Frieda Mrs indywrk h6711 Compton av
" Geo W (Jane) asst sls mgr L A Stamp & Staty Co h331 Somers av
" Herb D (Ethel) h4431 Toland way
" J Danl (Blanche M) waiter h8741 Rosewood
" Jas r6711 Compton av
" Jas P (Mary) chiropractor h2363 W Silver Lake dr
" Jane L h1264 W Adams blvd
" John F (Emeline C) dep sheriff h5028 Cimarron
" John W (Cody) h629 S Serrano av
" Kath (wid Philo) r1411 Point View
" Louise (wid W M) h2015 1/2 E 76th
" Margt (wid Thos) h2055 Harcourt av
" Marie r624 S Berendo
" Mary (wid Duff) h1720 1/2 Lemoyne
" Mary M with Hartford Acc & Indemnity Co r2363 W Silver Lake dr
" O Raymond (Mary) h1803 1/2 N New Hampshire shire av
" Ora C (Margt) chainman Huntington Land & Improvement Co h805 S Bixel
" Ralph H (Constance) h942 S New Hampshire
" Ruth typist Dept County Charities r Long Beach
" Timothy E (Dorothy) slsmn Met Life Ins Co h1751 W 38th pl
" Wm T h3529 4th av
Garvis Sterling (Lois) slsmn h8011 Kemper ct
" Garvin Edwin H dyer h1808 S Main
Garvo Jas (June) potterywkr h3815 Lomita dr
" Garvy Wallace r675 Valencia
Garwick Kath E Mrs r118 N Robinson
Garwood Chas D (Pearl H) h804 S Herbert
" Dorothy (wid M J) r1123 W 40th pl
" Ernest R (Elia) h536 N Kingsley dr
" Florence M (wid Arth) r1524 N Serrano av
" Hazel r2919 W 8th
" Jas R restr 4173 S Hoover h650 1/2 W 42d
" Jesse B (Eliza M) lab h2221 Parkside av
" Lou C Mrs h1247 Ingraham
" Marjorie slsmn D S Bread Co r El Monte
" S Edw (Elise) archt drftsmn 169 N La Brea av r2040 Meadow Valley tar
" Stanley airplane mech r5170 Sunset blvd
GARY. See also Geary
" A Nelson (Helen) adj 548 S Spring R1040 h 126 N Flores
" Bertha N (wid Geo) r126 N Flores
" Chas D (Thelma) actor h1603 Talmadge
" Charley Mrs r718 E 43d
" Della (wid H L) h3439 Winslow dr
" Ernest R electr r1255 W 3d
" Estelle r1743 Clinton
" Frances M Mrs r411 N Poinsettia pl
" Gordon N slsmn SCTCo r West Los Angeles
" Jennie B Mrs h1320 E 47th
" John C (Leda) dept mgr Safeway Stores h 2804 W Av 37
" Jos M (Nellie M) clk Bank of Am h5865 Whitworth dr
" Lawrence W (Oliver M) h4538 Melbourne av
" Louis chauff r1386 Newton
" Marianna Mrs maid h1030 E 29th
" Naomi Mrs clk Rose Wiley r San Pedro
" Neil E agt U S Int Rev r Huntington Park
" Nellie clk r5865 Whitworth dr
GARY NELSON (Helen S) Insurance Adjuster, 1040 DeMille Bldg, 548 S Spring, Tel TRin 5496, r126 N Flores, Tel Webster 4035
" Oriana (wid Edw) r1015 1/2 E 43d pl
" Richd E advmn r1329 Crenshaw blvd
" Ruby sten Lynn Souder r3940 S Hobart blvd
" Sara M air brush opr r3867 Shannon rd
" Wm M (Augusta) lab h1453 E 25th
Garvin Edw J (Gertrude) h1572 E Wilshire blvd
Garza Anita Mrs r1323 San Julian
" Armando M r720 N Rowan av
" Benita factywrk r3248 Gleason av
" Carlos mech r3238 Gleason av
" Felix restrwkr r510 Sunset blvd
" Max (Carolina) h2214 1/2 Bklyn av
" Michl (Lila) uphol h1268 W 37th
" Norberto (Luise) lab h701 1/2 Temple
" Roderick (Patricia) clk h660 Stanford av
" Rubin mech r3238 Gleason av
" Rudolph (Anna M) driver h2327 Alta
" Santiago (Leonor) gdnr h4645 Eugene
" Teresa (wid Anthony) h1323 San Julian
" Trinidad (Luisa) lab h1572 E 23d
Garze Gilbert clk chr r338 S Alvarado
Garzee Wayne waiter White Log Coffee Shops
Garzia Librario lab r3140 Boulder
Garzon Louis G jr (Mary) acct h3511 W 60th
" Vicenta maid 251 Van Ness av

Gas Consumers Assn A J Joyce mgr 206 S Spring R516
Gasaway Bess O mach opr r740 1/2 N Hayworth
" Cora A mach opr r740 1/2 N Hayworth av
" Evaline r740 1/2 N Hayworth av
" S Kath h740 1/2 N Hayworth av
Gasca Albino Mrs h427 Casanova
" Aurelia Mrs beauty opr r3369 E 4th
" Gonzalo (Frances) lab h3310 Sierra
" Hubert L jan r355 1/2 W 69th
" Humberto (Juanita) emp Mefford Chemical Co h3973 E 4th
" Jose (Dolores) lab h3303 Hunter
" Manuel (Trinidad) h461 N Grand av
" Refugio R h1310 Stanford av
" Ruben T emp Mefford Chemical Co r5933 E 4th
Gasch Fred A (Cora S) genl contr 4346 W Pico blvd
" Fred A jr carp r984 S Hoover
" Rubina Mrs nurse Genl Hosp h2918 Leeward
Gascho Edith M clk USC
" Gascho Albt Mgr Sheetz
Gasco David (Vernie) lab h4107 Baywood
" Lawrence r4107 Baywood
" Seillio r4107 Baywood
" Tony r4107 Baywood
Gascoe Alex W (Florence M) mech h7029 3d
Gascoigne Albt J (Eliz) mech h1013 Oak Grove dr
" Dean E (Aves) and Sou Counties Ice Co h4637 Melbourne av
" Donald W (Devena) h1314 W 23d
" E H h1438 Gordon
" Florence office asst E F Whittemore r 626 S Alvarado
Gascoigne David h722 Hartford av
Gascon Anna Mrs smstrs r1209 S Lake
" Chas (Anna) slsmn h226 San Pasqual av
" Conception (Pasqual) h1368 E 15th
" Jesus J barber 1677 E Vernon av
" Jos (Carmen) cook h3539 E 3d
" Jos Z wchmnn r1580 S Wmont av
" Michl (Socorro) r1619 Staunton av
Gasia Henri W (Antoinette) formn Sears, Roebuck & Co r1601 E 87th
Gase Mamie Mrs r208 Columbia pl
Gaseo John (Angella) lab h4149 Bemis
Gaser Fred C (Esther M) blksmith h5705 5th av
" Jeanne E sten r5705 5th av
Gasetas Betty sten L R Eby & Co r3027 Fernwood av
" Gust (Rose) (Gasetas & Vagenas) h838 N Ridgewood pl
" & Vagenas (Gust Gasetas Saml Vagenas) fruits 1639 N La Brea av
Gash Harry W (Jene) studiowkr h1307 1/2 N Stanley av
Gasink Francis H (Merle G) driver City Eng h7240 Brynhurst av
" H Donald investigator r7818 Halldale av
" Herb E putr h7818 Halldale av
Gasnow Anna (wid Hyman) h400 N Chicago
" Fredk driver r400 N Chicago
" Saml r400 N Chicago
Gasio Jas B clk r662 Miramonte blvd
Gaska Elmer F capt LAFD r Culver City
GASKELL. See also Gaskill
" Christopher H Rev (Ruth) pastor Bethesda Presbyterian Ch h1456 Griffith av
" Edith M tchr r1121 W 45th
" Edmund G (Eva M) indywrk h3932 Fairway blvd
" Fannie O Mrs r3208 W 75th
" Harold H r1456 Griffith av
" Jose B r1217 1/2 N Laurel av
" Lillian N tel opr r3208 W 75th
" Mary E J
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" Jas C (Willie) carp h1200 W 92d
" Jas W h1708 W 55th
" Jas W (Beulah) acct Saml Bernstein h 2006 W 32d
" Jesse C (Bessie S) h327 S Alexandria av
" John F (Gertrude M) h914 S Alvarado
" John W (Florence) h206 S Vista
" King S formn SCGCo r Huntington Park
" Lawrence J slsmn Dept of Water & Power r San Pedro
" Louella r517 N Beachwood dr
" M Lucille maid 1421 W 67th
" Marjorie clk r637 S Wilton pl
" Patricia J r206 S Vista
" Ralph W emp Westn Pac Bldg r1780 W 21st
" Ronald W (Lucinda) factywrk h1735 Wilma av
" W Howard slsmn h685 1/2 W 41st
" Wm M (Annie) h1780 W 21st
Gaskin Clara B waiter Genl Hosp r1537 Cloverdale av
" Elden r728 Cochran av
" Lillian Mrs h1427 Bellevue av
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Tucker A L Mrs 5076 Melrose av
Tucker W W 1425 W Pico blvd
Tufts O M 3445 W 8th
Tull J E 3907 S Vmont av
Turnbull Jas 82 Hillhurst av
Turner D L Mrs 600 Silver Lake blvd
Turner I I 908 S Los Angeles
Tustin R T Jr 5201 Bev blvd
Twentieth Century Realty Co 359 N Fairfax av
Tye Carroll 7427 Bev blvd
U S Investment Co 458 S Spring R745
Udall J M 1680 N Vine R308
Urban Clarence Jr 2335 W Washn blvd
Valenta & Sathoff 1818 W Vernon av
Van Derhoef Newell Inc 6693 Sunset blvd
Van Dissen J L 4009 Wilshire blvd
Van Dusen Harry 3427 W Slauson av
Van Fleet-Durke Inc 811 W 7th R906
Van Nuy I N Building Co 210 W 7th R400
Van Nuy Investment Co 210 W 7th R400
Van Steenwyk Cornelius 10951 S Main and 362 E 117th
Van Vranken & Henshaw 433 S Spring R748
Vatcher H J 106 W 3d R401
Vaughan T O 709 N Westn av
Veazey Julian 649 S Olive R422
Velpman A F 2503 W Vernon av
Vendange M E 876 E 8th
Ver Cruise J P 453 S Spring R708
Vernon E P 610 S Bway R622
Vickrey B L 815 W 9th R247
Vickrey O A Corp 815 S Hill R306
Villa L E 1340 W Fince av
Vinton I D 2017 Sunset blvd

Vittitoe M F Mrs 1514 Winona blvd
Voget J G 2173 W Washn blvd
Voigt E O 5607 W Adams blvd
Vollmer B A 433 S Spring R547
Von Der Lohe S S Mrs 1622 Colorado blvd
Vrooman A R 510 S Spring R318
Waddill J E 5632 York blvd
Wade D D 2140 Hillhurst av
Wagner O M 3081 Glendale blvd
Wagner E R 4609 S Vmont av
Wahl E C 4971 Hwood blvd
Wailes S I 555 S Flower R814
Waite W S 5514 Wilshire blvd R604
Waldorf L P 704 S Spring R311
Waldron J P 4617 Clinton
Waldschmidt F O 5719 York blvd
Walker Philip 1209 W 36th
Wall Hazel F 5073 Huntington dr N
WALLA ORLOW N & Co, 1720 W 7th, Tel Federal 8473

Wallace E I Co 1300 W 8th
Wallace G H 6619 Compton av
Wallace H H 5632 York blvd
Wallace K O 4350 S Bway R606
Wallace R W 5217 Whittier blvd
Walling B F 517 N LaBrea av
Walmaley H O 5116 S Nmdie av
Walters W A 3923 W 6th
Ward H H 3236 Sunset blvd
Ward J S 914 S Flower
Ward J 210 W 7th R928
Ward N G Mrs 516 W 65th
Ward W T 4623 Eagle Rock blvd
Ware W G 4825 S Figa
Warner L L 315 W 9th R427
Warner R B 10103 S Figa
Warner R T 819 Santee
Warnock Frank 506 S Lorena
Warren J G 727 W 7th R820
Watson H W 453 S Spring R931
Watson W M 4901 Hooper av
Wayman Raymond 124 W 6th R509
Weatherholt T E 742 S Hill R1118
Webb A S Mrs 1244 S Grand av
Weiser E E 1320 W Fince av
Weisman K M 5504 Hwood blvd R205
Weiss Gernard 2114 1/2 Bklyn av
Welch R A 3512 W Slauson av
Weldon R O 6404 Sunset blvd R7
Welsh & Kennedy 4562 W Washn blvd
Wells F M 2927 S Hobart blvd
Wells W T 5334 Navarro
Wemott W W 2354 Sta Monica blvd
Wennerholm A H 6321 S Vmont av
Wesbecher C A Co 1031 S Bway R33
Wesbecher L J 4420 S Figa
Wesbrook H H Co 4736 Eagle Rock blvd
West Shore Co 433 S Spring R742
West Valley Realty Co 806 W 3d R411
Western Avenue Realty Co 930 W Westn av
Western Development Corp 2400 W 7th
WESTERN LANDS INC, 817 I N Van Nuy Bldg, 210 W 7th, Tel Vandike 1274
Western States Acceptance Corp 728 N Highland
Westside Land Co 4322 Crenshaw blvd
Westside Realty Co 5607 W Adams blvd
Wetzel K O 1240 W 85th
West G M 2649 Pas
Wheeler Farris 3312 W Vernon av
Wheeler J E 634 S Spring R709
Wheeler Royal 316 N Vmont av
Wheeler W E Mrs 2324 W Sta Bar av
Whitaker C M 4624 S Westn av
White Ben 253 S Bway R226
White H Adele 175 Bimble pl
White H J 220 N 5th
White Henrietta T 2932 S Vmont av
White J R 665 N Fairfax av
White Norine S 1746 N Highland av
WHITE ROSCOE H, 714 W Olympic Blvd, Tel Prospect 7111

Whitelock H 2029 W Jeff blvd
Whitman A R B 6254 Bey blvd
Whitsett M B 7508 Walnut dr
Whittaker L G 1923 E 1st
Whittemore N E 618 S Westn av R206
Whittle H F Investment Co 609 S Grand av R707
Wicks W R 1137 W 29th
Wiele G M 7441 Sunset blvd
Wigmore Geo Inc 3842 Wilshire blvd
Wilburn Irene Mrs 1265 Lorena
Wiles E D 4420 S Vmont av
Wilkinson J W 650 S Grand av R1101
Williams B F 408 S Spring R804
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Williams J H Co 210 W 7th R422
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Willis O O 517 Atlantic blvd and 4520 Whittier blvd
Wilson A H 1059 E Jeff blvd
Wilson A E 920 S Hope
Wilson C E 1700 Laurel Canyon blvd
Wilson Coe 11601 S Figa
Wilson E Clem Co 5225 Wilshire blvd R707
Wilson E V Mrs 3958 Verdugo rd
Wilson H T 1503 W Minchstr av
Wilson J A 2016 S San Pedro
Wilson J D 3958 Verdugo rd
Wilson M E 5113 S Nmdie av
Wilson M M 3470 W 48th
Wilson M M Mrs 2904 W Jeff blvd
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SEE PAGES 91 AND 92 FOR FIRM Abbreviations and General Abbreviations

HOLLAND

" Raymond E (Bertha M) uphol h1581 Grandola av
 " Rena Mrs h927 1/2 E 29th
 " Richd E rubberwrkr r6400 Bonsallo av
 " Robt clk r443 Westminster av
 " Robt F (Helen) slsmn h139 11th av
 " Robt G (Billie) asst mgr Cal Barrel Co h4267 1/2 Leimert blvd
 " Robt H (Pearle) slsmn R L Holland h316 N Av 86
 " Robt J fcty supt Internatl Printing Ink Corp r Glendale
 " Robt J, rugs 5449 Crenshaw blvd r Manhattan Bch
 " Robt M mech r1149 N Commonwealth av
 " Rose (wid Jos) r2824 1/2 Hillcrest dr
 " Ruth maid h1006 1/2 E 35th
 " Ruth waiter h609 1/2 N Westn av
 " Saml (Dora) h324 N Curson av
 " Saml V (Mabel) pntr h1253 Temple
 " Sara J (wid J J) mgr Edward Arms Apts h5115 Camerford av
 " Sarah Mrs r943 W 17th
 " Sarah (wid W L) b952 Larrabee
 " Sarah P (wid J W) h2953 S Harvard blvd
 " Sidney J (Bessie) sta supt PO h322 W 52d pl
 " Society No 2 120 E 25th
 " Thos r227 S Main
 " Thos (Helen) r617 E 95th
 " Thos A (Edna R) and W W Crenshaw b1125 W 82d
 " Thos A (Roberta) h510 S Westlake av
 " Thos E r1312 W 24th
 " Thos E (Irene) wchm h1048 E Sta Bar
 " Thos J (Elsie) mech h3423 Hollywood dr
 " Tony M (wid Wm) h1432 W 36th
 " Victor V (Emily) clo prsr h2316 W 29th pl
 " Vincent porter r492 E 41st
 " Viola C r243 N Westlake av
 " W Curtis sec Cal-Arizona Cotton Assn r Glendale
 " Walter elev opr Roosevelt Bldg r Hermosa Bch
 " Walter L (Estola) waiter h1526 E 51st
 " Walter R clk F&MNBK r Alhambra
 " Watson (Virginia) h1310 1/2 E 21st
 " Wm (Eleanor) lab h900 E 46th
 " Wm E (Marley) h840 N Spaulding av
 " Wm H (Fern) pkr h4112 Arlington av
 " Wm I r1432 W 36th
 " Wm J int dec r2673 N Beachwood dr
 " Wm L (Bertha) driver h741 W 45th
 " Wm M (Dorothy M) h1829 W 80th
 " Wm M (Holland & Herd) r2208 W 8th
 " Wm M clk r969 W 32d
 " Wm T (Ruth) city mgr Chev Motor Div GMSC h110 N Van Ness av
 " Willis stockmn M P McCaffrey r San Marino
 " Wilson A (Olga) h2727 Cunard
 " Winifred A ofc sec Bailey & Poe r1271 Velasco
 " Wylie whs supt Glidden Co r Compton & Herd (Wm M Holland Al Herd) used cars 2424 W 7th
 " Hollander Aladar (Juliana) h2385 Hill dr
 " Albt C (Emma) h1133 W 75th
 " Alice h2686 Sichel
 " Alice Mrs r2686 Sichel
 " Belle slsmn r445 S Detroit
 " Billy usher r2337 Sheridan
 " Bird Mrs h720 S Nmdie av
 " Carrie r416 Kingswell av
 " Chas E adv CFCG r Arcadia
 " Court 5750-54 1/2 Fountain av
 " Emanuel masscer r601 S Cloverdale av
 " Erika smstrs r2337 Sheridan
 " Evelyn sten r437 Cochran av
 " Evelyn Mrs h601 Cloverdale av
 " Fredk (Hedi) song writer h2020 Grace av
 " Gerald drftsmn r2919 Hyde Park blvd
 " Greta (wid Jos) r2337 Sheridan
 " Harry L (Regina) film buyer h1342 N Laurel
 " Helen sten h1417 N Bronson av
 " Helen (wid L N) h2919 Hyde Park blvd
 " I Mrs r2016 W Adams blvd
 " John P electn r1329 S Harvard blvd
 " Leonard (Helen) mgr S Hollander & Sons Inc h823 S Hobart blvd
 " Louis (Belle) slsmn h1001 S Orange Grove av
 " Lucille clk r437 Cochran av
 " Marie Mrs h2737 Francis av
 " Michl r720 S Nmdie av
 " Oscar (Rebecca) news dlr 520 S Main h2647 Redondo blvd
 " Philip (Ida) clk SFRR h1363 Rollins dr
 " Rose F bkpr Mutual Realty Co r Sta Monica
 " Ruth r2022 W Adams blvd
 " Ruth N clk Pub Sch h136 E Av 37
 " S & Sons Inc Leonard Hollander mgr veils 834 S Bway R400
 " Saml h722 S Alvarado
 " Saml phys 427 W 5th R520
 " Selma clk r2947 Redondo blvd
 " Shepard clk r1001 S Orange Grove av
 " Shepard J teller BofA r445 S Detroit
 " Sol (Rose) mach opr r715 S Hope
 " Sol (Judice) slsmn h600 Imogen av
 " Sylvia Mrs h437 Cochran av
 " Vera sten r2337 Sheridan
 " Wm S (Bertha) furrier h1336 Longwood av
 " Hollanders Thelma C cash Pac Tile & Porcelain Co r1170 S Norton av
 " Hollandersky Abr (Freda) h1004 W Edgeware rd
 " Hollands Edw (Emma) h835 E 31st
 " Hosea M cook r245 E 46th
 " John estimator N M Calhoun r2910 Motor av
 " Wm H h406 N Laurel av

HOLLAR, See also Holler

" Carl E glass blower r2813 Dalton av
 " Chemical Inc X H Hollar mgr 2000-2004 Santa Fe av
 " Danl M installer SCTCo r San Marino
 " Fern K h2802 W 8th
 " Xenophon H genl mgr Hollar Chemical Inc r2000 S Santa Fe av
 " Hollaran John r121 E 4th
 " Hollard C A Mrs h8702 1/2 Burton way
 " Hollars Jas D (Florence) bkpr h1725 1/2 S Westmoreland av
 " Hollatz Chris (Laville) airfrctwrk h920 1/2 Valenc
 " HOLLAWAY, See also Holloway
 " Belle Mrs h239 1/2 N Bonnie Brae
 " Emerson E h818 E 33d
 " John (Zola M) brklyr h473 E 48d pl
 " Kenneth r938 Beacon av
 " Lew r4716 S Main
 " Richd lab r923 N Ogden dr
 " Wm H h4716 S Main
 " Hollbrook H L h4303 S Vmont av
 " Hollcraft Clyde A (Violet) photog US Eng h4063 1/2 S Main
 " John W (Bertha) fctywrk h119 S Alma av
 " Rosa (wid J R) r119 S Alma av
 " Holle Adelaide sten Co Bd of Supervisors r4168 2d av
 " Carrie (wid R A) h1736 W 64th
 " Carrie H smstrs h5882 1/2 Brentwood
 " Chas L (Mary) h447 1/2 W 90th
 " Emelie h837 W 58th
 " Fredk kitchenwrkr r2645 Sichel
 " Jennie Mrs r1825 W 67th
 " Marcus (Lavina) pntr h2016 Marsh
 " Minnie M sandmkr r1200 W 48th
 " Hollebeke Edw H (Ruth) firemn LAFD h2206 Holly dr
 " Hollem Andw P (Lila) electn h1739 W 43d
 " Holleman Bertha E addt Genl Hosp r136 W 84th
 " Cecil L (Mary V) h1245 S Hudson av
 " Thos A (Alpha) slsmn h502 W 94th
 " Walter W (Bertha) mach r136 W 84th
 " Westley J (Albina) ship trr h2019 Orchard av
 " Hollembeak Hugh R property management 510 W 6th R623
 " Hollen Claud mech r422 1/2 E 74th
 " E K sign pntr h1715 1/2 Sichel
 " Guy welder h422 1/2 E 74th
 " Irene h329 S Main
 " Jack M (Jennie) h2314 Berkeley av
 " Jas W r2314 Berkeley av
 " Metta bkpr Union lco Co h6219 DeLongpre av
 " Troy M (Oleta) auto pk addt h3111 Budlong
 " HOLLENBACH, See also Hollenback and Hollenbeck
 " Geo C (Gertrude) mech h3053 Hollister av
 " Harry lab r3146 Farrwood
 " Margt (wid Howard) h1058 Browning blvd
 " Margt K tchr Pub Sch r7526 Hampton av
 " Marion G curatorial asst Co Museum r1058 Browning blvd
 " Paul h4017 W 28th
 " Sara r1058 Browning blvd
 " HOLLENBACK, See also Hollenback and Hollenbeck
 " Geo M (Florence E) dentist 2206 W 3d h144 N Norton av
 " Norma A sten Stationers Corp r Montebello
 " Hollenbeak Wm r398 Loma dr
 " HOLLENBECK, See also Hollenback and Hollenbeck
 " Abr L (Nadine) studewrk h2635 Cloverdale av
 " Anna (wid G I) h526 S Av 21
 " Arlington F metal products mfr 754 Kohler r34 S Alma
 " Arth E (Florence S) phys 2171 Colorado blvd R201 r Glendale
 " Arth E (Benah M) rubberwrkr h500 Hoefner
 " Bethel No 78 Job's Daughters 2130 E 1st
 " Chapter No 132 RAM 2130 E 1st
 " Chapter No 248 OES 2130 E 1st
 " Chapter No 1274 Order of deMolay 2130 E 1st
 " Chas (Mary) r1958 W 77th
 " Chas S mach r1706 S Hoover
 " Chas W mech Westn Arc Welding Inc
 " Christine (wid E W) h619 N Plymouth blvd
 " Church of Christ 2236 E 2d
 " Doris M tel opr r1110 S Lake
 " Dorothy V (wid E M) h1831 Burnside av
 " Douglas D (Ruby) formn DW&P h3306 Larga av
 " Edith C clk r124 W Av 30
 " Elw F furn insur r34 S Alma
 " Ernest L (Helen W) h448 W Av 41
 " Evelyn sten J T Ritchey h1316 Lemoyne
 " Fanny (wid Geo) r4648 W Av 41
 " Frank H (Rose) supv of bldgs LA City Coll h811 N Alexandria av
 " Fred J driver Pub Sch h623 N Sierra Bonita av
 " Garage (Milton Milmeister O S Shapiro) auto reprs 2315 E 4th
 " Gordon servm LA Time Clock & Service Co r1213 W 88th
 " Grace (wid Wm) h114 W Av 28
 " Guy E (Nancy) slsmn McCullough & Co h1821 W 86th
 " Hazel indywrk h2002 Sunset blvd
 " Heights Christian Church Rev O P Burris pastor 213 S Breed
 " Heights Evangelical Church Rev G J Degenkolb pastor 711 Spence
 " Helen (wid H L) h1991 Palmerston pl
 " Herman H (Josephine) ydmn SPCo h522 N Av 22
 " Holiness Church 131 N Chicago
 " Jennie (wid C F) h3172 Perdita av
 " Jerome W (Marguerite) clk h2430 Chariton
 " John L paints 5036 York blvd h2266 Fair Park av
 " John S eng Air Associates r7840 Torreyson dr
 " Junior High School 2510 E 6th

HOLLENBECK

" Kenneth (Hazel) fnshr Eckdahl Whs Co r569 School
 " Lex S (Evelyn) driver h2117 W 73d
 " Libbie Mrs soc servwrk r1935 Browning blvd
 " Lora No 319 F&AM 2130 E 1st
 " Lora Mrs waiter Cecil Witt r Ingldw
 " Masonic Temple Assn C A Chariton sec 2130 E 1st
 " Nellie (wid H L) h1940 N Kenmore av
 " P dept mgr M A McDonnell
 " Park S St Louis bet 4th & Hollenbeck dr
 " Parc Apartments 1949 E 4th
 " Paul R brwrk h2847 The Mall
 " Presbyterian Church Rev V S Mackay pastor 132 N Chicago
 " Raymond H mech Trailer Co r Bell Gardens
 " Riley D (Marietta) formn Auto Sheet Metal Wks h1728 W 80th
 " Ronald G (Norma) woodwrk h6919 1/2 Denver
 " Roy stockmn Sontag r3053 Hollister av
 " Sherman L (Libbie) buyer Jones & Cavanagh Co h1935 Browning blvd
 " Social Center 200 1/2 N St Louis
 " Theo meatctr r114 W Av 25
 " View Apartments 2033 E 4th
 " Wayne shtntlwr Auto Sheet Metal Wks r Wil-lowbrook
 " Wm r975 S Hoover
 " Wm (Anna) mech h317 W 17th
 " Wm H (Grace) mtrmn h935 S New Hampshire
 " Wm H musician r1935 Browning blvd
 " Hollenbery Clare C slsmn Natl Biscuit Co r Sta Monica
 " Harry W (Eileen) bkpr h1717 N Harvard
 " Hollenburg Ann sten O T Johnson Corp r
 " Clara Mrs h3835 W 8th
 " Hollenkamp Richd r414 N Coronado
 " Hollenman Walter W (Bertha) h136 W
 " Hollenrake Helen r523 S Westmoreland
 " Hollensbee Capitola (wid L S) b2027 St
 " Isabel r2027 8th av
 " Hollensteiner Fredk gdnr r427 S Alexandria av
 " HOLLER, See also Holler
 " Florence B Mrs h1952 Vista Del Mar av
 " Nina Mrs h328 Columbia av
 " Otto E slsm Godfrey Rueger Co r San Marino
 " Wesley (Marian G) rancher h420 N Las Palmas av
 " Wm (Carrie) meatctr h1606 W 67th
 " Holleran Jas F (Mabel) clk h1266 Mullen av
 " Jas F phys h1846 Crenshaw blvd
 " Martha P bkpr Douglas Bldg r1846 Crenshaw blvd
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 " Nora prin Fifteenth St Sch r1846 Crenshaw blvd
 " Paul r1731 El Cerrito pl
 " Walter M (Mildred) (Holleran Medical Group) h101 S Citrus av
 " Holleran Ges slsm h722 S Bonnie Brae
 " Hollerstein John B (Leona) prsmn Western Molded Products h1743 W 106th
 " Hollison Chas mach r129 E 107th
 " Hollett Richd r1320 Arapahoe
 " Thos H (Helen) sta addt r4029 Denker av
 " HOLLEY, See also Holly
 " Allamae W Mrs nurse Genl Hosp h4120 Naomi
 " Anna C (wid C E) h1253 Miramar
 " Betty r1011 Meadowbrook
 " Carolyn sec Angelus Temple
 " Chas (Clara) jan h918 E 49th
 " Clayton (Ozella) lab SPCo h1921 1/2 Daly
 " Clemmie (wid G H) h270 E 45th
 " Clyde E (Newlin & Ashburn) r San Marino
 " Delmar (Josephine) pntr h234 E 77th pl
 " Doris Mrs r210 N Rowan av
 " Earl (Mildred) h151 W 62d
 " Edith dicta opr r900 W 18th
 " Edith Mrs bkpr Marvel Carburetor Sls Co r Ar-cadia
 " Edw G mach r1249 W 22d
 " Elma C (Jessie A) used cars 1930 S Figma h5173 Los Angeles Vista blvd
 " Francis N r1212 Hi Point
 " Fred r900 W 18th
 " Geo M (Gwendolyn) USN h1442 S Spaulding
 " Gertrude Mrs h1717 S New Hampshire av
 " Herman (Lillian) bartndr h900 E 24th
 " Howard L clk Pac Metals Co r Compton
 " Hurley A (Dorothy M) clk r1445 W 95th
 " Jas R (Uda) h1122 1/2 W 17th
 " Jas W (Beatrice) h1214 E 48th
 " Jas W trainmn SPCo r El Monte
 " Jasper E (Carolyn) h1011 Meadowbrook av
 " Jasper E jr USA r1011 Meadowbrook
 " Jasper W clk r2709 Orchard
 " John A (Mary) pdr h2836 Lancaster av
 " Kenneth C driver r750 Isabel
 " Lawrence H (Adeline C) h1212 Hi Point
 " Lawrence H jr clk r1212 Hi Point
 " Lelia V smstrs r236 1/2 W 27th
 " Lena Mrs r1875 Campus rd
 " Lina Mrs r1955 Carmen av
 " Loyd C (Sophie) clk RyM&P h1450 W 103d
 " Mable Mrs h1520 E Sta Bar av
 " Manuel (Harriet) USA h204 N Fremont av
 " Martha E ofc sec A F Larrabee r3130 Hutchin-son
 " Mary E (wid W C) h255 1/2 S Carondelet
 " Mary L (wid J R) h3130 Hutchinson av
 " Mildred ofc sec Appleton Elec Co r3130 Hutch-ison av
 " Myrtle (wid E L) r315 W 78th
 " Norval A fctywrk O B Van Vorst Co r El Monte
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"Jas (Addie) fctywr h1502 E 75th
"Jas lab r318 1/2 W Pico blvd
"Jas A (Gertrude) clk SPCo r1641 Angelus av
"Jas fctywr h5117 1/2 Oakland
"Jas E (Carmen N) carp h527 Norwick dr
"Jas H (Abba G) auto court 1251 E Flnce av
"Jas sta atdt h1021 1/4 N Serrano av
"Jas T (Etta) carp h4614 W 64th
"Jas W (Leta) prsr h2212 W Vernon
"Jane Mrs h553 Hwood blvd
"Janet r608 S New Hampshire av
"Jerome S sta atdt r1021 1/4 N Serrano av
"Jessie supvr SCTCo h726 N Gramercy pl
"John (Isabel) carrier PO r408 1/2 S Fgra
"John (Pauline) clk h4128 1/2 W Adams blvd
"John B (Mariory) (California Associates) h5224 Maywood av
"John C (Mary A) h1940 W 66th
"John G (Thelma A) printer Mrs B N Robertson h1915 1/4 Santa Ynez
"John S (Amy E) aud h1552 S Crescent Hts blvd
"John S whsmn r431 Camino Real
"John V (Mary) pntr h676 1/2 W 27th
"John W (Daisy) formn L A Ry Corp h2157 Santa Ynez
"Joshua A sec r1224 E 77th
"Jorcha h5128 S Bonnie Brae
"Juanita L Mrs cmrwykr r1112 S Indiana
"June A clk r4443 Willowbrook av
"Kath Mrs h334 Avalon blvd
"Kath Mrs h646 W 40th pl
"Kathryn slswn r621 W Sta Bar av
"Keith C (Helen M) h3359 1/2 Willoughby av
"Kenneth aircrftwr r1200 Magnolia av
"Kenneth (Adelle) clk h1263 S Hicks av
"Kenneth C (Mary E) barber h428 1/2 N Alta Vista blvd
"Kenneth N tchr Pub Sch h1717 N Dillon
"Kenneth P (Leona) meatcr h303 E 70th
"Klyde G (Jennie E) plmbr h213 E 54th
"L Paul h621 W Sta Bar av
"La Vetta Mrs clo chnr 2212 W Vernon av
"Lawrence carp r661 Valencia
"Lawrence (Edith) emp Red-EE Foods r7077 1/2 S Nade S
"Leah L clk r533 S St Andrews pl
"Leon A (Sadie E) h1813 1/2 Michigan av
"Leona Mrs r116 1/2 S Av 24
"Leona F garnt marker r303 E 70th
"Leonard emp Harold E Sugar Co
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"Lewis D asst genl sls mgr Ingersoll-Land Co r West L A
"Lillian Mrs fctywr h3514 Wadsworth av
"Lillie J Mrs h919 New Hampshire av
"Linda Mrs clk h162 W 71st
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"Lola r2157 Santa Ynez
"Louis F (Florence I) ins broker 548 S Spring R1006 h3719 Prestwick dr
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"Mabel Mrs clk r741 S Ciega av
"Mabelle typist Co Auditor r2114 N Bronson av
"Mae r879 S Rampart blvd
"Margt r764 S Nmdie av
"Margt B sec State Inheritance Tax Appraiser r25 V S Kenmore av
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"Mark H (Kath) firemn LAED h162 E 50th
"Marvin B (Minnie) slswn h628 S Evergreen av
"Mary Mrs cook r1324 Santee
"Mary (wid Seymour) h6018 Carlos av
"Mary C (wid Gus) h4619 Leonis blvd
"Mary I clk Pub Library r5117 1/2 Oakland
"Maryann A clk r676 1/2 W 27th
"Mathew J (Adelene) police h4401 Collis av
"Maude r4720 Los Feliz blvd
"Maude M (wid Frank) h1151 1/2 Laveta ter
"Maude E slswn r1260 1/2 N Westmoreland av
"May slswn Howard Realty Co r8044 Jovinita Canyon dr
"Mildred beauty opr r2422 W 77th
"Mildred (wid E C) r1110 Redondo blvd
"Minnie h1128 E 77th
"Mira L Mrs nurse h1208 1/2 39th pl
"Mollie (wid Jackson) r710 W Colden av
"Molly sten h665 Cochran av
"Murray H formn Apex Engraving Co r Ingldw
"Myrie W dep collr U S Int Rev r1835 Wilcox av
"Nellie h307 S Burlington av
"Nellie nurse h702 W 17th
"Nellie B Mrs r1680 N Dillon
"Norman J carp r5311 S Fgra
"O Dudley (Jamentz & Knight) r Pasa
"O M tel opr h234 N Vmont av
"Ola M garnt marker r2708 San Fernando rd
"Olive clk r305 W 18th
"Oran W (Margt M) driver h1043 W 84th pl
"Orlo H tire repr h300 E Washn blvd
"Oscar aircrftwr r939 S Westmoreland av
"Otto E (Mayme) embalmer Pierce Bros h4849 Converse
"Pansy M bkpr CRHCo h3416 W 59th pl
"Paschal pntr r338 1/2 W 27th
"Paul r1809 New Jersey
"Paul (Pauline) lab h211 E 24th
"Pearl (wid Lindley) r107 E 74th
"Percy L (Hazel) clk h1443 W 70th
"Philip B aircrftwr r1257 N Fuller av
"Ramsey clk r356 S Fgra
"Raymond C (Maxine F) drftsmn h2034 Colorado blvd
"Reta M Mrs h5016 Wall
"Robt r629 S Burlington av
"Robt (Irma J) prsmn h303 S Av 55
"Robt L mach SPCo r Pico
"Robt L (Rose) slswn h1260 1/2 N Westmoreland av

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"Roscoe C (Eunice) carrier PO h714 E 32d
"Rulon M (Naomi) h734 1/2 S Ford blvd
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"Ruth Mrs r855 Witmer
"Ruth Mrs r1838 W 64th
"Ruth A fctywr r843 W Century blvd
"Ruth E r606 W 60th
"Ruth R Mrs ofc sec Hails & Moreton r San Gab
"Saml indrywr r1649 E 23d
"Saml (Doris) lab City Eng h712 E 40th pl
"Saml tchr Pub Sch r Ingldw
"Sam E (Mamie) lab h1649 E 23d
"Stasia Mrs h1947 W 68th
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"Stewart barber r2506 W 8th
"Stewart C (Ruth) civ eng Co Surv h825 5th av
"Susie Mrs h307 Venice blvd
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"Thelma Mrs maid r1165 1/2 E 42d
"Thos h8116 Beach
"Thos (Donna) h1225 Naomi av
"Thos seamm r676 1/2 W 27th
"Thos C deskmn SCTCo r2229 W 79th
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"Viola M (wid H E) h1105 1/2 W 27th
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"Virginia N r1443 W
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"Wilbert h4409 1/2 Percy
"Wilbur A (Betty R) mach h4543 1/2 Alumni av
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"Wm (Mary) aircrftwr h638 W 51st
"Wm A (Florence) h3309 S Grand av
"Wm A driver h336 Sanborn av
"Wm B (Betty) aircrftwr h207 N Av 56
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"Willow r111 S Norton av
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"Warren A (Clara) clk h2372 W 30th
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"John E clk r11 76th pl
"Roy r8200 S Fgra
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"Eleanor h2700 San Marino
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"Leonard J (Margt) clk h1145 N Westmoreland av
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"Tracy E mach opr r2133 Longwood av
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"Knipping Alma E Mrs sten Gene D Evans r Bell
"Carl A (Winifred) driver Carnation Co r San Gab
"Geo W cable splicer r2316 Lilyvale av
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"Knizen Mary mach opr Mode O'Day Corp r Oul City
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"Knobbe Louis driver Daily News r Huntington Pk
"Knobel C D r241 E 2d
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"Knoblauch Earl H mgr Gall Cave r Glendale
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"Oscar L (Amelia C) mach opr h1437 W 62d
"Philip A (Mary) slswn Dolly Madison Cakes h2249 Glendale blvd
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"Marie Mrs h118 S Crescent Hts blvd
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"John r1336 Shatto
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"Knoblich Fred r4719 1/2 Willow Brook av
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"Ralph C (Helen) mgr Washington Natl Ins Co r1334 Cloverdale av
"Knoblov Louis P (Rose) h5112 Granada
"Knobloch A B h rear 2021 Bellevue av
"Knoch Adolph E (Sigrid) mgr E O Knoch h2832 E 6th
"Ernest O publr 2823 E 6th r Altadena
"Geo J (Mildred B) formn Westelectric Castings h2922 Coolidge av
"Herbt (Annette) mech h720 1/2 N St Andrews pl
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Griffin av

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" John S beauty shop 107 1/2 S Bway r1338 1/2
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" Jos restr 3916 N Figa r No Hwood
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" Nicholas (Margt) h2111 Mozart @
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" Vincent (Nellie) bottler h214 1/2 Av 20
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" Limerack Paul aircraftwkr r1323 W 12th
" Limes Barbara J r3710 Whittier blvd
" Elfin (wid E B) quils 3710 Whittier blvd

" Jas A (Sally) W h6510 4th av @
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r1246 N Berendo

" Sami L firemn LAFD
" Limetone Kathryn r1005 W 6th
" Limholm LeVance meeh r1223 El Paso dr

" Liming Bruce D ins agt r151 W 56th
" Cecil H (Margt) pnt h151 W 56th @
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" Angelita clk r3928 Princeton av
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" Francisco (Francisca) lab h1567 E 33d @
" Gilbert r4540 Hammel

" Jesus (Grace) driver r4237 Folsom
" Jesus R (Louisa) meeh h3778 E 5th @
" John (Carmen) r629 Teed

" John (Lucille) indykr h4540 Hammel
" Jos (Herlinda) lab h362 E 33d
" Louise r514 N Humphreys av

" Manuel wiper SFRy r1798 E 40th pl
" Richd driver h1738 Santee
" Robt lab r1717 N Humphreys av

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" Tony (Stella) fctykr h141 N Anderson
" Ygnacio (Viola) indykr h1618 1/2 Tremont

" Limond Edw meeh h243 1/2 E 64th
" Limoncs Steph (Pasqua) lab h330 S Pecan
" Limonez Martha clk h1527 Norfolk

" Limonick Harold USA r830 Ridgeley dr
" Jennie Mrs r3484 San Marino
" Louis (Rose) musician h830 Ridgeley dr @

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" Limp Dorothy nurse h1184 N Madison av
" Limper Andw F (Marie) h124 S Lafayette Park
pl @

" Limperis Geo (Annie) h3544 W 60th
" Limperopoulos Tom fctykr r334 Omar av
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ania av @

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" Jos W r634 S June

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" Linbloom Emma (wid Alfred) h3468 Garnet @
" Lincafsky Jennie Mrs mach opr h1272 N
Peit av

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" Jacob B (Mabel) pres Western State Ac-
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" Linchan Gerald A sten SOGCo r Ingldw
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" Kath E Mrs r1911 Bellevue av
" Stanley E staff asst SCTCo r Alhambra

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" Lincke John R restr r2307 W 11th

" Kath mach opr r239 W 25th
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" Flora Mrs h728 E 45th
" Frances M r831 1/2 Silver Lake blvd
" Geo H (Dorothy M) h2008 W 78th @

" Geo S (Margt) slsmn h802 1/2 Lucile av
" Harry D (Ida M) h2823 Huron
" Harry E (Cleda) mach h1011 1/2 S Harvard
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R317

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" John H r1807 N Harvard blvd
" John R slsmn h2350 Elmgrove @

" Jos H (Sadie D) mgr Dorothy Court h1245 N
Genesee av
" Julia Mrs r1231 W 7th

" Juliana (wid C M) r1129 W 80th
" June L r713 Fraser av
" Kris H real est 3925 W 6th

" L Fred (Erma M) studiowkr h5152 Raleigh
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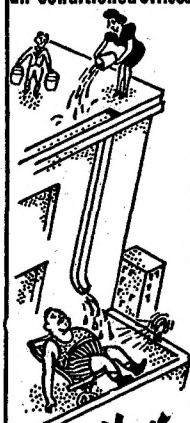
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" Paul T K (Ruth H) acct SFRy h4967 Mt
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" Richd (Elsie) carp r1669 2-3 Arlington av
" Richd A emp SCGC r Clearwater
" Richd M h110 S Solo
" Richd S (Margt) electn h1943 Holt av
" Robt teller BofA r154 W 86th pl
" Robt E (Elia) h2319 Ridgeley dr
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" hawk
" Robt F USA r3822 W 58th pl
" Robt H clk SFRy r6132 Mt Angelus dr
" Robt L (Carolyn) clk PO h705 E 75th
" Robt M r1840 E 61st
" Robt M (Stella) bus opr SFT h4672 La
" Mirada av
" Robt T (Mila) roofer h3430 Farmdale av
" Robt W (LaVerne) lab h905 Nolden
" Roger (Sadie) driver h1909 Judson
" Rosa B (wid S) h729 W 11th
" Rosa L sten USA&NS r San Gab
" Rosamond dep Co Clerk r364 S Orange dr
" Rose Mrs clk r128 1/2 S Av 22
" Rose L Mrs h672 S Alvarado
" Rowland P (Barbara) tinter r1124 E 77th
" pl
" Roy h2501 Crestmoore pl
" Roy (Gwendolyn) h1036 W 88th
" Roy (Susan) electn h1823 W Pico Blvd
" Roy E (Bessie D) slsmn Royal Outfitting Co
" h6029 Barton av
" Roy S (Marie) mgr Sunset Garden Apts r7655
" Sunset Blvd
" Ruby beauty opr r1777 Hooper av
" Russell D (Alice) carmn SPCo h1935 1/2 Ara-
" pahoe
" Ruth h1976 N Berendo
" Ruth M slsmn r3820 W Av 42
" S Jennie tchr Pub Sch r San Gab
" Saml (Sarah) h3263 1/2 City Terrace dr
" Saml J trainmn SPCo r1005 S Arizona av
" Sarah r2228 W 14th
" Sarah Mrs h801 S Kenmore av
" Sean (Mary) h1415 N Crescent Hts Blvd
" Sidney T (Lula) plmbr h3123 Halm av
" Sidney S jr (Tailor Maid Blouses) r West
" L A
" Spencer (Margt) driver h219 W 65th
" Stanley dentist 727 W 7th R1048 r852 West-
" chester pl
" Stanton (Edhel) carp h3820 W Av 42
" -Stix J M Robinson mgr genl mdse 819 Santee
" R907
" Sue W (wid Milton) h1314 S Mansfield av
" Teresa Mrs h5890 Hooper av
" Thelma A clk r6132 Mt Angelus dr
" Theo (Marilyn) opr h5515 1/2 S Bway
" Theron L (Della C) h427 S Hobart Blvd
" Thos r175 Merchant
" Thos (Doris) slsmn r6540 Bella Vista way
" Thos A cement fnshr r1840 E 61st
" Thos H (Ellen) h801 S Union av
" Thos V (Violet) civ eng City Eng h3641
" W 63d pl
" Thos O tchr Pub Sch h5344 West Blvd
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" av and 5433 Venice Blvd
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" Virginia sten h6716 Selma av
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" av
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" Wm r1560 1/2 E Bronson av
" Wm (Rose) lab h128 1/2 S Av 22
" Wm A h4951 Stratford rd
" Wm B (Alice M) aircrftwr h2346 Hyperion
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" Chas L (Nancy) mech h1819 Alsace av
" Chas M welder Double & Simmons Welding
" Co r Bell
" Chas O pres Monarch Photo Co Inc r Pasa
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Sargent Willis 433 S Spring R622
Sarkisian Edw 704 S Spring R617
Satterwhite J W 126 W 3d R514
Sattinger Lillian S 727 W 7th R410
Saunders & Simon 403 W 8th R814
Sauvage L A 129 W 3d R417
Savay Norbert 639 S Spring R306
Sawyer F W 5636 N N Figa
Sax E E 311 S Spring R608
Scarborough J G 311 S Spring R1225
Schaefer J L 112 W 9th R532
Schlaifer L A 311 S Spring R708
Schaper W O 5803 N Figa R204
Schapiro J G 325 W 8th R502
Scharf K J 756 S Bway R1411
Scharin Edw 403 W 8th R918
Scharinkow C 208 W 8th R200
Schaumer L L 357 S Hill R824
Schechter Jos 412 W 6th R407
Scheinin S H 206 S Spring R340
Scheinman & Scheinman 403 W 8th R518
Schell & Delamer, Suite 1212 A G Barlett Bldg.
215 W 7th, Tel Tucker 2145
Schiffman A A 453 S Spring R710

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2050 W Florence Av Leland G H Inc branch office. PL 8-2311
2050 W Florence Av Leland G H Inc branch office. PL 8-4792
2050 W Florence Av Miller A S Brokerage Co PL 3-1585
2052 W Florence Av Gregg's Cafe PL 9-5275
2053 W Florence Av Avon Rents PL 3-6633
2053 W Florence Best Furn Co. PL 8-3202
2063 W Florence Pat's Italian-American Grocery PL 3-8313
2063 W Florence Av Pat's Liquor Store PL 3-8313
2100 W Florence Av Andy Miller's Richfield Serv PL 1-9166
2112 W Florence Av Lewis Bill Printer PL 9-9794
2114½ W Florence Av Daglo Ken PL 9-8267
2124 W Florence Bloomquist Richard W roof PL 8-1511
2125 W Florence Av Horne John L Union Oil Dir PL 3-9623
● 2128 W Florence
Apt 1 Pease Fred A. PL 1-2815
Apt 2 Marczinko Wm PL 8-3518
Apt 3 Hopkins John PL 8-4373
Apt 6 Auger Inez PL 1-7046
Apt 7 Baerg Herbert PL 2-2896
2128 W Florence Av Gray Gerson PL 2-8570
2129 Florence Av HtgPK Espinoza Frank LUD 7-7018
2130 W Florence Av Exact-O-Matic Systems of Calif Inc PL 3-2429
2138 W Florence Av Thrift Shop PL 3-6974
2138½ W Florence Av Strand Harry PL 1-9786
2140 W Florence Av Sandbeck Peder rlt. PL 3-1288
2151 W Florence Av Red Onion Cafe PL 2-0243
2153 W Florence Florence Ave Beauty Salon PL 3-8120
2155 W Florence Minetti's Sporting Goods PL 1-3432
2160 W Florence Flovitt's Place PL 3-9137
2162 W Florence Av Lew Yin D. PL 9-7694
2164 W Florence Archie's Barber Shop PL 8-4007
2167 W Florence Chase H W. PL 9-7606
2167 W Florence Copper Cart PL 8-5166
2167 W Florence Kopper Kart PL 8-5166
2169 W Florence Perfecto Clnrs & Dyers PL 2-3885
2171 W Florence Signal Cut-Rate Drugs PL 9-4475
2172 W Florence Av Texaco Service Station Dealers Florence & Vn Ness Stn. PL 3-9236
2200 W Florence Elite Drug PL 8-8755
2202 W Florence Av Western Dollar Store No 2. PL 8-3450
2206 W Florence Av Samuel's Jewlrs PL 9-8892
2207 W Florence Av J & S Mkt. PL 9-8044
2210 W Florence Av Rose Lucille Flower Shop PL 3-0356
2212 W Florence Pierce's Dependable Sewing Mach Shop. PL 8-2671
2214 W Florence Jerri's Beauty Salon PL 1-5314
2214½ W Florence Av Baglien James W Dr optmtrst. PL 9-4080
2216 W Florence Av Schoolman Electric Co. PL 9-4446
2218 W Florence Av Quality Shoe Repair PL 9-9374
2222 W Florence Jehovah's Witnesses PL 8-5050
2223 W Florence Av General Petroleum Serv Stn Dirs Florence & Arlntn. PL 2-0491
2223 W Florence Ray's Mobil Serv. PL 9-3602
2226 W Florence Robinson Paint & Wallpaper Supply. PL 1-9535
2226 W Florence Av Robinson Wallpaper & Paint Supply. PL 1-9535
2226 W Florence Av Robinson's Paint & Wallpaper Supply. PL 1-9535
2228 W Florence Av Crawford C R Electronic's TV Labs reprs PL 3-2433
2228 W Florence Av Electronic TV Labs reprs PL 3-2433
2228 W Florence Av Moss G Y Electronic's TV Labs reprs PL 3-2433
2230 W Florence Av McCurry W A & Associates Inc. PL 1-6198
● 2301 W Florence Av
Apt 1 Nuckolls Cecil PL 8-6917
Apt 2 Southwest Sash & Door Co. PL 2-9117
Apt 3 Hutchinson Dorothy PL 1-9746
Apt 6 Leone John PL 1-8664
Apt 7 Muszynski Mary PL 9-7335
● 2307 W Florence Av
Apt 1 Elgan Abigail T. PL 1-7524
Apt 2 Elephant Frank G. PL 8-9459
Apt 3 Trager Loretto A. PL 8-5881
Apt 4 Macey Lillian PL 1-4098
Apt 5 Kunst Richard W. PL 1-6519
Apt 6 Wiehe Florence PL 8-2660
Apt 7 Dempsey Seth A. PL 3-8980
● 2311 W Florence Av
Apt 2 Hall Robt J. PL 9-1724
Apt 3 Ammerman Harry M. PL 2-9047
Apt 4 Burrow Mildred G. PL 1-5573
Apt 5 Jannis Geo P. PL 1-7296
2312 W Florence Av Florence Ave Church of Christ PL 8-3456
2318 W Florence Av Kernan Edw S dispensing optician. PL 1-6211
2320½ W Florence Av Brown Alvin C. PL 3-8990
2323 W Florence Av Bollman Furn & Appliances PL 9-3065
2323 W Florence Av Bollman Mahogany House PL 9-3065
2330 W Florence Av Canto Alfred E rlt est. PL 8-2703
2330 W Florence Taylor Leo R rlt. PL 9-7964
2400 W Florence Check Signal Serv. PL 3-6936
2400 W Florence Av J & R Auto Upholstry PL 1-1581
2401 W Florence Bradshaw Trailer Rental PL 2-9220
2407 W Florence Mekan Barber Shop PL 2-0575
2409 W Florence Av Hapes Chas E contr. PL 1-8910
2409 W Florence Av Hapes Chas E contr. PL 3-7313
2410 W Florence Av Harrahlil J E Realtor PL 8-8877
2411 W Florence Av Eddie's PL 1-9236
● 2413 W Florence Av
Apt 2 Taylor Barbara J. PL 9-3562
Apt 3 Munoz Francisco F. PL 3-7268
Apt 4 Tuller Edw PL 1-4893
2420 W Florence Av Acorn Badge & Insignia Co. PL 9-7431
2420 W Florence Av Schenck Geo F Acorn Badge & Insignia Co. PL 9-7431
2421 W Florence Av Burt Floyd Foreign Car Clinic. PL 1-2571
2421 W Florence Av Foreign Car Clinic. PL 1-2571
2422 W Florence Av Johnson Leslie H Dr. PL 1-5382
2500 W Florence Av Heath Ernest C Jr MD. PL 3-8700
2500 W Florence Heath R S MD Day & Night call. PL 3-2283
2501 W Florence Av Reliable Saw & Mower Shop. PL 2-1384
2504 W Florence Roberts Leon dntst. PL 8-7935
2504 W Florence Av Roberts Leon dntst. PL 9-5347
2507 W Florence Av Rispalle Martha PL 2-2571
2507½ W Florence Av Heath Faye PL 2-5301
2509 W Florence Av Terheggen Wm PL 9-6433
2510 W Florence Av Miller Norman R. PL 8-2893

274

2511 W Florence Av Whitaker Gladys PL 2-6511
2512 W Florence Av Lewis Irene L. PL 8-6734
2512½ W Florence Av McAdams Elvadore PL 8-2616
2514 W Florence Av Bloch Rene Frederick PL 2-4449
2514½ W Florence Av Dorn B B. PL 8-5776
2515 W Florence Bittel Walter W Dr. PL 3-9800
● 2520 W Florence Av
Apt 2 Peil Fred W. PL 8-1489
Apt 4 Connolly Julia R. PL 9-3020
Apt 5 Way R F. PL 8-8723
Apt 6 Heleman Frances Mrs. PL 8-4397
Apt 6 Heleman Henry PL 8-4397
Apt 7 Brown L L. PL 2-8702
Apt 8 Adams Geo B. PL 3-0128
Apt 9 Morsaint Alex PL 8-5409
Apt 10 Benezra Isidor PL 3-0860
2525 W Florence Av Foster's Old Fashion Freeze Store No 34. PL 1-4548
2601 W Florence Wilson's Serv. PL 9-0588
2602 W Florence Av Scofield Harold B rlt. PL 1-5318
2602 W Florence Av Scofield Realty PL 9-3569
2608 W Florence Av Troxell Amie E. PL 1-0509
2610 W Florence Av Scofield Harold B. PL 1-0292
2610½ W Florence Av Evans Harvey Mrs. PL 9-0708
2611 W Florence A-1 Bookkeeping Serv. PL 3-0719
2611 W Florence Av A-1 Mimeographing Serv PL 3-0719
2611 W Florence Av Baron & De La Mater rlt est loans. PL 9-7660
2612 W Florence Av Reed Wm A. PL 8-2417
2613 W Florence Guthrie Pet Shop. PL 1-2902
2614 W Florence Gentry's Clnrs & Dyers. PL 2-5151
2614½ W Florence Av Knaub John R. PL 2-9812
2615 W Florence Av Mann Hubert F. PL 2-9061
2618 W Florence Thrift Permanent Wave Shop PL 1-3254
2700 W Florence Av Keel Joe B. PL 3-0309
2700 W Florence Webber Radio & TV Serv. PL 3-7713
2701 W Florence Tal's Cafe PL 2-0548
2702 W Florence Safeway Stores Inc serv companies construction div. PL 3-3366
2703 W Florence Bonner's Sporting Goods PL 9-7430
2703 W Florence Av Ray Williams Television Serv. PL 3-8738
2703 W Florence Williams Ray Television Serv PL 3-8738
2703 W Florence Av Williams Television Serv PL 3-8738
2705 W Florence Rogers Jas B. PL 8-1408
2705 W Florence Av Rogers Nursery & Florist PL 8-1408
2710 W Florence Av Caplan Lillian PL 8-4415
2712 W Florence Av Hannan Jas T uphlsrtrng PL 9-0603
2714 W Florence Av Johnson Hdwe & Paint Store. PL 3-2243
2714 W Florence Av Johnson's Hdwe & Paint Store. PL 3-2243
2714 W Florence Av Johnson's Paint & Hdwe Store. PL 3-2243
2724 W Florence Av Lil' Pooper Lure Co. PL 3-1258
2724 W Florence Southwest Drafting Serv. PL 3-1258
2724 W Florence Stack V J Jr Southwest Drafting Serv. PL 3-1258
2802 W Florence Av Wade Doris PL 2-6822
2802 W Florence Av Wade Ed & Son Paint Store PL 9-5161
2802 W Florence Av Wade & Son Paint Store PL 9-5161
2803 W Florence Av Lindgren Harold A rlt est PL 8-8455
2803 W Florence Av Lindgren Vivian M Lindgren Realty. PL 3-3681
2803 W Florence Av Lindgren Realty PL 3-3681
2803 W Florence Plehn Frank A ins. PL 2-4311
2806½ W Florence Av Cal-Tempo PL 9-4776
2807 W Florence Av Carpenter Bebe Studio of Theatrical Arts PL 9-8938
2808 W Florence General Liquor Stores. PL 8-4051
2810 W Florence Av Arwin Co. PL 9-6446
2810 W Florence Av Nutritional Labs PL 9-6446
2810 W Florence Av Vitamin Capsule Corp. PL 9-6446
2811 W Florence Av Carpenter Nicholas C. PL 8-8838
2813 W Florence Av Droubay Clyde plmbr. PL 9-6496
2813½ W Florence Av Droubay Clyde PL 9-2332
2814 W Florence Henderson John M Co Inc. PL 1-7382
2814 W Florence Henderson John M Co Inc. PL 2-8344
2815 W Florence Welttronic Co serv dept & whse. PL 9-7385
2823 W Florence Av McAdams Auto Repair. PL 8-1913
2901 W Florence Wright Geo Harper rlt est. PL 2-4432
2906 W Florence Av Shay Jack W Mrs. PL 1-2273
● 2909 W Florence
Apt 2 Wilson John V. PL 3-0631
Apt 4 Faustina Paul PL 2-4684
2910 W Florence Wilkes David L rlt est. PL 2-0946
2910 W Florence Wilkes David L rlt est. PL 2-2205
2913 W Florence Av Colonial Beauty Shop. PL 8-3921
2914½ W Florence Av Dornier Francis J. PL 1-8267
2915½ W Florence Av Stefan Calista L Dr. PL 1-1507
2916 W Florence Challenge Printing Co. PL 9-1279
2918 W Florence Av Conn Walt H. PL 9-4480
2918 W Florence Av Jacobson Geo A. PL 9-4480
2919 W Florence Av Heidenburg Cleora PL 9-2008
2920 W Florence Av Howell Termite Co. PL 3-2241
2921 W Florence Av Pries Sarah M. PL 1-3621
2923 W Florence Av Pries Plumbing & Appliances PL 1-3041
2926 W Florence Av South L A Dental Lab. PL 3-1165
2926 W Florence Av Vickerman W A Dr. PL 2-2268
2927 W Florence Av Lawrence Eugene I Drapery & Color Consultant. PL 8-3715
2928 W Florence Av South L A Dental Lab. PL 3-1165
2928 W Florence Av Watson J Edmund photographer PL 2-6124
2930 W Florence Av Horwitz Jos L. PL 9-6267
2934 W Florence Av LaFayette Marguerite PL 1-1373
3000 W Florence La Fayette R H Dr chirprctr PL 9-8594
3001 W Florence Av Romano Susie PL 2-2755
3001 W Florence Av Susan's Flower Shop. PL 2-2755
3002 W Florence Clem's Mkt. PL 9-5058
3006 W Florence Av Mesick Katherine F. PL 2-8903
3009 W Florence Av Kamar Construction Co PL 1-2022
3010 W Florence Av Janulis Benj PL 3-9078
3011 W Florence Av Green Mildred N Green Walter S Co The. PL 3-2126
3011 W Florence Av Green Walter S Co The rlt est. PL 3-2126
3020 W Florence Av Florence & 8th Ave Shell Serv. PL 3-8565
3023 W Florence Av Forsythe Virgle Serv Stn PL 8-3700
3023 W Florence J & F Motor Serv. PL 3-9251
3100 W Florence Av General Petroleum Serv Stn Dirs Florence & 8th Av. PL 3-9634

3100 W Florence Av Harold's Serv Mobil Products. PL 3-9634
3100 W Florence Av Stempson Harold General Petroleum Serv Stn Dirs. PL 3-9634
3101 W Florence Av Maltby Monument Co main ofc. PL 9-6818
3110 W Florence Av Milano & Ciochetto Imported Groceries. PL 8-9312
3113 W Florence Av Pardini Louis PL 3-6706
3115 W Florence Florence Beauty Salon. PL 9-0806
3117 W Florence Thacker Studio PL 1-1354
3117½ W Florence Roth A R. PL 3-6356
3118 W Florence Van Vliet's Clnrs & Dyers. PL 9-8106
3121 W Florence Av Aircraft Threaded Products of Calif. PL 3-3665
3122 W Florence Ferguson Furn Co. PL 9-8772
3122 W Florence Av Ferguson's Furn Co. PL 9-8772
3123 W Florence Av Do Drop In Cafe PL 1-2687
3125 W Florence Av McBride Dorothy PL 1-3616
● 3131 W Florence Av
Apt 4 Long Gerald D. PL 1-3898
3140 W Florence Av Angeles Roof & Paint Co Inc PL 8-4983
3140 W Florence Av Angeles Roof & Paint Co Inc PL 9-6264
3140 W Florence Av Angeles Roof & Paint Co Inc PL 9-6264
3140 W Florence Av California Roof & Engineering Co. PL 8-4983
3140 W Florence Av California Roof & Engineering Co. PL 9-6264
3200 W Florence
Apt 1 Kallman Leo M. PL 8-1290
Apt 2 Granieri Fernando Mrs. PL 9-7567
Apt 5 Kaufman Emma G. PL 3-0785
Apt 6 Brooks Ruth E Mrs. PL 3-8179
3201 W Florence Sylvester Supply Co. PL 1-8296
3205½ W Florence Av Sylvester Leo R. PL 1-4400
3217 W Florence Av George's Chicken PL 8-9651
● 3220 W Florence Av
Apt 5 Hawkins Victor PL 2-8170
3220 W Florence Nelson S F. PL 2-1349
3223 W Florence Carter Ed M. PL 1-3657
3233 W Florence Blue Cross Veterinary Hospital PL 3-2255
3233 W Florence Riddell Wm K Dr Blue Cross Veterinary Hospital. PL 3-2255
3300 W Florence Av Shaw Garage & Serv Stn PL 2-0508
3300 W Florence Shaws Serv Stn & Garage. PL 2-0508
3301 W Florence Borman Paul Checker Board Liquor Store. PL 8-3926
3301 W Florence Checker Board Liquor Store PL 8-3926
3305 W Florence Av Hart Rolland E. PL 2-8529
3309 W Florence Don's Dependable Serv radio & recds. PL 8-6465
3309 W Florence Stan The Record Man. PL 8-6465
3309½ W Florence Bogner Albert M. PL 8-4857
3311 W Florence Av Clark Geo E rlt. PL 1-4747
3311 W Florence Av Clark Geo E rlt. PL 3-0201
3315 W Florence Av Fischer Catherine M. PL 2-8197
3321 W Florence Av Abbey Radio & Clock Shop PL 2-3511
3321 W Florence Av Hucklep E H garage. PL 3-7932
3327 W Florence Av Irene's Flowers PL 8-6334
3333 W Florence Av Tonks-Reardon Texaco Serv Stn Dirs. PL 1-9159
3340 W Florence Av Anthony's Super Serv. PL 3-9888
3401 W Florence Av Sapphire Room PL 2-8283
● 3421 W Florence Av
Apt 1 Holland Dan B. PL 9-7433
Apt 2 Maier Forrest J. PL 3-0663
Apt 5 Berry E. PL 3-6685
Apt 6 Hanson K A. PL 1-4366
● 3423 W Florence Av
Apt 1 Willard Fred W. PL 9-1093
Apt 2 Hill R W. PL 9-7395
Apt 4 Wachter John PL 1-0958
Apt 5 Monachino A W. PL 9-6898
Apt 6 Welsh Glenn E. PL 2-5825
Apt 8 Gong Henry PL 9-3269
3424 W Florence Av Fyson Pearl PL 1-0152
3426 W Florence Reis Geo L. PL 1-3441
3428 W Florence Av Kampelman Jack PL 9-8890
3430 W Florence Av Kovach Frank PL 8-0056
● 3431 W Florence Av
Apt 1 Grosshandler Alex PL 1-2657
Apt 2 Gilbreath J W. PL 2-1815
Apt 3 Mingli Michael B. PL 2-5100
Apt 4 Johnson John A. PL 3-0225
Apt 5 Hawley Robin Miss. PL 2-3692
Apt 6 Groden Bernard PL 1-3090
Apt 7 Plows Virginia J. PL 9-6347
3434 W Florence Av Zak Wm L. PL 1-7160
● 3437 W Florence Av
Apt 9 Jackson Harold L. PL 8-9571
Apt 10 Mac Quire Eileen Mrs. PL 1-4843
Apt 11 Wignall Katherine PL 2-4223
Apt 13 Peterson Inez PL 2-3496
Apt 16 Daly Wm PL 8-2146
Apt 18 Moss Jas L PL 8-2146
3437 W Florence Av Hodkin Deanna R. PL 1-3865
3440 W Florence Av Born Lela PL 9-6329
3440½ W Florence Av Reeser John W. PL 1-4404
3442 W Florence Av Pryor Roy PL 1-2107
3444 W Florence Av Baker Hazel B. PL 3-6257
3446 W Florence Av Yost-Robt N Mrs. PL 9-6580
3450 W Florence Av Summers Ira PL 1-7294
3452 W Florence Av Wright Ernest F. PL 2-0992
3452½ W Florence Av Wright Chas E. PL 2-0992
3454 W Florence Av Hagstrom Harold PL 9-9778
3458 W Florence Av Thatcher Mary PL 1-0542
3458½ W Florence Av Duda John PL 9-1763
3460 W Florence Av Shery Virginia PL 2-2536
3511 W Florence Av Fitzgerald Flower Shop PL 3-1377
3511 W Florence Av Fitzgerald's Flower Shop PL 3-1377
3518 W Florence Av Alvarez Arthur J. PL 1-7890
3518½ W Florence Av Winslow Merrick PL 2-6804
3520 W Florence Kerkorian Nish PL 9-0545
3520½ W Florence Av Peterson Mabel V. PL 2-4426
3531 W Florence Scarlata Anthony r. PL 2-4913
3533 W Florence Av Ball W C. PL 2-4008
3535 W Florence Av Ware Robt D. PL 8-8840
3536 W Florence Av Kerkorian Ahron PL 9-6864
3537 W Florence Av Zeilberger Alfred PL 2-9747
3539 W Florence Fiorina Leo PL 8-0280
3543 W Florence Av Lugo Chas Jr. PL 9-5101
3545 W Florence Av Long Lawrence PL 9-1456
3549 W Florence Av Ryner Everett J. PL 8-0467
3551 W Florence Hoback W E r. PL 2-5535
3555 W Florence Davidson Chas L r. PL 2-3243
3555 W Florence Davidson Mabel L r. PL 2-3243
3557 W Florence Av Jones Richard PL 2-1017
3564 W Florence Sugino M. PL 8-6896
3565 W Florence Av Koonce S G. PL 2-1809

3569 W Florence Av Martin Ival C. PL 3-8062
3569 W Florence Av Martin Walter PL 3-8062
3571 W Florence Av Perkins Clifford M. PL 3-0787
3573 W Florence Av Rini Wm PL 3-6286
3575 W Florence Av Heneger Enzina Mrs. PL 3-9843
FLORES AVENUE
5906 Flores Av Lovelace Clyde T. AX 1-6953
5909 Flores Av Lindberg S T. AX 1-4029
5910 Flores Av Jones Stanley W r. AX 2-7565
5911 Flores Av Gilbert Donald AX 4-3357
5916 Flores Av Hayes Albert E. AX 3-4514
5919 Flores Cantlay Richard Jr r. AX 3-1425
5922 Flores Av Jepsen Arthur Chas. AX 1-0159
5923 Flores Av Czeslawski Chas W r. AX 1-0491
5926 Flores Av Staar Vernon G r. AX 1-9475
5929 Flores Av Haskell Walter E r. AX 2-5304
5934 Flores Av Hum Chas R. AX 2-1522
5935 Flores Av Putman John J r. AX 1-2622
6002 Flores Av Long Jas I Jr r. AX 3-9512
6003 Flores Av Peebles Roland E Jr r. AX 1-6353
6009 Flores Av Blazer W C. AX 2-5242
6010 Flores Av McMahon J F. AX 3-8642
6015 Flores King C A r. AX 2-8013
6016 Flores Av Hoepner Louise AX 2-5627
6018 Flores Av Hoepner F H. AX 1-9343
6021 Flores Reinsner Wm r. AX 3-6444
6022 Flores Av Almayn W Tom Jr. AX 4-7706
6025 Flores Av Halderman Paul H. AX 3-2354
6103 Flores Uzelac John r. AX 2-7371
6108 Flores Av Trester Eugene r. AX 1-0508
6109 Flores Av Caweltt Harlan R Mrs. AX 1-1728
6113 Flores Av Rosenberg Harriet AX 4-4911
6118 Flores Av Johnson Walter D. AX 2-4958
6119 Flores Av Witbeck Edith R. AX 3-8313
6119 Flores Av Witbeck John W. AX 3-8313
6123 Flores Av Paton Harry C. AX 3-2825
6129 Flores Av Sweetland Geo W r. AX 1-8672
6130 Flores Av Fuess Edw C r. AX 3-3496
6133 Flores Nielsen Roif W r. AX 3-3895
6136 Flores Av Arcaris S J r. AX 3-5420
6139 Flores Av Yellowchan Stanley V. AX 4-8810
6200 Flores Av Millikin Harry L. AX 1-0434
6201 Flores Powell John O r. AX 3-3858
6206 Flores De Luca Jos C r. AX 3-4864
6209 Flores Av Rizk Geo. AX 3-9282
6210 Flores Av Martin M W r. AX 2-7409
6215 Flores Schaub Raymond J r. AX 3-3473
6216 Flores Av Olson Harold C. AX 3-3562
6221 Flores Av Wood Harry AX 2-8349
6222 Flores Av Boschert Jas J. AX 2-8361
6227 Flores Av Van Akin Jas Louis r. AX 1-2092
FLORES STREET NORTH
100 N Flores Borstein Jacob r. WE 3-0209
106 N Flores Lighthill Olaf B. WE 4-0241
107½ N Flores Goldstein Bette WE 5-9007
108 N Flores McColt Stella r. WE 8-6554
109 N Flores Hochman Benj WE 3-1277
109½ N Flores Purchin Minna WE 5-9630
110 N Flores Holler Wesley C. WE 9-5656
112 N Flores Holler W Curtis Jr. WE 3-1259
113 N Flores Schreiber N M. WE 5-7056
113 N Flores Schreiber Robt M. WE 5-7056
113½ N Flores Selzer Al F. WE 6-7422
114 N Flores Stier Lee J. WE 6-8480
115 N Flores Wodlinger Esther WE 6-0990
115½ N Flores Killstad Rosella WE 5-4812
116 N Flores Rossiter Chas E. WE 9-1948
117 N Flores Elkins Gerald W. WE 1-3903
117 N Flores Elkins Harry E. WE 1-3903
118 N Flores Glasky Irving L. WE 8-7009
118½ N Flores Blum Ida WE 4-2107
119 N Flores Lepken Harry WE 5-5118
119½ N Flores Luftman Alvin H Dr. WE 1-0541
120 N Flores La Robinson Lisa E. CR 4-7176
121 N Flores Marcus Hyman WE 4-6576
122½ N Flores MacLeod Barbara WE 9-0202
123 N Flores Taxy Solomon WE 3-0387
124 N Flores Willmann Walter A. WE 6-0124
124½ N Flores Griffith John G. WE 6-2016
125 N Flores Weiss Abe WE 4-7293
126 N Flores Strickland Chas G. WE 6-6935
126½ N Flores Noorland Martin WE 4-4900
127 N Flores Av Pechter Ben WE 4-7085
128 N Flores Allers Myrtle WE 9-8787
128½ N Flores Ness Olaf WE 6-0568
129 N Flores Kelly Elsie M. WE 1-0027
129 N Flores Kirkley Mary E. WE 1-0027
131 N Flores Sachs Jos Mrs. WE 6-8964
133 N Flores Harris Shirley Mrs. WE 5-4753
134½ N Flores Hucklep B H. WE 6-4203
136 N Flores Wright Helen r. WE 8-4650
136½ N Flores Christian Beulah WE 6-1684
137 N Flores Skrupa J B. WE 4-9342
139 N Flores Coutts I WE 4-1767
139½ N Flores Katz Herman r. WE 3-4505
308 N Flores M-S Construction Co. WE 9-2275
310 N Flores Page Distributing Co. WE 9-5229
311 N Flores Geissinger W B & Co Inc advg WE 3-7178
311 N Flores Parker Edw F C. WE 3-7178
312 N Flores Pinto Phyllis intr dcrtn. WE 4-6087
314 N Flores Kahn N. WE 9-2443
316 N Flores Greenbaum A Julius. WE 5-8518
317 N Flores Flick A H. WE 5-6989
317 N Flores Roy Louise M. WE 5-6989
322 N Flores Lowers Thomas H. WE 9-5765
323 N Flores McKinklock William H. WE 6-3541
327 N Flores Schwedelson L. WE 6-2490
328 N Flores Barnes Fred WE 9-2511
332 N Flores Ben-Tovim Noah A. WE 4-8102
333 N Flores Powanser M. WE 4-7946
335 N Flores Ottenheimer Hedwig Mrs. WE 3-0517
335 N Flores Ottenheimer Ludwig r. WE 3-0517
336 N Flores Osterbach Jos WE 8-5478
337 N Flores Freedman Wm WE 9-2204
341 N Flores Stava E J Mrs. WE 5-0453
343 N Flores Loveless Clyde WE 9-6189
346 N Flores Trauss J H. WE 4-6416
347 N Flores Caserio Frederick F. WE 5-5393
352 N Flores Rudick Nat r. WE 8-8082
353 N Flores Gilges August WE 6-7062
355 N Flores Freedman Saml W. WE 1-7717
355 N Flores Freedman Saml W. WE 9-5273
356 N Flores Ballint Emery WE 9-1310
362 N Flores Schmidt Wm H r. WE 3-7787
363 N Flores Wentzel Clara M Mrs. WE 5-4318
367 N Flores Skolnick H WE 5-6340
368 N Flores Schwadron Lewis WE 6-3833
369 N Flores Calmanson Rita WE 6-8677
369 N Flores Calmanson Rose WE 1-3949
402 N Flores Kaufman Raymond R. WE 6-6991
405 N Flores Silvers Jack WE 5-6232
410 N Flores Chester Dave WE 3-0106
411 N Flores Dublin Saml WE 6-6879
412 N Flores Hellerman Saml WE 3-1800
415 N Flores Dvorson Dorothy C Mrs. WE 1-9358
419 N Flores Lubofsky Frank WE 4-6934

420 N Flores Braly Harold W. WE 5-2026
424 N Flores Weinstein Marian C. WE 9-5938
425 N Flores Goldberg Geo WE 9-6561
429 N Flores Bomser Sol WE 6-2882
430 N Flores Estabrook Edward T. WE 5-5003
434 N Flores Lepselder Joe WE 5-3472
435 N Flores Derman Linda WE 1-4671
435 N Flores Derman Louis WE 4-7055
440 N Flores Howard Harry WE 1-5013
440 N Flores Raul Dolly WE 1-5013
441 N Flores Webber Chas L. WE 4-8201
444 N Flores Grobman Ben WE 4-3319
444 N Flores Kaye Morris H. WE 8-5829
445 N Flores Blum Julius WE 6-8683
449 N Flores Almaleh Abraham WE 4-2683
453 N Flores Lipson Morrie B. WE 9-8902
454 N Flores Saidner Isaac WE 6-8098
458 N Flores Montag S WE 4-2552
459 N Flores Strover Chas F. WE 9-2054
462 N Flores Steinberg Manuel WE 9-4198
465 N Flores Garber Libbie A r. WE 8-3220
465 N Flores Garber M J r. WE 8-8220
468 N Flores Hull F P. WE 6-3925
500 N Flores Jacobs Walter E. WE 9-1785
501 N Flores Davis Lewis WE 5-2298
506 N Flores Smith Sydney H. WE 4-3583
510 N Flores Ernst Edw E. WE 8-7329
511 N Flores Dabbert F W. WE 9-5033
514 N Flores Av Kelly L P Mrs. WE 9-4063
515 N Flores Johnson Harold A Dr. WE 5-1803
520 N Flores Rosner Reggie WE 4-4515
521 N Flores Ross Louis r. WE 3-3024
522 N Flores Implom Steve WE 6-4865
525 N Flores Zempizer M r. WE 3-0264
527 N Flores Roen Susan G. WE 8-7058
528 N Flores Neisner Fredric C. WE 9-9706
536 N Flores Av Friedman Morrey L. WE 4-4247
537 N Flores Lingelbach Gerald A. WE 9-0543
540 N Flores Friedman R B. WE 6-7741
541 N Flores Allison F L. WE 8-0977
541 N Flores Bostrom Frieda W. WE 8-0977
546 N Flores Walker Nellie Coburn Mrs. WE 9-8190
547 N Flores Miller Franklin B r. WE 1-8510
550 N Flores Raider Sol WE 8-9324
553 N Flores Rose Martin A. WE 4-4712
556 N Flores Norton Wm E. WE 9-5297
557 N Flores Goldberg Nathan M. WE 6-0593
560 N Flores Stone Sam WE 4-5696
561 N Flores Wiesenfeld Harry WE 9-5792
600 N Flores Steelman Claude WE 8-7853
601 N Flores Frank Louis WE 6-0442
604 N Flores Baur Jas MacNeil. WE 6-1030
627 N Flores Kale Morton WE 8-7837
632 N Flores Sayers Edmund M. WE 9-4200
636 N Flores Berns Sidney J Dr. WE 4-4367
637 N Flores Whitaker J Leland Rev. WE 9-0527
643 N Flores Friedman Joseph OLi 3-4173
1108 N Flores Lonegan Irene Miss. OLi 4-3725
1109 N Flores Breese Marie WE 4-0477
1109 N Flores Maxwell Jeanette OLi 4-4499
1110 N Flores Rohlf H Erwin OLi 4-4764
1111 N Flores McCarthy Paul D. OLi 4-1525
1112 N Flores Nelson Allie OLi 4-0533
1114 N Flores Heid Frances E. OLi 4-2585
1114 N Flores Levinson Elliot B. OLi 4-2585
1115 N Flores Ellert Chas F. OLi 4-4752
1120 N Flores Killefer Gertrude OLi 4-3851
1123 N Flores Hansen Harold OLi 4-1742
1123½ N Flores van Bergen Ruth. OLi 4-1531
1125½ N Flores Dearborn Harold R Jr. OLi 4-4670
1127 N Flores Kaler J F. OLi 4-3428
1129 N Flores Bab Herbert OLi 4-4409
1131 N Flores Nyland Walter OLi 4-1060
1200 N Flores Hoyt Paul J. OLi 4-1209
1206 N Flores Wright M B. OLi 4-1905
1207 N Flores Hauser Oscar OLi 4-4722
1210 N Flores Viersen L R. OLi 4-4747
1210½ N Flores Faulds Robt McLeod. OLi 4-1945
● 1211 N Flores
Apt 1 Darnall O V Mrs. OLi 4-2567
Apt 3 Davis Harry OLi 4-3071
Apt 4 Shapero Aubrey OLi 4-3142
Apt 6 Purdy Earl OLi 4-0327
Apt 9 Fossage Geo H. OLi 4-3871
1216 N Flores Turcotte Jeannette OLi 4-3631
1216 N Flores Turcotte L. OLi 4-3631
1218 N Flores Reed Ruth Mrs. OLi 4-2386
1218½ N Flores Hill Olin W Mrs. OLi 4-0682
1220 N Flores Shirek R A. OLi 4-0812
● 1223 N Flores
Apt B Gunn Bette OLi 4-3073
Apt 3 Fishman Melvin OLi 4-0968
Apt 3 Fishman Sadie OLi 4-0968
Apt 5 Kahn Irvin OLi 4-0463
Apt 6 Davidson Alyce D. OLi 4-2626
1223 N Flores Robbins Donald Alan. OLi 4-1348
● 1224 N Flores
Apt B Wilder Don OLi 4-2043
● 1224½ N Flores
Apt D Wayne Fredd OLi 4-4643
● 1226 N Flores
Apt F Doherty John E. OLi 4-2239
Apt G Yates Betty Jo. OLi 4-0732
1228 N Flores Humphrey Hugh A Mrs. OLi 4-2209
1230½ N Flores Chesman Lucile B. OLi 4-2499
1230½ N Flores Galloway Grady OLi 4-1098
1230½ N Flores Hill Eleanor E. OLi 4-2731
1230½ N Flores Willis Floyd Herbert. OLi 4-1830
1230½ N Flores West Lillian OLi 4-3917
1232 N Flores Henoch Caroline June. OLi 4-1450
1232½ N Flores Schafer Chas H. OLi 4-1302
1232½ N Flores Ratian Peter J. OLi 4-4641
1232½ N Flores Crisafi Elvira Mrs. OLi 4-3220
1232½ N Flores Schimmer Carl O

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.



1. Name of Property

historic name **Fox Fullerton Theatre Complex**

other names/site number Chapman's Alician Court Theatre; Chapman Theatre; Mission Court Theatre; Universal Mission Court Theatre; Fox Mission Theatre; Fox Fullerton Theatre; Firestone Tire and Rubber Building; Roy J. Lyon Firestone Service Station

2. Location

street & number 500-512 North Harbor Boulevard Fullerton NA ☐ not for publication

city or town Fullerton NA ☐ vicinity

state California code CA county Orange code 059 zip code 92832

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

[Signature]
Signature of certifying official/Title

11 SEP 2006
Date

California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- ☒ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain): _____

Signature of the Keeper

Date of Action

[Signature]
Edson H. Beall

10.25.06

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 6

areas, the lavish theaters provided an environment of escape where moviegoers could lose themselves in a fantastic world of architecture, music, and larger-than-life personalities. While legitimate theaters buildings were geared toward the wealthy who could afford orchestra tickets, motion pictures theaters provided the trappings of wealth—thick rugs, grand lobbies, elegant lounges, velvet draperies, gilt-and-marble ornamentation, lavish furnishings, uniformed ushers and usherettes—affordable to the middle class.

The building of Fullerton's Alician Court Theatre followed this pattern of theater development and construction. Fullerton had a series of small motion picture theaters—the Little Gem Theatre (1909), the Randall Theatre (1911), the Fullerton Theatre (1913), and the Rialto Theatre (1917)—built along Harbor (then Spadra) Boulevard in the downtown area. With the exception of the short-lived Randall Theatre, designed for vaudeville presentations and nickel movies, these theaters were buildings that had been quickly and cheaply converted into movie theaters. In contrast, the Fox was designed from the start as a movie theater and is the only one of these old-time downtown theaters to survive. It remains the only cinema in downtown Fullerton.⁵¹ The Fox was also the first theater in the city and county built specifically to show full-length films and is the only remaining film palace in north Orange County built during the era of lavish film theaters.

BUILDER AND ARCHITECT CONTEXT

Meyer and Holler, Inc. (Milwaukee Building Company) Context

The Fox Fullerton Theatre was constructed by the firm of Meyer and Holler, Inc. of Los Angeles, one of the most famous builders in movie theater history. The Chapman family had extensive land holdings throughout Southern California, and the Chapman Brothers developed an early pattern of hiring architects for their developments in Los Angeles, then later using these same architects for buildings in their hometown of Fullerton. Meyer and Holler were first hired by the Chapman Brothers in 1910 to construct a two-story Tudor Revival "spec" home in Chapman Park (Fifth and Mariposa) in Los Angeles.⁵² By the time C. Stanley Chapman commissioned the firm again in 1924, it had become the largest contracting company in Southern California. The firm of Meyer and Holler, Inc. is recognized as one of the most prolific and distinguished motion picture theater designers on the West Coast, maintaining offices in Los Angeles (315 Wright & Callendar Building, 405 South Hill Street). Along with Benjamin Marcus Priteca and S. Charles Lee, Meyer and Holler dominated theater construction and design in Southern California. Mendel S. Meyer (1874-1955)⁵³ and Julius C. Schneider founded the design and building firm, incorporating on October 24, 1906.⁵⁴ Meyer was the son of Samuel Meyer (1830-1903), a respected Jewish pioneer in Southern California; Schneider had recently moved to Los Angeles from Milwaukee. Phillip W. Holler, a real estate agent, joined the firm in 1908. Originally known as the Milwaukee Building Company, a name probably intended to inspire confidence among newcomers to Los Angeles from the Midwest, the firm specialized in building modest bungalows (probably from stock plans). Thanks largely to an alliance with the successful land developer Robert Marsh (1871-1956), the Milwaukee Building Company was able in 1912 to change its focus to large speculative, and then custom homes, in Mount Washington, Windsor Square, Santa Monica, Brentwood, and other fashionable suburbs. After World War I, the firm increasingly used the name "Meyer and Holler" as it moved out of the homebuilding business and into large-scale commercial construction.⁵⁵ Holler's son, Wesley C. Holler (1893-1981), a World War I veteran, joined the firm in 1929, and thereafter succeeded his father as Meyer's partner. The firm's activity began to dramatically decline after the Crash of 1929 when its lavish architectural style grew out of fashion. A disastrous lawsuit brought against the firm in 1932 by director King Vidor forced Meyer and Holler to file for bankruptcy,⁵⁶ but the firm reorganized in 1934⁵⁷ and remained in business until 1941.⁵⁸ Meyer retired that year, and Holler went to work for the Signal Oil and Gas Company.

By providing design-building services to thousands of clients throughout Los Angeles and nearby counties, Meyer and Holler exerted a very significant impact on the shaping of the built environment of Southern California during the period of the region's most dramatic growth. This impact was due in large part to the financial power of its clientele, which included

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 7

major players in the fields of real estate, entertainment, finance, and government. During the 1910s and 1920s, Meyer and Holler counted among their clients some of the most distinguished business leaders in the history of Los Angeles. The firm designed and built houses for Harry Chandler, Frank P. Flint, Herman Janss, Edward L. Doheny, Isaac Milbank, and King Gillette; movie studios for Samuel Meyer, Hal Roach, Jesse Hampton, Samuel Goldwyn, Charles Chaplin, King Vidor, and Thomas Ince; and commercial buildings for Idelfonso Sepulveda, E. Clem Wilson, and Henry Culver. Meyer and Holler also designed and built numerous apartment buildings, hotels, banks, churches, and theaters throughout the greater Los Angeles area, including the Long Beach Museum of Art (2300 Ocean Boulevard), the Mt. Washington Hotel (3880 San Rafael Avenue) in Los Angeles, the Getty House (605 South Irving), the official residence of the mayor of Los Angeles,⁵⁹ and the Mary Tustin House (4973 North Figueroa) in Los Angeles, a two-story Craftsman house built for the widow of Columbus Tustin, founder of the City of Tustin.⁶⁰ The firm's buildings are featured in *An Architectural Guidebook to Los Angeles*, the definitive guidebook for Los Angeles architecture by David Gebhard and Robert Winter.⁶¹

In the early 1920s, the firm won contracts for many distinguished structures in the heart of Hollywood, including the Hollywood Athletic Club (6525 Sunset Boulevard), Grauman's Egyptian Theatre (6712 Hollywood Boulevard), Grauman's Chinese Theatre (6925 Hollywood Boulevard), Standard Film Laboratories (Seward and Romaine),⁶² the Security Pacific Building (6777 Hollywood Boulevard), and the Café Montmartre (6753 Hollywood Boulevard), one of the most glamorous nightclubs of the era. It is primarily these Hollywood buildings, a number of which are on the National Register of Historic Places, that have established the worldwide fame of Meyer and Holler.⁶³ The Egyptian Theatre, considered Hollywood's first authentic movie palace, was the birthplace of the gala movie premier, and Meyer and Holler's masterpiece, the Chinese Theatre, is the most famous movie palace in the world, still attracting millions of tourists each year to its legendary courtyard where hand- and footprints of movie stars are imbedded in concrete. The two theaters quickly became associated with Hollywood prestige and glamour. The Chinese Theatre became so synonymous with the industry that the ultimate movie about Hollywood movies, *Singin' in the Rain* (1951), opens with a premier at the landmark Theatre.

Meyer and Holler's theatrical work quickly caught the attention of regional and national architectural journals. *American Architect*⁶⁴ and *Architect and Engineer*⁶⁵ published reviews of the Egyptian Theatre in 1923, and even more extensive profiles of the Chinese Theatre appeared in issues of the *American Architect*, *Architectural Digest*, and the *Architectural Record*.⁶⁶ Both theaters and their floor plans were featured in Randolph W. Sexton's *American Theatres of Today* (1927), one of the first monographs published on the rapidly evolving movie picture theaters of the 1910s and 1920s. Meyer and Holler's buildings and theaters are also featured in Randolph W. Sexton's *Spanish Influence on American Architecture and Decoration*, Cara Mullio's *Long Beach Architecture: The Unexpected Metropolis*, David Naylor's *American Picture Palaces: The Architecture of Fantasy*, Ave Pildas's *Movie Palaces: Survivors of an Elegant Era*, John Margolies's *Ticket to Paradise: American Movie Theaters and How We Had Fun*, and Robert Berger's *The Last Remaining Seats: Movie Palaces of Tinseltown*. Many of the firm's architectural designs in the 1920s were imitated throughout the United States. The Egyptian style, in particular, caught on quickly. Grauman's Egyptian Theatre opened one month before Howard Carter entered the tomb of Tutankhamun on November 29, 1922, and the Theatre's design elements were quickly imitated as Tut fever swept the country. Because of their role in creating such monuments to the glory days of Hollywood moviemaking, but more especially because of their prominence in designing and building structures to house the full range of activities of movie production, film manufacture, and cinematic exhibition, Meyer and Holler are credited with giving architectural form to the nascent entertainment industry in Southern California.

In designing their opulent movie showcases, Meyer and Holler specialized in what is now called "exotic" or "theme-oriented" architecture that catered to the wildest fantasies of movie patrons. Like other architectural firms of the era, Meyer and Holler used specific styles, such as Spanish, Mayan, Hindu, Persian, and Egyptian, when constructing their movie palaces, with influence also coming from the European Renaissance, baroque, and rococo periods, as well as from motifs of exotic cultures. As public tastes changed, the firm became accustomed to making each theater fit the latest whim of the movie-going public and theater owners alike. Meyer and Holler began constructing theaters in 1913 with the Owl Theatre (1042-1044 1/2 Temple) in Los Angeles, followed by additional projects in Hollywood in 1921: the Granada

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 8

Theater (Vista at Sunset), the Hunley Theater (5115 Hollywood Blvd.), and the New Hollywood Theater (Hollywood at Cahuenga).

Within their theater projects, Meyer and Holler developed a special building sub-type: the courtyard theater. Their courtyard theaters were unlike anything Los Angeles had seen before, and, in fact, did not look like “theaters at all from their entrance forecourts.”⁶⁷ The firm originated and then perfected an innovative type of theatrical house: the courtyard theater, in which an atmospherically decorated forecourt takes the place of an interior lobby. Approaches to the theaters were through a dramatic courtyard, ideal for movie premiers, opening on to a busy boulevard. Ideally suited to the climatic conditions in Southern California, the open courtyard was an innovation in theater design that took advantage of outdoor spaces and their visibility to the street, creating a sense of excitement as passers-by saw large crowds gathering for a show or premier. Unlike other movie palaces of the era, which had every surface covered with decoration and ornamentation, Meyer and Holler’s courtyard theaters used highly decorative and elaborate motifs in contrast with extremely simple and plain stuccoed or plastered surfaces. The firm’s three courtyard movie palaces—the Egyptian, Chinese, and Fox Fullerton Theatres⁶⁸—generally featured a standard floor plan, lighted forecourts, simple and plain surfaces, and minimal exterior signage. Once inside the forecourt, moviegoers were treated to fantastical, highly decorative, and elaborate motifs, all magically designed to transport visitors to another time and place. Each design element—theater seats, carpets, drapes, stairways, drinking fountains, stage curtains, furniture, ticket booths, landscaping, etc.—were organized around a central architectural theme. The Chinese Theatre, for instance, featured such Far Eastern effects as red doors, a pagoda, intricately carved silver dragon sculptures, and a gong in the courtyard. Similarly, the Italianate Fox Fullerton Theatre featured decorative elements and motifs all designed to recall the Italian Renaissance: wrought-iron works, massive terra-cotta urns and vases, fountains, elaborate doorways crafted to look like marble, and lantern-like lamps with long, torch-like standards. Each of Meyer and Holler’s courtyard theaters are beautiful and distinctive, but also functional, and are the only surviving theaters built by the firm.

It was between the design and building of the influential \$800,000, 1,770-seat Egyptian Theatre (1922) and the amazing \$2 million dollar, 2,200-seat Chinese Theatre (1927) that Meyer and Holler constructed four impressive and distinctly different mid-sized theaters outside of Hollywood, the only suburban theaters constructed by the firm: the Egyptian-styled California

Theatre (1923, razed) in Pomona,⁶⁹ the Spanish Colonial Revival Cabrillo Theatre (1923, razed) in San Pedro,⁷⁰ the Fox Fullerton Theatre (1925), and the Spanish Baroque West Coast Fox Theatre (1925, razed) in Long Beach.⁷¹ The Fox Fullerton Theatre is the only example of a courtyard theater built by Meyer and Holler outside Hollywood, and the building remains the firm’s major architectural contribution to Fullerton and Orange County. The Fox Theatre is also the only Italian Renaissance-styled theater built by Meyer and Holler, the only extant small-to-midsize theater constructed by the firm, and the company’s only remaining suburban motion picture palace.

Raymond M. Kennedy Context

Although Meyer and Hollers, Inc.’s blueprints, drawings, and advertisements were labeled “Meyer & Holler Architects” or “Meyer & Holler Architectural Designers,” neither Meyer nor the Hollers had any architectural background or training, and the firm relied on draftsmen, engineers, and architects, such as Lewis F. Blaize, Everett Hardy Merrill, Donald R. Wilkinson, and Raymond M. Kennedy, for design expertise.⁷² It was Raymond McCormick Kennedy (1891-1976) who designed the Fox Fullerton Theatre. Kennedy was born April 12, 1891 in New Brighton, Pennsylvania. In 1915, Kennedy received a Bachelor of Architecture degree from Cornell University, graduating with the highest marks in his class for which he received the American Institute of Architect’s School Medal for General Excellence in Architecture. He was awarded the John Plaut Fellowship for the best record throughout his entire college coursework, which paid for his postgraduate work in design and a Master of Architecture degree in 1916. That same year he received the American Academy in Rome Fellowship Prize in Architecture, the first time the Rome Prize was awarded to a Cornell student.

United States Department of the Interior

National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 9

Because of complications entailed by World War I and Kennedy's military service, his stay at the American Academy in Rome extended over an unusually long period (1916-1919). A major objective of the Academy's founders—which included architects Charles F. McKim and Daniel Burnham, painters John La Farge and Francis Millet, and sculptors Augustus Saint-Gaudens and Daniel Chester French—was to bring together advanced students in allied fields, such as architecture, sculpture, mural painting, and landscape architecture, to foster an understanding of different arts and to develop an attitude of collaboration. It was during his studies in Rome that Kennedy developed his lifelong predilection for classical and renaissance architecture of Italy.

In 1920, Kennedy returned to New York City where he spent one year with the architectural firm of York and Sawyer and two years with architect Howard Greeley. Kennedy's major project for Greeley's firm was to design a room in the Joseph E. Widener (1872-1943) mansion in Philadelphia to house the painting "The Feast of the Gods," a masterpiece of the Venetian painter Bellini. While working for these notable architects, who specialized in large projects,⁷³ Kennedy prepared plans, but had no opportunity to design buildings on his own. He was invited by Donald R. Wilkinson to join Meyer and Holler, Inc. in 1922 where he was responsible for architectural design. In addition to his architectural design skills, Kennedy was also an expert in painting and mural and decorative design, and he was able to advantageously collaborate with the many artists employed in Meyer and Holler's various departments—architecture, engineering, specifications, mural decoration, and sculptural work. In all likelihood, Kennedy was the most formally educated architect working in Los Angeles in the 1920s and 1930s and was certainly one of the best trained. Following the bankruptcy of Meyer and Holler, Inc. in 1932, he joined the faculty of architecture at the University of Southern California (USC) where he became a well-liked and influential professor, teaching classes in architectural design and modeling, mural painting, and freehand sketching. He retired from USC in 1960. In the 1930s, 1940s, and 1950s, Kennedy produced plans for the reorganized firm of Meyer and Holler, Inc. and the offices of Robert E. Bennett of Pasadena and William H. Harrison of Los Angeles, worked as a set designer for Metro-Goldwyn-Mayer and Republic Studios, while also pursuing his hobby of fine oil

painting. He was a gifted draftsman, particularly in gouache, and his surviving works range from sketches to large-scale paintings in oil. Kennedy died at the age of 85 on May 11, 1965 of heart failure.⁷⁴

During his employment with Meyer and Holler, Kennedy participated in the design of hundreds of projects as part of a team consisting of one or more architects, engineers, decorators, and artists whose identities and precise contributions to these projects were not normally revealed to either clients or the press. Documenting evidence indicates that Kennedy was the

architect principally responsible for the design of the Petroleum Building (714 W. Olympic Blvd., Los Angeles) for Edward L. Doheny,⁷⁵ the Quinby Building (650 S. Grand, Los Angeles), which along with the Petroleum Building marked the first time that Indiana limestone was used on the exterior of a highrise building in Los Angeles, the Los Angeles First National Trust and Savings Bank (6777 Hollywood Blvd.), later the Security Pacific Building, second only in height to the Los Angeles City Hall when it was built in 1927,⁷⁶ the First Church of Christ, Scientist (Lomita and Central Avenue, Glendale),⁷⁷ the Sixteenth Church of Christ, Scientist (5006 Ellenwood Drive, Glendale), the Twenty-Sixth Church of Christ, Scientist (470 N. Andrews Place, Los Angeles), the Universal Building (Washington and Hill, Los Angeles), the E. Clem Wilson Building (5217-5231 Wilshire Blvd., Los Angeles),⁷⁸ the Post Stores (Los Angeles, demolished), the Ocean Center Building (Long Beach, razed), the West Coast Theatre (333 E. Ocean Avenue, Long Beach, razed), and Grauman's Chinese Theatre (6925 Hollywood Blvd). For the office of Robert E. Bennett, Kennedy designed a press box and elevator tower for the Los Angeles Coliseum and the Pasadena City College Library. For the office of William H. Harrison, Kennedy designed the Whittier Public Library and Whittier City Hall, part of a new civic center complex project (1955). Although Kennedy viewed the Petroleum and Quinby Buildings as his finest works, he is best remembered for the Chinese Theatre in Hollywood, considered his masterpiece.⁷⁹

Kennedy's design style was distinctive and his prominent contributions to the design of Meyer and Holler projects can easily be discerned. For the firm, he produced an impressive series of large and small buildings marked by a straightforwardness of layout, a frank expression of structure, an exuberance of décor, and great originality of detail.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 10

Although Kennedy was one of the most creative designers in reinforced concrete in Los Angeles, and was obviously comfortable working with modern materials, he never embraced modernism, preferring the grandeur of more traditional styles (or what he liked to call the "Grand Manner"). He was at the height of his architectural career in the 1920s when the Fox Theatre was constructed, and when Meyer and Holler's extensive operation gave him unified control of all aspects of his building projects. While Kennedy used a variety of architectural styles ranging from the Beaux Arts to Greek Revival, he often returned to the Italian Renaissance and neo-baroque periods of architecture that he had studied at the American Academy in Rome. The Fox Fullerton Theatre is the only Italian Renaissance-styled theater that Kennedy designed and is representative of his lifelong preference for classical architectural elements. The Fox is an outstanding example of Kennedy's handling of Italian Baroque elements and is his only completed work in Orange County.

ARTWORK/MURALIST CONTEXT

The Theatre's interior features the artwork of two notable muralists of the 19320s: A. B. Heinsbergen and John Gabriel Beckmen.

Anthony B. Heinsbergen (1894-1981)

Architect Raymond M. Kennedy designed neo-Baroque styled murals for the Theatre's auditorium,⁸⁰ but the murals were later assigned to Anthony B. Heinsbergen and Company (formerly Dresher and Heinsbergen Painting and Decorating). Meyer and Holler, Inc. relied on an extensive team of in-house artists for its commissions, therefore subcontracting out the murals was an unusual move for the firm. Throughout his career Heinsbergen collaborated with the most prominent architects of his day on buildings of all types, but his artistic reputation was linked to his theater décors, and he was at the height of his career in the 1920s and 1930s. The California murals that decorate the Theatre's auditorium were painted by C. F. Brunkhorst, an artist working for the firm. In the 1920s when the design firm reached its height in popularity, Brunkhorst was one of 185 painters employed by the decorating company. These artistic crewmembers created tapestries and painted spectacular ceilings and wall decorations, all designed to complete and complement theater décor.

Anthony (Antoon) B. Heinsbergen, a nationally acclaimed Dutch-born muralist and decorative painter, began his craft as an apprentice in Holland. Upon emigrating with his family to Los Angeles in 1906, Heinsbergen apprenticed himself to a decorative painting contractor the day after his arrival. As a young man, he traveled throughout the United States decorating vaudeville and opera houses. His big break came in 1924 when Alexander Pantages hired him to decorate a string of 22 theaters for the Pantages circuit, culminating in the decoration of the art deco Hollywood Pantages Theatre in 1929. During his long career, Heisenbergen and his artists decorated the interiors of 757 theaters throughout the United States, Canada, and Mexico (probably close to 200 survive). His major commissions in Los Angeles include murals for the Los Angeles City Hall (200 North Spring Street), the downtown Biltmore Hotel (506 South Grand Avenue), the Los Angeles Theatre (615 South Broadway), and the Wiltern Theatre (3790 Wilshire Boulevard), the showcase movie palace for Warner Brothers Studio. Although Heinsbergen and his associates would travel all over North America to hand paint murals, the firm also would paint them in the studio on canvas, then apply them to walls and ceilings like wallpaper.⁸¹ When commissions dried up in the 1950s, Heinsbergen took to easel painting, selling his works in Los Angeles galleries.⁸² After Heinsbergen died in 1981, his son and granddaughter continued the firm as A. T. Heinsbergen & Company, specializing in both interior decoration and restoration work. The Company is frequently called upon to restore the walls and ceiling decorations originally painted by the elder Heinsbergen.

Heinsbergen worked in a variety of styles and was able to adapt to different styles of architecture and ornamentation as tastes changed. While he could show restraint, Heinsbergen and his firm are known for their spectacular ceilings and wall decorations done in a florid decorative opulence in the classically inspired style he preferred. He is remembered for his "delightful mish-mash of Byzantine sumptuousness, art deco cubism and pure kitsch, perfect for the timeless and vulgar

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 11

opulence of movie-going.”⁸³ The Fox Theatre murals are unusual because of their straightforward narrative of the exploration and discovery of California.⁸⁴ The California murals in the Fox Theatre constitute Heinsbergen’s major commission in Orange County.

John Gabriel Beckman (1898-1989)

Born in Astoria, Oregon in 1898 where his family practiced medicine, Beckman was raised in San Francisco. His parents sent him to Russia to study architecture at the age of 12, but he was too young to qualify for the architectural academy at St. Petersburg, and never received formal training. Of Russian descent, Beckman sometimes claimed to be related to the last czar and czarina, Nicholas and Alexandra, whom he met while living in Russia. He was forced to return to the United States in 1912 when his mother became ill. He attended the University of California, Berkeley briefly, then worked for a

Sacramento architect before moving to Los Angeles in 1920, where he sought work with architectural firms. He then began working for Meyer and Holler, Inc. where he created color schemes, furnishings, wall hangings, and murals. While employed by the firm, Beckman worked on the Egyptian Theatre, decorated the groin-vaulted lobby ceiling in the Petroleum Building (716 West Olympic Blvd.), restored in the 1980s, created murals for the Town House Apartments (2959-2973 Wilshire Blvd.), now the Sheraton Town House Hotel overlooking Lafayette Park, and in 1927, headed the design team for the landmark Chinese Theatre. The Chinese Theatre project led directly to a commission for the Avalon Casino on Santa Catalina Island. Working with a team of five artists (Emil Kosa, Jr., Aloyous Bohnen, Vsevolod Ulianoff, Alexander Kiss, and Eugene de Goncz), Beckman began work on the casino in the autumn of 1928. Nine colorful murals graced the entrance lobby loggia. In the first floor theater, the audience is surrounded by art deco murals painted on panels. The nine casino murals, painted on a burlap-like, sound-absorbing fabric—“a fantasia of mermaids, explorers and undersea deities”—took three months to complete.⁸⁵ Beckman also designed the second-story ballroom with its elaborate ceiling. When the work was finished, his reputation was firmly established. In 1942, he designed the Hollywood Canteen (1451 Cahuenga Blvd.), a club for servicemen visiting Hollywood run by members of the film community. When the Depression dried up his mural commissions, Beckman became a set designer for Hollywood films, including *Mr. Deeds Goes to Town* (1936), *Lost Horizon* (1937), *The Adventures of Robin Hood* (1938), *The Maltese Falcon* (1941), *Casablanca* (1942), *Mildred Pierce* (1945), *Monsieur Verdoux* (1947), and *Rhapsody in Blue* (1945). In the 1950s, he advanced to art direction, serving as art director for such films as *Calamity Jane* (1953), *Young at Heart* (1955), *The Bad Seed* (1956), *The Helen Morgan Story* (1959), and *Gypsy* (1962). When film production in Hollywood decreased, he then turned to television where he worked as an art director for numerous television series (e.g., *The Partridge Family*, *Cheers*, *Nero Wolfe*, *Designing Women*, etc.). He died at the age of 91, still working, on October 25, 1989, in Sherman Oaks, California.⁸⁶ The mural and other artwork that Beckman designed for the Fox Theatre represents his only artistic endeavor in Orange County, and the only time he employed the Italian Renaissance theme in his theater work.

United States Department of the Interior

National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

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¹Resolution No. 35: A Resolution of the Landmarks Commission of the City of Fullerton Granting Local Landmark Designation for the Fox Fullerton Theatre on the Property at 508-516 North Harbor Boulevard July 12, 1990. On file with the Fullerton Development Services Dept.

²*Staff Report HL-35, July 11, 1990.* On file with the Fullerton Development Services Dept.

³The Fox Fullerton Theatre was only one of a handful of theaters in Southern California to feature a large rooftop sign. Theaters (all razed) that had the rooftop signs included the Carthay Circle Theatre, the Fox Figueroa Theatre, the Fox Uptown Theatre, and the Fox Ritz Theatre, all in Los Angeles, and the Fox Belmont Theatre in Long Beach. However, the signs can still be found at the Fox Westlake in Los Angeles and the Fox Highland Theatre (now Highland 3 Theatres) in Highland Park.

⁴This stairway design feature was borrowed directly from the Egyptian Theatre, built three years earlier by Meyer and Holler, Inc. Instead of an urn and Greek mask, the Egyptian Theatre features the head of an Egyptian warrior and hieroglyphics.

⁵"Front Court to Be Ablaze: Theatre in Hollywood Serves as a Model." *Fullerton Daily News Tribune* October 2, 1930, p. 1.

One characteristic of the courtyard theaters built by Meyer and Holler, Inc. was their minimal signage. When Grauman's Egyptian Theatre opened, there was only a small Grauman's sign at the back of the courtyard. The architects of the theaters thought the buildings' exotic and striking architecture would be instantly recognizable and serve as a form of signage that adequately advertised the building.

⁶"Box Office Will be Put Further Out." *Fullerton Daily News Tribune* October 2, 1930, p.1. Like the Egyptian Theatre, the Fox had a ticket window (along with a ticket machine) originally near the front entrance. When this arrangement proved impractical, ticket booths near the street were added to both theaters in 1930. Theater owners and managers found that customers had to walk the length of the forecourt to buy their tickets and then might have to go back out to the street to get into a waiting line.

⁷"Southern California's Most Beautiful Theatre Luxuriously Refurbished For Your Complete Enjoyment [Advertisement]." *Fullerton Daily News Tribune* May 19, 1955, p. 15.

⁸John Gabriel Beckman used the theatrical mask motif again in his designs for the Avalon Theatre on Santa Catalina Island.

⁹The sample patch that Heinsbergen tested is still exposed on the right wall of the auditorium. Bailey, Bruce. "Fox Theatre Languishes as the Band Plays On." *Fullerton Observer* January 15, 1989, p. 1; Ryon, Ruth. "Old Firm Keeps Young Remodeling Past; Theaters and Hotels Among Its Major Restoration Projects." *Los Angeles Times* April 28, 1985, pt. 8, p. 2.

¹⁰Evergreen Painting Studios, Inc., 450 West 31st Street, New York, New York 10001-4608.

¹¹Beckman's drawings for the Theatre, owned by his son, indicate that Beckman designed the Fox's stage curtain and mural panels on the ceiling of the foyer. The opening program also indicates that the foyer was decorated with murals. The foyer ceiling has been painted so it will need to be determined if those panels still exist. Color copies of the drawings are on file in the Launer Room, Fullerton Public Library.

United States Department of the Interior

National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 2

¹²Email, May 5, 2005, from Alfred Willis, Assistant Director, Collection Management, William R. and Norma B. Harvey Library, Hampton University, 130 E. Tyler Street, Hampton, VA 23668. Dr. Willis is considered the authority on Meyer and Holler, Inc. Various drawings, renderings, and blueprints relating to Grauman's Chinese Theatre, the Fox Fullerton Theatre, and other projects are in the custody of Alfred Willis as a promised gift of the Estate of Raymond Kennedy, Jr. to the University of Southern California.

¹³"Talking Films Open Sunday." *Fullerton Daily News Tribune*, February 16, 1929, p. 1. By 1929, there were dozens of competing sound systems (the 1929 *Film Daily Yearbook* lists 75). The Avalon Theater (1929) on Santa Catalina Island was the first theater in the world to be acoustically engineered for sound.

¹⁴"Hear Better By Discovery: Acoustone Lining Put in Auditorium." *Fullerton Daily News Tribune* October 2, 1930, p. 1.

¹⁵"Large Screen Brings Depth." *Fullerton Daily News Tribune* October 2, 1930, p. 1.

¹⁶"New Interior Fittings Used." *Fullerton Daily News Tribune* October 2, 1930, p. 1.

¹⁷When the Fox opened in 1925, large-volume circulation systems of the type found in modern air-conditioning systems were not available. The building was heated by three gas furnaces, and ventilation was provided by the Carrier Air Washing System, manufactured by the Carrier Engineering Corporation (1915-1930), that "washed, changed and cooled" the air every six minutes. Tempered air was ducted in from beneath the seats (each seat had its own "mushroom" ventilator) and used to fill the main auditorium and balcony area. Air was drawn out through vents around the Theatre. This method ensured a steady circulation of fresh air in the Theatre at all times. This ventilation system (Patent #821,989) was first used to great effect at Sid Grauman's Million Dollar Theatre (1918) in Los Angeles. *Chapman's Alician Court Theatre, Fullerton, California [Opening Night Program]*. Fullerton, CA: [Privately Printed], 1925. On file in the Launer Room, Fullerton Public Library.

¹⁸"Formal Opening for Roy J. Lyon Tire Service, New Station in Fullerton is Tomorrow Night." *Fullerton Daily News Tribune* July 12, 1929, p. 6; "Celebration to Open New Service Station." *Fullerton Daily News Tribune* July 12, 1929, p. 14. Includes black and white drawing of the Firestone building and portraits of manager Harry F. Rees, president Roy J. Lyon, and assistant manager Orval I. Lyon.

¹⁹Thompson came from Los Angeles around 1918 to erect a home for the banker Frederick Krause on the corner of Malvern and Spadra (525 N. Spadra). This two-story Colonial Revival house was later moved to 865 N. Grandview. Thompson also designed the Fullerton Boys and Girls Library (1207 N. Lemon), now housed in Hillcrest Park and used as a recreational building. Thompson remained in Fullerton (217 N. Berkeley) doing extensive building until 1939 when he moved to Santa Rosa, where he died on September 28, 1943. Thompson subcontracted out the work on the Firestone building to Fullerton contractors: J. E. Lechner did the plastering and stuccoing, J. L. Hider the brickwork, W. T. Kisner & Son the wrought iron work, Jack Riley and Son the painting and decorating, Reliable Sheet Metal Works the sheet metal and skylight work, and C. W. Reeve the plumbing. "A. M. Thompson, Contractor, Dies." *Fullerton Daily News Tribune* September 29, 1943, p. 1.

²⁰"Stores in the Spanish Style Illustrating Modern Types of Recent California Work, Morgan, Walls & Clements, Architects." *Architectural Forum* June 1924, p. 239-244; Marquis, Donald E. "The Spanish Stores of Morgan, Walls & Clements." *Architectural Forum* June 1929, p. 901-916. Morgan, Walls & Clements was one of a number of Los Angeles firms that introduced the elaborate details of Spanish and Mexican Churrigueresque and Plateresque forms to Southern

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 3

California architecture. While Morgan, Walls & Clements are noted for their larger projects, the firm actually made its money from numerous smaller one- and two-story structures constructed throughout Southern California. Hlava, Diane Williams. *Diversity, Conformity and Innovation: A Study of the Commercial Work of Morgan, Walls & Clements 1920-1940*. M.A. Thesis, University of California, Los Angeles, 1988.

²¹Westlake Reed Leskosky, One East Camelback Road, Suite 690, Phoenix, Arizona 85012, 602-212-0451; www.WRLdesign.com

²²"Chapman, Charles Clarke." *Who Was Who in America*. Vol. II. Chicago: A. N. Marquis Company, 1950; "Charles C. Chapman." Spalding, William A. *History of Los Angeles City and County, California*. Vol. III: Biographical. Los Angeles: J. R. Finnell, 1931, p. 587-591; "C. C. Chapman Dies at Ranch." *Los Angeles Times* April 7, 1944, p. A1; *Charles C. Chapman: A Documentary*. Orange: Chapman University, 1998. Videocassette on file in the Launer Room, Fullerton Public Library.

²³The firm, which had aspirations of building other theaters throughout Orange County, incorporated on April 2, 1925 and dissolved on April 8, 1929. "Articles of Incorporation of Orange Belt Theatres."; "In the Superior Court of the State of California in and for the County of Orange in the Matter of the Application for Dissolution of Orange Belt Theatres, a Corporation." On file with the California State Archives, Sacramento.

²⁴C. Stanley Chapman anticipated that the theater building would cost \$375,000. The Chapman family funded \$200,000 for the project and tried to raise an additional \$175,000 through seven percent serial gold bonds. "\$175,000 Chapman Theatre Building, Fullerton, California." *Los Angeles Times* July 1, 1924, p. 16.

²⁵C. Stanley Chapman sponsored a local contest to name the theater and create a slogan. Mrs. Florence T. Jacobsen (118 N. Spadra) and Mrs. Mary West (120 W. Commonwealth) came up with the winning name. Runners-up were the Florentine, the Venetian, and the Italian Theaters. Miss Gertrude E. Marston came up with the winning slogan, "The Theater Beautiful." "Fullerton's New Theater Given Name." *Fullerton Daily News Tribune* April 6, 1925, p. 1.

²⁶A descendent of Robert E. Lee and Light Horse Harry Lee, Wilber came with his family from Albion, New York to California in 1885. After leaving high school, he moved to Denver where he served as city editor of the *Rocky Mountain News*, the *Denver Post*, and the *Denver Times*. In 1914, he moved to San Diego where he and a partner managed two motion pictures theaters. In 1917, Wilber moved to Fullerton where he converted a building on Harbor Boulevard into the Rialto Theatre, which developed a reputation for offering the best first-run movies available from Hollywood at affordable prices. His daughter Alice Ellen played the piano during film presentations at the Rialto. It was Wilber who brought movie business expertise to the Fullerton project. Through his connections, Wilber was able to snag new film releases from Hollywood and to set up many movie premiers that took place at the Theatre. "Harry Lee Wilber." *History of Orange County with Biographical Sketches*. Ed. Samuel Armor. Los Angeles, CA: Historic Record Company, 1921, p. 1503; "Rialto Theatre." *Brea Progress*, 1918 (?).

²⁷Dolla and her husband Will C. Harris, an architect and builder, came to Fullerton from Malcomb, Illinois in 1894 and became well-known for designing and building well-crafted bungalows (known as the Harris Bungalows), which were sold by the Chapman Brothers. Mrs. Harris had tearooms in the New York Store on Grand Avenue and the Barker Brothers Store (11th floor) at 2200 West Seventh in Los Angeles, and a third store at 1841 North Cahuenga in Hollywood. Tearooms were enormously popular in America in the first half of the twentieth century. They attracted the social elite, who found it convenient and charming to entertain their guests in tearooms. The large and high-class Mary Louise Tea Rooms were known for their salads, dainty sandwiches, and desserts. The Tea Rooms were the frequent site of banquets, wedding

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 4

showers, bridesmaids' luncheons, and fashion shows and were often mentioned in the society pages of the *Los Angeles Times* and *Fullerton News Tribune*. The Fullerton Tea Room offered lunches and dinners for \$1.50. When her husband died in 1931, Mrs. Harris sold the Mary Louise Tea Rooms to the Pig'n Whistle Corporation.

²⁸Laura's Flower Shoppe was originally located at 404 North Spadra. In March 1927, Yaeger, who also worked as the auditor for the Fox Fullerton Theatre, married Paul Lazeres, manager of the Mission Inn, the first restaurant to replace the Mary Louise Tea Rooms. "Flower Shop to Open Tomorrow." *Fullerton Daily News Tribune* December 14, 1925, p. 1.

²⁹C. Stanley Chapman is listed as the owner on the building's plans, but Charles C. Chapman appears to have been responsible for the entire project.

³⁰"C. S. Chapman City Holdings in New Hands; A. Gregory, Redlands, Exchanges Ranch, Includes Theater." *Fullerton Daily News Tribune*, March 31, 1930, p. 1; Chapman, Charles C. *The Career of a Creative Californian, 1853-1944*. Los Angeles: Anderson, Ritchie & Simon, 1976, p. 172-173.

³¹Kaufman, Preston J. *Fox—the Last Word*. Pasadena, CA: Showcase Publications, 1979, p. 42.

³²"Fox Theaters, Now Scarce, Are Relics of Silver Screen." *Los Angeles Times* December 2, 2004, p. B2. Includes a color photograph of the Fox Fullerton Theatre and a list of Fox movie theaters in Southern California that have been closed or demolished.

³³*Chapman's Alician Court Theatre, Fullerton, California [Opening Night Program]*. Fullerton, CA: [Privately Printed], 1925, p. 9. On file in the Launer Room, Fullerton Public Library.

³⁴A soloist and a director, Fallas studied with Max Bendix and Harry Diamond. He was formerly director of the Orpheum Theatres in St. Joseph, Missouri and Pine Bluff, Arkansas. The first orchestra consisted of ten musicians.

³⁵David Jackson Marr (1882-1951), a London immigrant, and John C. Colton started the Marr and Colton Organ Company in 1915 in Warsaw, New York. Workers would construct an organ on plant premises, then dismantle it for shipment, and reassemble the parts at the instrument's designation. Angelo Morong (Schenectady, New York) installed most of the firm's organs, including the one in the Fox Fullerton Theatre. The firm built about 300 theater organs, ranking as the country's sixth largest organ builder. At its height in the mid-twenties, the company had 375 people on its payroll and offices in New York, Chicago, Detroit, and Los Angeles. The firm is remembered for its invention known as the "Symphonic Registrator" in which preset stops on the console were labeled with emotions—anger, jealousy, suspense, excitement—designed to reflect the emotion of the silent film. The Marr and Colton Company built one of its largest theater organs for the 4,000-seat Rochester Theatre in New York. Other notable installations include the Oriole Theatre in Detroit, the Rivoli Theatre in Toledo, Ohio, and Zaring's Egyptian Theatre in Indianapolis, Indiana. Although the company advertised itself as "America's Finest Organ," the organs produced were cheaply made and not designed to last longer than ten years. The Depression of the 1930s and the advent of talking pictures eventually doomed the company, which ceased business in 1932. Klos, David. *Encyclopedia of the American Theatre Organ, Volume I*. Pasadena: Showcase Publications, 1985, p. 289-313; Landon, John. *Behold the Mighty Wurlitzer: The History of the Theatre Pipe Organ*. Westport, Conn.: Greenwood Press, 1983, p. 42-45; "Hugh Pipe Organ to Be Feature of New Chapman Theatre." *Fullerton Daily News Tribune* May 27, 1925, p. 4. Includes drawings of the proscenium and the stairway to the mezzanine level.

United States Department of the Interior

National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 5

³⁶In addition to the Fox Fullerton organ, Marr and Colton built organs for only three other theaters in California: the Brayton Theatre in Long Beach, the Tempest Theatre in Los Angeles, and the Rialto Theatre in Stockton, California. The Marr and Colton Company's main plant was in Warsaw, New York, but at the time of the Fox installation, the Company was negotiating for a site to build a branch plant in Fullerton, which was never constructed.

³⁷Johnson was the organist at the Forum Theatre (4050 West Pico), but is best known for his Wurlitzer instrumentals during meals at famous Clifton's Cafeteria in Los Angeles. A composer, he wrote the score for the silent film version of the *Wizard of Oz* (1925) and penned a number of tunes, including "King of the Air March" (1910), "Salute to Panama" (1914), "Boy Scouts Parade March" (1915), and "I Want to Grow with Growing Omaha" (1923). Rehrig, William H. *The Heritage Encyclopedia of Band Music, Composers and Their Music, Volume I*. Ed. Paul E. Bierly. Westerville, OH: Integrity Press, 1991, p. 377; "Of Interest in Melody's Realm." *Los Angeles Times* July 6, 1924, p. B38. Includes a black and white photo of Johnson.

³⁸"James A. Crawford." *Hollywood Reporter*. March 24, 1966. Crawford died on February 21, 1966 in Visalia, California. After opening night, local organist Tim Crawford (440 Jacaranda Place) was also called upon for special recitals and film presentations.

³⁹"Plan Big Night with Vaudeville." *Fullerton Daily News Tribune* June 4, 1925, p. 6.

⁴⁰"Chapman's Alician Court Theatre [Advertisement]." *The Tidings*, July 3, 1925, p. 40.

⁴¹"Outstanding Talkies Have Initial District Showing in Fullerton." *Fullerton Daily News Tribune*, October 2, 1930, p. 1.

⁴²"Talking Films Open Sunday." *Fullerton Daily News Tribune*, February 16, 1927, p. 1.

⁴³Sims, Dora May. *Ostrich Eggs for Breakfast: A History of Fullerton for Boys and Girls*. Rev. ed. Fullerton: Fullerton Public Library, 1986, p. 131; "News for Boys and Girls; Mickey Mouse Club Coming Saturday at Theatre." *Fullerton Daily News Tribune* April 22, 1931, p. 1; "Back to School Party Is a Hit." *Official Bulletin of the Mickey Mouse Club* vol. 1, no. 24, October 15, 1931, p. 1. On file in the Walt Disney Archives, Burbank, California.

⁴⁴"Spanish Style Architecture for City: Fullerton's Chance for National Fame is Knocking at the Door." *Fullerton Daily News Tribune* July 12, 1919, p. 1; "Plan City Beautiful: Uniform Style of Architecture is Object of Planning Committee; City Trustees Will Heartily Co-operate with Board of Trade." *Orange County Tribune* July 16, 1919, p. 1; "All Invited to Attend Meeting." *Orange County Tribune* July 17, 1919, p. 1; "Fullerton to Advance: Spanish Colonial Uniform Style of Architecture Adopted." *Orange County Tribune* July 19, 1919, p. 1; "Vision Comes to Fullerton." *Los Angeles Times* July 27, 1919, p. 118; Marsden, Raleigh A. "Choosing an Architecture for a Town." *California Southland* Dec. 1919-Jan. 1920, p. 7-8.

⁴⁵Both Chapman Park buildings, which are known for their Churrigueresque detail, are Los Angeles Historic Cultural Monuments. Morgan, Willard D. "The Super Drive-In Emerges from Competitive Whirl." *Chain Store Review* October 1930, p. 10-12, 40. C. Stanley Chapman also employed Morgan, Walls & Clements in 1928 and again in 1932 to plan additions and alterations to a store (201 E. 4th Street) in downtown Santa Ana.

⁴⁶Sullivan, M. S. "How Firestone Sells 600,000 Gallons a Year at Two Stations." *National Petroleum News* June 4, 1930, p. 107-108. In May 1931, Harvey Firestone (1868-1938), the president and owner of the Company, made a well-publicized trip to the Fullerton store. "Harvey Firestone Pays Visit to Fullerton Agency." *Fullerton Daily News Tribune* May 4, 1931.

United States Department of the Interior

National Park Service

National Register of Historic Places

Continuation Sheet

Section number 9 Page 6

⁴⁷Longsteth, Richard. *The Drive-in, the Supermarket, and the Transformation of Commercial Space in Los Angeles, 1914-1941*. Cambridge: MIT Press, 1996, p. 3-31. Includes photographs of super stations built by tire companies that look similar to the Fullerton Firestone Building; Williams, C. H. "Successful One-Stop Management Analyzed." *Petroleum Marketer* vol. 15, no. 4, October 1931, p. 19-23; "Super Station Embodies Unique Architectural Design." *The Petroleum Marketer*, vol. 14, July 1929, p. 44.

⁴⁸Clements was a native of Centerville, Maryland, where he was born on March 3, 1883, the son of a physician. His maternal grandmother, Rebecca Todd, was a sister of Mary Todd Lincoln. He was educated at private schools in Delaware and attended the Drexel Institute in Philadelphia, graduating in 1904. In 1905, he completed postgraduate study at the Drexel Institute, and from 1906 to 1908 attended special architectural courses at the Boston Institute of Technology (now M.I.T.). In 1911, he moved to Los Angeles where he practiced architecture until his retirement in 1965. His first work in Los Angeles was as a designer for Robert Farquhar. He then headed the architectural department of the Frank Meline Company, a real estate development enterprise. In 1922, he joined the firm of Morgan, Walls & Morgan. He acquired the entire practice in 1937, and the firm was renamed Stiles O. Clements, Associated Architects & Engineers. Interested in civic affairs, Clements served on the Los Angeles County Regional Planning Commission, was one of the founders of Los Angeles Beautiful, and originated the Los Angeles Trees-in-the-Streets Program. Upon his death on January 15, 1996, the Los Angeles County Board of Supervisors and the Los Angeles City Council adjourned their meetings in memory of his great contributions to the community. Clements is credited for being responsible for much of the development of modern commercial architecture in Los Angeles, designing 69 buildings along the portion of Wilshire Boulevard known as the Miracle Mile. Some of his better-known buildings are the Pellissier Building (3790 Wilshire Blvd., Los Angeles), the Hollywood Race Track (1050 South Prairie Avenue, Inglewood), the Adamson House (23200 Pacific Coast Highway, Malibu), the Samson Tyre and Rubber Company Plant (750 Citadel Drive East, Commerce), now the Citadel Shopping Mall, and the downtown Pershing Square Garage, a 2800- car installation with three-level underground parking. He also designed the Mayan, Belasco, Music Box, and El Capitan Theatres. The building plans and papers of Morgan, Walls & Clements are housed in the Huntington Library in San Marino, California. The collection includes the plans for the three buildings designed by Clements for Charles C. Chapman and the firm's two commissions for C. Stanley Chapman in Santa Ana. Clements was an architect of great talent and diversity who worked in a variety of styles, including Spanish Colonial Revival, art deco, zigzag moderne, and other contemporary designs. "Clements, Stiles [Oliver]." *The National Cyclopedia of American Biography*. Volume 53. New York: James T. White & Company, 1971, p. 307. Includes a photograph of Clements; "Clements, Robert Oliver." *Moore's Who is Who in California*. Los Angeles: John M. Moore, 1958, p. 162; "Clements, Stiles Oliver." *Who's Who in California: a Biographical Directory, 1928-29*. San Francisco: Who's Who Publishing Company, 1929, p. 477; "Stiles O. Clements." *Olympic Edition of Who's Who in Los Angeles County, 1930-31*. Los Angeles: Charles J. Lang, Publisher, 1931; "Miracle Mile Designer Stiles Clements Dies [Obituary]." *Los Angeles Times* January 16, 1966, p. 3.

⁴⁹"Class A Theatre and Café." *Southwest Builder and Contractor* July 11, 1924, p. 55; "Business Building (Fullerton)." *Southwest Builder and Contractor* July 11, 1924, p. 53; "Fullerton to Get New Showhouse." *Los Angeles Times*, August 10, 1924, pt. 5, p. 5; "New Chapman Theater Will Be One of Southland's Beauty Spots." *Fullerton Daily News Tribune* July 3, 1924, p. 4. Progress on the Theatre was also tracked: "Theaters and Halls." *Southwest Contractor and Builder* March 7, 1924, p. 55, July 4, 1924, p. 52.

⁵⁰"Chapman Opens New Theater at Fullerton." *Los Angeles Times* May 29, 1929, p. 13; "Chapman's Alician Court Theatre Restfully Beautiful in Interior." *Fullerton Daily News Tribune* May 22, 1929, p. 1.

⁵¹The only other movie theater in Fullerton is a multiplex at 1001 South Lemon constructed in the 1990s.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 7

⁵²"Plan New Homes." *Los Angeles Times* April 17, 1910, pt. 5, p. 20, 24. Includes a photograph of the dwelling.

⁵³Meyer was born in the family home in Los Angeles on October 7, 1874 and was a graduate of Los Angeles High School. He started out in the hay and feed business. Meyer served as president of the Milwaukee Building Company and its successor Meyer and Holler, Inc. until his retirement in 1941. He married one of his clients, widow Mabel Miles Gray, and the two were members of the social register. After retirement, he moved to Santa Barbara, living in the California Hotel owned by his stepson Miles Robert Gray until his death on April 1, 1955 at the age of 90. "Certificate of Death: Mendel Meyer." On file in the Office of the County Clerk-Recorder, Santa Barbara; "Mendel Meyer, Veteran L.A. Builder, Dies." *Los Angeles Times* April 2, 1955, p. A6.

⁵⁴"Articles of Incorporation, October 22, 1906." On file in the California State Archives, Sacramento.

⁵⁵In 1923, the firm legally changed its name from the Milwaukee Building Company to Meyer & Holler. "In the Matter of the Application of Milwaukee Building Company, a Corporation, for Change of Name; In the Superior Court of the State of California in and for the County of Los Angeles, December 5, 1923." On file with the California State Archives, Sacramento.

⁵⁶In 1920, Vidor persuaded his father Charles S. Vidor to sell his insurance business and undertake the building and management of a studio (Vidor Village). They purchased a square block on Santa Monica Boulevard in Hollywood, but did not have the finances needed to construct studio buildings. Meyer and Holler agreed to construct the buildings. Vidor was to pay a rental fee with an option to buy after a certain time at a set price. When the Depression hit, Vidor could not pay the rent and sued the firm, charging that it was actually not rent he was paying, but interest, a violation of usury laws. Meyer and Holler were not notified of the action, but were ordered by Appellate Judge Gavin W. Craig to pay a \$50,000 penalty. The lawsuit bankrupted the firm. Three years later, Judge Crawford (1878-1948), a member of the Charles Crawford crime syndicate in Los Angeles, was convicted in federal court of conspiracy to obstruct justice in the widely publicized Italo Petroleum Case. "Bankruptcy No. 19391-C in the District Court of the United States for the Southern District of California, Central Division, October 10, 1932." On file in the National Archives and Records Administration, Pacific Region, Laguna Niguel, California; Vidor, King. *A Tree is a Tree*. New York: Garland Publishing, 1977, p. 85-90; Holler, Wesley C. "Meyer and Holler." 1968; "Vidor Makes Plans Known." *Los Angeles Times* September 5, 1920, p. IIIB; "New Film Studio: Plant for King W. Vidor to Be Occupied in Near Future." *Los Angeles Times* June 20, 1920, p. V1; Rasmussen, Cecilia. "Powerful L.A. Couple Fell from Prominence; Erwin 'Pete' Werner and His Wife, Helen, Were Top Players in City Politics During the 1930s but Corruption Probes Blocked Their Ambitions." *Los Angeles Times* May 22, 2005, p. B2. At the time of the court ruling, the archives of Meyer and Holler were partially dispersed but mostly destroyed in connection with the bankruptcy proceedings. Blueprints of some projects are retained by various public agencies and building owners in Southern California.

⁵⁷"Articles of Incorporation of Meyer & Holler, October 8, 1934." On file with the California State Archives, Sacramento.

⁵⁸"Certificate of Dissolution of Meyer & Holler, a California Corporation, April 15, 1941." On file with the California State Archives, Sacramento.

⁵⁹Drohojawska-Philp, Hunter. "Hizzoner's Digs." *Los Angeles Magazine* November 1995, p. 134-139. Also: "Getty House Restoration." Getty House Foundation. Available on the Internet at <http://www.gettyhouse.org/Restoration.htm>.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Section number 9 Page 8

⁶⁰Additional buildings designed by Meyer and Holler include: St. Mary's Armenian Apostolic Church (500 South Central, Glendale), a city of Glendale local historic landmark; the Wilson Building (Wilshire Boulevard and La Brea Avenue, Los Angeles); Professor's Row (4967-4985 Figueroa Street, Los Angeles), a series of Craftsman houses built for professors at the nearby campus of Occidental College; and the Thomas McNamara residence in Los Angeles, featured in *American Architect—The Architectural Review* vol. 124, no. 2431, October 24, 1923, n.p.

⁶¹Gebhard, David and Robert Winter. *An Architectural Guidebook to Los Angeles*. Salt Lake City, UT: Gibbs-Smith Publisher, 2003. The Fox Fullerton Theatre was included in the 1994 edition.

⁶²"Standard Film Laboratories." *American Architect and Architecture* May 20, 1925, p. 480-482. Photographs of the Laboratory. In 1921, Los Angeles was producing eighty percent of the movies issued in the United States, but was still shipping nearly all its film developing and printing to New York. This laboratory represented a major manufacturing shift for the movie industry. When the Laboratory opened it had the capacity to develop 1.2 million feet of film a week, but by 1921, that figure had risen to ten million feet of film per month. Meyer & Holler also built Rothaker Film Laboratories (5515 Melrose Avenue). "Plans for Film Plant Finished." *Los Angeles Times* January 16, 1921, p. V1; "New Film Unit in Hollywood." *Los Angeles Times* August 12, 1924, p. A16.

⁶³As part of the Hollywood Boulevard and Entertainment District, the Egyptian Theatre, the Chinese Theatre, the Montmartre, the Security Pacific Building (6777 Hollywood Boulevard), and a former car dealership (7001 Hollywood Boulevard) were placed on the National Register in 1985. Nomination application on file with the National Park Service.

⁶⁴Kelley, H. Roy. "Grauman Theatre, Hollywood, Calif." *American Architect* January 31, 1923, p. 125-127.

⁶⁵Jennings, Frederick A. "Theater Designed in the Egyptian Style." *Architect and Engineer* March 1923, p. 77-84.

⁶⁶"Chinese Theatre, at Hollywood, California." *American Architect* August 20, 1927, p. 251-268; "Grauman's Chinese Theatre, Hollywood." *Architectural Digest* vol. 6, no. 4, 1928, p. 82-85; "Grauman's Chinese Theatre, Hollywood, California, Portfolio Current Architecture." *Architectural Record* July 1927, p. 113-121.

⁶⁷Gleye, Paul. *The Architecture of Los Angeles*. Los Angeles: Rosebud Books, 1981, p. 107.

⁶⁸In 1923, Meyer and Holler, Inc. consulted in the early stages of planning a theater that was eventually executed by other architects as the Alexander Theater (The Alex) in Glendale (216 N. Brand). There is reasonable likelihood that the consultation in Glendale may have been a fourth courtyard theater. Email, Alfred Willis, June 21, 2005.

⁶⁹The 1212-seat California Theatre (235 West Third Street) opened in November 1923 on the first floor of an investment building at Third and Main Streets as both a motion picture and vaudeville theater. The opening feature picture was *Hospitality* with Buster Keaton. Keaton and his wife Norma Talmadge showed up for the opening. Until the opening of the Fox Theatre in 1931, the California Theatre was the principal theater not only in Pomona but in the entire Pomona Valley. Lothrop, Gloria Ricci. *Pomona: A Centennial History*. Northridge, CA: Windsor Publications, Inc., 1988, p. 87; "Pomona Opens New Playhouse." *Los Angeles Times* November 28, 1923, p. 112.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 9

⁷⁰The Cabrillo Theater was built by a Mrs. Dodson in commemoration of her grandfather, Don Jose Sepulveda, from whom she inherited the greater part of the Palos Verdes peninsula that he received as a grant from the King of Spain. The \$600,000 vaudeville and motion picture theater was named after Juan Cabrillo who first discovered and named Palos Verdes. The interior was designed to represent a Spanish galleon at sea. "To Open Harbor Theater; New \$600,000 Memorial Structure to Present Initial Performance Tonight." *Los Angeles Times* November 15, 1923, p. II13; "Meyer & Holler (Milwaukee Building Co), Los Angeles [Advertisement]." *Los Angeles Times* January 1, 1924, p. D20. Includes a black and white photograph of the exterior of the Cabrillo Theater.

⁷¹The Spanish Renaissance-inspired West Coast Theatre (333 E. Ocean Blvd.), designed for both motion pictures and vaudeville by architect Raymond M. Kennedy, opened on July 7, 1925 in downtown Long Beach. In 1928, it was purchased by Fox West Coast Theatres and renamed the Fox West Coast Theatre. The Theatre was razed in 1987, and the site is now occupied by a hotel. The classical nude statue in the niche on the façade (called Venus) was saved and installed atop a fountain with a commemorative plaque honoring the Theatre in the hotel's courtyard. "Theater, Stores, Offices." *Southwest Builder and Contractor* May 23, 1924, p. 52; "Skyscraper is Planned." *Los Angeles Times* October 18, 1923, p. 11; "Beach Has New Theaters." *Los Angeles Times* July 12, 1925, p. F1.

⁷²Meyer & Holler were listed as the architects in the Fox Theatre's opening night program, and at the Theatre's dedication Mendel Meyer was introduced as the building's architect by Charles C. Chapman.

⁷³Edward York (1863-1928) and Philip Sawyer (1868-1949), who had trained in the offices of McKim, Mead, and White, specialized in the design of banks and hospitals. Howard Greenley (1890-1963), who served as president of the Architectural League of New York from 1921-1923 and as vice-president of the Society of Beaux-Arts Architects, was known for his massive residences, hotels, office buildings, and schools. He best known buildings are the Romanesque Revival Corning Free Academy (1922) in Corning, New York, and the Prince George Hotel in New York City.

⁷⁴Biographical information on Kennedy obtained from: "State of California Application for Examination for Certificate, November 29, 1927 [Raymond M. Kennedy]." On file with the California Board of Architectural Examiners, Sacramento, California. Kennedy received his state certificate to practice architecture in California on March 6, 1928 and was also a member of the American Institute of Architects; "Autobiography, Raymond M. Kennedy, Architect." 1976 typescript. Compiled by one of Kennedy's USC students. On file with the Division of Rare and Manuscript Collections, Carl A. Kroch Library, Cornell University, Ithaca, New York; Email, Alfred Willis, June 21, 2005.

⁷⁵*Petroleum Building by Meyer & Holler.* Available at http://you-are-here.com/downtown/1925_petroleum.html. Color photograph of the building.

⁷⁶"Bank Home Completed in Hollywood." *Los Angeles Times* July 1, 1928, p. E3. Includes a black and white photograph of the building.

⁷⁷"Glendale's Newest Religious Temple; First Church of Christ, Scientist, Beautiful Edifice." *Los Angeles Times* January 16, 1927, p. F12. Includes a black and white photograph of the Greek Revival church. The church's Greek Ionic capitals were modeled on those on the Acropolis.

⁷⁸"E. Clem Wilson Building." *Architectural Digest* vol. 8, no. 2 (1931), p. 51-53. Photographs of the building.

⁷⁹Buildings designed by Raymond M. Kennedy are included in his application to the California Board of Architectural Examiners and in the "Autobiography, Raymond M. Kennedy, Architect," as well as in his drawings and architectural renderings.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 9 Page 10

⁸⁰"Chapman's Court Theatre/Fox Fullerton, Calif." #CA-195-1. Photograph of mural renderings by Raymond M. Kennedy from Raymond Kennedy, Jr. Part of the B'hend and Kaufman Archives at the Fairbanks Center for Motion Picture Study, Beverly Hills, California.

⁸¹Lindberg, Ted. "Anthony Heinsbergen at the Orpheum." *Vanguard* April 1977, p. 13; Hecker, John. "The Curtain Rises Again on the Historic Pantages Theatre." *TD&T* Winter 2003, p. 60-69.

⁸²"New Career Begins: Noted Mural Painter Becomes Easel Artist." *Los Angeles Times* June 14, 1953, p. B2.

⁸³"Artist was Famous for Deliberate Excess [Obituary]." *Los Angeles Times* June 22, 1981, p. 14.

⁸⁴Historical murals were not that uncommon in motion picture palaces of the era. The Carthay Circle Theatre in Los Angeles, for example, featured a western history theme.

⁸⁵"Avalon Theatre." *Robb Report Home Entertainment*. 2003. <http://www.hedmag.com/Extraordinary-Theaters/Avalon-Theatre.asp>.

⁸⁶"Beckman, John." *Contemporary Theatre, Film, and Television: A Biographical Guide Featuring Performers, Directors, Writers, Producers, Designers, Managers, Choreographers, Technicians, Composers, Executives, Dancers, and Critics in the United States and Great Britain*. Vol. 8. Detroit: Gale, 1990, p. 40; Hammer, Judith. "John Gabriel Beckman: A Los Angeles Art Treasure." *Los Angeles Conservancy [newsletter]*, November/December 1989; "John Beckman: Designed Sets for 'Casablanca,' TV [Obituary]." *Los Angeles Times* October 28, 1989, p. 34; "John Beckman." *Daily Variety* October 30, 1989; "John Beckman [Obituary]." *Hollywood Reporter* October 30, 1989, p. 41; *The Last Remaining Seats: Movie Palaces of Tinseltown*. Pasadena: Navigator Press, 1977, p. 72, 79, 120-127. Includes color photographs of Beckman's murals for the Chinese and Avalon Theatres; *Hollywood's Magical Island—Catalina*. Directed, written, and produced by Greg Reitman. Blue Water Entertainment, Beverly Hills, 2003. DVD. Footage of Beckman and the restoration of the Catalina murals.

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United States Department of the Interior
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National Register of Historic Places Continuation Sheet

Section number 9 Page 11

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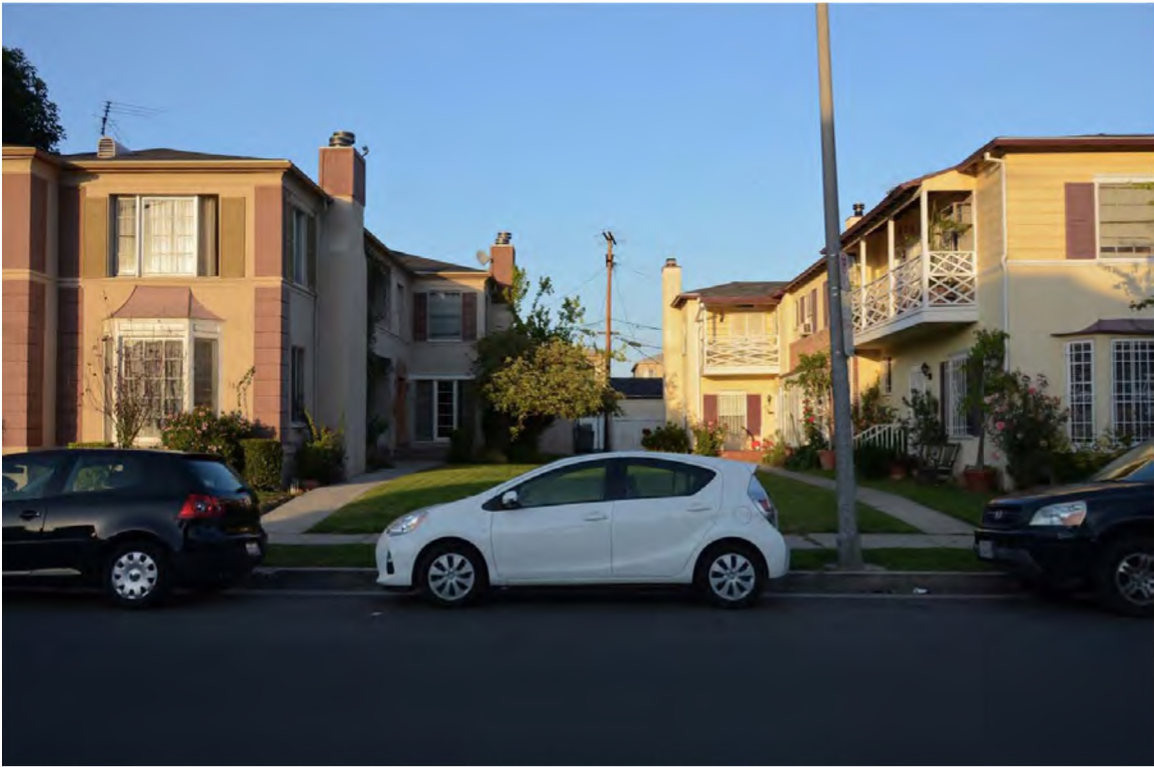
A.
Neighborhood



A1. 112-116 N. Flores, Wesley Holler building adjacent to nominated buildings



A2. 106-110 N. Flores, Wesley Holler building two doors from nominated buildings



A3. 128 to 134 N. Flores St., courtyard complex adjacent to nominated buildings



A4. 128 N. Flores courtyard building detail



A5. 134 N. Flores courtyard building detail



A6. Courtyard complex at 129 to 139 N. Flores, across from nominated buildings



A7. Looking south at the west side of Flores St. showing regular 10-foot setbacks

B.
Context



B1. 124 N. Flores looking south



B2. 118 N. Flores looking north



B3. 118-124 N. Flores street façade view



B4. Sidewalk view of 118-124 N. Flores looking north from Wesley Holler building



B5. Sidewalk view of 118-124 N. Flores looking south

C.

Exteriors

124 to 126½ N. Flores



C1. 124 N. Flores front and side facades



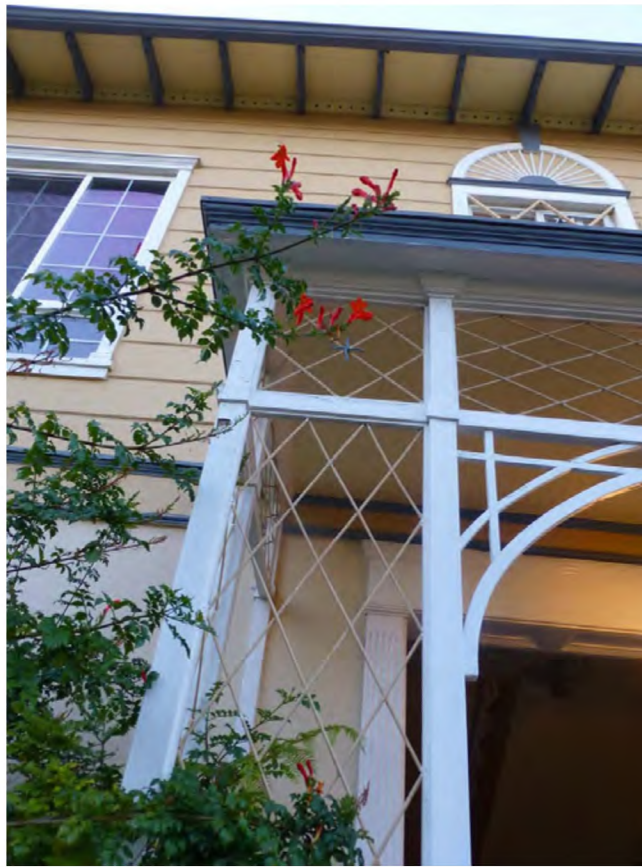
C2. 124 N. Flores from the courtyard showing unit entry canopy



C3. 124 N. Flores showing unit entry walk and canopy



C4. 124 N. Flores from courtyard



C5. 124 N. Flores entry canopy



C6. 124 N. Flores showing wide roof overhangs at street and side facades



C7. Side face of 124 N. Flores from second story of 118 N. Flores



C8. Entry path through courtyard to units in 124 N. Flores



C9. Lower façade of 124 N. Flores showing wide overhanging balcony

D.

Exteriors

118 to 122½ N. Flores



D1. Front façade of 118 N. Flores



D2. Front and south facing facades of 118 N. Flores



D3. 118 N. Flores courtyard entry stair and canopy



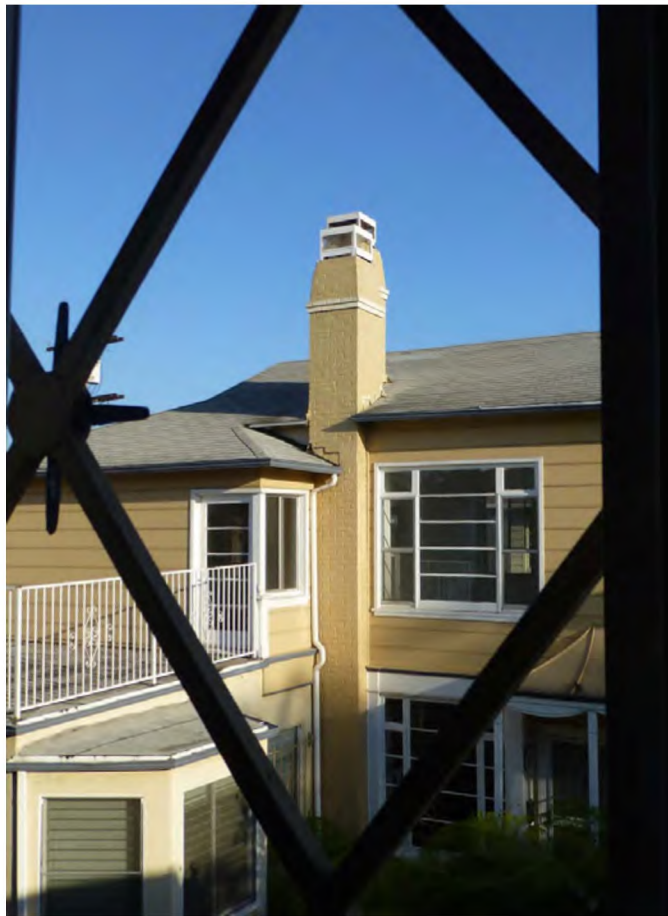
D4. 118 N. Flores entry canopy showing Minimal Traditional column and swag details combined with Streamline Moderne handrails



D5. 118 N. Flores side face from courtyard



D6. Side face of 118 N. Flores from second story of 124 N. Flores



D7. 118 N. Flores showing unusual double attached chimneys



D8. Front façade of 118 N. Flores showing simpler 1939 design of overhanging balcony

E.

Exterior Details



E1. Detail of 124 N. Flores showing wide side roof overhangs



E2. Bracket details on Monterey Revival style balcony at 124 N. Flores



E3. Front balcony of 124 N. Flores showing a combination of Monterey Revival and Minimal Traditional style details



E4. Balcony of 118 N. Flores showing simplified details as compared to 124 N. Flores



E5. Detail of fan window above 124 N. Flores courtyard entry canopy



E6. One of several wooden fan window details on 124 N. Flores



E7. Second floor detail of 124 N. Flores showing wide plank siding



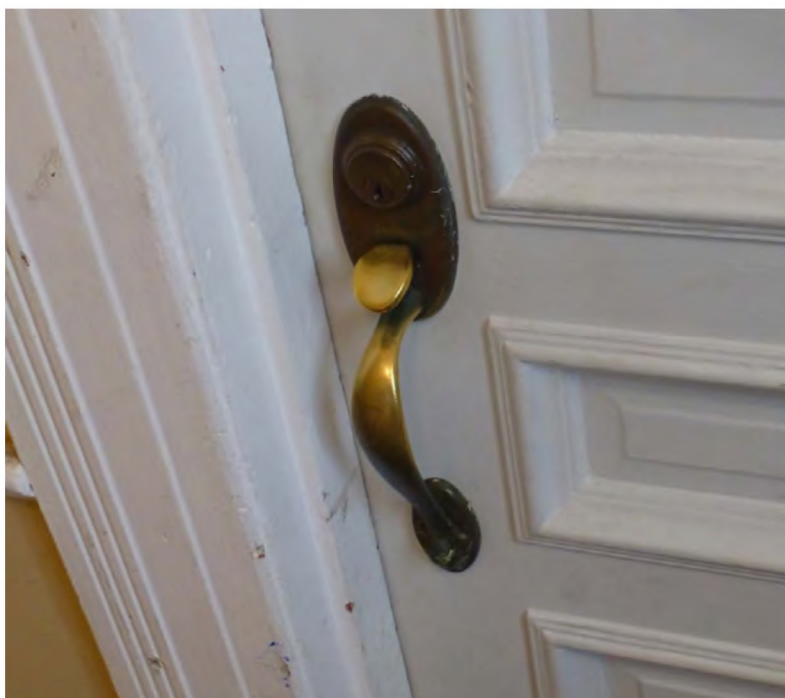
E8. Detail of metal latticework on entry canopy of 124 N. Flores



E9. One of several clay chimney pots on 124 N. Flores



E10. Original garage lamp detail of 124 N. Flores



E11. Original unit entry door hardware of 124 N. Flores



E12. Original door knocker at 124 N. Flores matches oval on door hardware



E13. Original unit entry door hardware of 118 N. Flores



E14. Unit entry door of 126 1/2 N. Flores



E15. Roof overhang bracket detail on side balcony of 124 N. Flores



E16. Original lantern within entry canopy of 124 N. Flores



E17. Original pendant lights and brackets under private balcony of 124 N. Flores



E18. Original hanging lantern in public stair hall of 124 N. Flores



E19. Unit entry detail 124 N. Flores



E20. Decorative iron window grilles and original address plaques of 124 N. Flores



E21. Decorative iron window grilles beneath overhanging balcony of 124 N. Flores



E22. Detail of corner at 124 N. Flores showing wooden fanlights, overhanging balcony corbels and decorative iron grillework



E23. Original Moderne-style window of 118 N. Flores

F.
Courtyard



F1. Courtyard from beneath entry canopy of 124 N. Flores



F2. Courtyard looking from rear toward Flores St.



F3. Entry to 124 N. Flores with adjacent vegetation of New Zealand Flax, Cape Honeysuckle and roses



F4. View of 118 N. Flores half of courtyard showing citrus trees and Australian Tree Ferns



F5. Overhead view of courtyard showing density of vegetation



F6. Path from Flores St. toward rear of lot showing New Zealand Flax, Cape Honeysuckle and roses



F7. East end of courtyard looking toward Flores St. showing Orange Trumpet Vine and Australian Tree Ferns



F8. 118 N. Flores entry showing shade grasses and Australian Tree Fern



F9. Path to 118 N. Flores from Flores St.



F11. Entry canopy of 124 N. Flores with climbing Cape Honeysuckle

G.
Stairs



G1. Entry to 126 N. Flores, Mendel and Mabel Meyer home in 1938



G2. Base of stair hall at entry to Meyer unit, with entry door and original sunburst light fixture



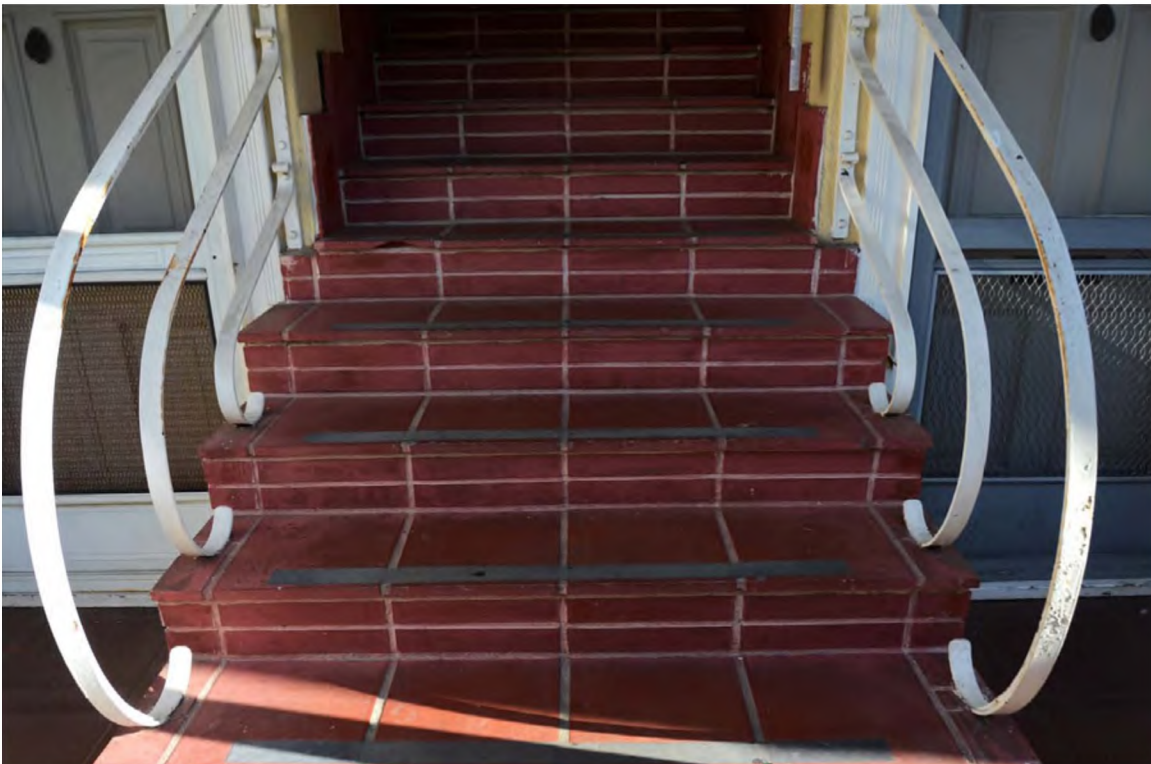
G3. Stair hall to 124½ and 126½ N. Flores units with original stair railing and porthole-style window



G4. Wrought iron railing detail in stair hall to 124½ and 126½ N. Flores units



G5. Iron and brass newell detail in stair hall of 124 N. Flores



G6. Art Moderne stair railings and steps leading to units at 118½ and 120 N. Flores, second home of Mendell Meyer at least by 1942



G7. Stair hall for 118 ½ and 120 Flores



G8. Second floor landing with inset niche for 118½ and 120 N Flores

H.
Alley



H1. Alley behind 118 and 124 N. Flores. Garages belonging to the nominated buildings at right with white doors and blue trim

I.

Private patios and balconies



11. Original French doors onto the private balcony of 120 N. Flores



12. Original French doors onto the private patio of 126 N. Flores



13. Front overhanging balcony of 126 N. Flores looking north



14. Front overhanging balcony of 126 N. Flores looking south

J.

Interiors

118 & 118 ½ N. Flores



J1. 118 N. Flores living room with original hardwood floors



J2. 118 N. Flores unit entry and view into courtyard



J3. 118 N. Flores fireplace detail



J4. 118 N. Flores mantle with dentil trim at left and built-in cabinetry



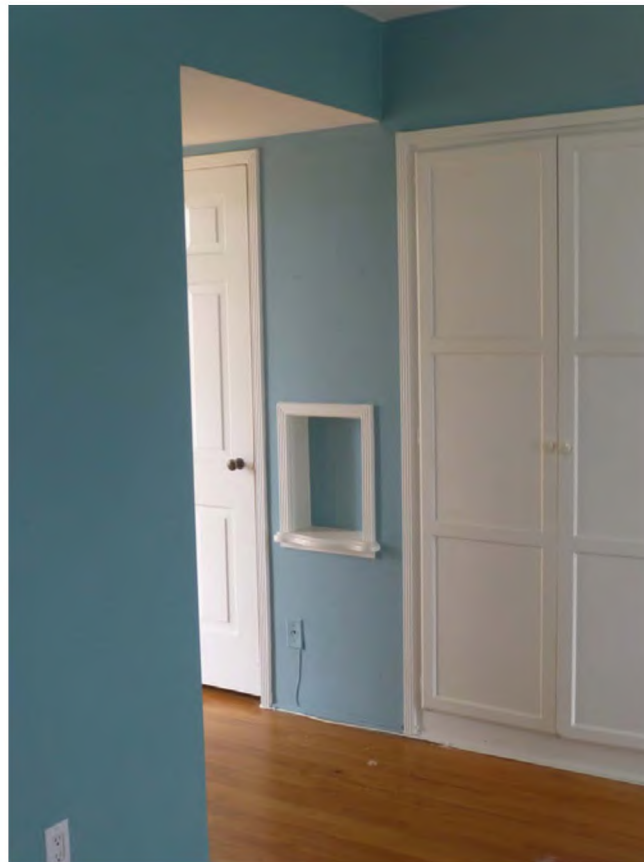
J5. Original Colonial Style wall sconce and view into courtyard from 118 N. Flores



J6. 118 ½ N. Flores living room and view into courtyard



J7. 118 ½ N. Flores fireplace and doors to dining room and hallway into kitchen



J8. 118 ½ N. Flores built-in cabinetry and telephone nook

K.

Interiors

120 N. Flores

**Second residence of Mendel
and Mabel Meyer**



K1. 120 N. Flores unit entry, second residence of Mendel and Mabel Meyer



K2. 120 N. Flores living room showing corner fireplace, built-in cabinetry and view into courtyard



K3. 120 N. Flores corner fireplace with Minimal Traditional swag and reeded details



K4. Ceiling plaster molding in 120 N. Flores



K5. Original French door onto balcony of 120 N. Flores

L.

Interiors

124 ½ & 126 ½ N. Flores



L1. Living room of 124 ½ N. Flores with original faux pegged hardwood floors



L2. Colonial style fireplace and built-in cabinetry details in 124 ½ N. Flores



L3. Colonial Style fireplace and built-in cabinetry in 126 ½ N. Flores



L4. Original French doors onto the balcony of 126 ½ N. Flores

M.

Interiors

126 N. Flores

**First Residence of Mendel
and Mabel Meyer**



M1. Unit entry into 126 N. Flores, the first residence of Mendel and Mabel Meyer



M2. Opposite wall of living room of unit at 126 N. Flores



M3. View into courtyard and Cape Honeysuckle from unit at 126 N. Flores



M4. 126 N.Flores mantle and brick hearth detail with original faux pegged hardwood floor



M5. Built in Colonial Style cabinry door surround in living room at 124 N. Flores



M6. Built-in Colonial Style curio cabinet in living room of 126 N.Flores



M7. Dining room of 126 N. Flores showing connecting hall to bathroom



M8. Opposite wall of dining room in 126 N. Flores showing built-in cabinetry and original French doors onto private patio



M9. Original French doors from living room onto private patio



M10. Private patio of 126 N.Flores with oversized corbels supporting balcony above



M11. Dividing partition between private patios with original balcony railings at upper left



M12. Curved wall detail with original door and ceiling molding in 126 N. Flores



M13. "Secret door" in dining room paneled wall in 126 N. Flores



M14. Heating vent detail in 126 N. Flores



M15. Detail of Colonial Revival built-in cabinetry in 126 N. Flores



M16. Colonial Revival mirrored curio cabinet in 126 N. Flores

N.

Interiors

Kitchen and Bathroom Tile



N1. Sink and trash nook in blue and white colored porcelain bathroom tiles in 118 N. Flores



N2. Tile towel bar and trash nook in blue and white tiled bathroom in 118 ½ N. Flores



N3. Bathtub arch in blue and white tiled bathroom of 126½ N. Flores, first residence of Mendel and Mabel Meyer



N4. Kitchen in unit 120 N. Flores, second residence of Mendel and Mabel Meyer



N5. Royal blue and white tile detail on sink and backsplash in unit at 120 N. Flores, second Meyer residence



N6. Jade colored tile in bathroom of 124 N. Flores with original angled sink cabinet



N7. Original jade colored porcelain tile framing the floor in unit at 124 N. Flores



N8. Bathtub arch with jade and white tile in bathroom of 126 N. Flores, Mendel and Mabel Meyer first residence



N9. Jade colored tile with original angled sink cabinet in bathroom of 126 N. Flores, Mendel and Mabel Meyer first residence



N10. Pink tiled bathroom in 122 N. Flores



N11. Pink tiled bathroom with original etched mirror in 118 N. Flores



N12. Pink tiled bathroom of 118 N. Flores with original reeded and angled sink cabinet



N13. Kitchen of 124 N. Flores with red and yellow tile



N14. Light over stove in kitchen with red tile trim in 126 ½ N. Flores

HISTORICAL RESOURCES ASSESSMENT AND ENVIRONMENTAL IMPACTS ANALYSIS REPORT

**118-126 NORTH FLORES STREET
LOS ANGELES, CALIFORNIA**



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Table of Contents

| | Page |
|--|------------|
| I. INTRODUCTION | 1 |
| A. Executive Summary | 1 |
| B. Methodology..... | 2 |
| II. REGULATORY FRAMEWORK..... | 7 |
| A. Federal Level..... | 7 |
| 1. National Register of Historic Places | 7 |
| B. State Level | 9 |
| 1. California Register of Historical Resources | 9 |
| 2. California Office of Historic Preservation Survey Methodology | 11 |
| C. Local Level..... | 11 |
| 1. City of Los Angeles | 11 |
| III. HISTORIC CONTEXT AND EVALUATION..... | 15 |
| A. Historic Context..... | 15 |
| 1. Mendel Meyer (1874-1955)..... | 15 |
| 2. Period Revival Multi-Family Residential Neighborhoods (1918-1942) | 18 |
| 3. Garden Apartments (1938-1960) | 20 |
| 4. Construction History and Occupancy of 118-126 N. Flores Street | 22 |
| IV. EVALUATION..... | 27 |
| A. Previous Evaluations..... | 27 |
| 1. Historical Resources in the Project Vicinity..... | 27 |
| 2. Beverly Square Historic District | 28 |
| 3. Previous Evaluations of 118-126 N. Flores Street | 28 |
| B. Evaluation of Potential Historical Resources Within the Project Site | 28 |
| 1. SurveyLA Registration Requirements and Eligibility Standards | 28 |
| 2. Architectural Description, Integrity Analysis, and Significance Evaluation of South Building, 118-122 ½ N. Flores Street (APN 5511-009-008) | 31 |
| 3. Architectural Description, Integrity Analysis, and Significance Evaluation of the North Building, 124-126 ½ N. Flores Avenue (APN 5511-009-007) | 43 |
| C. Conclusion..... | 53 |
| V. BIBLIOGRAPHY..... | 55 |
| A. Publications..... | 55 |
| B. Newspapers and Periodicals..... | 56 |
| C. Public Records, Information, and Other Materials | 56 |
| APPENDICES..... | A-1 |
| Appendix A – Sanborn Map 1951 | |
| Appendix B – Tract Number 2678 Map | |
| Appendix C – Tract Number 10389 Map | |
| Appendix D – Building Permits | |

List of Figures

| | Page |
|--|------|
| Figure 1. Regional and Project Vicinity Map | 3 |
| Figure 2. Aerial Photograph of Project Site and Vicinity | 4 |
| Figure 3 (Left): Mount Washington Hotel, circa 1910. (Water and Power Associates, http://waterandpower.org/museum/Early_LA_Buildings%20(1900%20-%201925).html) | 16 |
| Figure 4 (Right): Los Angeles First National Trust and Savings Bank, circa 1928 (Water and Power Associates, http://waterandpower.org/museum/Early_LA_Buildings%20(1925%20+)_1_of_8.html#First_National_Building) | 16 |
| Figure 5 (Left): Interior of the Egyptian Theater, circa 1922 (Water and Power Associates, http://waterandpower.org/museum/Early_LA_Buildings%20(1900%20-%201925)_Page_3.html) | 17 |
| Figure 6 (Right): Grauman's Chinese Theater, circa 1927 (Water and Power Associates, http://waterandpower.org/museum/Early_LA_Buildings%20(1925%20+)_1_of_8.html#Chinese_Theatre) | 17 |
| Figure 7: Page 2209, 1936 Sanborn Map (Updated 1951), Project Site Outlined in Red | 19 |
| Figure 8: Section of the 1936 Sanborn Map (Updated 1951), Project Site Outlined in Red | 20 |
| Figure 9: Section of the 1936 Sanborn Map (Updated 1951), 118-122 N. Flores shows no second floor balconies, 124-126 N. Flores shows second floor balconies where none exist today. | 22 |
| Figure 10. Front or west façade of the South Building, view facing east (PCR 2015) | 31 |
| Figure 11. (Left) Porch and main entrances on front façade of the South Building, view facing southeast (PCR 2015) | 31 |
| Figure 12. (Right) View of central porch of the South Building, facing east (PCR 2015) | 31 |
| Figure 13. (Left) Studio apartment addition at east end of the South Building, view facing southeast (PCR 2015) | 32 |
| Figure 14. (Right) Rooftop deck above addition on east end of the South Building, facing east (PCR 2015) .. | 32 |
| Figure 15. (Left) View of front landscaping facing the South Building, view facing southwest (PCR 2015) | 32 |
| Figure 16. (Right) View from main porch of the South Building, facing northeast (PCR 2015) | 32 |
| Figure 17. (Left) Building fenestration with aluminum infill on the South Building, view facing south (PCR 2015) | 33 |
| Figure 18. (Right) Casement and fixed windows with Aluminum infill on the first and second floors of the South Building, facing south (PCR 2015) | 33 |
| Figure 19. (Left) New balcony and supports on the South Building, view facing south (PCR 2015) | 33 |
| Figure 20. (Right) New balcony on west façade of the South Building, facing north (PCR 2015) | 33 |
| Figure 21. (Left) Concrete pathway leading to garages behind the South Building facing west (PCR 2015) | 34 |
| Figure 22. (Right) Rear façade of the South Building, facing southwest (PCR 2015) | 34 |
| Figure 23. (Left) Garages located at the rear of the South Building, facing southeast (PCR 2015) | 34 |
| Figure 24. (Right) South Building's garages as seen from the rear alley, view to northwest (PCR 2015) | 34 |
| Figure 25. (Left) Upstairs unit living room with replacement windows and altered flooring, view to south (PCR 2015) | 35 |
| Figure 26. (Right) Upstairs unit living room with original interior features, view to north (PCR 2015) | 35 |
| Figure 27. (Left) Interior view of apartment living room and fireplace (PCR 2015) | 35 |
| Figure 28. (Right) Another interior view of apartment living room with different style fireplace (PCR 2015) | 35 |
| Figure 29. (Left) Kitchen that appears to contain original tile and fixtures. (PCR 2015) | 36 |
| Figure 30. (Right) Renovated Kitchen (PCR 2015) | 36 |
| Figure 31. (Left) Bathroom that appears to contain original fixtures and tile work (PCR 2015) | 36 |

List of Figures (Continued)

| | Page |
|---|------|
| Figure 32. (Right) Bathroom with original tile work but updated fixtures (PCR 2015)..... | 36 |
| Figure 33. (Left) Bedroom with carpet and altered base boards (PCR 2015) | 36 |
| Figure 34. (Right) Baseboards missing from living room space (PCR 2015) | 36 |
| Figure 35. (Left) Interior view of 1948 Addition (PCR 2015) | 37 |
| Figure 36. (Right) Bay window from inside 1948 addition (PCR 2015) | 37 |
| Figure 37. Built-ins and kitchenette in 1948 addition (PCR 2015) | 37 |
| Figure 38. (Left) Bedroom adjacent to 1948 addition with window blocked due to alteration (PCR 2015) ... | 37 |
| Figure 39. (Right) Window in bedroom adjacent to 1948 addition, note the blocked view due to alteration (PCR 2015)..... | 37 |
| Figure 40. Front or west façade of the North Building, view facing east (PCR 2015)..... | 43 |
| Figure 41. (Left) Overview of details on front façade of the North Building, view facing north (PCR 2015).... | 43 |
| Figure 42. (Right) Closer look at the details of the front façade of the North Building, facing north (PCR 2015) | 44 |
| Figure 43. (Left) Centrally located porch on front façade of the North Building, view facing north (PCR 2015) | 44 |
| Figure 44. (Right) Primary entrances to ground floor apartments and a stair case leading to entrances for upstairs units in the North Building, facing north (PCR 2015) | 44 |
| Figure 45. (Left) Detailing around hall entrance on front façade of the North Building, view facing north (PCR 2015)..... | 44 |
| Figure 46. (Right) View of southwest façade of the North Building, facing north (PCR 2015) | 44 |
| Figure 47. (Left) Infilled aluminum windows on east end of North Building's primary facade, view facing northeast (PCR 2015) | 45 |
| Figure 48. (Right) Infilled vinyl windows on west end of North Building's primary facade, facing northwest (PCR 2015)..... | 45 |
| Figure 49. Path between garages and rear façade of North Building, facing south (PCR 2015) | 45 |
| Figure 50. (Left) Garages located behind North Building, facing east (PCR 2015) | 46 |
| Figure 51. (Right) View of North Building garages from rear alleyway, facing northwest (PCR 2015) | 46 |
| Figure 52. (Left) View of north elevation of North Building, facing west (PCR 2015) | 46 |
| Figure 53. (Right) Centrally located patios and balconies on north façade of North Building, facing southwest (PCR 2015)..... | 46 |
| Figure 54. (Left) Original balcony located on west elevation, facing southeast (PCR 2015) | 47 |
| Figure 55. (Right) Exterior metal fence (alteration) and overview of west elevation, view to southeast (PCR 2015)..... | 47 |
| Figure 56. (Left) Interior living room overview featuring original flooring and built-ins (PCR 2015) | 47 |
| Figure 57. (Right) Interior living room overview featuring new flooring (PCR 2015) | 47 |
| Figure 58. (Left) Remodeled kitchen with new tile, fixtures, and appliances (PCR 2015) | 48 |
| Figure 59. (Right) Remodeled kitchen with new tile, fixtures, and appliances (PCR 2015) | 48 |
| Figure 60. (Left) Dining room with new fixtures and altered built-ins (PCR 2015)..... | 48 |
| Figure 61. (Right) Dining room with new fixtures and altered built-ins (PCR 2015)..... | 48 |
| Figure 62. (Left) Updated bathroom with new walk-in shower (PCR 2015) | 48 |
| Figure 63. (Right) Remodeled bathroom with new sink, fixtures, and tile (PCR 2015) | 48 |
| Figure 64. (Left) Rear bedroom and addition, view to south (PCR 2015) | 49 |
| Figure 65. (Right) New light fixtures and updated doors and hardware in bedroom spaces (PCR 2015) | 49 |

List of Tables

| | |
|---|----|
| Table 1 118-122 ½ N. Flores Street Building Permits | 24 |
| Table 2 124-126 ½ N. Flores Street Building Permits | 25 |

I. INTRODUCTION

A. EXECUTIVE SUMMARY

The purpose of this Historic Resources Assessment and Environmental Impact Analysis Report (“Report”) is to identify and evaluate potential historical resources located at 118-126 N. Flores Street, Los Angeles, Los Angeles County, California on assessor parcel numbers (“APN”) 5511-009-007 and 5511-009-008. This report was prepared to comply with the California Environmental Quality Act (CEQA), to assess the existing buildings and landscapes on the subject properties (Properties) and neighboring parcels for eligibility as historical resources. This Report, completed by PCR Services Corporation (PCR), documents and evaluates the federal, state, and local significance and eligibility of the subject property. The Report includes a discussion of the survey methods used, a brief historic context of the property and surrounding area, and the identification and evaluation of the subject properties.

The Properties are located at 118-126 N. Flores Street in the neighborhood of Beverly Grove, City of Los Angeles, as shown in **Figure 1, Regional Map**. The Properties are bordered by N. Flores Street to the west, and a small alley to the east, as shown in **Figure 2, Aerial Photograph**, and consists of two parcels, each developed with a two-story Minimal Traditional multi-family residence, with American Colonial and Monterey Revival elements. The northern parcel (APN 5511-009-007) located at 124-126 1/2 N. Flores Street is improved with a two-story apartment building (“North Building”) built in 1936, while the south parcel (APN 5511-009-008) located at 118-122 1/2 N. Flores is improved with a two-story apartment building (“South Building”) built in 1939. Both the North and South Buildings were designed/constructed by Meyer and Holler, Architects, Engineers and Builders. The North and South Buildings do not appear individually significant under SurveyLA historic themes like Garden Apartments (1938-1960) and Period Revival Multi-Family Residential Neighborhoods (1918-1942). Built in 1936 and 1939, the North and South Buildings are part of the Beverly Square neighborhood which represents Los Angeles development during the economic struggles of the Great Depression. However, as individual buildings, the subject properties do not possess the level significance required to be eligible as individual resources. The North and South Buildings are not related to historic persons relevant to national, State or community history and do not meet the criterion for representation of a particular style of architecture. Although the North and South Buildings are associated with Mendel Meyer and the significant construction firm of Meyer and Holler, Architects, Engineers and Builders, the Buildings do not represent their most notable works. The North and South Buildings were constructed after the retirement of company founder, Mendel Meyer in 1936 and represent low-cost income producing investment properties constructed to support Meyer’s retirement years. The modest Buildings on the subject property are incomparable to many of the impressive projects completed by Meyer and Holler (also known as the Milwaukee Building Company) during the first three decades of the twentieth century, many of which have been recognized as national, state, and local monuments.

The North and South Buildings have been identified by SurveyLA as contributors to the proposed Beverly Square Historic District and after a closer examination of the both buildings, PCR agrees with this determination. However, PCR discovered significant alterations to both the North and South Buildings, such as room additions, window alterations, balcony additions and removals, and an obstructive front metal fence. As a result of these investigations, PCR identified the Buildings as Contributors (Altered) and assigned them a California Historical Resource Status Code of 5D2, meaning they are contributors to a district that is eligible for local listing or designation.

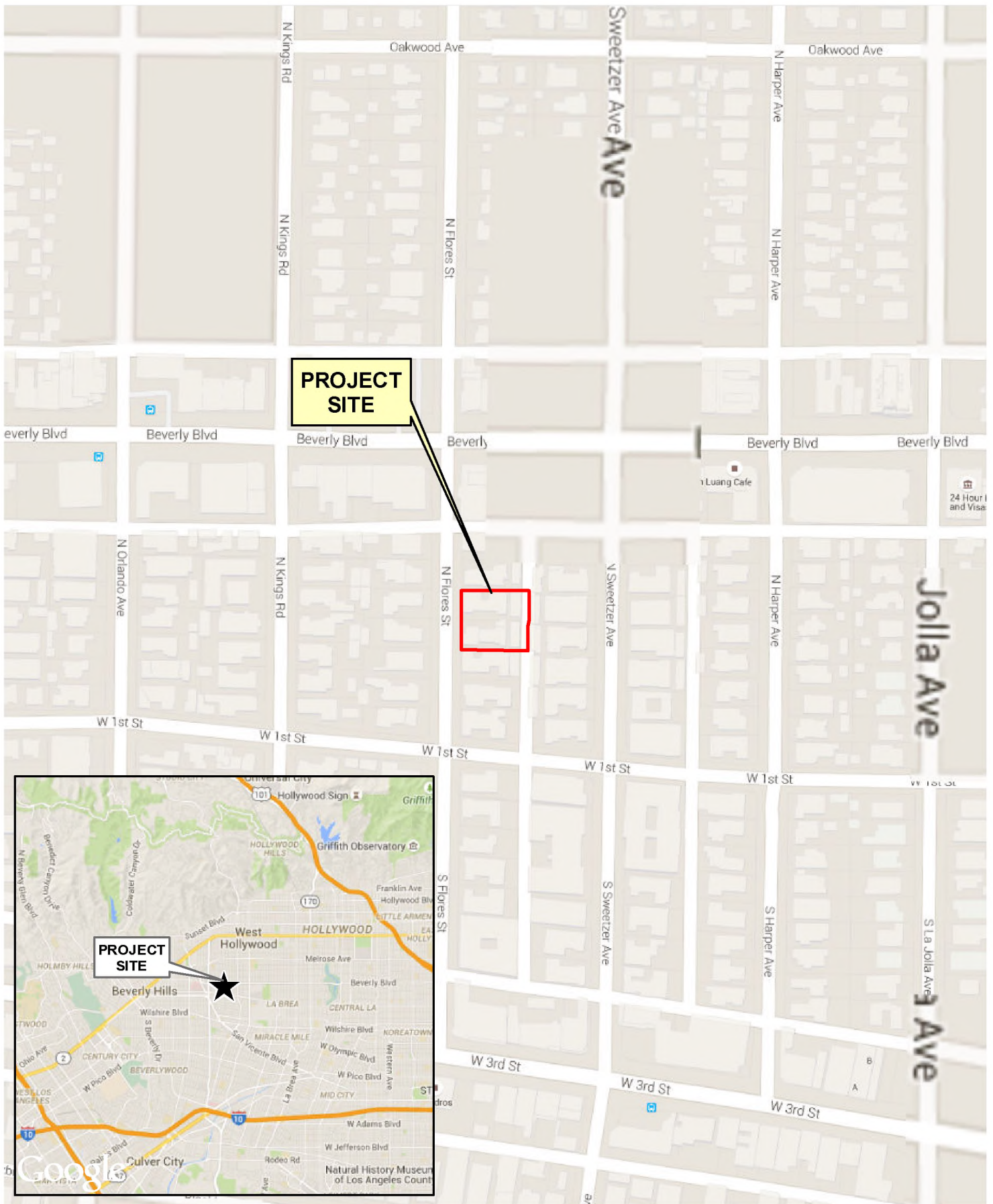
B. METHODOLOGY

This Report was conducted by PCR's Historic Resources Division personnel, including Margarita C. Jerabek, Ph.D., Director of Historic Resources, Amanda Y. Kainer, M.S., Senior Architectural Historian, Christian Taylor, M.H.P., Architectural Historian, and Adam Rajper, M.S., Intern Architectural Historian whom meet and exceed the Secretary of the Interior's Professional Qualification Standards in history and architectural history.¹ Professional qualifications are provided in Appendix G of this report.

The historical resources evaluation involved a review of the National Register and its annual updates, the California Register, the Statewide Historical Resources Inventory (HRI) database maintained by the State Office of Historic Preservation (OHP) and the California Historical Resources Information System (CHRIS), and the City of Los Angeles's inventory of historic properties to identify any previously recorded properties within or near the Project Site, as well as environmental review assessments for other projects in the vicinity. An intensive pedestrian survey was also undertaken to document the existing conditions of the property and Project vicinity. In addition, the following tasks were performed for the study:

¹ *The Professional Qualification Standards are requirements used by the National Park Service and have been published in the Code of Federal Regulations ("CFR"), 36 CFR Part 61.*

- Searched records of the National Register, California Register, California Historic Resources Inventory Database, and City of Los Angeles City Historic-Cultural Monuments designations.
- Conducted field inspections of the study area and the Project Site, and utilized the survey methodology of the State OHP.
- Photographed the Residence on the Project Site, and examined other properties in the area that exhibited potential architectural and/or historical associations.
- Conducted site-specific research on the property utilizing Sanborn fire insurance maps, City directories, historical photographs, California Index, Avery Index, Online Archive of California, USC Digital Collections, historical *Los Angeles Times*, the American Institute of Architects (“AIA”) Historical Directory of American Architects, and other published sources. Conducted research at the City of Los Angeles Department of Building and Safety and Los Angeles County Assessor.
- Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs.
- Evaluated potential historic resources based upon criteria used by the National Register, California Register, and City of Los Angeles Cultural Heritage Ordinance.
- Assessed the Project against the CEQA thresholds for determining the significance of impacts to historical resources.





0 100 200 Feet

Aerial View of Project Site and Vicinity

118-126 N. Flores Street, Los Angeles

Source: Google Maps (Aerial) 2015; PCR Services Corporation, 2015.

FIGURE

2

II. REGULATORY FRAMEWORK

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification, and in certain instances, protection of historic resources. Additionally, states and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended and the California Public Resources Code (PRC), Section 5024.1, are the primary federal and state laws and regulations governing the evaluation and significance of historic resources of national, State, regional, and local importance. Descriptions of these relevant laws and regulations are presented below.

A. FEDERAL LEVEL

1. National Register of Historic Places

The National Register was established by the NHPA as “an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”² The National Register recognizes properties that are significant at the national, state, and/or local levels.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- A. It is associated with events that have made a significant contribution to the broad patterns of our history;
- B. It is associated with the lives of persons significant in our past;
- C. It embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D. It yields, or may be likely to yield, information important in prehistory or history.³

Districts, sites, buildings, structures, and objects that are 50 years in age must meet one or more of the above criteria and retain integrity (this is, convey their significance) to be eligible for listing. Under the National Register, a property can be significant not only for the way it was originally constructed, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.⁴

² 36 CFR Section 60.2.

³ “Guidelines for Completing National Register Forms,” in *National Register Bulletin 16, U.S. Department of Interior, National Park Service, September 30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the NRHP.*

⁴ *National Register Bulletin 15, p. 19.*

Within the concept of integrity, the National Register recognizes seven aspects or qualities that, in various combinations, define integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association:

1. *Location* is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.
2. *Design* is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.
3. *Setting* is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historic role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.
4. *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.
5. *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.
6. *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.
7. *Association* is the direct link between an important historic event or person and a historic property. A property retains association if it *is* the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.⁵

⁵ National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44-45, <http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>, accessed July 7, 2013.

To retain historic integrity, a property will always possess most of the aspects and depending upon its significance, retention of specific aspects of integrity may be paramount for a property to convey its significance.⁶ Determining which of these aspects are most important to a particular property requires knowing why, where and when a property is significant.⁷ For properties that are considered significant under National Register Criteria A and B, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (“*National Register Bulletin 15*”) explains, “a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).”⁸ In assessing the integrity of properties that are considered significant under National Register Criterion C, *National Register Bulletin 15* states, “a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.”⁹

B. STATE LEVEL

1. California Register of Historical Resources

The OHP, as an office of the California Department of Parks and Recreation (DPR), implements the policies of the NHPA on a statewide level. The OHP also carries out the duties as set forth in the PRC and maintains the HRI and the California Register. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the State’s jurisdictions. Also implemented at the State level, CEQA requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

The California Register was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is “an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.”¹⁰ The criteria for eligibility for the California Register are based upon National Register criteria.¹¹ Certain resources are determined by the statute to be automatically included in the California Register by operation of law, including California properties formally determined eligible for, or listed in, the National Register.¹²

⁶ The National Register defines a property as an “area of land containing a single historic resource or a group of resources, and constituting a single entry in the National Register of Historic Places.” A “Historic Property” is defined as “any prehistoric or historic district, site, building, structure, or object at the time it attained historic significance. *Glossary of National Register Terms*, http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_appendix_IV.htm, accessed June 1, 2013.

⁷ *National Register Bulletin 15*, p. 44.

⁸ “A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property’s historic character. . . Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.” *Ibid*, p. 46.

⁹ “A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.” *Ibid*.

¹⁰ PRC Section 5024.1(a).

¹¹ PRC Section 5024.1(b).

¹² PRC Section 5024.1(d).

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally Determined Eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward;
- Those Points of Historical Interest (PHI) that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.¹³

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an Historic Preservation Overlay Zone (HPOZ).¹⁴

To be eligible for the California Register, a historic resource must be significant at the local, State, or national level, under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of seven aspects of integrity similar to the National Register, location, design, setting, materials, workmanship, feeling, and association. Also like the National Register, it must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost

¹³ *Ibid.*

¹⁴ *PRC Section 5024.1(e)*

its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.¹⁵

2. California Office of Historic Preservation Survey Methodology

The evaluation instructions and classification system prescribed by the California OHP in its manual, *Instructions for Recording Historical Resources* (March 1995) provide a three-digit evaluation rating code (“Status Code”) for use in classifying potential historic resources. The first digit indicates one of the following general evaluation categories for use in conducting cultural resources surveys:

1. Listed on the National Register or the California Register;
2. Determined eligible for listing in the National Register or the California Register;
3. Appears eligible for the National Register or the California Register through survey evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation;
5. Recognized as Historically Significant by Local Government;
6. Not eligible for any Listing or Designation; and
7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the Status Code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register and California Register eligibility. Locally eligible resources are given a rating code level 5. Properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation Status Code of 6. Properties given an evaluation Status Code of 6Z are “found ineligible for the National Register, California Register, or Local designation through survey evaluation.”¹⁶

C. LOCAL LEVEL

1. City of Los Angeles

The City enacted a Cultural Heritage Ordinance in April 1962 which defines City Monuments. According to the Ordinance, City Monuments are sites, buildings, or structures of particular historic or cultural significance to the City in which the broad cultural, political, or social history of the nation, state, or City is reflected or exemplified, including sites and buildings associated with important personages or which embody certain distinguishing architectural characteristics and are associated with a notable architect. These City Monuments are regulated by the City’s Cultural Heritage Commission and the City Council.

¹⁵ Codified in California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c) which can be accessed on the internet at <http://ohp.parks.ca.gov>

¹⁶ *Ibid.*

a. Los Angeles Cultural Heritage Ordinance

The Los Angeles Cultural Heritage Ordinance (Los Angeles Administrative Code, Chapter 9, Division 22, Article 1, Section 22.171.7) establishes criteria for designating local historic resources as City Monuments. A City Monument is any site (including significant trees or other plant life located on the site), building or structure or 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 is identified with historic personages or with important events in the main currents of national, State or local history; or
- Which embodies 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 or her age.

A proposed resource may be eligible for designation if it meets at least one of the criteria above.

When determining historic significance and evaluating a resource against the Cultural Heritage Ordinance criteria above, the Cultural Heritage Commission and the staff of the Office of Historic Resources often ask the following questions:

- Is the site or structure an outstanding example of past architectural styles or craftsmanship?
- Was the site or structure created by a “master” architect, builder, or designer?
- Did the architect, engineer, or owner have historical associations that either influenced architecture in the City or had a role in the development or history of Los Angeles?
- Has the building retained “integrity”? Does it still convey its historic significance through the retention of its original design and materials?
- Is the site or structure associated with important historic events or historic personages that shaped the growth, development, or evolution of Los Angeles or its communities?
- Is the site or structure associated with important movements or trends that shaped the social and cultural history of Los Angeles or its communities?¹⁷

With regard to integrity, the seven aspects of integrity of the National Register and California Register are the same and the threshold of integrity for individual eligibility is similar. However, the threshold of integrity for HPOZs is lower; a contributing structure in an HPOZ is a building that was constructed during the predominant period of development in the neighborhood and that has retained most of its historic features.

¹⁷ *What Makes a Resource Historically Significant? City of LA Office of Historic Preservation, <http://preservation.lacity.org/commission/what-makes-resource-historically-significant>, accessed July 7, 2013.*

b. Los Angeles Historic Preservation Overlay Zone (HPOZ)

City of Los Angeles Ordinance Number 175891, found in Section 12.20.3 of the Los Angeles Municipal Code, describes the procedures for creation of new Historic Preservation Overlay Zones (HPOZs), the powers and duties of HPOZ Boards, and the review processes for projects within HPOZs. The Ordinance was adopted by the Los Angeles City Council on March 19, 2004, and became effective on May 12, 2004.¹⁸ An Historic Preservation Overlay Zone (HPOZ) is an area of the city which is designated as containing structures, landscaping, natural features or sites having historic, architectural, cultural or aesthetic significance. To receive such designation, areas must be adopted as an HPOZ by the City Planning Commission and the City Council through a zone change procedure that includes notification of all affected and nearby property owners and public hearings. Once designated, areas have an HPOZ overlay added to their zoning, and are subject to special regulations under Section 12.20.3 of the Los Angeles Municipal Code. Each HPOZ area has a five member HPOZ Board to review and make recommendations on projects and promote historic preservation within the designated area. Most types of exterior changes or improvements to properties in an HPOZ area require written approval from the City of Los Angeles Planning Department.¹⁹

Before an HPOZ may move into the formal adoption process, an historic resources survey of the proposed district must be completed. The survey studies the historic and architectural significance of the neighborhood and identifies structures and features as either “contributing” or “non-contributing” to the district. A contributing structure is a building that was constructed during the predominant period of development in the neighborhood and that has retained most of its historic features. A non-contributing structure is one that was either constructed after the major period of the neighborhood’s development, or has been so significantly altered that it no longer conveys its historic character.²⁰

According to Section 12.20.3 of the City of Los Angeles Municipal Code, features designated as contributing shall meet one or more of the following criteria:

- Adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or
- Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- Retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of the resource and its environment.²¹

¹⁸ “Citywide HPOZ Ordinance,” City of Los Angeles Historic Resources, <http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance>, accessed July 24, 2013.

¹⁹ “How to Establish an HPOZ,” City of Los Angeles Office of Historic Resources, <http://www.preservation.lacity.org/hpoz/how-establish-hpoz>, accessed July 24, 2013.

²⁰ “How to Establish an HPOZ,” City of Los Angeles Office of Historic Resources, <http://www.preservation.lacity.org/hpoz/how-establish-hpoz>, accessed July 24, 2013.

²¹ “Citywide HPOZ Ordinance,” City of Los Angeles Historic Resources, <http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance>, accessed July 24, 2013, pgs. 11-12.

III. HISTORIC CONTEXT AND EVALUATION

A. HISTORIC CONTEXT

The historic context developed below presents the background necessary to evaluate the historic and architectural significance of the North and South Buildings located at 118-126 N. Flores Street within the Project Site, including the construction and alterations history, the history of the development of Beverly Grove and the neighborhood surrounding the subject property. The period of significance associated with the North and South Buildings is 1936 to 1939, the period when the North (1936) and South (1939) Buildings were built by the same construction firm of Meyer and Holler, Architects, Engineers and Builders.. Research indicates the property is associated with the following historical and architectural themes: Mendel Meyer (1874-1955); Period Revival Multi-Family Residential Neighborhoods (1918-1942); and Garden Apartments (1938-1960).

1. Mendel Meyer (1874-1955)

The North and South Buildings were constructed by the firm Meyer and Holler, Architects, Engineers and Builders in 1936 and 1939, respectively. Meyer and Holler was originally known as the Milwaukee Building Company from 1906 to 1920, co-founded by Mendel Meyer (1874-1955). In 1849, Meyer's father, Samuel Meyer migrated to New York from Strassburg, near the French and German border. The elder Meyer moved from New York to Macon, Georgia, Louisville, Kentucky, and Vicksburg, Mississippi, before settling in Los Angeles in 1853. It was in Los Angeles where Samuel met his wife, Johanna Davis. The couple was married in 1861 and went on to produce five daughters and two sons, including Mendel, named after Samuel's brother, in 1874. Samuel owned and operated a glassware and crockery business and became involved in the local Masonry Lodge for 50 years. He was widely regarded as one of Los Angeles' earliest pioneers. Described as "bright faced and amiable," Samuel Meyer's "life during the trying formative period in Los Angeles was worthy of the true Pioneer, and later generation will fare well, if they but have such in business and social life."²²

a. The Milwaukee Building Company (1906-1923)

Mendel Meyer, grew up in his family home on Main Street, between 3rd and 4th Street in Los Angeles and graduated from Los Angeles High School but beyond that, little is known about his education.²³ In 1906, Meyer and Julius C. Schneider started the Milwaukee Building Company, which quickly became regarded as one of the most prolific construction and design firms in the Los Angeles area.²⁴ In 1908, Real estate agent, Phillip W. Holler joined the company. "Thanks largely to an alliance with the successful land developer Robert Marsh (1871-1956), the Milwaukee Building Company was able in 1912 to change its focus to large speculative, and then custom homes, in Mount Washington, Windsor Square, Santa Monica, Brentwood, and other fashionable suburbs."²⁵ Throughout the early twentieth century, the Milwaukee Building Company completed significant projects throughout Los Angeles and neighboring communities, with major clients

²² Louis Roeder and J. W. Gillette, *Annual Publication of the Historical Society of Southern California and of the Pioneers of Los Angeles County*, Vol. 6, No. 1 (1903), p. 90

²³ "Mendel Meyer, Veteran L.A. Builder, Dies," *Los Angeles Times*, April 2, 1955, A6.

²⁴ "Articles of Incorporation, October 22, 1906." On file in the California State Archives, Sacramento.

²⁵ Debora Richey, *Registration Form: Fox Fullerton Theater Complex, Fullerton Heritage*, March 21, 2006, 18.

involved in real estate, entertainment, finance, and government. “The firm designed and built houses for Harry Chandler, Frank P. Flint, Herman Janss, Edward L. Doheny, Isaac Milbank, and King Gillette; movie studios for Samuel Meyer, Hal Roach, Jesse Hampton, Samuel Goldwyn, Charles Chaplin, King Vidor, and Thomas Ince; and commercial buildings for Idelfonso Sepulveda, E. Clem Wilson, and Henry Culver.”²⁶ In 1923, the firm changed its name to Meyer and Holler, Architects, Engineers and Builders.

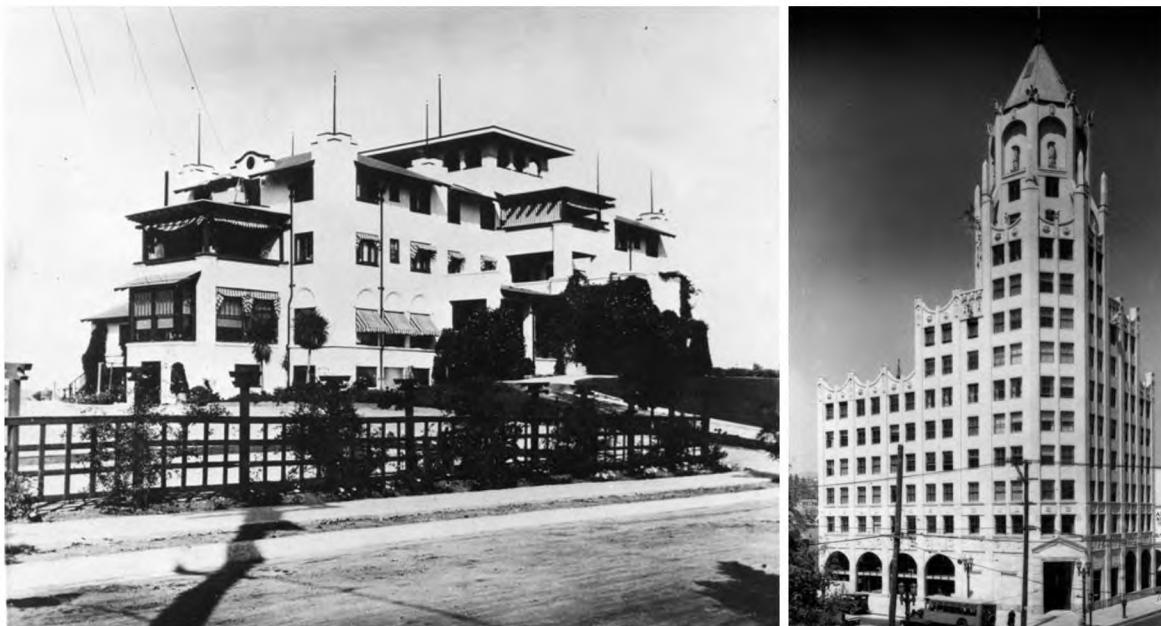


Figure 3 (Left): Mount Washington Hotel, circa 1910. (Water and Power Associates, [http://waterandpower.org/museum/Early_LA_Buildings%20\(1900%20-%201925\).html](http://waterandpower.org/museum/Early_LA_Buildings%20(1900%20-%201925).html))

Figure 4 (Right): Los Angeles First National Trust and Savings Bank, circa 1928 (Water and Power Associates, [http://waterandpower.org/museum/Early_LA_Buildings%20\(1925%20+\)_1_of_8.html#First_National_Building](http://waterandpower.org/museum/Early_LA_Buildings%20(1925%20+)_1_of_8.html#First_National_Building))

b. Meyer and Holler, Architects, Engineers and Builders (1923-1941)

Throughout the 1920s, the firm continued to succeed, utilizing the design-build method, which provided clients with all of the necessary services for their projects. Neither Meyer nor Holler had any architectural background or training so the firm relied on draftsmen, engineers, and architects, such as Lewis F. Blaize, Everett Hardy Merrill, Donald R. Wilkinson, and Raymond M. Kennedy, for design expertise.²⁷ Throughout the 1920s, Kennedy was responsible for some of Meyer and Holler’s most notable designs, including the Mount Washington Hotel (Figure 3), the Petroleum Building (714 W. Olympic Boulevard) for Edward L. Doheny, the Los Angeles First National Trust and Savings Bank (6777 Hollywood Blvd.) (Figure 4), the Universal Building (157 W. Washington Boulevard), and Grauman’s Chinese Theater (6925 Hollywood Boulevard). Meyer and Holler introduced the “courtyard theater,” replacing the common interior lobby with an open courtyard to take advantage of the year-round picturesque weather of Southern California. One of the first theaters to incorporate the courtyard scheme was Grauman’s Egyptian Theater (Figure 5), constructed in 1923. Kennedy used the concept again in 1926, for Grauman’s Chinese Theater (Figure 6), which was published in issues of the *American Architect*, *Architectural Digest*, and the *Architectural Record*, exposing the building community to Meyer and Holler’s innovative theater design. Despite decades of successful residential and commercial projects contributing to Los Angeles’ evolving built environment,

²⁶ *Ibid*, 19.

²⁷ *Ibid*, 20.

many of which have been recognized as national, state, and local landmarks, the firm became nationally recognized for giving architectural form to the nascent entertainment industry in Southern California.

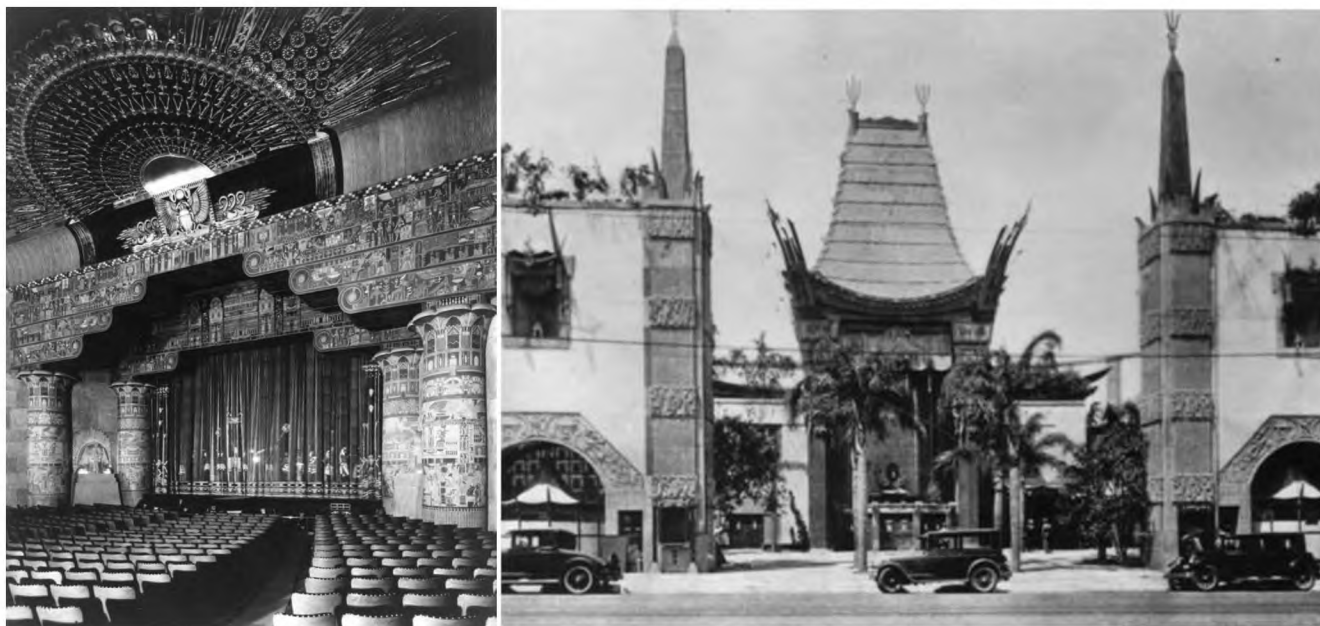


Figure 5 (Left): Interior of the Egyptian Theater, circa 1922 (Water and Power Associates, [http://waterandpower.org/museum/Early_LA_Buildings%20\(1900%20-%201925\)_Page_3.html](http://waterandpower.org/museum/Early_LA_Buildings%20(1900%20-%201925)_Page_3.html))

Figure 6 (Right): Grauman's Chinese Theater, circa 1927 (Water and Power Associates, [http://waterandpower.org/museum/Early_LA_Buildings%20\(1925%20+\)_1_of_8.html#Chinese_Theatre](http://waterandpower.org/museum/Early_LA_Buildings%20(1925%20+)_1_of_8.html#Chinese_Theatre))

In spite of the stock market crash in 1929 and the onset of the Great Depression, Meyer and Holler continued to receive contracts for large projects. In 1930, the firm began working on the twelve-story Ocean Center Building, located at Pine Avenue and Ocean Boulevard in Long Beach.²⁸ That same year, Meyer and Holler began construction at a seven-acre site for the Rheem Manufacturing Company, to erect a brick and steel truss manufacturing facility, including 3600 square feet of office spaces.²⁹ The firm continued to work through the tough economic period. However in 1932, Meyer and Holler filed for bankruptcy after a disastrous lawsuit brought against them by director King Vidor. Despite the setback, the firm reorganized and continued to find work. In 1934, the *Los Angeles Times* reported the construction of a twelve-room residence in Bel Air by Meyer and Holler for Mrs. Edith M. Seipp.³⁰ Meyer and Holler continued to operate under the same name until 1941, however Mendel Meyer retired in 1936.³¹

²⁸ "Harbor District Active: Material Contracts Awarded on Great Variety of Building and Improvement Projects," *Los Angeles Times*, April 27, 1930, D4.

²⁹ "Erection of Plant Starts: Metal Ware Manufacturers Schedule Completion of Project for First of Year," *Los Angeles Times*, October 26, 1930, D2.

³⁰ "Construction Sees Increase," *Los Angeles Times*, March 18, 1934, 24.

³¹ "Mendel Meyer, Veteran L.A. Builder, Dies," *Los Angeles Times*, April 2, 1955, A6.

2. Period Revival Multi-Family Residential Neighborhoods (1918-1942)

Subdivision and Development of Beverly Square

The Project Site is located on lots 79 and 80 in Tract 10389 (Appendix C) subdivided by Merchants National Trust and Savings Bank of Los Angeles in July of 1928. Tract 10389 included approximately one hundred and fifty-four large rectangular lots between 3rd Street and Beverly Boulevard. In 1928, the *Los Angeles Times* reported, "Among the most important improvements, not only to Beverly but to Los Angeles and other neighboring communities as well, which are now in course of planning or construction, are the repaving of the balance of Beverly Boulevard, the proposed opening of Third Street from Santa Ana through Los Angeles into Beverly Hills, the opening of Tenth Street as a through artery, and the widening of Santa Monica through Sherman on both sides of the Pacific Electric tracks."³² Merchants National Trust and Savings Bank saw an opportunity to capitalize on nearby improvements to both 3rd Street and Beverly Boulevard, but could not have foreseen the approaching economic collapse still to come. In June of 1929, just four months before the Wall Street crash of 1929, also known as Black Tuesday, the *Los Angeles Times* reported continued interest in real estate near the Beverly-Fairfax area. The article claimed several lots had recently sold totaling over \$275,000 in deals.³³

A majority of the multi-family residences constructed in the tract were built after 1936, indicating that Merchants National Trust and Savings Bank struggled to sell lots to developers after the onset of the Great Depression. By 1935, the tract had been acquired by Capital Company, a development company marketing the neighborhood as Beverly Square, an "outstanding income Property" targeting would-be-investors and builders. Through Capital Company's marketing and persuasive pricing, lots began to sell once again. The *Los Angeles Times* published several articles, beginning in 1935, covering the sales of Beverly Square lots and the resurgence of construction in throughout the neighborhood.³⁴ Advertisements emphasized the modern aesthetic of the multi-family residences being designed in Beverly Square. A building designed by noted Los Angeles architect Milton J. Black was described as having "modernistic architectural treatment." "Among its features will be extensive utilization of glass in walls and partitions, and there also will be sun terraces, private gardens and balconies, the plans disclose."³⁵ Alleys provided additional vehicular access to garages built in the rear of the apartments.

The earliest available depiction of the North and South Buildings on the Project Site is a Sanborn Fire Insurance Map ("Sanborn Map") dated 1936 but with updates from 1951 (Figure 7 and Appendix A). The Sanborn Map depicts the North and South Buildings as well as a majority of neighboring lots as fully developed. Constructed in 1936, the North Building (124-126 ½ N. Flores Street), is the larger of the two buildings and is shown with second story balconies on the north, south, and west elevations (Figure 8). A single-story garage is shown at the rear of the property, adjacent to an alleyway. South of 124-126 ½ N. Flores is the second of the two buildings, the South Building (118-122 ½ N. Flores Street), constructed in 1939. The South Building is the smaller of the two, with a majority of its lot used for landscaping. The Sanborn Map shows the South Building with two first-floor level patios and no second floor balconies (Figure 8). A single-story garage is shown at the rear of the South Building, adjacent to an alleyway.

³² "Beverly Road Plan Cited: Seven Major Arteries Soon to Bisect City From East to West" *Los Angeles Times*, May 6, 1928, E8.

³³ "Beverly Area Realty Sales Hold Activity," *Los Angeles Times*, June 30, 1929, D7.

³⁴ "Income Area Activity Told" *Los Angeles Times*, November 3, 1935, D4.

"Beverly Square building Started," *Los Angeles Times*, November 17, 1935, E4.

"Lot Sales Spurt Told," *Los Angeles Times*, May 3, 1936, E4.

"Studio-Apartment Projects Total \$450,000," *Los Angeles Times*, May 10, 1936, E2.

³⁵ "Modernistic Architectural Treatment: New Residential Project Plans Announced," *Los Angeles Times*, March 8, 1936, E2.



Figure 7: Page 2209, 1936 Sanborn Map (Updated 1951), Project Site Outlined in Red (Proquest Sanborn Map Database, Los Angeles Public Library)

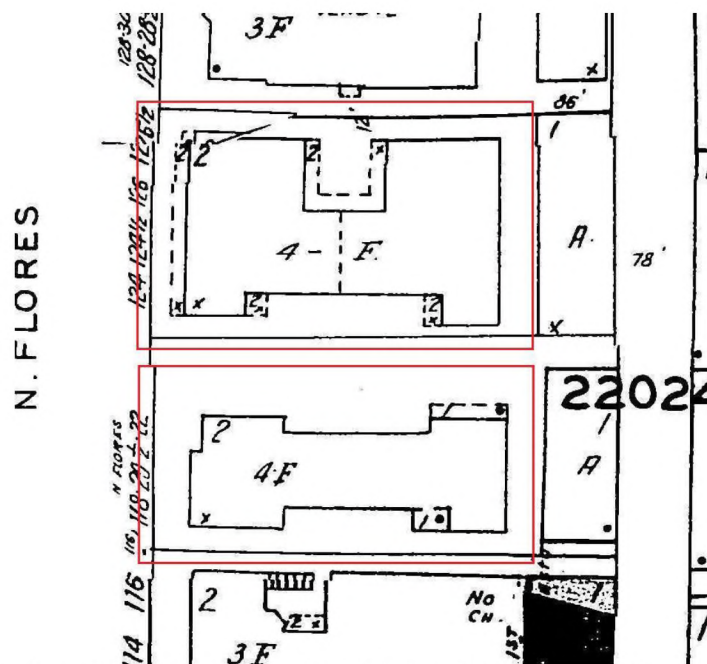


Figure 8: Section of the 1936 Sanborn Map (Updated 1951), Project Site Outlined in Red (Proquest Sanborn Map Database, Los Angeles Public Library)

3. Garden Apartments (1938-1960)

The existing developments on the Project Site, with its two buildings arranged around a central landscaped courtyard, is typical of the many small-scale Garden style apartment complexes that appeared in Los Angeles and throughout Southern California from the Depression-era 1930s through the 1950s. The origin of the Garden style apartment reaches back to the period of the Los Angeles region's rapid growth in the early decades of the twentieth century when the bungalow court as a building type appeared and evolved. From its origins as tourist accommodations to its prevalence as high-density housing, the bungalow court became a common Southern California building type prior to World War II. Many of the earliest bungalow courts were located in popular tourist areas such as Pasadena and the Santa Monica area.³⁶ Bungalow courts integrated the automobile without allowing it to dominate the building environment. Typically, parking garages were located at the rear of the property with alleys or side service driveways providing access. This incorporation of the car into the complex was a major departure in the history of residential building and reflects the importance of the automobile in the region's culture.³⁷

The California climate profoundly influenced the architecture of the region, and the bungalow courts were no exception. Single-family houses had capitalized on the use of exterior space before the courts and provided a tradition on which the courts were built. Porches, patios, and balconies all became various ways to amplify interior spaces. Planting in both semi-public and private spaces became a developed art and helped create the overall ambiance of the court. The effect of landscaping was often to heighten the oasis-like quality of the court, further differentiating it from surrounding development. This effect can be seen in the lush landscaping and trees incorporated into the Project Site's central courtyard.

³⁶ Charles Alma Byers, "New Idea in Apartments." *Technical World*, Vol. 16 (February 1912).

³⁷ Laura Chase, "Eden in the Orange Groves: Bungalows & Courtyard Houses of Los Angeles." *Landscape*, Vol. 25, No. 3, pp. 29-36.

As a building type, the bungalow court quickly became accessible to small developers. Inexpensive land and typically small units made the bungalow court affordable to build and to rent. The impact of the growing number of real estate developers and speculators grew as more profits led to more bungalow courts, particularly in the 1920s. The Depression brought about a virtual halt in the construction of bungalow courts in much of the Los Angeles region and elsewhere. A few were built in the mid to late 1930s, but most lacked the characteristics and style that distinguished the earlier courts. Additionally, during the 1930s, apartments, which had more parcel coverage and provided rear, and eventually underground, parking gradually supplanted bungalow courts as the favored multi-family building type. The Project Site is indicative of this trend. With its North (124-126 ½ N. Flores) and South (118-122 ½ N. Flores) Buildings facing each other and arranged in “H”-shaped configurations, the Project Site originally featured a large landscaped courtyard area between the buildings. As such, the resulting Garden Style apartment setting of the Project Site was consistent with the arrangement of similar multi-family complexes in the Beverly Square Neighborhood and throughout Los Angeles appearing from the 1930s through the early 1950s. With their “H”-shaped plans, the apartment buildings provided a large central landscaped garden area for the enjoyment of the property’s tenants, while allowing for space in the rear for private patios and balconies.

b. American Colonial Revival Style

The Project Site is a highly representative example of the American Colonial Revival architectural style as applied to small-scale Garden style apartments throughout the Beverly Square area in the decades preceding and following World War II in Los Angeles. The American Colonial Revival style resulted from the desire of architects and builders to evoke America’s own past. The name Colonial actually encompasses several styles, all loosely associated with the revival of American and Old World building traditions, especially those associated with early English and Dutch houses of the Atlantic seaboard. Common characteristics of the American Colonial Revival style include a simple rectangular volume covered by gabled or hip roofs; symmetrical, balanced dispensing of windows and doors; surfacing of clapboard or brick; classical, colonial detailing such as columns, engaged piers, cornices, pilasters, pediments, and porticos; canted bay windows; and double-hung, multi-paned windows flanked by decorative wood shutters. As it relates to the Project Site, the architectural features characteristic of the American Colonial Revival style represented in the North and South Buildings include their form and massing; gabled and hipped roofs; tongue in groove wood cladding; and porch configurations (pediments, porticos, fluted pilasters, wrought iron railings).

c. Minimal Traditional Style

The North and South Buildings are examples of the Minimal Traditional style with American Colonial Revival style architectural details popular among builders and developers during the 1930s. The Minimal Traditional style was popular for both single and multi-family residences built during the prewar period. Incorporating a restrained use of ornamentation that reflected the popular traditional styles, Minimal Traditional residences allowed developers to build affordable, yet stylish, homes that would attract homebuyers. Minimal Traditional residences were constructed on a budget, which is reflected in their limited ornamentation and use of materials, such as wood-frame construction and stucco siding. What little ornamentation that may be present generally consists of mass produced materials styled with Colonial flair. Minimal Traditional architecture emphasized simple Colonial style focal points: straight, molded, or scrolled belt-courses; small porticos with simplified porch elements or scrolled metal posts; single pane hexagonal or round windows; windows may be decorated with louvered or paneled shutters; and scalloped edging on both wood and metal

elements. Generally the North and South Buildings are modest in scale to maintain affordability during the strenuous economic period.³⁸

4. Construction History and Occupancy of 118-126 N. Flores Street

a. Construction History

The building permits on file in the City of Los Angeles Department of Building and Safety ("LADBS") were reviewed to determine the history of construction and alterations for the North and South Buildings located at 124-126½ and 118-122½ N. Flores Street. The LADBS permits confirmed the original construction dates of each building, 1936 for the North Building at 124-126½ N. Flores Street and 1939 for the South Building at 118-122½ N. Flores Street. Additional building permits for the North and South Buildings indicate that minor as well as significant alterations were made over time, which are presented in Tables 1 and 2. The largest alteration documented in the building permits was filed in April of 1948 when building owner Mendel Meyer requested a permit to build a 23' x 13' addition onto the front façade of South Building (118-122½ N. Flores Street), including an extra bedroom, bathroom, and basement. Other work conducted on the North and South Buildings includes routine building maintenance and repairs to stucco and railings. Both Buildings contain a mixture of railing styles. A permit filed in 1980 shows two large additions to unit 124½ in the North Building. In the 1951 Sanborn Map, the North Building is shown with second story balconies on the south elevation (Figure 9). These balconies have been removed. Furthermore, the South Building has second floor balconies that have been added (west and south elevations), when compared to the 1951 Sanborn Maps (Figure 9).

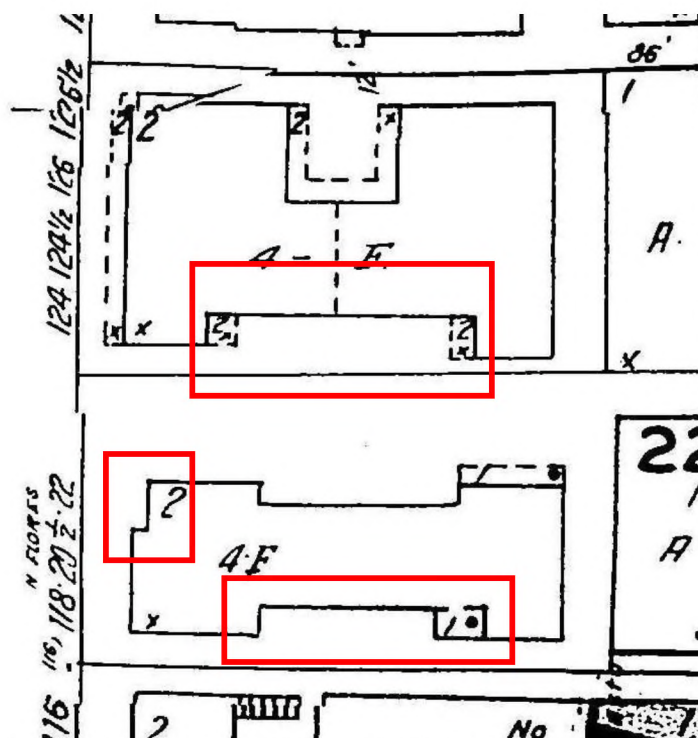


Figure 9: Section of the 1936 Sanborn Map (Updated 1951), 118-122 N. Flores shows no second floor balconies, 124-126 N. Flores shows second floor balconies where none exist today.
(Proquest Sanborn Map Database, Los Angeles Public Library)

³⁸ "Minimal Traditional Style," *Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts*, Produced by Architectural Resources Group for the City of Glendale. 109-116.

b. Occupancy and Ownership History of the South Building (118-122½ N. Flores Street)

Permits from the LADBS were reviewed to determine ownership of the properties, while the 1942 *Los Angeles City Directory* and *United States Census Records* were reviewed to determine if the property had an association with the productive life of a historically significant person.³⁹ Building permits show the South Building was owned by Mendel Meyer from the date of its original construction until at least 1948 when the one-bedroom addition was added. Census records indicate that Meyer and his wife Mabel were living in unit 120 of the South Building in 1940.⁴⁰ City directories show the Meyers were still living there as late as 1942.⁴¹ Additional directory and census research did not identify historic persons with this location.

c. Occupancy and Ownership History of the North Building (124-126½ N. Flores Street)

Building permits show the North Building was owned by Mendel Meyer from the date of its original construction (1936) until at least 1957 when a permit for wet sandblasting was filed by the property's new owner, Mrs. Robertson. City directories show the Meyers resided in unit 126 of the North Building until as late as 1940 when census records show the couple living in the adjacent building at 118-122½ N. Flores (The 1939 city directory does not list the couple's address); the Meyers most likely moved to the South Building after construction was completed in 1939.⁴² Additional directory and census research did not identify historic persons with this location.

³⁹ The Building was constructed in 1939 but the only City of Los Angeles directories available for research closest to the Building's period of significance was the 1942 issue.

⁴⁰ United States Federal Census, 1940, Los Angeles, Los Angeles, California; Roll: T627_404; Page: 8B; Enumeration District: 60-195

⁴¹ Los Angeles City Directory, 1942, p. 1649. (Los Angeles Public Library, <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowse.jsp>)

⁴² Los Angeles City Directory, 1939, p. 1434, Los Angeles City Directory, 1938, p. 1415, (<http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowse.jsp>)

Table 1

118-122 ½ N. Flores Street Building Permits

| Issued | Permit# | Owner | Architect/ Engineer | Contractor | Valuation | Description |
|------------|-------------------|-------------------------|---------------------------|--------------------|-----------|---|
| 02/09/1939 | 5147 | Mr. & Mrs. Mendel Meyer | Geo J. Fosdyke (engineer) | Meyer & Holler | \$16,000 | Construction of apartment house, 4 families, 18 rooms, 35' x 80', two-stories |
| 04/12/1939 | 14074 | Meyer & Holler | None | Patterson Tile Co. | None | Tile work |
| 04/30/1948 | 15601 | Mendel Meyer | Jack H. Macdonald | Owner | \$3,000 | Addition of bedroom, bath, and basement, 1 st Floor, 23' x 13' |
| 01/06/1998 | 98016-20000-00153 | None | None | None | None | Install 1/2" cdx & 45 sq class a comp (new roof material) |
| 08/05/1998 | 98016-30000-16172 | None | None | None | None | Repair and patch stucco cracks, replace doors and windows, (same size and location), Repair railings, general non-structural termite repair |
| 01/12/1999 | 11250151 | None | None | None | None | Retrofit - 4 units apt install anchor bolts, straps & other hardware, install plywood sheathing over the cripple walls. |

Table 2

124-126 ½ N. Flores Street Building Permits

| Issued | Permit# | Owner | Architect/ Engineer | Contractor | Valuation | Description |
|------------|-------------------|-------------------------|------------------------|-------------------|-----------|---|
| 04/24/1936 | 09708 | Mr. & Mrs. Mendel Meyer | George Fasdyke | None | \$15,000 | Construction of new apartment building, two-stories, 40' x 80' |
| 04/29/1936 | 10177 | M. Meyer | Meyer & Holler | None | \$500.00 | Construction of garages |
| 07/30/1957 | 78468 | Mrs. Robertson | None | ABCO Sandblasting | None | Wet sandblast |
| 10/07/1980 | 11539 | Waldman | R.W. Tobin | None | \$22,000 | Room addition |
| 07/22/1996 | 03870 | None | None | None | None | Replace facial board & stucco at balcony - Units 124-124 1/2 |
| 01/06/1998 | 98016-20000-00157 | None | None | None | None | Install 1/2" cdx & 45 sq class a comp (new roof material) |
| 08/05/1998 | 98016-30000-16172 | None | None | None | None | Repair and patch stucco cracks, replace doors and windows, (same size and location), Repair railings, general non-structural termite repair |
| 01/12/1999 | 99016-30000-00201 | None | None | None | None | Retrofit - 4 units apt install anchor bolts, straps & other hardware, install plywood sheathing over the cripple walls |

IV. EVALUATION

A. PREVIOUS EVALUATIONS

1. Historical Resources in the Project Vicinity

The records search for cultural resources within the project vicinity (approximately 0.25-mile radius) involved review of previous surveys records and reports on file at the South Central Coastal Information Center (SCCIC) records center, PCR's in-house files, and SurveyLA data. Located within a dense, urban setting with limited visibility, the 0.25-mile radius records search was conducted to capture all known resources within the project vicinity which may have views of the project site for the purpose of analyzing potential indirect impacts. PCR also consulted the National Register, California Register, Statewide Historical Resources Inventory (HRI), California Points of Historical Interest (PHI), California Historical Landmarks (CHL), SurveyLA, and City Monument database to identify previously identified historical resources within the project vicinity.

Seven properties (7) appear eligible as individual property through SurveyLA (2015):⁴³

- 8151 W. Beverly Boulevard: Vernacular/Moorish style commercial building constructed in 1928. Approximately 0.22 miles (1182 feet) to the northeast of Project; no view of the Project.
- 8162 W. Beverly Boulevard: Projecting Blade type commercial sign built in 1938. Approximately 0.19 miles (1018 feet) to the northeast of Project; no view of the Project.
- 8269 W. Beverly Boulevard: Vernacular commercial building constructed in 1953. Approximately 0.09 miles (481 feet) to the northeast of Project; no view of the Project.
- 100 N. Harper Avenue: Moderne/Streamline style multi-family residence constructed in 1938. Approximately 0.13 miles (700 feet) to the southeast of Project; no view of the Project.
- 8212 W. 3rd Street: American Colonial Revival style commercial building constructed in 1937. Approximately 0.23 miles (1250 feet) to the southeast of Project; no view of the Project.
- 8339 W. 3rd Street: Modern/Mid-Century style institutional building constructed in 1950. Approximately 0.15 miles (775 feet) to the southwest of Project; no view of the Project.
- 8401 W. 3rd Street: Moderne/Streamline style commercial building constructed in 1936. Approximately 0.19 miles (1037 feet) to the southeast of Project; no view of the Project.

There is one historic district that appears eligible for the California Register and local listing (3CS, 5S3) within the 1/4-mile radius:

- Beverly Square Historic District, SurveyLA (2015), for more information see below.

⁴³ PCR reviewed SurveyLA data provided by the City of Los Angeles Office of Historic Resources. The SurveyLA data prepared by Architectural Resources Group in 2015, was recently published and made available to the public through the Office of Historic Resources' website, <http://preservation.lacity.org/survey>.

2. Beverly Square Historic District

As part of SurveyLA's recent survey efforts in 2015, the Beverly Square Historic District was found potentially eligible for local listing under the Multi-Family Residential District Theme. Located in the northwestern portion of the Wilshire Community Plan Area (CPA), the potential district is bounded by Beverly Boulevard to the north, and 3rd Street to the south. Flores Street and Sweetzer Avenue run north and south through the area, while 1st Street bisects the district. Of the 38 properties within the potential district, 36 properties (95%) were found to be contributors and 2 (5%) were found to be non-contributors. The significance of the district was described as an "Excellent example of a 1930s multi-family residential district containing a mix of multi-family property types, from duplexes to apartment houses."

3. Previous Evaluations of 118-126 N. Flores Street

The North and South Buildings were both identified as contributors to the potential Beverly Square Historic District by SurveyLA in 2015, as described above. The North and South Buildings were inventoried as multi-family courtyard apartments in the Minimal Traditional style with Monterey Revival style elements.⁴⁴

B. EVALUATION OF POTENTIAL HISTORICAL RESOURCES WITHIN THE PROJECT SITE

1. SurveyLA Registration Requirements and Eligibility Standards

Based upon the historical themes developed in Chapter III and in the Los Angeles Historic Context Statement, there are two significant SurveyLA themes associated with the Project Site: Period Revival Multi-Family Residential Neighborhoods (1918-1942) and Garden Apartments (1938-1960). The following are the eligibility standards that define what character-defining features and integrity aspects a historical resource needs to have in order to be considered eligible in association with each theme.⁴⁵

a. Period Revival Multi-Family Residential Neighborhoods (1918-1942)

Eligibility Standards

- Conveys a strong visual sense of overall historic environment from the period of significance
- Majority of buildings are substantially intact and contribute to the integrity of the neighborhood
- May include one or a full range of Period Revival styles
- Must retain the majority of the original planning features including street patterns, buildings setbacks, landscape or street features
- Unified entity comprised of a significant concentration of multi-family residential types
- Was developed primarily during the period of significance

⁴⁴ SurveyLA, *Wilshire Historic Districts, Planning Districts and Multi-Property Resources* – 01/26/15 (ARG)

⁴⁵ *Los Angeles Historic Context Statement Outline, Period Revival Multi-Family Residential Neighborhoods (1918-1942) and Garden Apartments (1938-1960)* (January 2, 2014).

Los Angeles Historic Context Statement Outline, Residential Development and Suburbanization, 1850-1980, Early Single-family Residential Development, 1880-1930 (December 31, 2013): 1.

Los Angeles Historic Context Statement Outline, Architecture and Engineering, 1850-1980, Craftsman, 1905-1930 (January 2, 2014): 73-74.

Character-Defining Features/Associative Features

- Combination of gabled, hipped, and flat roofs with parapets, depending on styles
- Consistent setbacks or lack of setbacks
- Detached garages located in the rears of the properties or garages integrated into the buildings
- If neighborhood is Spanish in character, clay tile roofs are prominent
- May also be evaluated under the Multi-Family Residential Development and Suburbanization themes
- May also include Art Deco, Streamline Moderne and Minimal Traditional styles of the 1930s
- Mostly consistent exterior building materials (predominantly stucco, brick, concrete)
- Multi-family buildings of two or more stories

Integrity Considerations

- Alterations to individual buildings should be allowable under the eligibility standards for the particular style
- Buildings with overwhelming new additions or with new attached garages along the street frontage may be considered non-contributing
- District as a whole should retain integrity of Location, Setting, Design, Workmanship, Feeling, and Materials
- Most front setbacks should exhibit the original intention (i.e., lawn or landscaped area for most, circular driveway in some of the higher-end areas)
- Plant screens are permissible
- Some intrusions of new buildings may be allowable, but wholesale assembly of parcels to create large block apartment buildings should be limited in number
- There should not be wholesale paving of front yards or installation of intrusive fencing
- Within districts, the threshold of integrity for contributing properties is defined as the ability of a particular building to reflect the architectural style and form that it would have possessed at the time of construction

b. Garden Apartments, 1938-1960**Eligibility Standards**

- Composed of two or more buildings oriented around one or more courtyards or set within a larger landscape
- Originally constructed as a garden apartment
- Was constructed during the period of significance

Character-Defining Features/Associative Features

- Associated architectural styles: American Colonial Revival, Tudor Revival, French Revival, Minimal Traditional, Hollywood Regency, Mid-Century Modern

- Buildings are generally two stories in height; may be three stories
- Buildings are oriented around one or more courtyards or set within a larger landscape, a primary feature of the design
- May be a good/excellent example of an architectural style from its period and/or the work of a significant architect or builder
- May contain a central landscaped courtyard or paved patio, sometimes with a swimming pool
- Retains most of the essential character-defining features from the period of significance
- Site is generally less than five acres
- Typically composed of three to ten similarly-designed residential buildings spanning multiple residential lots

Integrity Considerations

- A grouping may be composed of a single property type or a variety of property types
- Extant garden apartments are relatively rare, therefore a greater degree of alteration or fewer character-defining features may be acceptable
- Original landscaping may have been altered or removed; central pool may have been fill in/paved over
- Replacement of some windows may be acceptable if the openings have not been changed or resized
- Security bars may have been added
- Should retain integrity of Location, Design, Setting (must retain the relationship between the buildings and the landscape), Materials (some materials may have been altered/removed), and Feeling
- Where this property type is situated within a grouping of multiple-family residences, it may also be significant as a contributor to a Multi-Family Residential District

2. Architectural Description, Integrity Analysis, and Significance Evaluation of South Building, 118-122 ½ N. Flores Street (APN 5511-009-008)

a. Architectural Description



Figure 10. Front or west façade of the South Building, view facing east (PCR 2015)

The South Building is located at 118-122 ½ N. Flores Street in the neighborhood of Beverly Grove, Los Angeles, California, on an approximately 7,545 square foot parcel (Figure 10). The South Building's primary elevation is oriented north toward a garden courtyard, while a secondary elevation fronts Flores Street to the west. The South Building is a two-story, multi-family Minimal Traditional apartment building with understated elements of the American Colonial and Monterey Revival styles. The South Building has an H-shaped footprint, low wood-frame construction, and a concrete foundation. The exterior's first floor is covered in stucco, which has been redone in the recent past to repair cracks (alteration) according to building permits on file. The second floor is clad in a combination of stucco and wood tongue and groove siding. The combination/hipped roof has an open, overhanging eaves with decorative rafter tails. The roof has been covered in replacement asphalt shingles (alteration).



Figure 11. (Left) Porch and main entrances on front façade of the South Building, view facing southeast (PCR 2015)

Figure 12. (Right) View of central porch of the South Building, facing east (PCR 2015)

Surrounded by manicured landscaping, the front elevation (north) was once symmetrical with a large porch bisecting the South Building. A small set of five tiled stairs and cast iron railings (alteration) leads to the porch providing access to two primary entrances to ground floor apartments and a large tiled staircase, flanked by original cast iron railings leading to the upstairs units (Figure 11). The porch is covered by a low sloping, concave metal awning, supported by steel posts (Figure 12).



Figure 13. (Left) Studio apartment addition at east end of the South Building, view facing southeast (PCR 2015)

Figure 14. (Right) Rooftop deck above addition on east end of the South Building, facing east (PCR 2015)

Located near the east side of the primary elevation is a large addition that has significantly altered the South Building's footprint and relationship with the adjacent landscaping (Figure 13). The addition is composed of a small set of stairs leading to a stoop surrounded by a metal railing and covered by a simple awning supported by steel posts. The stoop provides access to the studio apartment's primary entrance. The roof of the addition has been converted into an outdoor patio space for the second story apartment and is surrounded by a metal railing (alteration) (Figure 14.). A large angled bay with sliding aluminum and jalousie windows (alterations) projects into the South Building's garden space (Figures 15 and 16).



Figure 15. (Left) View of front landscaping facing the South Building, view facing southwest (PCR 2015)

Figure 16. (Right) View from main porch of the South Building, facing northeast (PCR 2015)

Fenestration throughout the primary elevation consists of divided light fixed windows (original) with aluminum sliding and jalousie windows (alterations) (Figures 17 and 18). Primary entrances to the individual apartments consist of wood panel doors with decorative surrounds and a mixture of original and new fixtures. Above the first floor entrances runs a horizontal stringcourse and decorative wood brackets.



Figure 17. (Left) Building fenestration with aluminum infill on the South Building, view facing south (PCR 2015)

Figure 18. (Right) Casement and fixed windows with Aluminum infill on the first and second floors of the South Building, facing south (PCR 2015)



Figure 19. (Left) New balcony and supports on the South Building, view facing south (PCR 2015)

Figure 20. (Right) New balcony on west façade of the South Building, facing north (PCR 2015)

The South Building's secondary elevation (east) facing Flores Street continues the main elevations theme of stucco on the first floor with wood tongue and groove siding on the second floor. The dominant feature of the secondary elevation is the Monterey Revival styled balcony (alteration) (Figures 19 and 20). The balcony

is surrounded by a steel railing and supported by decorative corbels and a steel post. The balcony is connected to a bedroom in the upstairs apartment via a single fully glazed wood door. Fenestration along the secondary elevation consists of replacement aluminum sliding and jalousie windows (alterations) (Figure 19).



Figure 21. (Left) Concrete pathway leading to garages behind the South Building facing west (PCR 2015)

Figure 22. (Right) Rear façade of the South Building, facing southwest (PCR 2015)



Figure 23. (Left) Garages located at the rear of the South Building, facing southeast (PCR 2015)

Figure 24. (Right) South Building's garages as seen from the rear alley, view to northwest (PCR 2015)

The walkway through the garden leads past the South Building's 1948 addition to the buildings rear elevation (Figure 21), which consists of no significant architectural detailing. This side of the building (east) is clad in stucco and contains several window openings featuring replacement aluminum sliding and jalousie windows (alterations). First floor windows have decorative iron security bars. A rear entrance to addition is also located on the rear elevation and consists of a single wood door with partial glazing. A steel stoop and stairs with metal railing leads to the door (Figure 22). Also found at the rear of the building is the garage, a rectangular stucco structure containing three garage doors (alterations) fronting the rear alley (Figure 23 and 24). PCR was not able to gain access to the South Building's south elevation.

The South Building has four apartments and one studio (added in 1948). Upon entering each apartment, the visitor is met by a large living room. The original wood flooring in the living rooms remain (Figures 25 and

26), however flooring in other areas of the apartments have been altered with carpeting or linoleum. The living rooms of each apartment are dominated by the fireplaces, decorated by wood or metal mantles (Figure 27 and 28). The mantles appear mass produced, with upstairs and downstairs units sharing similar designs. Some of the units appear to have original kitchens (Figure 29) while others have been updated (Figure 30). Although original tile is found in many of the bathrooms, fixtures, like toilets, sinks, faucets, and shower fixtures, have been updated (Figures 31 and 32). Architectural details like crown molding remain throughout the units, however some features, like baseboards (Figures 33 and 34) have been removed or altered. Fixtures—lighting, door knobs, etc.—throughout the apartment interiors contain a mixture of original and new.



Figure 25. (Left) Upstairs unit living room with replacement windows and altered flooring, view to south (PCR 2015)



Figure 26. (Right) Upstairs unit living room with original interior features, view to north (PCR 2015)



Figure 27. (Left) Interior view of apartment living room and fireplace (PCR 2015)



Figure 28. (Right) Another interior view of apartment living room with different style fireplace (PCR 2015)



Figure 29. (Left) Kitchen that appears to contain original tile and fixtures. (PCR 2015)



Figure 30. (Right) Renovated Kitchen (PCR 2015)



Figure 31. (Left) Bathroom that appears to contain original fixtures and tile work (PCR 2015)



Figure 32. (Right) Bathroom with original tile work but updated fixtures (PCR 2015)



Figure 33. (Left) Bedroom with carpet and altered base boards (PCR 2015)

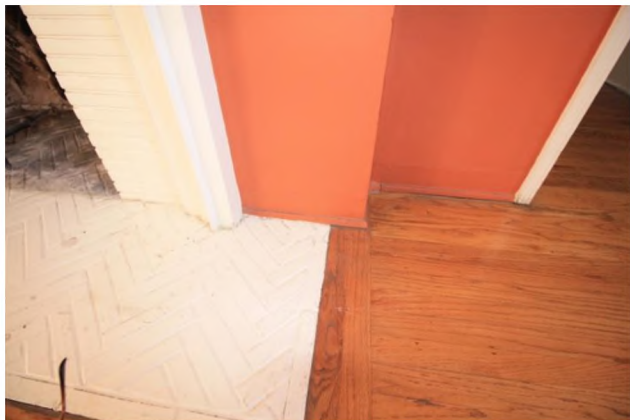


Figure 34. (Right) Baseboards missing from living room space (PCR 2015)

The 1948 addition consists of a studio apartment. A large wooden structure, presumably used as a bed, is immediately encountered upon entrance into the unit (Figure 35). The small space is complimented by an angled bay with a set of three jalousie windows (Figure 36). To the rear of the unit are a kitchenette and a bathroom, as well as access to the rear entrance and built in storage (Figure 37). The 1948 addition has substantially obstructed the original windows of the bedroom located in the adjacent apartment (Figures 38 and 39).



Figure 35. (Left) Interior view of 1948 Addition (PCR 2015)

Figure 36. (Right) Bay window from inside 1948 addition (PCR 2015)



Figure 37. Built-ins and kitchenette in 1948 addition (PCR 2015)



Figure 38. (Left) Bedroom adjacent to 1948 addition with window blocked due to alteration (PCR 2015)

Figure 39. (Right) Window in bedroom adjacent to 1948 addition, note the blocked view due to alteration (PCR 2015)

Integrity Analysis

The National and California Registers have specific language regarding integrity. Both require that a resource retain sufficient integrity to convey its significance.⁴⁶ In accordance with the guidelines of the National Register of Historic Places, integrity is evaluated in regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The property must retain, however, the essential physical features that enable it to convey its historic identity. Furthermore, National Register Bulletin 15 states, "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register."⁴⁷ The California Register requires that a resource retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance.

The overall appearance of the South Building, constructed in 1939, indicates that the property's integrity is compromised in terms of design, materials, workmanship, feeling, and association. While the South Building does exhibit some of the character defining features of the American Colonial and Monterey Revival styles (symmetrical and balanced dispensing of windows and doors; classical, colonial detailing such as columns, engaged piers, cornices, pilasters, pediments, and porticos), the large addition to the South Building's primary elevation has significantly compromised its integrity of design, workmanship, feeling and association. The addition has altered the South Building's footprint, obstructed views from the South Building's interior and exterior spaces, compromised the South Building's relationship with the surrounding landscape, and contains no features relating to the original design or style of the South Building. Furthermore, the addition of a balcony on the South Building's secondary (west) elevation has significantly altered the Building's integrity of design and feeling. These categories of integrity have been further eroded, along with the South Building's integrity of materials, by the replacement of windows throughout the various elevations, including the primary and secondary facades visible from the public-right-of-way. New railings, exterior stucco (both of which are documented in building permits), as well as replaced light fixtures and door hardware further compromise the South Building's integrity.

The South Building retains its original location in the Beverly Square Subdivision. The original setting of the South Building has been retained since its construction in 1939. Properties immediately adjacent to the South Building represent the neighborhood's initial development in the 1930s. To the north at 124-126 ½ N. Flores Street, the North Building, sits a similar two-story multi-family apartment building constructed in 1936 (also evaluated in this report) and identified as a contributor to the potential Beverly Square Historic District. On the south side of the South Building is another two-story multi-family apartment building at 112-116 N. Flores Street, built in 1936 in the American Colonial Revival style and identified as a contributor to the potential Beverly Square Historic District. Additional properties found throughout the immediate area have also been identified as contributors to the potential historic district, and therefore the South Building retains its integrity of setting. Although its setting has not been compromised, the Building possesses a low level of integrity in terms of design, materials, workmanship, feeling, and association. Furthermore, a small decorative metal fence encompassing the property compromises the South Building's relationship with its surroundings resulting in an erosion of its integrity of design, feeling, and association.

⁴⁶ *National Register Bulletin 15*, p. 44.

⁴⁷ *Ibid*, 15, p. 46.

b. Significance Evaluation

The South Building (118-122 ½ N. Flores Street) was identified by SurveyLA as a contributor to the proposed Beverly Square Historic District, which is associated with the historic context of the Multi-Family Residential District (1910-1980) and Period Revival Multi-Family Residential Neighborhoods (1918-1942). As an individual property, the South Building is not eligible for listing under any of the applicable federal, state or local eligibility criteria. While the neighborhood's development is a significant part of Los Angeles' growth during the Great Depression, the South Building did not play a significant role in this historic context as an individual property. Furthermore, the South Building is not identified with historic personages important in local, state, or national history. The original builder, Mendel Meyer, is considered a significant builder in Los Angeles history, however, most of his notable works occurred during the 1920s and involved innovations in theater design and construction, to include the innovative courtyard theater design seen at Grauman's Chinese and Egyptian Theaters. Theater projects designed by Raymond Kennedy and constructed by Meyer and Holler were published in architecture and construction trade journals, such as *American Architect*, *Architectural Digest*, and *the Architectural Record*, exposing the firm's work to the building industry. In addition to their innovative theater designs, Meyer and Holler have been recognized for other major projects, including Grauman's Chinese Theatre (HCM 43), Grauman's Egyptian Theatre (HCM 584), the Petroleum Building (HCM 596), the Mount Washington Hotel (HCM 845), Pierce Brothers Mortuary (HCM-574), the Charles Chaplin Studios (HCM 58), Herivel House in Highland Park (HCM-370), which have been recognized as Los Angeles Cultural Heritage Monuments. The modest South Building is incomparable to the notable works of Meyer and Holler and therefore does not qualify as a notable work of a master builder, designer, or architect whose individual genius influenced his age. The Building is an undistinguished Minimal Traditional interpretation of American Colonial and Monterey Revival styles, which can be found throughout Los Angeles, including in the immediate surrounding neighborhood and due to its lack of integrity, should not be considered an excellent example of its type or style. PCR found the South Building lacks historical significance and integrity for individual listing under any of the applicable federal, state or local eligibility criteria.

The South Building has recently been identified as a contributor to the proposed Beverly Square Historic District, identified within the context of the Multi-Family Residential District (1910-1980) and Period Revival Multi-Family Residential Neighborhoods (1918-1942). The potential district is described as an "excellent example of a 1930s multi-family residential district containing a mix of multi-family property types, from duplexes to apartment houses."⁴⁸ Additional research into the various contributors and the historic context of the area reveals that the potential district does appear significant as an example of a multi-family residential district constructed during the Great Depression. Although the South Building qualifies as a contributor to the potential district, alterations to the primary and secondary elevation have impacted the South Building's integrity of setting, design, workmanship, feeling, and materials and therefore should only be categorized as a Contributing (Altered) Structure.

⁴⁸ PCR reviewed SurveyLA data provided by the City of Los Angeles Office of Historic Resources. The SurveyLA data prepared by Architectural Resources Group in 2015, was recently published and made available to the public through the Office of Historic Resources' website, <http://preservation.lacity.org/survey>.

Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure reflects or exemplifies the broad cultural, political, economic, or social history of the nation, State, or City (community).

Constructed in 1939, the South Building was developed on lot 80 of 154 parcels in Tract 10389, originally subdivided by Merchants National Trust and Savings Bank of Los Angeles in July of 1928. While the South Building is related to the historic context of Los Angeles development during the Great Depression (1929-1941), as stated in National Register Bulletin 15, "Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well."⁴⁹ As an individual property, the South Building does not possess a significant association with the historic theme of Los Angeles' development during the Great Depression. The South Building was not one of the earliest constructed in the neighborhood and does not possess greater significance than any of the surrounding apartment buildings, all of which contribute to the development of Beverly Square during the 1930s. **Therefore, the South Building is not individually eligible for the National Register, the California Register, or the local register under Criterion A/1/1, regarding associations with events that have made a significant contribution to the broad patterns of our history.**

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure is identified with historic personages or with important events in the main currents of national, State, or local history.

The South Building is not identified with historic personages or events in the main currents of national, state, or local history. The South Building does not show any historical importance in association with various owners, and the occupancy history could not be fully established due to periods when the property was not listed and a lack of Los Angeles historic directories from the late 1930s and 1940s. Research regarding building occupants uncovered Mendel Meyer's residency in the South Building. Meyer could be considered a notable person based on his relationship to the development of Los Angeles' built environment throughout the first decades of the twentieth century, however criterion C covers buildings associated notable builders,

⁴⁹ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 12*, <http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>, accessed May 1, 2015.

engineers, and architects. Furthermore, Meyer lived in the South Building after his retirement in 1936, and therefore the building could not be associated with his contributions to local history. Meyer most likely owned the North and South Buildings for a source of income during his retirement years. The Historical background research on other owners and/or occupants did not reveal any information that indicates historical significance or notability. No evidence was found that linked the property to the productive life of a locally, statewide, or nationally known person. **Therefore, the South Building is not eligible for listing under the National Register Criterion B, California Register Criterion 2, or the local register for eligibility related to a historic personage or event.**

Architecture

With regard to architecture, design or construction, the following are the relevant criteria:

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

California Register Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure embodies certain distinguishing architectural characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction; or the proposed site, building, or structure is a notable work of a master builder, designer, or architect whose individual genius influenced his age.

Individually, the South Building is not an exceptional, distinctive, outstanding, or singular example of its type or style. The South Building is a common Minimal Traditional variation of American Colonial and Monterey Revival styles, typical of Los Angeles multi-family housing dating from the period (1930s). Several buildings in the immediate area are better representations of the 1930s era Minimal Traditional multi-family residence. Furthermore, the 1948 addition to the South Building's primary elevation has significantly eroded the structure's architectural integrity and compromised the South Building's relationship with the surrounding landscape and neighboring structure (North Building, 124-126½ N. Flores). Although the South Building is the work of a notable Los Angeles area builder, Mendel Meyer of Meyer and Holler, it is not notable in comparison with the quality architecture produced throughout the firm's history. Meyer and Holler, Architects, Engineers and Builders were known for their innovative motion picture theater designs as well as the quality commercial and residential construction projects completed throughout the first three decades of the twentieth century. One of the firm's most prominent projects, Grauman's Chinese Theater, cost \$1.5 Million to build in 1926 and was published in influential architecture trade journals like *American Architect*, *Architectural Digest*, and *the Architectural Record*.⁵⁰ In 1934, the firm was commissioned to build a twelve-bedroom single family home in Bel Air at a cost of \$35,000.⁵¹ In comparison, the South Building cost \$16,000 to construct and was most likely intended to be a low-cost project resulting in an income producing

⁵⁰ *Grauman Plans Theater: Hollywood Boulevard at Orange Drive Selected as Site of New \$1,500,000 Playhouse,* *Los Angeles Times*, September 14, 1924, D2.

⁵¹ *"Construction Sees Increase," Los Angeles Times*, March 18, 1934, 24.

investment property for the retired Mendel Meyer who owned the property.⁵² **Therefore, the South Building does not meet National Register Criterion C, California Register Criterion 3, or the local register for eligibility related to a distinctive type, method, or period of construction, or as a work of a master.**

The South Building has recently been identified as a contributor to the proposed Beverly Square Historic District, identified within the context of Multi-Family Residential Development (1910-1980) and Period Revival Multi-Family Residential Neighborhoods (1918-1942) under Criteria C/3/3. The Beverly Square Historic District is described as an “excellent example of a 1930s multi-family residential district containing a mix of multi-family property types, from duplexes to apartment houses” and as an “excellent example of a Period Revival multi-family residential neighborhood in the area.” PCR reviewed the SurveyLA findings and agrees that the neighborhood consists of a large concentration of Period Revival multi-family residences dating from the 1930s and 40s. The neighborhood possesses a high level of integrity and is significant to the story of Los Angeles development during a bleak economic period in local, state, and national history. Therefore, it appears the proposed Beverly Square Historic District meets the criteria for eligibility as a historic district. However, the South Building has significant alterations affecting its architectural integrity, such as the first floor addition (1948) to the north elevation, a second floor balcony (date unknown) to the west elevation, and the surrounding metal fence that isolates the building from the public right of way. **Due to these alterations, the South Building should only be considered a Contributor (Altered) to the proposed Beverly Square Historic District.**

Archaeology

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

The South Building is not likely to yield any information important to prehistory or history. Therefore, the South Building does not meet the above criterion at the national or state level.

⁵² Los Angeles Department of Building and Safety, Permit # 5147, filed on February 9, 1939 (See page 24 of this report).

3. Architectural Description, Integrity Analysis, and Significance Evaluation of the North Building, 124-126 ½ N. Flores Avenue (APN 5511-009-007)

a. Architectural Description



Figure 40. Front or west façade of the North Building, view facing east (PCR 2015)

The North Building is located at 124-126 ½ N. Flores Avenue in the neighborhood of Beverly Grove, Los Angeles, California, on an approximately 7,545 square foot parcel (Figure 40). The North Building's primary elevation is oriented south toward a garden courtyard, while a secondary elevation fronts Flores Street to the west. The North Building is a two-story, multi-family Minimal Traditional apartment building with understated elements of the American Colonial and Monterey Revival styles. The North Building has an H-shaped footprint, wood-frame construction, and a concrete foundation. The combination/hipped roof has open, overhanging eaves with decorative rafter tails (Figure 41). The roof has been covered in replacement asphalt shingles (alteration). The exterior's first floor is covered in stucco, which has been redone in the recent past to repair cracks (alteration) according to building permits on file. The second floor is clad in a combination of stucco and wood tongue and groove siding (Figures 41 and 42).



Figure 41. (Left) Overview of details on front façade of the North Building, view facing north (PCR 2015)

Figure 42. (Right) Closer look at the details of the front façade of the North Building, facing north (PCR 2015)

Surrounded by manicured landscaping, the North Building's primary elevation (south) is symmetrical with a large stoop bisecting the Building (Figure 43). The stoop, covered by a low sloping, concave metal awning, supported by steel posts, leads to an open passageway, bounded by a decorative surround and pilasters, providing access to the primary entrances of each ground level apartment and a dogleg staircase leading to the second floor apartments (Figures 44 and 45).



Figure 43. (Left) Centrally located porch on front façade of the North Building, view facing north (PCR 2015)

Figure 44. (Right) Primary entrances to ground floor apartments and a stair case leading to entrances for upstairs units in the North Building, facing north (PCR 2015)



Figure 45. (Left) Detailing around hall entrance on front façade of the North Building, view facing north (PCR 2015)

Figure 46. (Right) View of southwest façade of the North Building, facing north (PCR 2015)



Figure 47. (Left) Infilled aluminum windows on east end of North Building's primary facade, view facing northeast (PCR 2015)

Figure 48. (Right) Infilled vinyl windows on west end of North Building's primary facade, facing northwest (PCR 2015)

Fenestration on the primary elevation consists of original fixed wood frame windows, as well as aluminum sliding and jalousie windows (alterations) (Figure 47), and double hung and sliding vinyl windows (alterations) (Figure 48).

The walkway through the garden leads to the buildings rear elevation (Figures 49), which consists of no significant architectural detailing. This side of the building (east) is clad in stucco and contains several window openings featuring replacement aluminum sliding and jalousie windows (alterations). First floor windows have decorative iron security bars. Also found at the rear of the building is the garage, a rectangular stucco structure containing four garage doors (alterations) fronting the rear alley (Figure 50 and 51).



Figure 49. Path between garages and rear façade of North Building, facing south (PCR 2015)



Figure 50. (Left) Garages located behind North Building, facing east (PCR 2015)



Figure 51. (Right) View of North Building garages from rear alleyway, facing northwest (PCR 2015)

The concrete walkway continues around to the north elevation of the North Building. Like the rear, there are few notable architectural elements (Figure 52). This elevation of the North Building is clad in stucco and fenestration consists of a combination of replacement aluminum sliding and jalousie windows, and vinyl siding and double hung windows. Secondary entrances provided access between the apartments and the walkway. At the center of the north elevation, there is an indent in the North Building's footprint, providing space for patios attached to each apartment. Second floor apartments have balconies surrounded by steel railings, while ground floor apartments have patios enclosed with wood fencing (Figure 53).



Figure 52. (Left) View of north elevation of North Building, facing west (PCR 2015)



Figure 53. (Right) Centrally located patios and balconies on north façade of North Building, facing southwest (PCR 2015)

The North Building's secondary elevation (east) facing Flores Street continues the main elevations theme of stucco on the first floor with wood tongue and groove siding on the second floor. The dominant feature of the secondary elevation is the full length Monterey Revival styled balcony (Figures 54 and 55). The balcony is surrounded by a steel railing and supported by decorative corbels. Fenestration along the secondary elevation consists of replacement aluminum and vinyl sash windows (alterations). A small decorative metal fence isolates the east elevation from the public right-of-way (alteration).



Figure 54. (Left) Original balcony located on west elevation, facing southeast (PCR 2015)

Figure 55. (Right) Exterior metal fence (alteration) and overview of west elevation, view to southeast (PCR 2015)

The North Building has four apartments. Upon entering each apartment, the visitor is met by a large living room. In some cases, the original wood flooring in the living rooms remain (Figure 56), however in other cases, apartments have been renovated and wood laminate flooring has been installed (Figure 57). The living rooms of each apartment are dominated by the fireplaces, decorated by wood mantles. The mantles appear mass produced with basic detailing. Kitchens throughout the units have been updated with new tile, fixtures, and replacement windows (Figure 58 and 59). Dining rooms have built-ins that appear altered or new construction (Figures 60 and 61). Bathrooms have also been renovated in some of the units (Figures 62 and 63). Architectural details like crown molding remain throughout the units, however some features, like baseboards have been removed or altered. Throughout the apartment interiors contain a mixture of original and new (Figures 64 and 65) fixtures (lighting, door knobs, etc.).



Figure 56. (Left) Interior living room overview featuring original flooring and built-ins (PCR 2015)

Figure 57. (Right) Interior living room overview featuring new flooring (PCR 2015)



Figure 58. (Left) Remodeled kitchen with new tile, fixtures, and appliances (PCR 2015)



Figure 59. (Right) Remodeled kitchen with new tile, fixtures, and appliances (PCR 2015)



Figure 60. (Left) Dining room with new fixtures and altered built-ins (PCR 2015)



Figure 61. (Right) Dining room with new fixtures and altered built-ins (PCR 2015)



Figure 62. (Left) Updated bathroom with new walk-in shower (PCR 2015)



Figure 63. (Right) Remodeled bathroom with new sink, fixtures, and tile (PCR 2015)



Figure 64. (Left) Rear bedroom and addition, view to south (PCR 2015)

Figure 65. (Right) New light fixtures and updated doors and hardware in bedroom spaces (PCR 2015)

Integrity Analysis

The National and California Registers have specific language regarding integrity. Both require that a resource retain sufficient integrity to convey its significance.⁵³ In accordance with the guidelines of the National Register of Historic Places, integrity is evaluated in regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The property must retain, however, the essential physical features that enable it to convey its historic identity. Furthermore, National Register Bulletin 15 states, “A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property’s historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.”⁵⁴ The California Register requires that a resource retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance.

The overall appearance of the North Building, constructed in 1936, indicates that the property’s integrity is moderately compromised in terms of design, materials, workmanship, feeling, and association. While the North Building does exhibit some of the character-defining features of the American Colonial and Monterey Revival styles (symmetrical primary elevation with a balanced dispensing of windows and doors; classical, colonial detailing such as columns, engaged piers, cornices, pilasters, pediments, and porticos), its integrity has been impacted due to the removal of balconies from the structure’s primary elevation. Sanborn maps indicate the North Building once had two small balconies on either side of the main entrance and porch, however those balconies are no longer extant. Replacement of windows throughout the various elevations, including the primary and secondary facades visible from the public-right-of-way, as well as new railings, exterior stucco (both of which are documented in building permits), light fixtures and door hardware negatively impact the North Building’s integrity of design, feelings, materials, and workmanship. Building permits also indicate additions were made to unit 124 ½ in 1980. Furthermore, a small decorative metal fence encompassing the property compromises the Building’s relationship with its surroundings resulting in an erosion of its integrity of design, feeling, and association.

⁵³ National Register Bulletin 15, p. 44.

⁵⁴ Ibid, 15, p. 46.

The North Building retains its original location in the Beverly Square Subdivision. The original setting of the North Building has been retained since its construction in 1936. Properties immediately adjacent to the North Building represent the neighborhood's initial development in the 1930s. To the north at 128 N. Flores Street sits a similar two-story multi-family apartment building constructed in 1937 and identified as a contributor to the potential Beverly Square Historic District. On the south side of the Building is another two-story multi-family apartment building at 118-122 ½ N. Flores Street (also evaluated in this report), built in 1939 in the American Colonial Revival style and identified as a contributor to the potential Beverly Square Historic District. Additional properties found throughout the immediate area have also been identified as contributors to the potential historic district, and therefore 124-126 ½ N Flores retains its integrity of setting. Although the its setting has not been compromised, the North Building possesses a low level of integrity in terms of design, materials, workmanship, feeling, and association.

b. Significance Evaluation

The North Building was identified by SurveyLA as a contributor to the proposed Beverly Square Historic District, which is associated with the historic context of the Multi-Family Residential District (1910-1980) and Period Revival Multi-Family Residential Neighborhoods (1918-1942). As an individual property, the North Building is not eligible for listing under any of the applicable federal, state or local eligibility criteria. While the neighborhood's development is a significant part of Los Angeles' growth during the Great Depression, the North Building did not play a significant role in this historic context as an individual property. Furthermore, the North Building is not identified with historic personages important in local, state, or national history. The original builder, Mendel Meyer, is considered a significant builder in Los Angeles history, however, most of his notable works occurred during the 1920s and involved innovations in theater design and construction, to include the innovative courtyard theater design seen at Grauman's Chinese (HCM 43) and Egyptian Theatres (HCM 584). Theater projects designed by Raymond Kennedy and constructed by Meyer and Holler were published in architecture and construction trade journals, such as *American Architect*, *Architectural Digest*, and *the Architectural Record*, exposing the firm's work to the building industry. In addition to their innovative theater designs, Meyer and Holler have been recognized for other major projects, including the Petroleum Building (HCM 596), the Mount Washington Hotel (HCM 845), Pierce Brothers Mortuary (HCM-574), the Charles Chaplin Studios (HCM 58), and the Herivel House in Highland Park (HCM-370), which have been recognized as Los Angeles Cultural Heritage Monuments. The modest North Building is incomparable to the notable works of Meyer and Holler and therefore does not qualify as a notable work of a master builder, designer, or architect whose individual genius influenced his age. The North Building is an undistinguished minimal traditional interpretation of American Colonial and Monterey Revival styles, which can be found throughout Los Angeles, including in the immediate surrounding neighborhood and due to its lack of integrity, should not be considered an excellent example of its type or style. PCR found the North Building lacks historical significance and integrity for individual listing under any of the applicable federal, state or local eligibility criteria.

The North Building has recently been identified as a contributor to the proposed Beverly Square Historic District, identified within the context of the Multi-Family Residential District (1910-1980) and Period Revival Multi-Family Residential Neighborhoods (1918-1942). The potential district is described as an "excellent example of a 1930s multi-family residential district containing a mix of multi-family property types, from duplexes to apartment houses."⁵⁵ Additional research into the various contributors and the

⁵⁵ PCR reviewed SurveyLA data provided by the City of Los Angeles Office of Historic Resources. The SurveyLA data prepared by Architectural Resources Group in 2015, was recently published and made available to the public through the Office of Historic Resources' website, <http://preservation.lacity.org/survey>.

historic context of the area reveals that the potential district does appear significant as an example of a multi-family residential district constructed during the Great Depression. Although the North Building qualifies as a contributor to the potential district, retaining enough integrity to contribute to the district's significance, the small decorative metal fence enclosing the property from the public right-of-way has negatively impacted the district's integrity of setting, design, workmanship, feeling, and materials and therefore should only be categorized as a Contributing Altered Structure.

Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure reflects or exemplifies the broad cultural, political, economic, or social history of the nation, State, or City (community).

Constructed in 1936, the North Building was developed on lot 79 of 154 parcels in Tract 10389, originally subdivided by Merchants National Trust and Savings Bank of Los Angeles in July of 1928. While the subject property is related to the historic context of Los Angeles development during the Great Depression (1929-1941), "Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well."⁵⁶ As an individual property, the North Building does not possess a significant association with the historic theme of Los Angeles' development during the Great Depression. The North Building was not one of the earliest constructed in the neighborhood and does not possess greater significance than any of the surrounding apartment buildings, all of which contribute to the development of Beverly Square during the 1930s. **Therefore, the North Building is not individually eligible for the National Register, the California Register, or the local register under Criterion A/1/1, regarding associations with events that have made a significant contribution to the broad patterns of our history.**

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure is identified with historic personages or with important events in the main currents of national, State, or local history.

⁵⁶ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 12*, <http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>, accessed May 1, 2015.

The North Building is not identified with historic personages or events in the main currents of national, state, or local history. The North Building does not show any historical importance in association with various owners, and the occupancy history could not be fully established due to periods when the property was not listed and a lack of Los Angeles historic directories from the late 1930s and 1940s. Research regarding building occupants uncovered Mendel Meyer's residency in the North Building. Meyer could be considered a notable person based on his relationship to the development of Los Angeles' built environment throughout the first decades of the twentieth century, however Criterion C covers buildings associated notable builders, engineers, and architects. Furthermore, Meyer lived in the North Building after his retirement in 1936, and therefore the building could not be associated with his contributions to local history. The Historical background research on other owners and/or occupants did not reveal any information that indicates historical significance or notability. No evidence was found that linked the property to the productive life of a locally, statewide, or nationally known person. **Therefore, the North Building is not eligible for listing under the National Register Criterion B, California Register Criterion 2, or the local register for eligibility related to a historic personage or event.**

Architecture

With regard to architecture, design or construction, the following are the relevant criteria:

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

California Register Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure embodies certain distinguishing architectural characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction; or the proposed site, building, or structure is a notable work of a master builder, designer, or architect whose individual genius influenced his age.

Individually, the North Building is not an exceptional, distinctive, outstanding, or singular example of its type or style. The North Building is a common Minimal Traditional variation of American Colonial and Monterey Revival styles, typical of Los Angeles multi-family housing dating from the period (1930s). Several buildings in the immediate area are better representations of the 1930s era Minimal Traditional multi-family residence. Although the North Building is the work of a notable Los Angeles area builder, Mendel Meyer of Meyer and Holler, it is not notable in comparison with the quality architecture produced throughout the firm's history. Meyer and Holler, Architects, Engineers and Builders were known for their innovative motion picture theater designs as well as the quality commercial and residential construction projects completed throughout the first three decades of the twentieth century. One of the firm's most prominent projects, Grauman's Chinese Theater, cost \$1.5 Million to build in 1926 and was published in influential architecture trade journals like *American Architect*, *Architectural Digest*, and *the Architectural Record*.⁵⁷ In 1934, the firm

⁵⁷ "Grauman Plans Theater: Hollywood Boulevard at Orange Drive Selected as Site of New \$1,500,000 Playhouse," *Los Angeles Times*, September 14, 1924, D2.

was commissioned to build a twelve-bedroom single family home in Bel Air at a cost of \$35,000.⁵⁸ In comparison, the North Building cost \$15,000 to construct and was most likely intended to be a low-cost project resulting in an income producing investment property for the retired Mendel Meyer.⁵⁹ **Therefore, the North Building does not meet National Register Criterion C, California Register Criterion 3, or the local register for eligibility related to a distinctive type, method, or period of construction, or as a work of a master.**

The North Building has recently been identified as a contributor to the proposed Beverly Square Historic District, identified within the context of Garden Apartments (1938-1960) and Period Revival Multi-Family Residential Neighborhoods (1918-1942) under Criteria C/3/3. The Beverly Square Historic District is described as an “excellent example of a 1930s multi-family residential district containing a mix of multi-family property types, from duplexes to apartment houses” and as an “excellent example of a Period Revival multi-family residential neighborhood in the area.” PCR agrees with the SurveyLA findings that the neighborhood consists of a large concentration of Period Revival multi-family residences dating from the 1930s and 40s. The neighborhood possesses a high level of integrity and is significant to the story of Los Angeles development during a bleak economic period in local, state, and national history. Therefore, it appears the proposed Beverly Square Historic District meets the criteria for eligibility as a historic district. However, the North Building has significant alterations affecting its architectural integrity, such as the second floor additions (1980) to the south elevation, documented in building permits, and the surrounding metal fence that isolates the building from the public right of way. **Due to these alterations, the North Building should only be considered a Contributor (Altered) to the proposed Beverly Square Historic District.**

Archaeology

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

The North Building is not likely to yield any information important to prehistory or history. Therefore, the North Building does not meet the above criterion at the national or state level.

C. CONCLUSION

The North and South Buildings do not appear individually significant to historic themes like the Multi-Family Residential District (1910-1980) and Period Revival Multi-Family Residential Neighborhoods (1918-1942). Built in 1936 and 1939, the North and South Buildings are part of the Beverly Square neighborhood which represents Los Angeles development during the economic struggles of the Great Depression, however as individual buildings, the North and South Building do not possess the level significance and integrity required to be eligible as individual resources. The North and South Buildings are not related to historic persons relevant to national, State or community history and do not meet the criterion for representation of a particular style of architecture. Although the North and South Buildings are associated with Mendel Meyer

⁵⁸ “Construction Sees Increase,” *Los Angeles Times*, March 18, 1934, 24.

⁵⁹ *Los Angeles Department of Building and Safety, Permit #09708, filed on April 24, 1936 (See page 25 of this report).*

and the prominent construction firm of Meyer and Holler, Architects, Engineers and Builders, the North and South Buildings do not represent a notable works. The North and South Buildings were constructed after the retirement of company founder, Mendel Meyer in 1936 and represent low-cost income producing investment properties for Meyer's retirement years. The modest North and South Buildings are incomparable to many of the projects completed by Meyer and Holler and the Milwaukee Building Company during the first three decades of the twentieth century, many of which have been recognized as national, state, and local monuments.

The North and South Buildings have been identified by SurveyLA as contributors to the proposed Beverly Square Historic District and after a closer examination of the property, PCR agrees with this determination. However, PCR discovered significant alterations to the North and South Buildings, such as room additions, window alterations, balcony additions, and an obstructive front metal fence. As a result of these investigations, PCR identified the North and South Buildings as Contributors (Altered) and assigned them a California Historical Resource Status Code of 5D2, contributor to a district that is eligible for local listing or designation.

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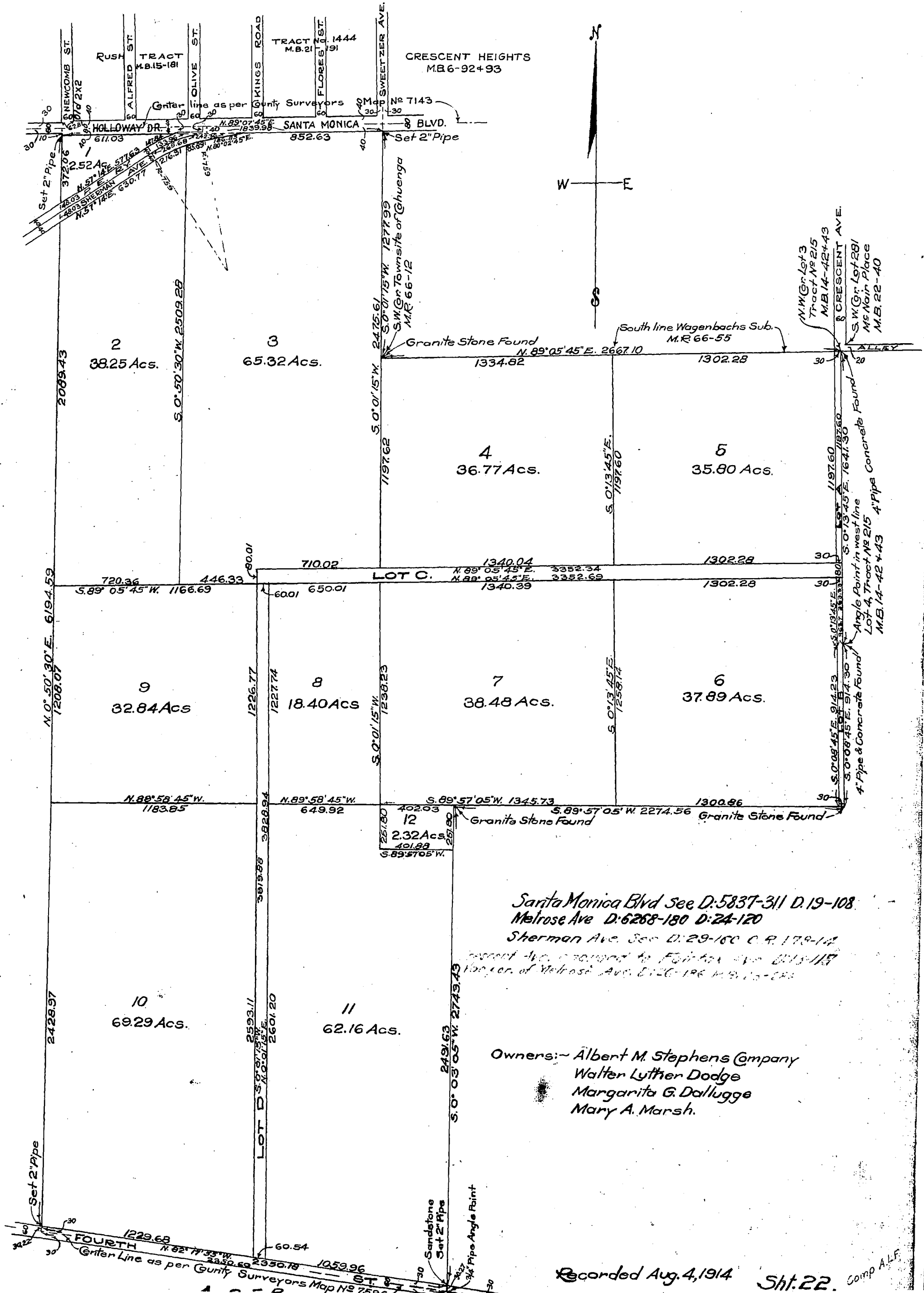
Sanborn Fire Insurance Company Maps – Los Angeles, California.

Appendix A – Sanborn Map 1951

Appendix B – Tract Number 2678

Plat of
TRACT No. 2678³⁰

Being a Subdivision of a portion of Rancho La Brea as per
Map recorded in Book 1, Pages 289 and 290 of Potents,
Records of Los Angeles County, Cal.
E. T. Wright C.E. July, 1914
Scale 1 in = 500 Ft.



Appendix C – Tract Number 10389

JUL 21 1928

152
17

maps

E. E. Sullivan

5-00

TRACT NO. 10389

IN THE CITY OF LOS ANGELES

BEING A SUBDIVISION OF PORTIONS OF LOTS 10, 11 AND D OF TRACT NO. 2678 AS RECORDED IN BOOK 27, PAGE 23, OF MAPS RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

BASE OF BEARING IS THE NORTHERLY LINE OF BEVERLY BOULEVARD BETWEEN ORLANDO AVENUE AND HARPER AVENUE AS SHOWN ON TRACT NO. 4353. RECORDED IN MAP BOOK 74, PAGES 25 TO 26, RECORDS OF LOS ANGELES COUNTY, CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ROBT G. MARTIN, LICENSED SURVEYOR, JUNE 1928. SCALE 1"=100'

I, Robt G. Martin, hereby certify that I am a licensed surveyor, and that this map, consisting of two sheets correctly represents a survey made under my supervision, June 1928, and that all the monuments shown hereon actually exist and that their positions are correctly shown.

Robt G. Martin

We hereby certify that we are the owners of, or interested in, the land included in the subdivision shown on the annexed map and that we are the only persons whose consent is necessary to pass a clear title to said land, and we consent to the making of said map and subdivision as shown within the colored borderline, and hereby dedicate to the public use all the street avenues and road as shown on said map within said subdivision.

OWNERS

Merchants National Trust and Savings Bank
of Los Angeles

by Louie H. Moore,
Vice President

by E. E. Sullivan
Asst. Cashier

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On this 20 day of June, in the year 1928, I, the undersigned, a Notary Public in and for the State of California, do hereby certify that the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that they executed the same.

Witness my hand and official seal this 20th day of June, 1928, at Los Angeles, California.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 20th day of June, 1928, at Los Angeles, California.

Emil Baruch
Notary Public in and for the State of California

OK
OK
78465

City

21 July 28
Sullivan

N° 10389

7-21-28

10,000 00

Tract

John C. Shaw

July 23 8

Title Insurance and Trust Company
1074472 July 20 28

Merchants National Trust and Savings Bank
of Los Angeles is

TRACT NO. 10389

John C. Shaw

28TH

JUNE

8

Reg. as B. Sullivan

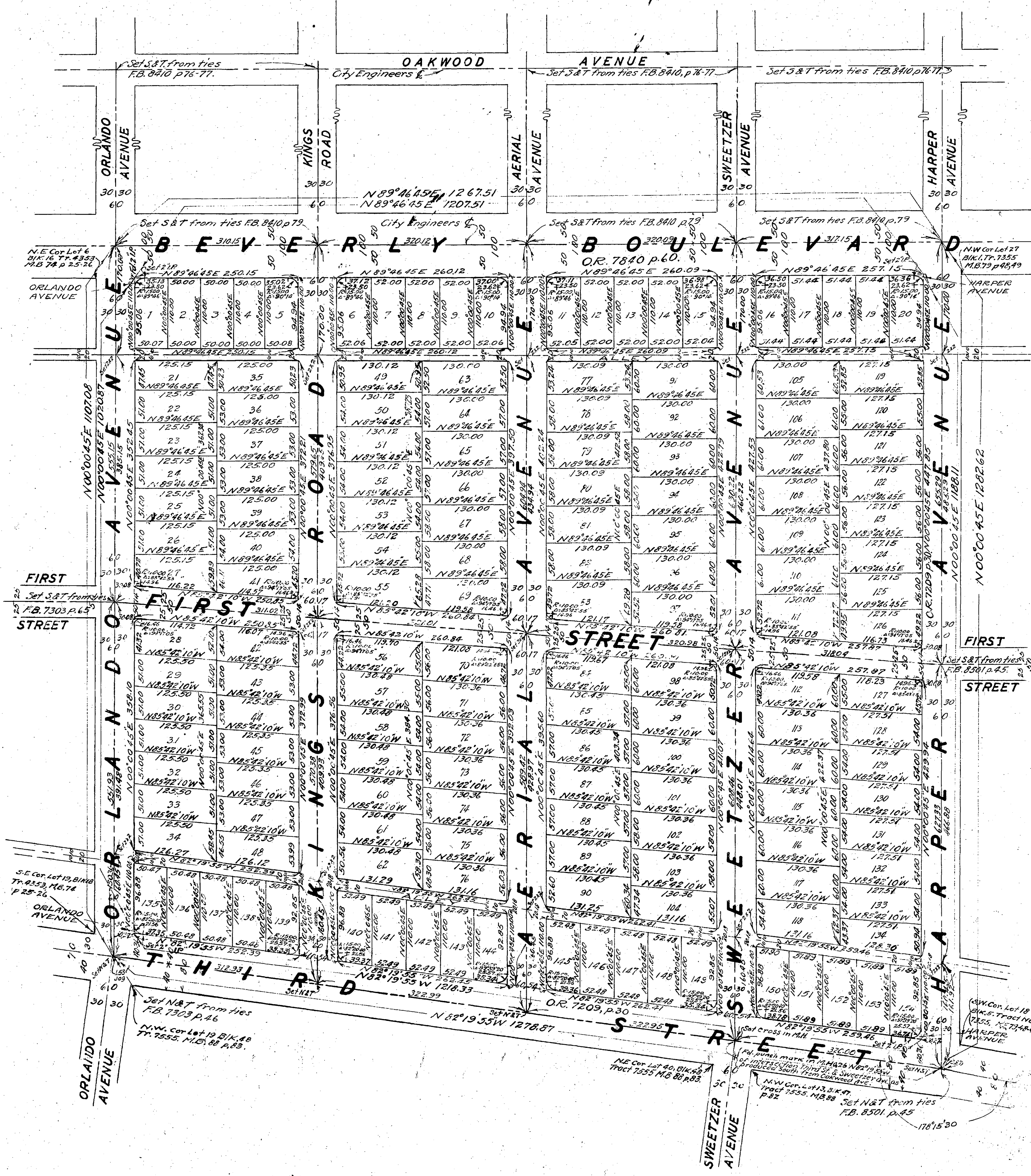
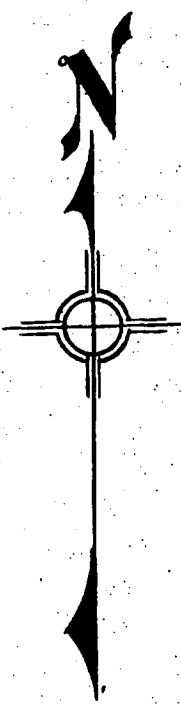
July 23 28

John C. Shaw
7-21-28

50.31 1928
1578
maps
28 January
Free

152+10

SCALE 1" = 100'



Appendix D – Building Permits

118-222 N. Flores St. Address of Building
 CC floor Apartment Owner
 Owner's Address

51477 (Post Office) (Zone) (State)
 140744 Permit Number 199 Year

Form B-95-30M-11-48

**CITY OF LOS ANGELES
 DEPARTMENT**

**OF
 BUILDING AND SAFETY**

CERTIFICATE OF OCCUPANCY

Date Certificate Issued:

19

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

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

G. E. MORRIS
 Superintendent of Building

By

Std. Form 1

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. 80

Tract 10.389

Location of Building 118-1/2-20-22 No. Flores St.

Between what cross streets Beverly & 1st St.

Approved by
City Engineer

Deputy

USE INK OR INDELIBLE PENCIL

- Purpose of building APARTMENT Families 4 Rooms 18
(Store, Residence, Apartment House, Hotel, or any other purpose)
- OWNER (Print Name) MRS. E. MRS. MEUDEL MEYER Phone MO 1124
- Owner's address 306 NO. VERMONT AVE.
- Certificated Architect none State License No. 4822 Phone _____
- Licensed Engineer Geo. Foadyke State License No. _____ Phone _____
- Contractor MEYER & HOLLER State License No. 3175 Phone MO 1124
- Contractor's address 306 NO. VERMONT AVE.
- 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) 16,000⁰⁰
- State how many buildings NOW on lot and give use of each. none
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 35 x 80 No. Stories 2 Height to highest point 23 Size lot 58 x 120
- Type of soil _____ Foundation (Material) CONC. Depth in ground 12"
- Width of footing 16" Width of foundation wall 8" Size of redwood sill 2 x 6
- Material exterior wall STUCCO Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 6 Second floor 2 x 12 Rafters 2 x 4 Material of roof SHINGLES
- Chimney (Material) BRICK Size Flue 13 x 13 No. inlets each flue 2 Depth footing in ground 12

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

Meyer & Holler
(Owner or Authorized Agent)
By Jack M. Marston

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

| | | | | | |
|-------------------------------|---|---|------------------------------|------------------|--|
| PERMIT NO. 5147 | FOR DEPARTMENT USE ONLY <u>5472</u> | | | | Fee <u>51.00</u> Stamp here when Permit is issued <u>14-4-1938</u> |
| | Plans and Specifications checked <u>Sumad</u> | Zone <u>R4</u> | Fire District <u>No</u> | No. <u>No</u> | |
| | Corrections verified <u>Sumad</u> | Height <u>10 ft.</u> | Street Widening <u>no</u> | | |
| | Plans, Specifications and Application reviewed and approved <u>W. J. Marston</u> | Application checked and approved <u>7/9/38</u> | | | |
| PLANS <u>1/3/39</u> | For Plans Fee | Filed with | Specimens Submitted | Specified Fee-10 | Inspector <u>R. Mott</u> |

CERTIFICATE No. 6995

| FOR DEPARTMENT USE ONLY | | | |
|-----------------------------|------------------------------|--------------------------------|--------------------------|
| Application | Fire District..... <i>OP</i> | Bldg. Line..... <i>CP</i> | Forced Draft Ventil..... |
| Construction..... <i>CP</i> | Zoning..... <i>OP</i> | Street Widening..... <i>OP</i> | |

(1) **REINFORCED CONCRETE**

Barrels of Cement.....

Tons of Reinforcing Steel.....

(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)

(2) The building referred to in this Application will be more than 100 feet from

..... Street

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:

1/31/39 11:00 AM

PLAN CHECKING

RECEIPT NO. *2592*

VALUATION \$ *10000*

FEE PAID \$ *30.00*

Address of Building 118-224 N. Flores St.

Permit No. and Year 15601 1948

Certificate Issued Feb. 1, 1949

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

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

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Artss. 11, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

2 story, Type V, 13' x 23' addition of 1 guest room and bath on 1st floor, (4 unit apartment house).
R-2 Occupancy.

Owner: Mendel Meyer
Owner's Address: Box 51
So. Laguna, Calif.

Form B-105a—20M—12-48 G. E. MORRIS, Superintendent of Building By C. E. E. E. E.



March 24, 2015
Document Report

Documents**Document Number(s)**

1939LA14074

Record Description

Record ID: 6983662

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ALTER/REPAIR

Doc Date: 04/12/1939

Status: None

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: This document shows the following information: Units Total = 4.

Property Address(es)

118 N FLORES

Legal Description(s)

Tract:

Block: Lot: Arb:

Modifier: Map Reference:

Film RBF

Type: HIST P1304; 001; 0097



March 24, 2015
Document Report

Documents**Document Number(s)**

1939LA14074

Record Description

Record ID: 6983674

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ALTER/REPAIR

Doc Date: 04/12/1939

Status: None

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: This document shows the following information: Units Total = 4.

Property Address(es)

122 N FLORES

Legal Description(s)

Tract:

Block: Lot: Arb:

Modifier: Map Reference:

Film RBF

Type: HIST P1304; 001; 0097

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

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

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

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

REMOVED FROM

REMOVED TO

Lot.....

Tract.....

Present location of building } 118 - 122 No. Flores
(House Number and Street)New location of building }
(House Number and Street)

Between what cross streets } Deputy.

Approved by
City Engineer.1. Purpose of PRESENT building. Apartment Families 4 Rooms
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving. Families Rooms

3. Owner (Print Name) Meyer & Holler. Phone

4. Owner's Address 309 N. Vermont Ave.

5. Certificated Architect. State License No. Phone

6. Licensed Engineer. State License No. Phone

7. Contractor Patterson Tile Co. State License No. 27132 Phone Un 2742

8. Contractor's Address 1432 W. 48th St. Tile Setting Ord.

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} Fee \$1.00 Contractors

10. State how many buildings NOW } on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose) Reg. No. T 286

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

12. Class of building Material of existing walls Exterior framework (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Tile work.

Fill in Application on other Side and Sign Statement

(OVER)

| PERMIT NO. | | FOR DEPARTMENT USE ONLY | | | | Fee | |
|------------|---|----------------------------------|-----------------------------|------------------|---|-----|--|
| 14074 | Plans and Specifications checked | Zone | Fire District | | Stamp here when Permit is issued APR 12 1939 | | |
| | Corrections verified | Bldg. Line | Street Widening | | | | |
| | Plans, Specifications and Applications rechecked and approved | Application checked and approved | | Inspector | | | |
| | For Plans See | Filed with | Required Valuation Included | Specified Yes-No | Clerk | | |

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

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....
Material of Foundation.....Width of Footing.....Depth of footing below ground.....
Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....
Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....
Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....
I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here.....Patterson, W.L. Co.
(Owner or Authorized Agent)
By.....

| | | | |
|-------------------------|--------------------|-----------------------|--------------------------|
| FOR DEPARTMENT USE ONLY | | | |
| Application | Fire District..... | Bldg. Line | Permit Inspection..... |
| Construction..... | Zoning | Street Widening | Forced Draft Ventil..... |

(1) REINFORCED CONCRETE
Barrels of Cement.....
Tons of Reinforcing Steel.....
The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from
Street.....
Sign Here.....
(Owner or Authorized Agent)

(3) No required windows will be obstructed.
Sign Here.....
(Owner or Authorized Agent)

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

REMARKS:

3

APPLICATION TO ALTER, REPAIR OR DEMOLISH AND FOR A Certificate of Occupancy

Form B-3-30M-10-47
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 80

Tract 12389

Location of Building 118-120-122-1/2 N Flores Street
(House Number and Street)

Approved by
City Engineer

Between what cross streets Beverly Blvd. & First St.
Deputy.

USE INK OR INDELIBLE PENCIL

- Present use of building APARTMENT Families 4 Rooms 20
(Store, Dwelling, Apartment House, Hotel or other purpose)
- State how long building has been used for present occupancy 6 YRS
- Use of building AFTER alteration or moving SAME Families 54 Rooms 21
- Owner MENDEL MEYER Phone _____
(Print Name)
- Owner's Address X P. O. Box 51 80 LAGUNA
State _____
- Certificated Architect JACK H. MACDONALD License No. C-517 Phone TR-7347
State _____
- Licensed Engineer do License No. 6054 Phone do
State _____
- Contractor OWNER License No. _____ Phone _____
- Contractor's Address SAME
- VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon} \$ 3,000.00 OK

11. State how many buildings NOW } 2 APT. & GARAGE
on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building 21 x 35 Number of stories high 2 Height to highest point 32'

13. Material Exterior Walls WOOD & PLASTER Exterior framework WOOD
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:
APP. BEDROOM, BATH & BASEMENT

ORIGINAL PLANS FILED 1939

NEW CONSTRUCTION

15. Size of Addition 23 x 13 Size of Lot 120 x 58 Number of Stories when complete 1

16. Footing: Width 2' Depth in Ground 4'-6" Width of Wall 6" Size of Floor Joists 2 x 12

17. Size of Studs 2 x 4 Material of Floor WOOD Size of Rafters 2 x 10 Type of Roofing ASBESTOS COMB

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

Sign here JACK H. MACDONALD
(Owner or Authorized Agent)

DISTRICT
OFFICE

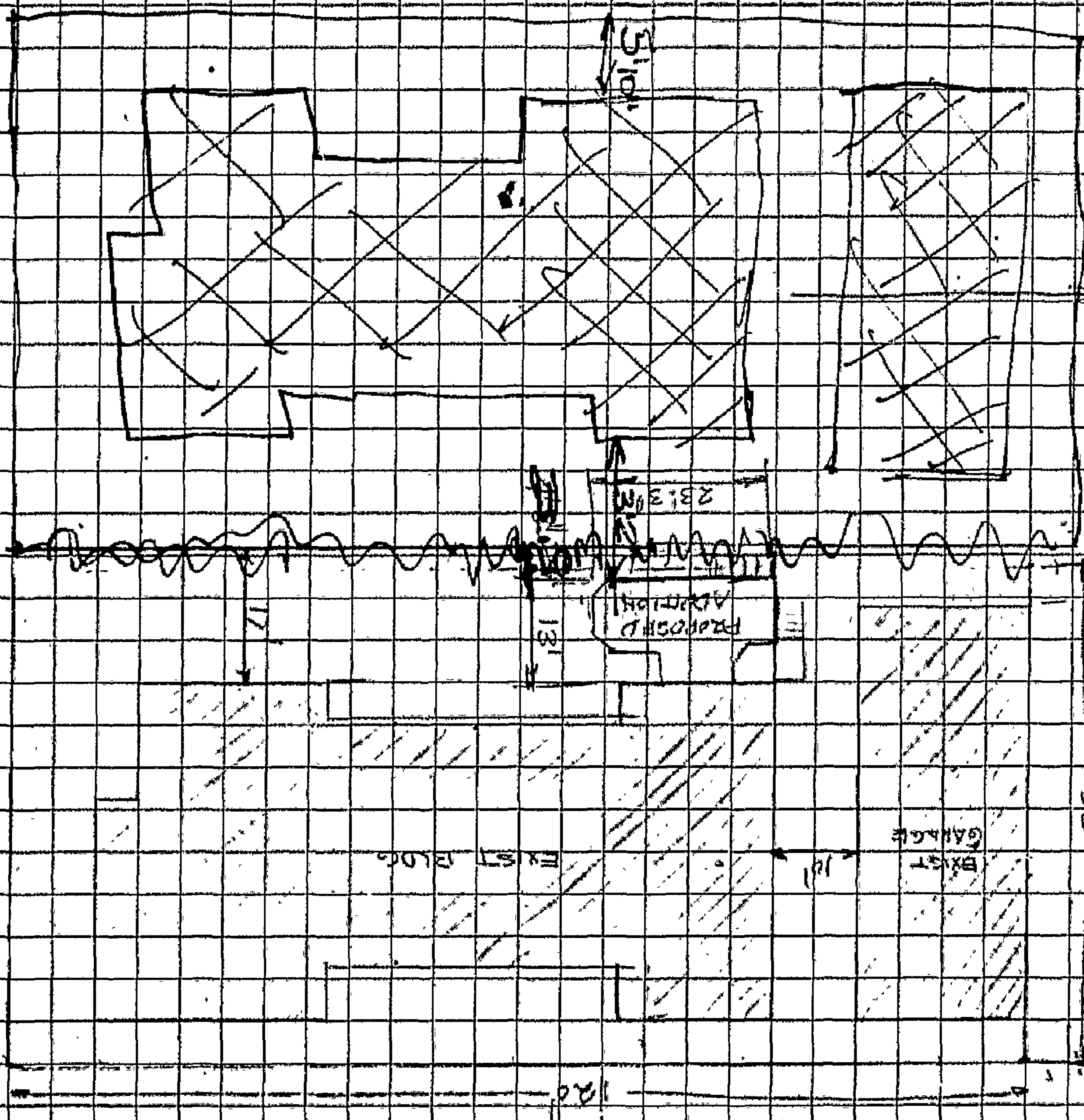
By M. W. Ellsworth

FOR DEPARTMENT USE ONLY

| | | | | | |
|---|----------------------------|--|---|---|---|
| PLAN CHECKING Dates <u>MAF-9-1940</u> Receipt <u>N1406</u> Valuation \$ <u>3000.00</u> Fee Paid \$ <u>7.00</u> | | REINFORCED CONCRETE Bbls. Cement _____ Tons of Reinforcing Steel _____ | | FEEES Bldg. Per. _____ Cert. of Occupancy <u>1200</u> Total _____ | |
| TYPE <u>I</u> | GROUP <u>H-2</u> | Maximum No. Occupants _____ Inside Lot _____ Corner Lot _____ | Key Lot _____ Corner Lot Keyed _____ | Lot Size <u>5</u> _____ Fire District _____ No. _____ Street Widening _____ Ft. _____ Ft. _____ | Fast rear alley _____ Ft. side alley _____ District Map No. <u>5472</u> Stamp here when Permit is Issued _____ Inspector <u>Key</u> |
| PERMIT No. <u>LA</u> <u>15601</u> | | Plans and Specifications checked _____ Correction Verified _____ Plans, Specifications and Application rechecked and approved _____ For Plans See _____ Filed with _____ | | Application checked and approved _____ <u>APR 30 1941</u> Continuous Inspection _____ SPRINKLER _____ Special Required _____ Valuation Increased _____ Yes _____ No _____ | |

APPROX. 2151 7453 YARD # 907 YARD # 176

FLORISS ST.



120' x 120'



March 24, 2015
Document Report

Documents

Digital Image 17289071

Document Number(s)

1948LA15601

Record Description

Record ID: 54366745

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ADDITION

Doc Date: 05/03/1948

Status: ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: 5000904201200000311

Dwelling Units: None

Comments: ADD'N BDRM, BATH & BSMNT.

Property Address(es)

118 1/2 122 1/2 N FLORES ST

Legal Description(s)

Tract: TR 10359

Block: Lot: 80 Arb:

Map Reference: Modifier:

Film RBF

Type: IDIS P5449; 00311; 0000 thru 0001

Type: HIST P1412; 001; 0311

Primary Use

APARTMENT



March 24, 2015
Document Report

Documents**Document Number(s)**

1948 15601

Record Description

Record ID: 6983665

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ALTER/REPAIR

Doc Date: 05/03/1948

Status: None

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: This document shows the following information: Type Const 1 = 1;

Stories = 2; Units Total = 4.

Property Address(es)

118 N FLORES ST

Legal Description(s)

Tract:

Block: Lot: Arb:

Modifier: Map Reference:

PIN(s)

138B173 559

Assessor Number(s)

5511-009-008

Film RBF

Type: HIST P1412; 001; 2601



March 24, 2015
Document Report

Documents**Document Number(s)**

1980LA11539

Record Description

Record ID: 21163761

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ADDITION

Doc Date: 10/07/1980

Status: None

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: THIS DOCUMENT SHOWS THE FOLLOWING INFORMATION: TYPE CONST 1 = 5;
INSP GROUP = I; VALUE OR GRADING CUYDS = 22000. *ADDITION.

Property Address(es)

124 1/2 N FLORES ST

Legal Description(s)

Tract: TR 10389

Block: Lot: 79 Arb:

Map Reference: Modifier:

Contact

Company: LA5 0 22000 0

PIN(s)

138B173 542

Assessor Number(s)

5511-009-007



March 24, 2015
Document Report

Council District(s)

5

Census Tracts(s)

214800

Film RBF

Type: HIST P1860; 001; 1346

Primary Use

APARTMENT



March 24, 2015
Document Report

Documents**Document Number(s)**

1996VN03870

Record Description

Record ID: 21997895

Doc Type: BUILDING PERMIT

Sub Type: ALTERATION

Doc Date: 07/22/1996

Status: None

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: This document shows the following information: Insp Group = I;

Value or Grading CuYds = 3500. REPLACE FACIAL BOARD & STUCCO AT BALCONY @
UNITS 124-124 1/2.

Property Address(es)

124 N FLORES ST

Legal Description(s)

Tract: TR 10389

Block: Lot: 79 Arb:

Map Reference: Modifier:

PIN(s)

138B173 542

Assessor Number(s)

5511-009-007



March 24, 2015
Document Report

Council District(s)

5

Census Tracts(s)

214800

Film RBF

Type: HIST P0580; 003; 0492

Primary Use

APARTMENT



March 24, 2015
Document Report

Documents**Document Number(s)**

98016-20000-00153

Record Description

Record ID: 11203084

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ALTER/REPAIR

Doc Date: 01/06/1998

Status: ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: T/O, INSTALL 1/2" CDX & 45 SQ CLASS A COMP

Property Address(es)

118 118 N FLORES ST 90048-0000

Legal Description(s)

Tract: TR 10389

Block: Lot: 80 Arb:

Map Reference:M B 152-17/18 Modifier:

PIN(s)

138B173 559

Assessor Number(s)

5511-009-008

Council District(s)

5



March 24, 2015
Document Report

Census Tracts(s)

2148.000

Permit Reference(s)

1998VN29367

Film RBF

Type: HIST P647; 7; 437

Primary Use

APARTMENT



March 24, 2015
Document Report

Documents**Document Number(s)**

98016-20000-00156

Record Description

Record ID: 11203083

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ALTER/REPAIR

Doc Date: 01/06/1998

Status: ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: T/O, INSTALL 1/2" CDX & 7 SQ CLASS A COMP

Property Address(es)

118 118 N FLORES ST 90048-0000

Legal Description(s)

Tract: TR 10389

Block: Lot: 80 Arb:

Map Reference: M B 152-17/18 Modifier:

PIN(s)

138B173 559

Assessor Number(s)

5511-009-008

Council District(s)

5



March 24, 2015
Document Report

Census Tracts(s)

2148.000

Permit Reference(s)

1998VN29366

Film RBF

Type: HIST P647; 7; 435

Primary Use

PRIVATE GARAGE/CARPORT



March 24, 2015
Document Report

Documents**Document Number(s)**

98016-20000-00157

Record Description

Record ID: 11203073

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ALTER/REPAIR

Doc Date: 01/06/1998

Status: ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: T/O, INSTALL 1/2" CDX & 45 SQ CLASS A COMP

Property Address(es)

126 126 N FLORES ST 90048-0000

Legal Description(s)

Tract: TR 10389

Block: Lot: 79 Arb:

Map Reference:M B 152-17/18 Modifier:

PIN(s)

138B173 542

Assessor Number(s)

5511-009-007

Council District(s)

5



March 24, 2015
Document Report

Census Tracts(s)

2148.000

Permit Reference(s)

1998VN29364

Film RBF

Type: HIST P647; 7; 431

Primary Use

APARTMENT



March 24, 2015
Document Report

Documents**Document Number(s)**

98016-30000-16172

Record Description

Record ID: 11227557

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ALTER/REPAIR

Doc Date: 08/05/1998

Status: ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: repair and patch stucco cracks. replace doors and windows, (same size and location). repair railings. general non-structural termite repair

Property Address(es)

118 126 1/2 N FLORES ST 90048-0000

Legal Description(s)

Tract: TR 10389

Block: Lot: 80 Arb:

Map Reference:M B 152-17/18 Modifier:

Contact

Company: MODERN CONST. CO

PIN(s)

138B173 559

Assessor Number(s)

5511-009-008



March 24, 2015
Document Report

Council District(s)

5

Census Tracts(s)

2148.000

Permit Reference(s)

1998WL53568

Film RBF

Type: HIST P665; 3; 510

Primary Use

APARTMENT



March 24, 2015
Document Report

Documents**Document Number(s)**

99016-30000-00192

Record Description

Record ID: 11250151

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ALTER/REPAIR

Doc Date: 01/12/1999

Status: ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: RETROFIT PER LA CITY STANDARD PLAN - 4 UNITS APT INSTALL ANCHOR BOLTS ,STRAPS & OTHER HARDWARE. INSTALL PLYWOOD SHEATHING OVER THE CRIPPLE WALLS.

Property Address(es)

118 118 N FLORES ST 90048-0000

Legal Description(s)

Tract: TR 10389

Block: Lot: 80 Arb:

Map Reference:M B 152-17/18 Modifier:

Contact

Name: BIAN AZADI

PIN(s)

138B173 559



March 24, 2015
Document Report

Assessor Number(s)

5511-009-008

Council District(s)

5

Census Tracts(s)

2148.000

Permit Reference(s)

1999WL56911

Film RBF

Type: HIST P678; 1; 259

Primary Use

APARTMENT



March 24, 2015
Document Report

Documents**Document Number(s)**

99016-30000-00201

Record Description

Record ID: 11250150

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ALTER/REPAIR

Doc Date: 01/12/1999

Status: ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: FOUNDATION RETROFIT PER LA CITY STANDARD PLAN - 4 UNIT APT.

INSTALL ANCHOR BOLTS ,STRAPS & OTHER HARDWARE. INSTALL PLYWOOD SHEATHING
OVER THE CRIPPLE WALLS.

Property Address(es)

124 124 N FLORES ST 90048-0000

Legal Description(s)

Tract: TR 10389

Block: Lot: 79 Arb:

Map Reference:M B 152-17/18 Modifier:

Contact

Name: BIAN AZADI

PIN(s)

138B173 542



March 24, 2015
Document Report

Assessor Number(s)

5511-009-007

Council District(s)

5

Census Tracts(s)

2148.000

Permit Reference(s)

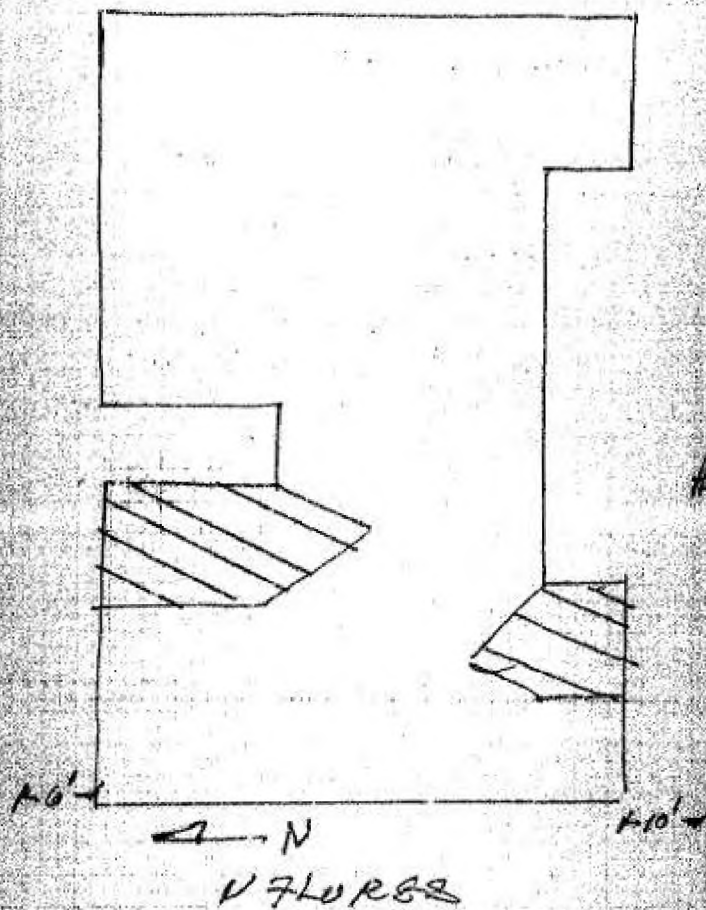
1999WL56910

Film RBF

Type: HIST P678; 1; 257

Primary Use

APARTMENT



Appendix E – DPR Forms

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D2

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 118-122 ½ N. Flores Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☐ Unrestricted

*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T

R

¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 118-122 ½ N. Flores Street

City: Los Angeles

Zip: 90048

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Oriented with the primary elevation facing west towards Flores Street, Tract Number 10389, Lot 80, APN# 5511-009-008.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Building is located at 118-122 ½ N. Flores Street in the neighborhood of Beverly Grove, Los Angeles, California, on an approximately 7,545 square foot parcel (Figure 9). The Building's primary elevation is oriented north toward a garden courtyard, while a secondary elevation fronts Flores Street to the west. The Building is a two-story, multi-family Minimal Traditional apartment building with understated elements of the American Colonial and Monterey Revival styles. The Building has an H-shaped footprint, low wood-frame construction, and a concrete foundation. The exterior's first floor is covered in stucco, which has been redone in the recent past to repair cracks (alteration) according to building permits on file. The second floor is clad in a combination of stucco and wood tongue and groove siding. The combination/ hipped roof has an open, overhanging eaves with decorative rafter tails. The roof has been covered in replacement asphalt shingles (alteration).

*P3b. Resource Attributes: (HP3) multi family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:

Primary Elevation, View east (PCR 2015)

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric

☐ Both

1923 (LA County Assessor)

*P7. Owner and Address:

Elisa Paster, Glaser Weil
10250 Constellation Boulevard
Los Angeles, California 90067

*P8. Recorded by:

PCR Services, 201 Santa Monica Boulevard,
Suite 500, Santa Monica, CA 90401

*P9. Date Recorded: 8/15/2015

*P10. Survey Type:

Historic Resources Assessment

*P11. Report Citation:

PCR Services. *Historic Resources Assessment*. Prepared for Elisa Paster, Glaser Weil. August 2015.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 5D2

*Resource Name or # 118-122 ½ N. Flores Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: *Multi-Family Residential*

B4. Present Use: *Multi-Family Residential*

*B5. **Architectural Style:** *American Colonial Revival/Monterey Revival/Minimal Traditional*

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

The building permits on file in the City of Los Angeles Department of Building and Safety ("LADBS") were reviewed to determine the history of construction and alterations for the Building located at 118-122½ N. Flores Street. The LADBS permits confirmed the original construction date of 1939 for the Building at 118-122½ N. Flores Street. Additional building permits for the Building indicate that minor as well as significant alterations were made over time. The largest alteration documented in the building permits was filed in April of 1948 when building owner Mendel Meyer requested a permit to build a 23' x 13' addition onto the front façade of the Building, including an extra bedroom, bathroom, and basement. Other work conducted includes routine building maintenance and repairs to stucco and railings resulting in a mixture of railing styles. In the 1951 Sanborn Map, the Building is depicted with no second floor balconies, indicating the existing second floor balconies have been added in the recent past.

*B7. **Moved?** ☒ No ☐ Yes ☐ Unknown Date:

Original Location: *Yes*

*B8. **Related Features:**

None.

B9a. Architect: *Unknown*

b. Builder: *Meyer and Holler*

*B10. **Significance: Theme:** *Multi-Family Residential District (1910-1980) and Period Revival Multi-Family Residential Neighborhoods (1918-1942)*

Area: *Beverly Grove*

Period of Significance: *1939*

Property Type: *Multi-Family Residence*

Applicable Criteria: *None*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

As an individual property, the Building is not eligible for listing under any of the applicable federal, state or local eligibility criteria. While the neighborhood's development is a significant part of Los Angeles' growth during the Great Depression, the Building did not play a significant role in this historic context as an individual property. Furthermore, the Building is not identified with historic personages important in local, state, or national history. The original builder, Mendel Meyer, is considered a significant builder in Los Angeles history, however, most of his notable works occurred during the 1920s and involved innovations in theater design and construction, to include the innovative courtyard theater design seen at Grauman's Chinese (HCM 43) and Egyptian Theatres (HCM 584). In addition to their innovative theater designs, Meyer and Holler have been recognized for other major projects, which have been recognized as Los Angeles Cultural Heritage Monuments. The modest Building at 118-122½ N. Flores Street is incomparable to the notable works of Meyer and Holler and therefore does not qualify as a notable work of a master builder, designer, or architect whose individual genius influenced his age. The Building is an undistinguished minimal traditional interpretation of American Colonial and Monterey Revival styles, which can be found throughout Los Angeles, including in the immediate surrounding neighborhood and due to its lack of integrity, should not be considered an excellent example of its type or style.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. **References:**

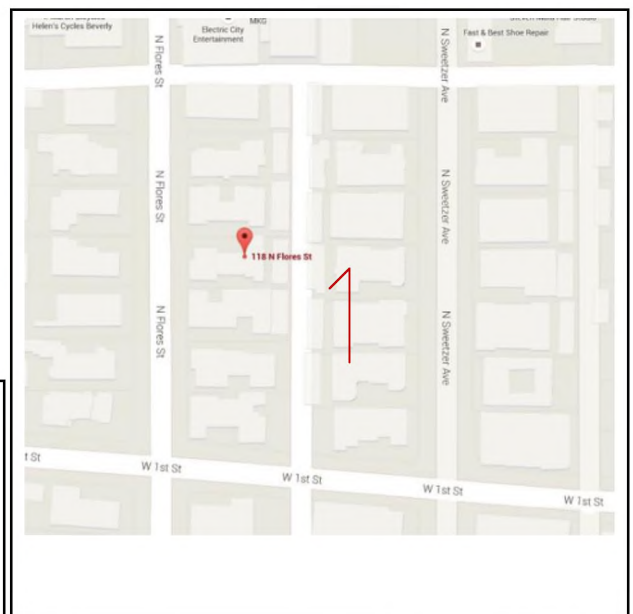
Sanborn Maps, LA Building Permits, LA Times, Secondary Sources

B13. Remarks:

*B14. **Evaluator:** *Christian Taylor, PCR Services, 201 Santa Monica Boulevard, Suite 500, Santa Monica, CA 90401*

*Date of Evaluation: 8/15/2015

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

Page 3 of 3

*Resource Name or # (Assigned by recorder) 118-122 ½ N. Flores Street

*Recorded by: Christian Taylor, PCR Services

*Date: 8/15/2015

☒ Continuation

☐ Update

P3a. Description (cont):

Surrounded by manicured landscaping, the front elevation (north) was once symmetrical with a large porch bisecting the Building. A small set of five tiled stairs and cast iron railings (alteration) leads to the porch providing access to two primary entrances to ground floor apartments and a large tiled staircase, flanked by original cast iron railings leading to the upstairs units. The porch is covered by a low sloping, concave metal awning, supported by steel posts. Located near the east side of the primary elevation is a large addition that has significantly altered the Building's footprint and relationship with the adjacent landscapin . The addition is composed of a small set of stairs leading to a stoop surrounded by a metal railing and covered by a simple awning supported by steel posts. The stoop provides access to the studio apartment's primary entrance. The roof of the addition has been converted into an outdoor patio space for the second story apartment and is surrounded by a metal railing (alteration). A large angled bay with sliding aluminum and jalousie windows (alterations) projects into the Building's garden space. Fenestration throughout the primary elevation consists of divided light fixed windows (original) with aluminum sliding and jalousie windows (alterations). Primary entrances to the individual apartments consist of wood panel doors with decorative surrounds and a mixture of original and new fixtures. Above the first floor entrances runs a horizontal stringcourse and decorative wood brackets. The Building's secondary elevation (east) facing Flores Street continues the main elevations theme of stucco on the first floor with wood tongue and groove siding on the second floor. The dominant feature of the secondary elevation is the Monterey Revival styled balcony (alteration). The balcony is surrounded by a steel railing and supported by decorative corbels and a steel post. The balcony is connected to a bedroom in the upstairs apartment via a single fully glazed wood door. Fenestration along the secondary elevation consists of replacement aluminum sliding and jalousie windows (alterations). The walkway through the garden leads past the Building's 1948 addition to the buildings rear elevation, which consists of no significant architectural detailing. This side of the building (east) is clad in stucco and contains several window openings featuring replacement aluminum sliding and jalousie windows (alterations). First floor windows have decorative iron security bars. A rear entrance to addition is also located on the rear elevation and consists of a single wood door with partial glazing. A steel stoop and stairs with metal railing leads to the door. Also found at the rear of the building is the garage, a rectangular stucco structure containing three garage doors (alterations) fronting the rear alley. PCR was not able to gain access to the Building's south elevation. The Building has four apartments and one studio (added in 1948). Upon entering each apartment, the visitor is met by a large living room. The original wood flooring in the living rooms remain, however flooring in other areas of the apartments have been altered with carpeting or linoleum. The living rooms of each apartment are dominated by the fireplaces, decorated by wood or metal mantles. The mantles appear mass produced, with upstairs and downstairs units sharing similar designs. Some of the units appear to have original kitchens while others have been updated. Although original tile is found in many of the bathrooms, fixtures, like toilets, sinks, faucets, and shower fixtures, have been updated. Architectural details like crown molding remain throughout the units, however some features, like baseboards have been removed or altered. Fixtures—lighting, door knobs, etc.—throughout the apartment interiors contain a mixture of original and new.

B10. Significance (cont):

Constructed in 1939, the Building was developed on lot 80 of 154 parcels in Tract 10389, originally subdivided by Merchants National Trust and Savings Bank of Los Angeles in July of 1928. While the Building is related to the historic context of Los Angeles development during the Great Depression (1929-1941), as stated in National Register Bulletin 15, "Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well." As an individual property, the Building does not possess a significant association with the historic theme of Los Angeles' development during the Great Depression. The Building was not one of the earliest constructed in the neighborhood and does not possess greater significance than any of the surrounding apartment buildings, all of which contribute to the development of Beverly Square during the 1930s. The Building is not identified with historic personages or events in the main currents of national, state, or local history. The Building does not show any historical importance in association with various owners, and the occupancy history could not be fully established due to periods when the property was not listed and a lack of Los Angeles historic directories from the late 1930s and 1940s. Research regarding building occupants uncovered Mendel Meyer's residency in the Building. Meyer could be considered a notable person based on his relationship to the development of Los Angeles' built environment throughout the first decades of the twentieth century, however criterion C covers buildings associated notable builders, engineers, and architects. Furthermore, Meyer lived in the Building after his retirement in 1936, and therefore the building could not be associated with his contributions to local history. Meyer most likely owned the North and Buildings for a source of income during his retirement years. The Historical background research on other owners and/or occupants did not reveal any information that indicates historical significance or notability. No evidence was found that linked the property to the productive life of a locally, statewide, or nationally known person. Individually, the Building is not an exceptional, distinctive, outstanding, or singular example of its type or style. The Building is a common Minimal Traditional variation of American Colonial and Monterey Revival styles, typical of Los Angeles multi-family housing dating from the period (1930s). Several buildings in the immediate area are better representations of the 1930s era Minimal Traditional multi-family residence. Furthermore, the 1948 addition to the Building's primary elevation has significantly eroded the structure's architectural integrity and compromised the Building's relationship with the surrounding landscape and neighboring structure (North Building, 124-126½ N. Flores). Although the Building is the work of a notable Los Angeles area builder, Mendel Meyer of Meyer and Holler, it is not notable in comparison with the quality architecture produced throughout the firm's history. Meyer and Holler, Architects, Engineers and Builders were known for their innovative motion picture theater designs as well as the quality commercial and residential construction projects completed throughout the first three decades of the twentieth century. One of the firm's most prominent projects, Grauman's Chinese Theater, cost \$1.5 Million to build in 1926 and was published in influential architecture trade journals like American Architect, Architectural Digest, and the Architectural Record. In 1934, the firm was commissioned to build a twelve-bedroom single family home in Bel Air at a cost of \$35,000. In comparison, the Building cost \$16,000 to construct and was most likely intended to be a low-cost project resulting in an income producing investment property for the retired Mendel Meyer who owned the property.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D2

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 124-126 1/2 N. Flores Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☐ Unrestricted

*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T

R

1/4 of

1/4 of Sec

; M.D.

B.M.

c. Address: 124-126 1/2 N. Flores Street

City: Los Angeles

Zip: 90048

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Oriented with the primary elevation facing west towards Flores Street, Tract Number 10389, Lot 79, APN# 5511-009-007.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Building is located at 124-126 1/2 N. Flores Avenue in the neighborhood of Beverly Grove, Los Angeles, California, on an approximately 7,545 square foot parcel. The Building's primary elevation is oriented south toward a garden courtyard, while a secondary elevation fronts Flores Street to the west. The Building is a two-story, multi-family Minimal Traditional apartment building with understated elements of the American Colonial and Monterey Revival styles. The Building has an H-shaped footprint, wood-frame construction, and a concrete foundation. The combination/ hipped roof has open, overhanging eaves with decorative rafter tails. The roof has been covered in replacement asphalt shingles (alteration). The exterior's first floor is covered in stucco, which has been redone in the recent past to repair cracks (alteration) according to building permits on file. The second floor is clad in a combination of stucco and wood tongue and groove siding.

*P3b. Resource Attributes: (HP3) multi family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:

Primary Elevation, View east (PCR 2015)

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric

☐ Both

1923 (LA County Assessor)

*P7. Owner and Address:

Elisa Paster, Glaser Weil
10250 Constellation Boulevard
Los Angeles, California 90067

*P8. Recorded by:

PCR Services, 201 Santa Monica Boulevard,
Suite 500, Santa Monica, CA 90401

*P9. Date Recorded: 8/15/2015

*P10. Survey Type:

Historic Resources Assessment

*P11. Report Citation:

PCR Services. *Historic Resources Assessment*. Prepared for Elisa Paster, Glaser Weil. August 2015.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 5D2

*Resource Name or # 124-126 ½ N. Flores Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: *Multi-Family Residential*

B4. Present Use: *Multi-Family Residential*

*B5. **Architectural Style:** *American Colonial Revival/Monterey Revival/Minimal Traditional*

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

The building permits on file in the City of Los Angeles Department of Building and Safety ("LADBS") were reviewed to determine the history of construction and alterations for the Building located at 124-126½ N. Flores Street. The LADBS permits confirmed the original construction dates 1936 for 124-126½ N. Flores Street. Additional building permits indicate that minor as well as significant alterations were made over time. Work conducted on the Building includes routine maintenance and repairs to stucco and railings. A permit filed in 1980 shows two large additions to unit 124½. In the 1951 Sanborn Map, the Building is shown with second story balconies on the south elevation. These balconies are no longer extant.

*B7. **Moved?** ☒No ☐Yes ☐Unknown Date:

Original Location: *Yes*

*B8. **Related Features:**

None.

B9a. Architect: *Unknown*

b. Builder: *Meyer and Holler*

*B10. **Significance: Theme:** *Multi-Family Residential District (1910-1980) and Period Revival Multi-Family Residential Neighborhoods (1918-1942)*

Area: *Beverly Grove*

Period of Significance: *1936*

Property Type: *Multi-Family Residence*

Applicable Criteria: *None*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

As an individual property, the Building is not eligible for listing under any of the applicable federal, state or local eligibility criteria. While the neighborhood's development is a significant part of Los Angeles' growth during the Great Depression, the Building did not play a significant role in this historic context as an individual property. Furthermore, the Building is not identified with historic personages important in local, state, or national history. The original builder, Mendel Meyer, is considered a significant builder in Los Angeles history, however, most of his notable works occurred during the 1920s and involved innovations in theater design and construction, to include the innovative courtyard theater design seen at Grauman's Chinese (HCM 43) and Egyptian Theatres (HCM 584). In addition to their innovative theater designs, Meyer and Holler have been recognized for other major projects, which have been recognized as Los Angeles Cultural Heritage Monuments. The modest Building at 124-126½ N. Flores Street is incomparable to the notable works of Meyer and Holler and therefore does not qualify as a notable work of a master builder, designer, or architect whose individual genius influenced his age. The Building is an undistinguished minimal traditional interpretation of American Colonial and Monterey Revival styles, which can be found throughout Los Angeles, including in the immediate surrounding neighborhood and due to its lack of integrity, should not be considered an excellent example of its type or style.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. **References:**

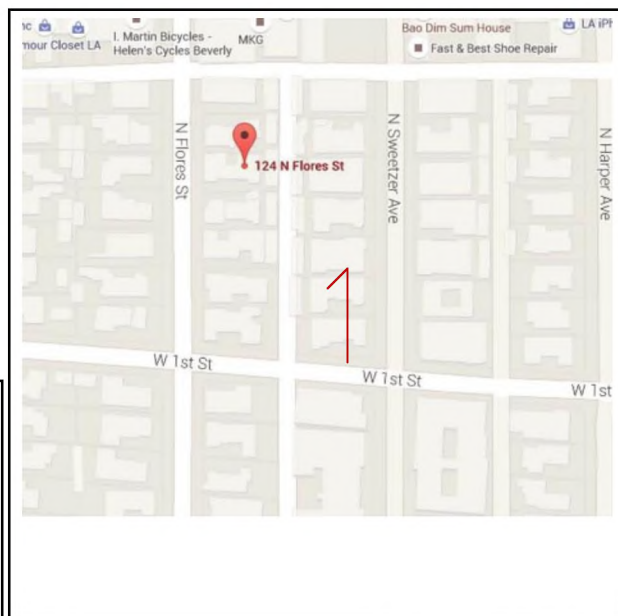
Sanborn Maps, LA Building Permits, LA Times, Secondary Sources

B13. Remarks:

*B14. **Evaluator:** *Christian Taylor, PCR Services, 201 Santa Monica Boulevard, Suite 500, Santa Monica, CA 90401*

*Date of Evaluation: *8/15/2015*

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

Page 3 of 3

*Resource Name or # (Assigned by recorder) 124-126 ½ N. Flores Street

*Recorded by: Christian Taylor, PCR Services

*Date: 8/15/2015

☒ Continuation

☐ Update

P3a. Description (cont):

Surrounded by manicured landscaping, the Building's primary elevation (south) is symmetrical with a large stoop bisecting the Building. The stoop, covered by a low sloping, concave metal awning, supported by steel posts, leads to an open passageway, bounded by a decorative surround and pilasters, providing access to the primary entrances of each ground level apartment and a dogleg staircase leading to the second floor apartments. Fenestration on the primary elevation consists of original fixed wood frame windows, as well as aluminum sliding and jalousie windows (alterations), and double hung and sliding vinyl windows (alterations).

The walkway through the garden leads to the buildings rear elevation, which consists of no significant architectural detailing. This side of the building (east) is clad in stucco and contains several window openings featuring replacement aluminum sliding and jalousie windows (alterations). First floor windows have decorative iron security bars. Also found at the rear of the building is the garage, a rectangular stucco structure containing four garage doors (alterations) fronting the rear alley. The concrete walkway continues around to the north elevation of the Building. Like the rear, there are few notable architectural elements. This elevation of the Building is clad in stucco and fenestration consists of a combination of replacement aluminum sliding and jalousie windows, and vinyl siding and double hung windows. Secondary entrances provided access between the apartments and the walkway. At the center of the north elevation, there is an indent in the Building's footprint, providing space for patios attached to each apartment. Second floor apartments have balconies surrounded by steel railings, while ground floor apartments have patios enclosed with wood fencing. The Building's secondary elevation (east) facing Flores Street continues the main elevations theme of stucco on the first floor with wood tongue and groove siding on the second floor. The dominant feature of the secondary elevation is the full length Monterey Revival styled balcony. The balcony is surrounded by a steel railing and supported by decorative corbels. Fenestration along the secondary elevation consists of replacement aluminum and vinyl sash windows (alterations). A small decorative metal fence isolates the east elevation from the public right-of-way (alteration). The Building has four apartments. Upon entering each apartment, the visitor is met by a large living room. In some cases, the original wood flooring in the living rooms remain, however in other cases, apartments have been renovated and wood laminate flooring has been installed. The living rooms of each apartment are dominated by the fireplaces, decorated by wood mantles. The mantles appear mass produced with basic detailing. Kitchens throughout the units have been updated with new tile, fixtures, and replacement windows. Dining rooms have built-ins that appear altered or new construction. Bathrooms have also been renovated in some of the units. Architectural details like crown molding remain throughout the units, however some features, like baseboards have been removed or altered. Throughout the apartment interiors contain a mixture of original and new fixtures (lighting, door knobs, etc.).

B10. Significance (cont):

Constructed in 1936, the Building was developed on lot 79 of 154 parcels in Tract 10389, originally subdivided by Merchants National Trust and Savings Bank of Los Angeles in July of 1928. While the subject property is related to the historic context of Los Angeles development during the Great Depression (1929-1941), "Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well." As an individual property, the Building does not possess a significant association with the historic theme of Los Angeles' development during the Great Depression. The Building was not one of the earliest constructed in the neighborhood and does not possess greater significance than any of the surrounding apartment buildings, all of which contribute to the development of Beverly Square during the 1930s. The Building is not identified with historic personages or events in the main currents of national, state, or local history. The Building does not show any historical importance in association with various owners, and the occupancy history could not be fully established due to periods when the property was not listed and a lack of Los Angeles historic directories from the late 1930s and 1940s. Research regarding building occupants uncovered Mendel Meyer's residency in the Building. Meyer could be considered a notable person based on his relationship to the development of Los Angeles' built environment throughout the first decades of the twentieth century, however Criterion C covers buildings associated notable builders, engineers, and architects. Furthermore, Meyer lived in the Building after his retirement in 1936, and therefore the building could not be associated with his contributions to local history. The Historical background research on other owners and/or occupants did not reveal any information that indicates historical significance or notability. No evidence was found that linked the property to the productive life of a locally, statewide, or nationally known person. Individually, the Building is not an exceptional, distinctive, outstanding, or singular example of its type or style. The Building is a common Minimal Traditional variation of American Colonial and Monterey Revival styles, typical of Los Angeles multi-family housing dating from the period (1930s). Several buildings in the immediate area are better representations of the 1930s era Minimal Traditional multi-family residence. Although the Building is the work of a notable Los Angeles area builder, Mendel Meyer of Meyer and Holler, it is not notable in comparison with the quality architecture produced throughout the firm's history. Meyer and Holler, Architects, Engineers and Builders were known for their innovative motion picture theater designs as well as the quality commercial and residential construction projects completed throughout the first three decades of the twentieth century. One of the firm's most prominent projects, Grauman's Chinese Theater, cost \$1.5 Million to build in 1926 and was published in influential architecture trade journals like American Architect, Architectural Digest, and the Architectural Record. In 1934, the firm was commissioned to build a twelve-bedroom single family home in Bel Air at a cost of \$35,000. In comparison, the Building cost \$15,000 to construct and was most likely intended to be a low-cost project resulting in an income producing investment property for the retired Mendel Meyer.

Appendix F – Professional Qualifications



Margarita Jerabek, Ph.D.

ASSOCIATE PRINCIPAL, DIRECTOR OF HISTORIC RESOURCES

SUMMARY

Margarita Jerabek has 25 years of professional practice in the United States with an extensive background in historic preservation, architectural history, art history and decorative arts, and historical archaeology. She specializes in Visual Art and Culture, 19th-20th Century American Architecture, Modern and Contemporary Architecture, Architectural Theory and Criticism, Urbanism, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Archaeology, and Architectural History. She has managed and conducted a wide range of technical studies in support of environmental compliance projects, developed preservation and conservation plans, and implemented preservation treatment projects for public and private clients in California and throughout the United States.

EXPERIENCE

Dr. Jerabek has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area and Southern California counties. She provides expert assistance to public agencies and private clients in environmental review, from due diligence through planning/design review and permitting and when necessary, implements mitigation and preservation treatment measures on behalf of her clients. As primary investigator and author of hundreds of technical reports, plan review documents, preservation and conservation plans, HABS/HAER/HALS reports, construction monitoring reports, salvage reports and relocation plans, she is a highly experienced practitioner and expert in addressing historical resources issues while supporting and balancing project goals.

She is an expert in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the NHPA, NEPA, Section 4(f) of the Department of Transportation Act, CEQA, and local ordinances and planning requirements. Dr. Jerabek regularly performs assessments to ensure conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and assists clients with adaptive reuse/rehabilitation projects by providing preservation design and treatment consultation, agency coordination, legally defensible documentation, construction monitoring and conservation treatment.

She is a regional expert on Southern California architecture. She has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles

Education

Ph.D., Art History, University of California, Los Angeles, 2005

M.A., Architectural History, School of Architecture, University of Virginia, Charlottesville, 1991

Certificate of Historic Preservation, School of Architecture, University of Virginia, Charlottesville, 1991

B.A., Art History, Oberlin College, Oberlin, Ohio, 1983

Awards/Recognition

2014 Preservation Award, *The Dunbar Hotel*, L.A. Conservancy

2014 Westside Prize, *The Dunbar Hotel*, Westside Urban Forum,

2014 Design Award: *Tongva Park & Ken Genser Square*, Westside Urban Forum

2012 California Preservation Foundation Award, *RMS Queen Mary Conservation Management Plan*, California Preservation Foundation

Professional Affiliations

California Preservation Foundation

Santa Monica Conservancy

Los Angeles Conservancy

Society of Architectural Historians

National Trust for Historic Preservation Leadership Forum

American Institute of Architects (AIA), National Allied Member

American Architectural Foundation

Association for Preservation Technology

metropolitan area as well as in Ventura, Orange, Riverside, San Bernardino and San Diego counties. Beyond her technical skill, Dr. Jerabek is a highly experienced project manager with broad national experience throughout the United States. She currently manages PCR's on-call preservation services with the City of Santa Monica, County of San Bernardino Department of Public Works, City of Hermosa Beach, Los Angeles Unified School District, and Long Beach Unified School District.



Amanda Kainer, M.S.

SENIOR ARCHITECTURAL HISTORIAN

SUMMARY

Amanda Kainer has more than eight years of professional and academic experience in the practice of historic preservation and architectural history. Ms. Kainer has conducted extensive archival research, field observation, recordation, and prepared survey documentation and assisted in database management for numerous PCR historic resources projects. She has training and substantial experience in the evaluation and conservation of art and architecture and passion for interior design.

EXPERIENCE

Ms. Kainer has completed and co-authored a wide range of architectural investigations including historic resources assessment and impacts analysis reports for compliance with CEQA, character-defining features reports, plan reviews, investment tax credit applications, Section 106 significance evaluations, and HABS documentations. She has also performed extensive research, survey work, and prepared numerous landmark and preliminary assessment reports as a part of PCR's On-Call Historic Preservation Contract with the City of Santa Monica.

She is involved a diverse set of projects and analyses. These include anything from a California Register nomination for the UCLA Faculty Center to a paint analysis for a Churrigueresque style 1920s commercial building in Santa Monica. She has co-authored Section 106 reports for the residential development in Thousand Oaks, Santa Monica Pier, Avalon Fuel Dock on Catalina Island, and a Mid-Century roadside motel in Bakersfield. For LAUSD, Ms. Kainer authored a character-defining features analysis for seven historic schools, provided historic analysis for an MND, and preliminary resource evaluations and plan reviews for various historic schools.

Historic Resources Assessments: Ms. Kainer has contributed to the research, site inspections, and report preparation of a number of historic resources assessments in the Los Angeles metropolitan area for compliance with CEQA. Ms. Kainer has evaluated a number of different types of potential historical resources, including single-family and multi-family residences, banks, commercial buildings, schools, hotels, and cultural landscapes in Beverly Hills, Venice, Los Angeles, and Santa Monica.

Large Scale Survey Experience: She was a contributing author for three major Community Redevelopment Agency of the City of Los Angeles— Adelante Eastside, Wilshire Center/Koreatown, and Normandie 5 Redevelopment Areas. Ms. Kainer also served as PCR Survey Team Leader and co-author for the comprehensive

Education

M.S., Historic Preservation
(Emphasis: Conservation Science),
Columbia University, New York, New
York, 2008

B.S., Design (Emphasis: Interior
Architecture), University of
California, Davis, 2002

B.A., Art History, University of
California, Davis, 2002

Awards/Recognition

Joel Polsky Academic Achievement
Award, American Society of Interior
Designers, 2008

Continuing Education

CEQA and Historic Resources:
Thresholds, Mitigation & Case
Studies, California Preservation
Foundation Workshop, March 2011

Professional Affiliations

California Preservation Foundation

Los Angeles Conservancy

Santa Monica Conservancy
(Volunteer Docent for the Shotgun
House)

Docomomo SoCal

Association of Preservation
Technology Western Chapter

survey of over 4,000 objects of fine and decorative arts aboard the RMS Queen Mary in Long Beach. Additionally, Ms. Kainer helped complete the district-wide survey and evaluation of the Long Beach Unified School District and a windshield survey of Hermosa Beach for the Historic Resources Chapter of the Hermosa Beach General Plan Update.



Christian Taylor, M.H.P.

HISTORIC RESOURCES TECHNICIAN

SUMMARY

Christian Taylor is a historic resources specialist with academic and professional experience in assessing historic structures and contributing to California Environmental Quality Act (CEQA)-level documents.

With completion of his Master's Degree imminent, Mr. Taylor will continue to hone his skills in Management of rehabilitation and restoration projects, preparation of documentation of historic contexts, and the use of non-invasive material investigation methods.

EXPERIENCE

Working for the California Department of Parks & Recreation (DPR), restoration contractors, and environmental consultants, Mr. Taylor has become versed in the research, writing, and assessment of historic resources from the public and private perspective.

Serving first as a History Intern and then Interpretive Specialist for the DPR, Mr. Taylor served as the lead representative for the Crystal Cove State Historic Park during the second phase of the cottage restoration project program. His primary role was to liaise with contractors ensure the project met both the Parks Department and Secretary of the Interior's Standards. Also with the DPR,

Mr. Taylor worked alongside resident historians to organize the contributing documentation and assist with the historic landscape report documenting La Purisima Mission's structures and their significance in relation to the original restoration work done in the 1930s.

Mr. Taylor also familiarized himself with historic restoration field through the preparation of thousands of pages of documentation associated with the Wilshire Temple and Atascadero City Hall projects.

While with PCR, Mr. Taylor has performed architectural history research, survey and assessment work for the Hermosa Beach General Plan Update, the Capitol Mills project in Los Angeles, and assisted with historic resources assessments for a commercial property and an education center in West Hollywood, as well as multiple residential properties in Venice and Los Angeles.

RESEARCH PROJECTS

Mission La Purisima: Civilian Conservation Corps Historic Garden and Cultural Landscape Report, California Department of Parks and Recreation, January 2011

Education

Master's Degree, Historic Preservation, University of Southern California, Los Angeles, 2015

B.A., History, University of Oklahoma, Norman, 2008

Manufacturing America: Alexander Hamilton's Efforts to Industrialize the Nation, University of Southern California, November 2009

Sculpting Liberty: Augustus Saint-Gaudens's Standing Lincoln, University of Southern California, May 2010

Googie: Unsavory Design or Tasteless Inspiration?, University of Southern California, May 2009

The Shankland House, 715 West 28th Street: Assessment of Materials and Recommendations for Treatment and Maintenance (Metal), University of Southern California, May 2009



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August 24, 2015

Dave Rand, Esq.
Armbruster Goldsmith & Delvac LLP
11611 San Vicente Blvd., Suite 900
Los Angeles, CA 90049

Via email to: dave@agd-landuse.com

Reference: Architectural History Peer Review of a Historical Resources Assessment Report for 118-126 North Flores Street, Los Angeles, California.

Dear Mr. Rand:

At your request, SWCA Environmental Consultants (SWCA) conducted a peer review of a Historical Resources Assessment Report (HRAR) of 118-126 North Flores Street (subject property), located in the Wilshire Community Plan Area (CPA) of Los Angeles, California.¹ The subject property consists of two multi-family residential properties; the "North Building," constructed in 1936 and located at 126-126 ½ North Flores Street, and the "South Building," constructed in 1939 and located at 118-122 ½ North Flores Street. Both the North and South Buildings were previously identified by SurveyLA as contributors to the potential Beverly Square Historic District, which was recommended eligible for federal, state, and local listing as an "excellent example of a 1920s to 1940s multi-family residential district."² The HRAR concurred with this finding and identified both buildings as Contributors (Altered), but recommended them not eligible for individual listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), or as a Historic-Cultural Monument (HCM) in the City of Los Angeles due to a lack of integrity and significant associations.

This peer review was conducted to assess if the HRAR has adequately addressed the potential significance of the subject property in consideration of the eligibility criteria for individual listing in NRHP, CRHR, and locally as an HCM; it does not include an assessment of the subject's property potential to contribute to any Historic Preservation Overlay Zone. SWCA Architectural Historian Steven Treffers, M.H.P. conducted the peer review and authored this memorandum detailing the results. Mr. Treffers meets and exceeds the Secretary of Interior's Professional Qualifications Standards (PQS) for History and Architectural History. With 6 years of experience in historic preservation planning within Los Angeles, Mr. Treffers has extensive experience applying HCM criteria. He is also currently a commissioner on the South Pasadena Cultural Heritage Commission where he oversees local landmark nominations.

¹ Margarita C. Jerabek, Amanda Y. Kainer, and Christian Taylor, *Historical Resources Assessment and Environmental Impacts Analysis Report for 118-126 North Flores Street, Los Angeles, California*, prepared for Elisa Paster and Glaser Weil by PCR Services Corporation, Santa Monica, California, August 2015.

² Office of Historic Resources, Los Angeles Department of City Planning, Wilshire Community Plan Area: Historic Districts, Planning Districts and Multi-Property Resources – 01/26/15, SurveyLA Findings. Available at: http://preservation.lacity.org/sites/default/files/Wilshire%20CPA%20Districts_1_190_2.pdf (Accessed August 19, 2015).

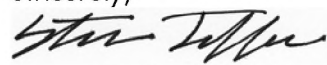
After reviewing the existing HRAR, SWCA concurs with the recommendation that the North and South Buildings do not appear eligible for individual listing in the NRHP, CRHR, or as an HCM. The HRAR thoroughly documents the construction and alteration history of both buildings through primary research and field observations. The South Building has been altered through an addition to the north elevation, application of new stucco, and the replacement of windows and doors. Similarly, the North Building has been altered through the removal of original balconies, application of new stucco, and the partial infill and replacement of windows, railings, and fixtures. These alterations have negatively affected the integrity of design, materials, and workmanship for both buildings and they currently possess moderate to low overall integrity.

A property must meet at least one of four criteria for HCM designation stated in the Cultural Heritage Ordinance Section 22.171.7: the property reflects the broad cultural, economic, or social history of the nation, state or community; it is identified with historic personages or important events in the main currents of national, state, or local history; it embodies the characteristics of an architectural-type specimen inherently valuable for a study of a period, style, or method of construction; or is the notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

Although the subject property is associated with the development of multi-family residential properties in Los Angeles during the Great Depression, as demonstrated in the HRAR, neither the North nor South Building is individually significant within this context. They were two of many similar properties constructed during this period and do not possess the level of significance that is required of individual properties for HCM designation. Both are associated with Mendel Meyer, of the prominent construction firm Meyer and Holley, Architects, Engineers and Builders, however, this does not in its own right bestow significance to either property. Federal guidance recommends that properties significant for their associations with important individuals, are typically significant for their association with the person's productive life, and reflect the period when he or she achieved significance.³ The subject property was built as an income-producing property for Mendel Meyer and it is not the location in which he lived or worked while working on such notable designs such as Grauman's Chinese Theater. Similarly, although both properties are the work of Meyer, who can be considered a master builder within Los Angeles, the above-mentioned alterations have negatively affected their original design and neither appears to be notable works within his larger career. Finally, both are nondescript and altered Garden Apartments and better examples of this architectural type are extant within the surrounding neighborhood.

In conclusion, SWCA concurs with the findings of the HRAR, which determines that the North and South Buildings do not possess the level of significance and integrity required for individual HCM designation. Should you have any questions or comments regarding this review, please do not hesitate to contact me at (626) 240-0587, extension 6610, or at streffers@swca.com.

Sincerely,



Steven Treffers, M.H.P.
Architectural Historian

³ National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* U.S. Department of the Interior, National Park Service, Washington D.C., 1995.



Shannon Ryan <shannon.ryan@lacity.org>

CHC-2015-2491-HCM 118-126 N Flores St. -Mendel Meyer Courtyard Apartments

1 message

Shain Sylvie <spacestashain@yahoo.com>

Wed, Jul 15, 2015 at 12:55 PM

Reply-To: Shain Sylvie <spacestashain@yahoo.com>

To: Lambert Giessinger <lambert.giessinger@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org> ,

Shannon Ryan - City of Los Angeles <shannon.ryan@lacity.org>

Cc: "paul.koretz@lacity.org" <paul.koretz@lacity.org>

Hello,

I am writing to express my support of the nomination and eventual designation of the Mendel Meyer Courtyard Apartments as a Historical Cultural Monument, as I believe that it is a structure that warrants this designation. Please accept the nomination for further consideration and this support letter for the record on item #9 of the CHC Mtg on 7/16/15.

Thank you,
Sylvie Shain

7/15/15

To:

ken.bernstein@lacity.org
lambert.giessinger@lacity.org
janet.hansen@lacity.org
edgar.garcia@lacity.org
shannon.ryan@lacity.org
cc: councilmember.ryu@lacity.org

Re:

Mendel Meyer Courtyard Apartments
118-126 N Flores St
LA CA
CHC-2015-2491-HCM

Please add my comments to the case file for this application.

To whom it may concern,

I'm writing in full support for historic designation of the Mendel Meyer Courtyard Apartments. This apartment complex was built by the firm Meyer & Holler (aka The Milwaukee Building Company), which subscribed to the "design build" philosophy, playing the role of both architect and building contractor. Their firm was very prolific and influential during the golden era of Hollywood where they built many notable landmarks including the legendary Grauman's Chinese Theatre, the Egyptian Theatre, the Hollywood Athletic Club, the Getty House, the Petroleum Building, the Harry Chandler Estate, and the official Los Angeles Mayor's Residence. A number of Meyer & Holler buildings are now on the National Register of Historic Places. The Mendel Meyer Courtyard Apartments building is not only a uniquely styled Courtyard in outstanding condition, but it was also built for and served as the primary residence for Mr Meyer and his family from the time it was built in 1938 to the late 1940's.

I respectfully request this property be given every consideration as a Cultural and Historic Monument.

Sincerely,

Carol Cetrone

Carol Cetrone
Coronado Terrace Neighbors Association
Silver Lake



Shannon Ryan <shannon.ryan@lacity.org>

Please save 118 N. Flores

1 message

amyg93@aol.com <amyg93@aol.com>

Tue, Aug 4, 2015 at 1:47 PM

To: shannon.ryan@lacity.org

Hi Shannon,

I belong to the Conservancy and the National Trust, We are heartsick at what the developers have done to our city. The demolitions of historic buildings and homes torn down in an eye's blink.

There is a word called rehab, It is lost on the people who just want to make a huge amount of money by taking down the craftsmanship we will never see again. to be replaced by cheap, gigantic ugliness, that is unaffordable for the average person

Not to mention the tragedy of the people who live in them, love them, and give them a sense of community to be thrown out without a thought.

There are so few courtyard building left, Flores, was built and designed by the best, It should not go by way of a dumpster.

Please, Please save our history, our charm, our culture, Please save 118 N. Flores.

Amy Galaudet
Thomas Challener
6120 W 5th St
Los Angeles, calif



Shannon Ryan <shannon.ryan@lacity.org>

Please Save 118 to 126 Nort Flores Street

Toby Horn <thorn626@icloud.com>

Thu, Aug 6, 2015 at 3:52 PM

To: Paul Koretz <paul.koretz@lacity.org>, Shannon Ryan - City of Los Angeles <shannon.ryan@lacity.org>

Cc: Shawn Bayliss <shawn.bayliss@lacity.org>, Adrian Fine <afine@laconservancy.org>

Councilmember Koretz:

Please, please, PLEASE support the designation of the subject addresses as Cultural Heritage Monuments.

Mr. Koretz, this property is in your immediate neighborhood, and you are aware firsthand, of the damage done by developers in Beverly Grove. These courtyard apartments are an integral fibre of the history of Los Angeles, built with respect for the privacy of the tenants and the valuable light and fresh air that early builders were so sensitive too.

The provenance of these apartments equates to architectural royalty - as they were designed by builders who designed significant and very visible public buildings in Los Angeles. The importance of saving the Flores Avenue apartments is in part, to demonstrate that the architects and builders had respect not only for the public using their large institutions, but how their gifts for design and function could be adapted on a very personal, small scale level.

Please make every effort to save and designate these buildings as Historic Cultural Monuments.

Thank you,

Toby Horn
146 South Fuller Avenue
Los Angeles 90036
(323)934-5611
thorn626@icloud.com



Shannon Ryan <shannon.ryan@lacity.org>

Preserving 118-126 N. Flores Street

Sandy Bacola <sandrabacola@gmail.com>

Sun, Aug 9, 2015 at 3:40 PM

To: "paul.koretz@lacity.org" <paul.koretz@lacity.org>

Cc: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>

Dear Councilman Koretz,

My husband & I are in favor of you using all of your efforts to help preserve these historic apartment buildings. The general neighborhood as you know has been under assault by speculators utilizing "loop holes" to further over develop the neighborhood to a point where the quality of life is suffering. A simple car ride has become a frustrating experience at best. The Neighborhood can no longer tolerate "overdevelopment". We have personally suffered from "Mc Mansionization".

Sincerely,
Mr. & Mrs. Bacola
6517 Maryland Drive
Los Angeles, Ca. 90048
323-931-3985

Sent from my iPad



Shannon Ryan <shannon.ryan@lacity.org>

Opposed to destruction of buildings at 118-126 N. Flores

1 message

Steve Sukman <steve.sukman@gmail.com>

Sun, Aug 9, 2015 at 7:06 PM

To: paul.koretz@lacity.org, shannon.ryan@lacity.org

I reside at 353 N. Flores St. and am vehemently opposed to the new apartment development proposal for the subject address.

Sincerely,

Steve Sukman 617.899.3422



Shannon Ryan <shannon.ryan@lacity.org>

118 - 126 N. Flores

Janice Minsberg <janiceminsberg@gmail.com>
To: shannon.ryan@lacity.org

Wed, Aug 12, 2015 at 8:18 PM

Hi am writing to express my support in preserving 118 - 126 N. Flores St.

I grew up in the Beverly-Fairfax (now "Beverly Grove") area, and am back in that building. It saddens me to see over-sized and hideous McMansions in our area. (Actually, some homes would be quite nice in OTHER areas ... but are sadly out of place in our neighborhood.) Buildings like those on Flores need to be saved.

Thank you for your help.

Janice Minsberg
465 N. Vista St.
Los Angeles, 90036



Shannon Ryan <shannon.ryan@lacity.org>

118 N Flores

1 message

Eddie Campbell <eddiecampbellauthor@gmail.com>

Mon, Aug 17, 2015 at 6:33 PM

To: shannon.ryan@lacity.org, "amyg93@aol.com" <amyg93@aol.com>

RE: 118 No Flores

Hello Shannon,

I have lived in Los Angeles all my life. I went to high school and college here. I live in Miracle Mile in a vintage spanish building in a historic neighborhood. I am on the City Council. I am writing to you to encourage you and your colleagues to save 118 N. Flores. Los Angeles does not have very many courtyard buildings left. In addition, the destruction of affordable housing replaced with expensive housing in not currently what the city needs. "More" housing is only relevant when people can afford the rent. Over 50% of Angelinos are renters .. 19% of Angelinos fall below the poverty rate (higher than the National average) .. so really, who are these monolith gray skyscrapers appealing to ? The pockets of developers.

—

Eddie Campbell
Mid City West Community Council
Education Committee Co-Chair



Shannon Ryan <shannon.ryan@lacity.org>

Mendel and Mabel Meyer Courtyard Apartments

1 message

Becket Cook <becketcook@gmail.com>

Fri, Aug 21, 2015 at 7:12 PM

To: paul.koretz@lacity.org, lambert.giessinger@lacity.org, shannon.ryan@lacity.org

Dear Sirs and Madam,

I am writing to express my deep support of keeping the Mendel and Mabel Meyer Courtyard Apartments from being torn down. It would be a disgrace if they were destroyed. Developers are recklessly destroying the integrity of this neighborhood. Please help us put a stop to it.

Thank you.

Sincerely,

Becket Cook
125 N. Flores Street
Los Angeles, CA 90048
213-952-2484 cell



Shannon Ryan <shannon.ryan@lacity.org>

regarding 118 N. Flores development

1 message

leslie klein <kleinleslie@yahoo.com>

Tue, Aug 25, 2015 at 5:21 PM

To: paul.koretz@lacity.org, shannon.ryan@lacity.org

Cc: amy galaudet <amyg93@aol.com>, shawn.bayliss@lacity.org

we must not succumb to big business and landlords gentrifying everything and moving out the less fortunate.
every time we develop a building and enlarge it, we remove the historical artifacts and energy that goes with that
and create a whole lot of pollution and trash that then pollutes our groundwaters and affects all of us.
please do not permit the development of 118 N Flores.

Dr. Leslie Klein
Hancock Park resident



Shannon Ryan <shannon.ryan@lacity.org>

Fwd: demolition of 118 N. Flores, Please save

1 message

Jerry Pittman <ttbsxdxg@aol.com>

Wed, Aug 26, 2015 at 2:29 PM

To: paul.koretz@lacity.org, shawn.bayliss@la.city.org, shannon.ryan@lacity.org

Cc: amyg93@aol.com, marniJean1@gmail.com, ajnalaw@gmail.com, johnoadams@sbcglobal.net, artography@webtv.net, debbgill@ca.rr.com, phillisd@netzero.net, charis15721@aol.com, mothernature7@gmail.com, blueduckdali@hotmail.com, losangelesk9@aol.com, ttbsxdxg@aol.com, therosebcs@sbcglobal.net, thomasdporter@yahoo.com, estherleon@estherleon.com

—Original Message—

From: Pam Roberts <savebeverlywood@gmail.com>

To: amyg93 <amyg93@aol.com>

Cc: navigator89 <navigator89@yahoo.com>; neidleman <neidleman@hotmail.com>; nickswww <nickswww@gmail.com>; para6igm <para6igm@hotmail.com>; plotkindi <plotkindi@aol.com>; cbartosevich <cbartosevich@yahoo.com>; cbrente <cbrente@ca.rr.com>; ceciliegreve <ceciliegreve@hotmail.com>; rdventura <rdventura@aol.com>; rehunnicut <rehunnicut@yahoo.com>; rex <rex@rexthorpe.com>; rlowell00 <rlowell00@yahoo.com>; rosanne18 <rosanne18@aol.com>; s.riseley <s.riseley@sbcglobal.net>; sandrabacola <sandrabacola@gmail.com>; sassoons <sassoons@sbcglobal.net>; slhaasis <slhaasis@me.com>; symiegirl <symiegirl@gmail.com>; tanicohen <tanicohen@mac.com>; td.td2007 <td.td2007@gmail.com>; tdebach <tdebach@sbcglobal.net>; ttbsxdxg <ttbsxdxg@aol.com>; wehodame <wehodame@yahoo.com>; wellsgardendesign <wellsgardendesign@earthlink.net>; ymachado <ymachado@midcity.org>; zachsinick <zachsinick@gmail.com>

Sent: Sun, Aug 16, 2015 7:13 pm

Subject: Re: demolition of 118 N. Flores, Please save

Will do Amy! Thank for the notice.

Sent from my iPhone

On Aug 16, 2015, at 4:33 PM, amyg93@aol.com wrote:

—Original Message—

From: amyg93 <amyg93@aol.com>

Sent: Sun, Aug 16, 2015 4:17 pm

Subject: Fwd:

To all concerned,

As a native Angeleno I have seen the changes in Los Angeles over the years. As a child I experienced the red cars, rode Angel's Flight downtown when I lived on Bunker Hill, recall the Brown Derby, the Ambassador Hotel and many other little treasures that are not here anymore. As a fine artist, former L.A.U.S.D. art educator of 24 years, I also appreciate the finer things in life. Although I have learned to appreciate the benefits of modern technology I also abhor the drawbacks of the

thinking that stems from pure avarice and cold insensitivity for other human beings.

I have witnessed gentrification and its sad outcome of the elimination of affordable housing for seniors and those less fortunate who are moved away to make way for the more affluent. Inequality continues to separate the super rich from the poor. The middle class is becoming non-existent under the continuous assault by the billionaire class. Apparently Matt Jacobs has no appreciation for great architecture, could care less as long as he profits above all else. For whatever my opinion is worth, PLEASE save 118 N. Flores.

Thank you for your attention and consideration,
Carmelita Pittman

ttbsxdxg@aol.com

—Original Message—

From: amyg93 <amyg93@aol.com>

Sent: Sun, Aug 16, 2015 4:04 pm

To All my friends, and relatives who care about our city,

118 N. Flores was on the way to be demolished by a ruthless developer's, who loves to destroy lovely historic courtyard buildings, while being on a committee to keep affordable housing in Los Angeles. He uses the Ellis Act, a bill meant to save Mom and Pop owners who cannot make a living, and who want to go out of business, (why don't they just sell). But this allows developers to throw tenants out of rent controlled building in order to make a fast buck.

This building on Flores, is a building put up in the 20's by the Meyer's family who built Grauman's Chinese Theatre. They actually lived there. The cultural Heritage society is now looking at it to preserve it, But we need people to write and ask to save it. The developer's have evicted all but 1 tenant who stood his ground.

I am going to the hearing on Sept 3. This Developer Matt Jacobs is taking away all the affordable housing in LA and demolishing the wonderful architecture we can never replace or will see again as there is no craftsmanship, no pride of ownership only Greedy developer's.

please write paul.koretz@lacity.org shawn.bayliss@lacity.org shannon.ryan@lacity.org Tell them to save our city, save 118 n. Flores, tell them we cannot replace this treasure, and that you have seen this lovely courtyard building, and it is indeed worthy of being a historic building that cannot, and should not be torn down

You do not have to live in this area to appreciate the beauty of great architecture

Please send me a copy so I can take it with me when I go to city hall,

Thanks,

Amy

Johanna and Ravi K. Bhatia
721 North Alta Vista Boulevard
Los Angeles, CA 90046

August 26, 2015

Ms. Shannon Ryan
Planning Associate
Office of Historic Resources
200 North Spring Street, 10th Floor
Los Angeles, CA 90012

RE: Formal Support for the 118-126-1/2 N. Flores St. – CHC-2015-2491-HCM
Historic-Cultural Monument Application

Dear Ms. Ryan:

We seek your decision to include the Mendel and Mabel Meyer Courtyard Apartments as an Historic Cultural Monument in the city of Los Angeles.

The story of the Meyer Courtyard Apartments is the story of the nation, the city of Los Angeles, and of the lives of people recovering from the depths of the Great Depression. The Meyer Courtyard Apartments chart the rise, fall and redemption of Los Angeles today, just as much as it did in the 1930s.

Key to the Meyer Courtyard Apartment story is the notion of development as a tool to improve ones lot in life and to help others in their struggle. This is most evident in Mendel and Mabel Meyer's approach in the design and construction of the courtyard apartment, which were built as if it was their home.

The Meyers were not absentee developers as so many developers are today. That they lived in their development is something that no developer does today. Today's developments are often vulgar and cheap and often flipped before construction is completed. The Meyer Courtyard Apartments were built to last, and, hopefully with your affirmation they will for decades to come.

You should also know the following about us: we are homeowners and landlords on North Alta Vista Blvd. Our properties are within the Mid City West Community Council.

Ms. Shannon Ryan
August 26, 2015
Page 2

My wife and I have over a decade of (current and former) service as elected members of the board-at-large, zone representatives and planning and land use committee members.


With these collective and varied experiences in mind, please know that we oppose the manner in which outside developers have been destroying the architectural, economic and social fabric of Mid City West (as well as other historically significant Los Angeles communities).

We seek your decision to include the Mendel and Mabel Meyer Courtyard Apartments as a Historic-Cultural Monument in the city of Los Angeles.

Sincerely,



Johanna Arias-Bhatia



Ravi K. Bhatia

cc: Mr. Steve Luftman via email
Mr. John Henning via email
Mr. Paul Koretz via email



Shannon Ryan <shannon.ryan@lacity.org>

Developments Beverly Grove

firstdownusc@gmail.com <firstdownusc@gmail.com>

Mon, Aug 10, 2015 at 11:57 PM

To: "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>, "thebwha2@aol.com" <thebwha2@aol.com>

Beverly Wilshire HA,

I have read the recent Beverly Wilshire HA letter and I'm disgusted that Shannon Ryan and Paul Koretz are holding up progress and development around our neighborhoods.

The article claims that these old buildings are historical and must be preserved via historical preservation classifications in order to stop development. Paul Koretz and Shannon Ryan use these historical appointments in order to control our city. These attempts to block development are misguided at best, and only undermine our future. These idiotic proposals destroy new jobs, revenues, and undermines any possibility that we achieve a modern city here in LA.

If Paul and Shannon has their way, these old buildings will eventually crumble and fall apart - just like the water-mains have done during our worst drought.

There will be no development when you reclassify these districts as historic. What's historic about a bunch of old worn out ugly houses and commercial dilapidated messes? NOTHING!

We must stop these failed policies or we will go the way of Detroit and Chicago.

People have worked hard to buy their homes, and they should be allowed to replace them with whatever they choose to build - without leaving the front facades and obtaining multiple committee blessings. Stop trying to control everyone with these ridiculous and inefficient proposals. There are much better ways to accomplish zoning, and it's NOT historical preservation societies.

If Paul and Shannon want to save these buildings then let them personally buy them up and keep them as-is. They should not use the council to do it for them. Not all of us that live in this area support these historical appointments that are so cavalierly used. Our city is crumbling all around us, and much of that blame belongs to misguided policies -such as historical districts.

We should use 'zoning laws' to make sure houses have yards, appropriate setbacks, and are not too big for the lot.

How has Beverly Hills managed to maintain a modern beautiful city while keeping homeowners happy? Try replicating Beverly Hills instead of Detroit and Chicago.

It's time to get out of the way and let progress and development create wealth, jobs, and a better LA.

Mansions are great, they represent wealth and progress. Efficient new buildings use less energy, and are environmentally more appropriate than the existing structures.

Paul Koretz and Shannon Ryan represent only the dark ages of socialism and failure.

Sincerely,
David Annanders II
169 S Fomosa Ave

Los Angeles, CA 90036

John A. Henning, Jr.
125 N. Sweetzer Ave. #202
Los Angeles, CA 90048

VIA ELECTRONIC MAIL

**ADDITIONAL INFORMATION IN SUPPORT OF
APPLICATION AND RESPONSE TO OWNER'S
HISTORICAL RESOURCES ASSESSMENT**

August 27, 2015

Cultural Heritage Commission
c/o Shannon Ryan
Office of Historic Resources
200 N. Spring Street, Room 620
Los Angeles, CA 90012

Re: Mendel and Mabel Meyer Courtyard Apartments at 118-126-1/2 N. Flores St.
(Case No. CHC-2015-2491-HCM)

Honorable Commissioners:

**“All right, Mr. DeMille, I’m ready for my close-up.”
-- Gloria Swanson, from *Sunset Boulevard* (1950)¹**

1. General Comments.

The Mendel and Mabel Meyer Courtyard Apartments are ready for their close-up. They are not buildings made for the wealthy, and that is exactly the point. While many buildings made for the wealthy are suitable for designation as Historic-Cultural Monuments, most people – even most famous people – are of modest means. They live, and historically have lived, in relatively modest houses or even apartments, and their stories are told through those structures. These buildings – their buildings – also deserve protection.

¹ Mendel Meyer’s firm built the enormous Italianate mansion at 904 N. Crescent Ave. in Beverly Hills, which became Gloria Swanson’s primary home in 1922. The house – which featured an enormous reception room draped in peacock silk, living and dining rooms with tapestries and paintings, a breakfast room of cream and gold, and a black marble bathroom with a golden tub – was one of the film star-style homes that inspired the art direction for *Sunset Boulevard*. See Wanamaker, Marc, *Early Beverly Hills*, at pg. 91 (2005).

For a significant portion of his life, Mendel Meyer was himself such a person. Despite his status as one Los Angeles' most famous builders, and indeed a "builder to the stars," Meyer rode the roller coaster from a mansion on Normandie Avenue during the 1920s to an apartment on Rampart Boulevard during the depths of the Great Depression. He then reinvented himself in the mid-1930s, restarted his design/build business, and built dozens of homes and other buildings, among them his own longtime home on North Flores Street.

The nominated buildings were not just Mr. Meyer's property or his design. They were his actual home during the final phase of his career in the late 1930s and early 1940s, and for more than a decade after that. Because of this, and because Mendel Meyer's life and career mirrored the undercurrents of the Great Depression, the buildings have historic and cultural significance. Since their essential physical features remain unchanged, they deserve to be designated an HCM.

The owner of the nominated buildings wants to build a 4-story, 11-unit subdivision in their place. He has hired a consultant, PCR Services, to prepare a lengthy report. PCR readily concedes that the buildings are contributors to the proposed Beverly Square Historic District, a 95%-intact, proposed historic district that is an excellent example of a late-1930s Los Angeles multi-family subdivision recently documented by Survey LA. (PCR at 39.) However, PCR goes on to say that these buildings do not deserve to be designated as HCMs now. The primary ground for PCR's argument: Although Mendel Meyer was a person of great importance to the City's history and its physical development, by the time the first of the nominated buildings was built in 1936, Meyer – who at the time was only 61 years old – had already retired.

PCR is mistaken about this. Mendel Meyer was working in 1936, and he kept working for five more years, building many buildings, remarkable and otherwise, with his partner, Wesley Holler. Meyer kept on building until the onset of World War II forced him to stop.

The present application is about Mendel Meyer, and it is about the Great Depression, and it is about the boom-and-bust cycles that have shaped Los Angeles. Yet the application is also a pivot point in the protection of Beverly Square. Because of recent demolition in the surrounding neighborhood, the proposed Beverly Square historic district identified by Survey LA is already quite small: Just 3 city blocks. The nominated buildings are critically situated at its heart. As a practical matter, the entire 3-block district cannot be protected through either the HCM process or as an HPOZ without additional applications and hearings. Those take time, and in the meantime without an HCM designation for the nominated buildings, they may be demolished.

If the nominated buildings are demolished, the implications for Beverly Square would be far-reaching indeed. The loss of these buildings, and their replacement with a modern 4-story development, would greatly undermine the intact nature of the entire district, and could render the entire district ineligible for future designation as an HCM or HPOZ. An important part of Mendel Meyer's history, and many other histories, would then be forever lost.

2. Community Support.

The neighbors strongly support the designation. We will submit numerous petitions and letters at the September 3 hearing, and we anticipate that several neighbors will appear to state their support in person.

3. Neighborhood Council Support.

The Mid City West Community Council (MCWCC), the certified neighborhood council for the area around the nominated structures, held a special meeting of its Planning and Land Use Committee on August 25, 2015. After hearing a presentation by one applicant and reviewing the application and all of the materials presented to it and taking public comment, the Committee voted by a vote of 5 to 0 to adopt a motion requesting that the full MCWCC Board support the nomination. (See Committee Report and Motion at **Exhibit A.**) (The full MCWCC Board will likely act on the final motion at its September 8 meeting.) We anticipate that several members of the Planning and Land Use Committee will appear at the September 3 hearing to express their support for the designation.

4. Council Office Support.

Councilmember Paul Koretz (CD-5) strongly supports the designation, and he will soon submit a letter to the Commission expressing his support. Councilmember Koretz will attend the Commission's September 3 meeting or send a representative.

5. Federal, State and Local Criteria for Designation.

The PCR report elaborates on the standards for designation of HCMs. These include the National Register, California Register and the City's own Cultural Heritage Ordinance. Each of these standards clearly argues for designating the nominated buildings as HCMs. After setting forth these criteria quite exhaustively, the PCR report hastens to add that none of them have been satisfied.

However, a close review of the applications and supporting materials, along with substantial additional information provided with this letter, should demonstrate to the Commission that under all three of the relevant regulatory regimes, the first three criteria for designation have been met. If the Commission finds that just one of the criteria has been met, the property is eligible to be designated as a Historic-Cultural Monument.

The three criteria are addressed in turn below.

A. Criterion A: Association With Events in the “Broad Patterns of Our History”.

Although the application is for a local designation rather than for placement on the National Register, the relevant criteria for designation of an HCM are derived from Criteria A, B, C and D used by the National Register. (PCR at 7.) Under Criterion A, a building is eligible for National Register status if:

A. It is associated with events that have made a significant contribution to the broad patterns of our history.

The California Register contains a similar set of four criteria. (PCR at 10.) Among these is Criterion 1. A building is eligible for California Register status if the building:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The City of Los Angeles Cultural Heritage Ordinance echoes the National Register and California Register criteria. (PCR at 12.) Under the first criterion of the City's ordinance, HCM designation is available for a building:

- In which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified.

Here, Criterion A and the corresponding state and local criteria are all satisfied because the nominated buildings are associated with events that have made a significant contribution to the broad patterns of history, including the economic and social history of the City of Los Angeles. The buildings track, and physically reflect, the boom-and-bust real estate cycle that has shaped the physical environment of Los Angeles: A lengthy building boom in the 1920s, during which the City's population more than doubled, leading to the subdivision of Beverly Square, a new automobile-focused suburb, in 1928; a sudden crash in 1929 which put a halt to virtually all development in Beverly Square and elsewhere during the early 1930s; and then a renewed burst of optimism in the mid-1930s, resulting in the construction of the nominated buildings and many others in Beverly Square, to house people whose means had been reduced by the Great Depression, including Mendel Meyer himself; and, finally, another economic bust in late 1930s, which again halted development.

The PCR report says that Criterion A is not satisfied for either building because each building “does not possess a significant association with the historic theme of Los Angeles’ development during the Great Depression.” (PCR at 40, 51.) While conceding that the buildings are “related to the historic context of Los Angeles development during the Great Depression

(1929-1941),” PCR goes on to say that even the North Building, constructed in 1936, “was not one of the earliest constructed in the neighborhood and does not possess greater significance than any of the surrounding apartment buildings, all of which contribute to the development of Beverly Square during the 1930s.” (PCR at 40, 51.)

In fact, the North Building, constructed in April 1936, was actually one of the first buildings built in the proposed Beverly Square Historic District during the brief revival of building that commenced in 1936. The original application contains a map of the proposed district (Application Exhibit 4), which clearly shows the year of construction of each of the 38 buildings in Beverly Square, based upon City of Los Angeles building permit records. With the exception of five buildings on nearby N. Sweetzer Ave. which were built between 1929 and 1932, before the Great Depression halted development, all of the buildings in Beverly Square (including 100% of the buildings in the N. Flores St. portion of the district) were built in 1936 or later. Thus, the North Building, which was permitted early in 1936, was one of the first few buildings constructed in the second wave of development during the mid-to-late 1930s. This building is an ideal vehicle to convey the history of both Beverly Square and the experience of everyday Angelenos during a short-lived respite from the Great Depression.

The South Building, meanwhile, which was constructed in 1939, is one of the last buildings constructed during the short-lived revival of Beverly Square during the mid-to-late 1930s. Other than two buildings built on N. Sweetzer Ave. in 1948, all of the lots in Beverly Square (including 100% of the lots in the N. Flores St. portion of the district) were built out by 1940. Thus, the South Building, which was permitted in 1939, is also an ideal vehicle to convey the history of Beverly Square and the larger City.

Taken together, the nominated buildings essentially bookend the late-1930s mini-boom in real estate which are reflected in the larger proposed Beverly Square Historic District.

In considering Criterion A, PCR notes that pursuant to a *National Register Bulletin*, “a property that is significant for its historic association is eligible for National Register status if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).” (PCR at 9.) Here, although a National Register nomination is not at issue, this requirement is easily satisfied. The “period of [the buildings’] association with the important event, historical pattern, or person(s)” is the late 1930s, when a brief respite from the Great Depression caused Mendel Meyer to build, and live in, the nominated structures. Each of the nominated structures clearly “retains the essential physical features that made up its character or appearance” during that time.

The PCR report lists numerous (and mostly minor) alterations to the buildings, implying that the architectural integrity of the buildings has been lost. These alterations are discussed in more detail at the end of this letter, but in any event the PCR report does not argue that the

“essential physical features” of the nominated structures have been lost, as would be necessary to exclude them from consideration for National Register status under Criteria A.

PCR also notes that a historic resource eligible for listing in the California Register must “retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance.” Although California Register nomination is not at issue here, this additional requirement is easily satisfied: The nominated buildings, even to the casual observer, retain a great deal of historic character and appearance and are recognizable as historic courtyard buildings from the late 1930s. The buildings richly convey the reasons for their significance, which relate to the life and work of Mendel Meyer and the economic currents of the second half of the Great Depression, during which the buildings were constructed. The modest alterations to the buildings identified by PCR do not detract from that impression in the slightest.

B. Criterion B: Association With “Persons Significant in Our Past”.

A separate and distinct basis for National Register status is Criterion B. (PCR at 7.) Under this criterion, a building is eligible if:

B. It is associated with the lives of persons significant in our past.

The California Register contains a similarly worded criterion, Criterion 2. (PCR at 10.) Under this criterion, a building is eligible for California Register status if the building:

2. Is associated with the lives of persons important in our past.

The City of Los Angeles Cultural Heritage Ordinance also contains a second criterion, which tracks the National Register and California Register criteria. (PCR at 12.) Under the second criterion of the City’s ordinance, HCM designation is available for a building:

- Which is identified with historic personages or with important events in the main currents of national, State or local history.

The PCR report contends that despite Mendel Meyer’s longtime residence in the nominated buildings, the buildings “are not related to historic persons relevant to national, State or community history” for purposes of Criterion B and its corresponding state and local criteria. (PCR at 1.)

PCR does acknowledge that Mendel Meyer was a historically important person for purposes of Criterion B, noting that “The original builder, Mendel Meyer, is considered a significant builder in Los Angeles history.” (PCR at 39, 51.) However, PCR hastens to add that Mendel Meyer’s status as a historic person was the result mainly of theaters and other structures

that his firm built during the 1920s. The report points out that “most of his notable works occurred during the 1920s and involved innovations in theater design and construction, to include the innovative courtyard theater design seen at Grauman’s Chinese and Egyptian Theaters.” (PCR at 39, 51.)

In essence, while conceding that Mendel Meyer is a “historic person relevant to ... community history” for purposes of Criterion B, PCR argues that when the “historic person” in question is a builder, he is only a “historic person” for as long as he is building famous buildings.

This conclusion is not warranted. Mendel Meyer’s status as a “historic person” in the community for purposes of Criterion B did not suddenly end when he stopped building so-called “notable” buildings, any more than a famous painter or author ceases to be a historic person after his most notable works are complete. Instead, Mendel Meyer was a “historic person” in the 1920s, and he was still a “historic person” in the 1930s, when he was still actively working as a builder, and when he lived in both of the nominated buildings.

Moreover, even if Mendel Meyer’s status as a “historic person” for purposes of Criterion B were somehow dependent upon him continuing to create buildings that are “notable,” PCR actually does not analyze the full body of Mendel Meyer’s work after the 1920s to determine whether any of that work was “notable”. The PCR report discusses Meyer & Holler’s work during the 1920s, which included the world-renowned Grauman’s Chinese and Egyptian Theaters. (PCR at 16.) The report then refers to two buildings constructed in 1930, and a single-family house constructed by Meyer & Holler in 1934, the year that Meyer and Holler reconstituted their partnership. (PCR at 17.) However, other than mentioning the 1934 building (which no longer exists), the PCR report does not claim to have reviewed any of Meyer & Holler’s works during the 1930s or 1940s.

In fact, research done by Steve Luftman clearly shows that PCR has not done a systematic review of Meyer & Holler’s later buildings. **Exhibit B**, discussed below, catalogs 37 buildings Meyer & Holler built between 1936 and 1941. (In addition, **Exhibit C** contains building permits for 15 of these buildings issued by the City of Los Angeles between 1935 and 1939.). From the information available, it appears that much of this work – which included the nominated buildings themselves, several other multi-family buildings on N. Flores St. and elsewhere, numerous exquisite single family homes, and a church in Lakewood – was “notable.”

In any event, this entire body of work is a blind spot in the PCR narrative. Without a systematic review of this work, there is no basis to contend that Mendel Meyer was not building “notable” buildings during that time. Thus, any conclusion that Mendel Meyer’s status as a “historic person” ended in the 1920s is not justified.

PCR also says that Mendel Meyer was not a “historic person” for purposes of Criterion B because he was already retired when the first building was built in 1936. Specifically, the report claims, “Meyer lived in [the buildings] after his retirement in 1936, and therefore the building[s] could not be associated with his contributions to local history.” (PCR at 40-41, 52.) On this basis, PCR concludes that “No evidence was found that linked the property to the productive life of a locally, statewide, or nationally known person.” (PCR at 41, 52.)

The proposition that a person’s status as a “historic person” for purposes of Criterion B suddenly evaporates upon his retirement from so-called “productive” pursuits, is questionable and does not appear to be supported by any citation in the PCR report. However, even if that were the test, PCR is mistaken in stating that Mendel Meyer was not “productive” after 1936. Instead, as evidenced by the works catalogued in **Exhibit B** and the other evidence discussed in this letter, Mendel Meyer continued actively building with his partner Wesley Holler until 1941, when World War II and the resulting lack of building supplies forced them to stop.

The final way in which PCR seeks to exclude the nominated buildings from Criterion B and the corresponding state and local criteria is to claim that because Mendel Meyer was a builder rather than another type of “historic person,” a building associated with his life and work is categorically excluded from consideration under Criterion B. Instead, PCR appears to insist that buildings associated with “builders, engineers and architects” can only qualify for consideration as their own architectural works, and by satisfying National Register Criterion C (and the corresponding third criterion under the City ordinance and California Register Criteria 3, respectively).

PCR puts it this way: “Meyer could be considered a notable person based on his relationship to the development of Los Angeles’ built environment throughout the first decades of the twentieth century, however Criterion C covers buildings associated notable builders, engineers, and architects.” (PCR at 40-41.) In other words, according to PCR, when a nominated building is associated with a “historic person” who happens to be a builder, regardless of that person’s importance to the community’s history or culture, only Criterion C can be applied to the consideration of the nominated building.

The homes of famous builders, engineers and architects – a large and rather important category of “historic persons” in a city like Los Angeles – should not be walled off from consideration under Criterion B simply because there is also a third criterion (Criterion C) that applies to ensure the preservation of their architecturally significant works. Instead, Criterion C is clearly an additional criterion that applies to architecturally significant work, and exists in recognition of the fact that a builder, engineer or architect in many cases will not be a “historic person” for purposes of the second criterion (as Mendel Meyer indisputably was), but may still create works that are deserving of consideration as landmarks on based upon their architectural merit.

C. **Criterion C: Work That “Embodies the Distinctive Characteristics of a Type, Period, or Method of Construction or That Represent the Work of a Master”.**

A separate and distinct basis for National Register status is Criterion C. (PCR at 7.) Under that criterion, a building is eligible if:

C. It embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The California Register contains a similarly worded criterion, Criterion 3. (PCR at 10.) Under this criterion, a building is eligible for California Register status if the building:

3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

The City of Los Angeles Cultural Heritage Ordinance also contains a third criterion, which tracks the National Register and California Register criteria. (PCR at 12.) Under the third criterion of the City’s ordinance, HCM designation is available for a building:

- Which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction.

As the application explains, the nominated buildings satisfy Criterion C because they embody the distinctive characteristics of mid-to-late 1930s multi-family residential architecture in Los Angeles, and particularly the rare Monterey Revival style that characterizes the North Building and which is echoed in the more Minimal Traditional South Building. In addition, the buildings represent the work of a master builder, namely Mendel Meyer.

As PCR points out in its report, in applying Criterion C, a *National Register Bulletin* states that “a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.” (PCR at 9.) Although this application concerns local designation rather than placement on the National Register, the buildings meet this standard. Even with the modest alterations that have been made over the years, each building nonetheless retains “most of the physical features” of the Monterey Revival and Minimal Traditional styles in which it was constructed.

6. New Information Received Since the Application.

Since the filing of the application on June 25, 2015, my fellow applicant Steve Luftman and I have received some important new information concerning the subject buildings, other buildings constructed by Meyer and Holler during the time period in question (1936 to 1941), and Mr. Meyer's business activities during that time. Among this information is the following:

- A. A committee report and motion supporting the designation of the nominated buildings, by the Mid City West Community Council's Planning and Land Use Committee (**Exhibit A**)
- B. A directory of 37 Meyer & Holler buildings built between 1936 and 1941, based upon entries in *Southwest Builder and Contractor*, with corresponding present-day site photos (**Exhibit B**); and
- C. Building permits for 15 of these buildings issued by the City of Los Angeles between 1935 and 1939 (**Exhibit C**).
- D. Notes from an interview with Daphne Myrick Ireland, Mabel Meyer's granddaughter by marriage, who has first-hand knowledge of the Meyers' residence in the nominated buildings between 1936 and 1955 (**Exhibit D**);
- E. The Certificate of Dissolution of Meyer & Holler, a California Corporation, April 15, 1941, showing his date of retirement (**Exhibit E**);
- F. An 8-page first-hand history of Meyer & Holler, including an account of the 1930s incarnation of Meyer & Holler, authored in 1968 by Mendel Meyer's partner, Wesley Holler, describing fascinating anecdotes about Mendel Meyer's personality, work and clients, and proving that Mendel Meyer continued actively working for his building clients until 1941 (**Exhibit F**);
- G. A 1-page history of Meyer & Holler by Louise Holler Craddock, provided to Jane Reifer, researcher for Fox Fullerton National Register nomination, which states that Meyer continued working until 1941 (**Exhibit G**); and
- H. A transcript of an interview with Louise Holler Craddock, the daughter of Wesley Holler, Mendel Meyer's partner, who has first-hand knowledge that Mendel Meyer continued to work during the late 1930s and early 1940s (**Exhibit H**).

7. **Applicant's Response to Historical Resources Assessment Prepared for Owner by PCR Services**

We have reviewed the Historical Resources Assessment prepared by PCR Services Corp. for Elisa Paster, the lawyer for the property's owner. In addition to the points made above concerning PCR's application of the various federal, state and local criteria for historic designations, we feel it is necessary to point out several inaccuracies and missing information in the PCR report.

A. **Mendel and Mabel Meyer Lived in the Buildings for 19 Years, From 1936 Until Their Deaths in 1955.**

The PCR report concedes that City directories establish that Mendel and Mabel Meyer lived in the buildings continuously between 1936 and 1942, and that Mendel Meyer owned the buildings until at least 1948, when he took out a building permit for an addition to the South Building. (PCR at 23.) However, the PCR report implies that evidence is lacking that the Meyers continued living in the buildings after 1942. In fact, additional first-person evidence recently made available indicates that the Meyers lived in the buildings until they both died in 1955.

On July 24, 2015, Steve Luftman had a telephone conversation with Daphne Myrick Ireland. The notes of this conversation are attached. (**Exhibit D.**) Ms. Ireland is Mabel Meyer's granddaughter by a previous marriage, and thus is essentially Mendel Meyer's "step-granddaughter." She was born in 1936, the year that the first building was constructed.

Ms. Ireland readily recalled the Flores apartments, and said that when she was a young girl and then a teenager (which would have been through the early 1950s), her family would visit the apartments occasionally to see her grandparents. She said that Mendel and Mabel lived there for as long as she could remember, and continued living at the building through 1955, when they both died. She said that although Mendel Meyer may have lived briefly in Santa Barbara just before his death, the couple essentially "never left the courtyard apartments."

B. **Mendel Meyer Retired in 1941, Not in 1936.**

A central flaw in the PCR report is its assumption that Mendel Meyer retired from Meyer & Holler in 1936, the year he built the first of the nominated buildings, when he was only 61 years old. (PCR at 17.) Based on this assumption, PCR concludes that while Mr. Meyer was clearly a locally important person, the 1936 and 1939 buildings were not "linked to ... the productive life" of Mr. Meyer, but only with his retirement years. (PCR at 41, 55). However, recent evidence establishes that this is not true. Once the PCR report is stripped of the essential assumption that Mr. Meyer's "productive life" was over by he began living in the nominated buildings, the report loses much of its force.

The source PCR cites for Mendel Meyer's 1936 retirement date is Mr. Meyer's obituary in the *Los Angeles Times*, which was published upon his death 19 years later, in 1955. That obituary is Exhibit 20 to the original applications. As it turns out, the obituary is simply incorrect in stating the date of Mr. Meyer's retirement. In fact, as various pieces of evidence all attest, Mr. Meyer continued his practice until 1941. Therefore, far from being unrelated to Mr. Meyer's "productive life," the nominated buildings were his residence for the final 5 years of his productive life and during the last phase of his work.

The original applications correctly stated that Mr. Meyer continued his practice until 1941, citing as their source the Certificate of Dissolution for Meyer and Holler, which is on file with the California Secretary of State's office. (See **Exhibit E**, Certificate of Dissolution of Meyer & Holler, a California Corporation, dated April 15, 1941.)

Although the Certificate of Dissolution should be sufficient in itself to establish the actual retirement of Mr. Meyer in 1941, the date is also confirmed by numerous other recently-discovered pieces of evidence, including the following:

1. **Directory of 37 Projects Built by Meyer & Holler Between 1936 and 1941.**

In addition to the nominated buildings and two other buildings on adjacent parcels owned by Wesley Holler during the late 1930s, the Meyer & Holler firm built numerous other buildings during the 1936-1941 period, which was the last phase of Mendel Meyer's career and coincides with the first five years that Meyer and his wife Mabel were living in the nominated buildings. Many of these structures are still standing today.

Unfortunately, it is impossible to search the City of Los Angeles archives for individual building permits using merely the name of the builder or contractor. Rather, such permits must be searched by street address. Building permit records for other surrounding cities in which Meyer & Holler practiced during the late 1930s, such as Burbank and Long Beach, are even more difficult to research. However, Steve Luftman did determine that limited records are available by review of physical volumes of the publication *Southwest Builder and Contractor*. Accordingly, he painstakingly reviewed 5 years of volumes of this publication at the UCLA Young Research Library, and then cross-referenced the listed properties with tract maps and, where available, street-level photographs.

A table depicting the 37 projects discovered during exhaustive research, and numerous modern-day photos taken either taken by Steve Luftman or available elsewhere on the internet, is attached as **Exhibit B**. In addition, 15 individual building permits which could be obtained from the City of Los Angeles is attached as **Exhibit C**. Each of these permits reflects "Meyer & Holler" as the contractor and, in most cases, George Fosdyke as the engineer.

The buildings constructed by Meyer & Holler during the 1936 to 1941 time period include several single family residences, some of them modest and others quite spectacular. There is also a church in Lakewood, several commercial structures, and numerous multi-family dwellings similar to the ones built for Mendel Meyer and Wesley Holler on N. Flores Street. Several of these buildings reflect the Monterey Revival and Minimal Traditional styles that are also reflected in the nominated buildings.

Southwest Builder and Contractor does not pretend to be an exhaustive source for all of the buildings by a particular builder during the late 1930s, or any other period. Accordingly, this directory of 37 projects is a partial (but by no means complete) list of Meyer and Holler's work during the late 1930s and early 1940s. In any event, it should put to rest any speculation that Meyer and Holler were not actively building during that time.

2. First-Person History by Wesley Holler.

Steve Luftman recently discovered an 8-page typed history of Meyer & Holler, which was written by Wesley Holler himself in 1968 (**Exhibit F**). This history confirms that Mendel Meyer himself actively participated in his design/build partnership with Mr. Holler until 1941, when the onset of World War II forced him to retire.

The 8-page history was provided with some other documents about Mr. Holler's family and the Meyer & Holler firm to Jane Reifer in approximately 2005, in connection with her work on an application to place the Fox Theater in Fullerton (a Meyer and Holler building) onto the National Register. According to Ms. Reifer, the source of the documents was Louise Holler Craddock, Wesley Holler's daughter. Ms. Reifer recently provided these documents to applicant Steve Luftman in connection with his work on these applications.

The 8-page typewritten history is written by Mr. Holler in the first person, referring to Holler's father (the original partner of Mendel Meyer) repeatedly as "Pop". After describing the history of the original Meyer and Holler firm and some amusing and quite illuminating anecdotes about Mr. Meyer and the firm's clients, Mr. Holler discusses the disastrous litigation with King Vidor, which bankrupted the original Meyer and Holler in 1932. He then recalls:

"Needless to say, we lost everything. Mendel Meyer and I then started up a new Meyer & Holler. We were again back in the residential building with some commercial thrown in. Mr. Meyer and I carried on until the start of World War II – he decided to retire so we closed out."

In addition to the first-person account from Mr. Holler, Ms. Reifer supplied us with a one-page history of Meyer & Holler, which was prepared by Louise Holler Craddock, the daughter of Wesley Holler, and which concludes with the following statement: "In 1929,

Wesley C. Holler, Sr. joined with Mendel Meyer and started a new Meyer & Holler company. They designed and built residential and some commercial buildings until the start of World War II.” (**Exhibit G.**)

The 8-page first-person account by Mr. Holler is also important because it gives a glimpse into Mendel Meyer’s talents and personality, and his all-star clients. One anecdote describes a visit by Meyer to the home of Edward L. Doheny, a prominent oil tycoon who was one of Meyer’s clients:

MM was a natural architect. He could solve problems almost instantly. He could also draw upsidedown so the client could see the plan evolve right side up. At the appointed time MM showed up with drawing board, T square, etc., etc. Mr. Doheny took him into the den and said, “We will work here on my desk. Mrs. D and I will be out in the garden and you can call us to come in when you wish.” MM said, “That is not the agreement. You are to give me two hours and that means that both of you will sit across the desk from me while I draw.” At the end of the two hours, the plan was completed to everyone’s satisfaction. This was the start of a long relationship with the Dohenys. One result – the construction of his office building on Flower and Olympic in Los Angeles.

Finally, the Holler account confirms what the application inferred from a wealth of other evidence: That in addition to bankrupting his company, the Great Depression devastated Mendel Meyer’s personal resources. The account states:

“At the time of the Long Beach earthquake [March 10, 1933], Meyer was driving an old second hand Pontiac. This was during the dark depression days of the thirties which changed the wealthy M & H to zero. On his way home he noticed his car ran much worse than usual. He could hardly keep it on the road. He passed a small pasture with a cow – her legs planted wide apart and an expression of fear on her face. Not until he got home did he find out that he had been driving through the worst quake Southern California had to offer.”

Of course, it is highly unlikely that Mr. Meyer would be driving an old second-hand Pontiac in 1933, having been “reduced to zero” by the Depression, and then be sufficiently wealthy to retire just three years later in 1936. Thus, it is no surprise that Meyer and Holler continued working until 1941, when World War II put a halt to new development.

3. Interview With Louise Holler Craddock, Daughter of Wesley Holler.

On August 21, 2015, Steve Luftman interviewed Louise Holler Craddock, the daughter of Mendel Meyer's partner, Wesley Holler. A transcript of this interview is attached. (**Exhibit H.**) Ms. Craddock was born in 1929 and is now 86 years old. She clearly recalled that Mendel Meyer continued working until 1941, and only stopped then because World War II forced the business to shut down. Here is an excerpt:

Luftman: Had Mendel had retired in 1936?

Craddock: That isn't true, he didn't retire. They were still in operation up until World War II. ... Right around when they bombed Pearl Harbor the government shut down all building. There was no building allowed unless the government approved it. They were forced to shut down, because they couldn't get supplies.

Luftman: And Mendel worked up until that point?

Craddock: Yes, and that's when he retired. That's when they quit and closed the office down.

C. The Alterations to the Buildings are Inconsequential for Purposes of Historic Designation, And in Some Cases They Never Happened.

PCR points that the nominated buildings are "typical of the many small-scale Garden style apartment complexes that appeared in Los Angeles and throughout Southern California from the Depression-era 1930s through the 1950s." It then goes on to say that in the case of small garden apartments like the nominated buildings, the threshold for considering alterations for purposes of the City's Cultural Heritage Ordinance is more forgiving than it might be for other types of buildings.

Specifically, in evaluating the application of the City's ordinance to the buildings, PCR sets forth various "Integrity Considerations" for the evaluation of potential historic resources, citing to the various portions of Survey LA's Los Angeles Historic Context Statement Outline, prepared in 2013-14. (PCR at 29-30.) The report includes numerous Integrity Considerations applicable to garden apartments in particular. Several of these persuasively argue for the designation of even heavily altered garden-style buildings, including the following:

- Extant garden apartments are relatively rare, therefore a greater degree of alteration or fewer character-defining features may be acceptable

- Original landscaping may have been altered or removed; central pool may have been fill[ed] in/paved over
- Replacement of some windows may be acceptable if the openings have not been changed or resized
- Security bars may have been added

Despite these points, the PCR report attempts to create a general aura of loss of integrity at the nominated buildings. It emphasizes various alterations, including “room additions, window alterations, balcony additions and removals, and an obstructive front metal fence.” (PCR at 1.) However, as it turns out, the alleged balcony removals and balcony additions probably never happened. Moreover, even if they did, these and other alterations discussed by PCR are either of the period, reversible, and/or inconsequential. The alterations are discussed in turn below:

1. Room Additions.

Although the PCR report refers to a permit for a “room addition” issued in 1980,² the only room addition actually constructed at the nominated buildings is a 1948 addition to the South Building, which effectively added a fifth small apartment to that structure, probably in response to the severe housing shortage brought on by World War II, which had just concluded. PCR contends that this addition “has significantly compromised [the South Building’s] integrity of design, workmanship, feeling and association.” (PCR at 38.) However, the addition was constructed by Mendel Meyer himself, in the Minimal Traditional style of the original building, and just 9 years after the construction of the original building in 1939, during the period of significance. The addition is also located at the rear of the courtyard elevation rather than at the primary street elevation, so it is generally not experienced by anyone except the building’s residents and their guests.

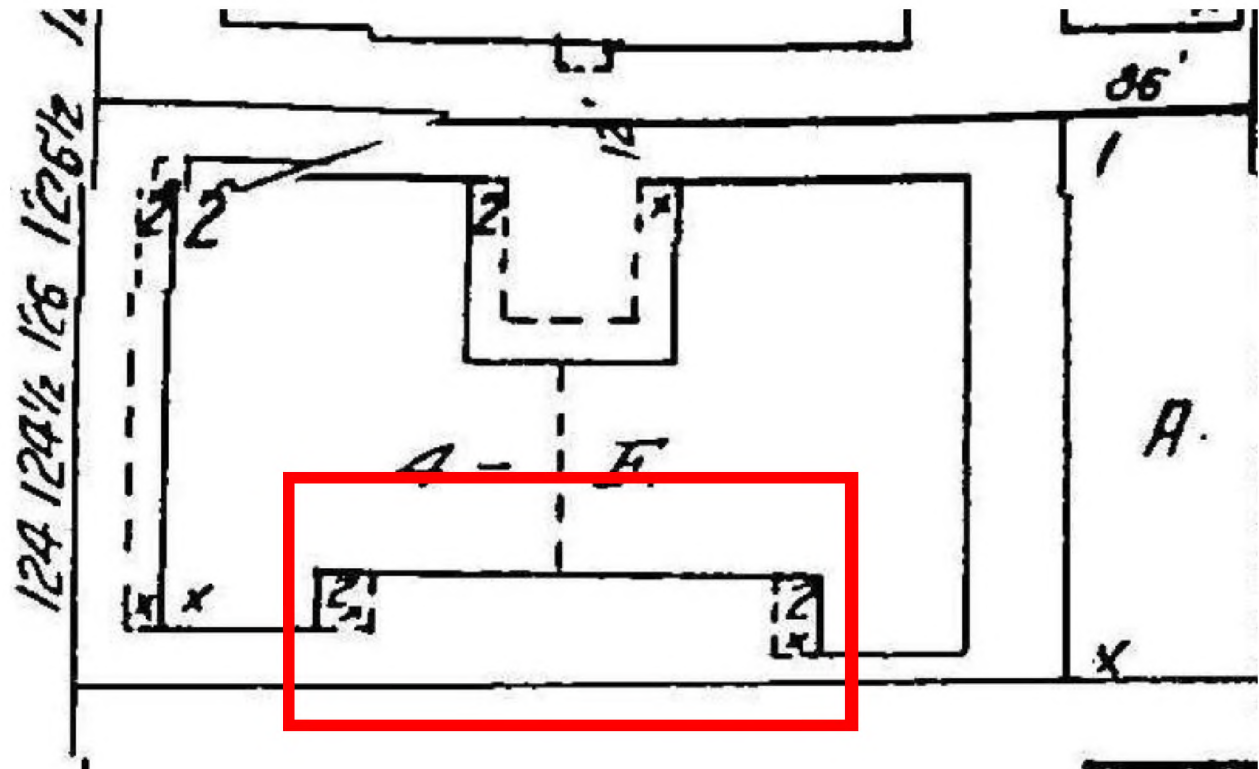
2. Window Alterations.

PCR points out that some – though by no means all or even most – of the windows on the buildings have been replaced with more modern forms of windows, including sliding and jalousie windows. Yet even where windows have been replaced, none of the window openings has been altered in any way. Therefore, casement windows similar to the original windows can easily be fabricated and reinstalled at any time.

² The PCR report states that “A permit filed in 1980 shows two large additions to unit 124½ in the North Building.” (PCR at 22.) The report attaches the permit for these additions in the last two pages of Appendix D. However, there is no evidence that the work was ever done. In fact, the 1951 Sanborn Map, included in the PCR report, predates the 1980 permit by 29 years, and both the applicants and PCR agree that the Sanborn Map accurately reflects the present footprint of the building.

3. Balcony Removals.

The PCR report contends that two balconies were removed from the North Building. It is simply incorrect on this point. The evidence PCR cites for this contention is not a historic building permit or photograph of the North Building, but rather, a 1936 Sanborn Fire Insurance Company Map (updated in 1951) which depicts the footprint of the building. (PCR at 22.) As is typical for Sanborn Maps, the map does not label the two purported balconies as such, but merely indicates that two square structures exist on the exterior of the building, in two locations facing each other within the courtyard.



PCR assumes that these structures must have been balconies. In fact, the structures are raised concrete planters, which still exist to this day. A photo exhibit showing these planters and their context, keyed to the locations on the Sanborn Map, are attached as **Exhibit I**.

As the photos clearly indicate, the design of the upper floors in both areas – with original windows located at waist height, and no conceivable access to a balcony – is such that it is extremely unlikely there were ever balconies in these locations.

4. Balcony Addition.

The PCR report contends that a new balcony has been added to the South Building. As with the purported “removed” balconies” on the North Building, (which are actually just existing planters), the evidence that the report cites for this contention is not a historic building permit or photograph of the South Building, but rather, the same 1951 Sanborn Map.

Initially, it would appear that PCR’s reliance on a single Sanborn Map for evidence that a particular balcony is an alteration is inappropriate. There are no agreed-upon standards for the creation of such maps, and it is difficult to know what sorts of controls were in place at any time, much less at a particular time more than 60 years ago, to ensure accurate results. However, without speculating unduly, it may very well be that this balcony was omitted from the Sanborn Map either due to the inadvertence of the Sanborn inspector who visited the site for the 1951 version of the map, or even pursuant to a practice by the inspector to not include balconies in his or her observations. (In fact, it should be noted that while the 1936 Sanborn Map may depict a balcony on the North Building, the practice of the inspector updating the maps 15 years later, in 1951, may have been entirely different.)

In any event, regardless of what the Sanborn Map says, the physical evidence at the site indicates that the balcony is original to the building or, if it was an alteration, that it was added soon after the building was completed, and probably by Mendel Meyer himself.

A photo exhibit showing the balcony and its context, keyed to the location on the Sanborn Map, is attached as **Exhibit J**. The balcony is at the front (west elevation) of the South Building. Although supported by a somewhat more modern wooden structural support, which is painted white, other than this the balcony is well integrated into the building, and is underlain by decorative corbels very similar to the ones elsewhere on the building and completely consistent with the Minimal Traditional design with Monterey Revival influences.

Importantly, the balcony is accessed by a door which contains unusual horizontal-paned windows that are very similar to windows elsewhere on the original building. The door also features hardware that is clearly of the period. This evidence strongly indicates that the door (and thus the balcony) were designed by the original builder, and that they were either part of the original building or were installed soon afterward, probably by Mendel Meyer himself.

There is another reason why it is doubtful that the subject balcony was an alteration. Creating an entirely new doorway opening leading to a new balcony after construction of the original building would have required substantial construction and a new building permit. Yet there is no such permit on file with the City – even though, as the ample evidence supplied by PCR shows, Mendel Meyer and subsequent owners of the buildings over the years routinely obtained building permits for even the most minor alterations.

Perhaps most importantly, even if the balcony was an alteration, it certainly does not undermine the historic character of the South Building as experienced by the average person viewing it. To the contrary, the balcony is so in keeping with the building's design that the average viewer would be blissfully unaware that it is an alteration at all.

5. Front Metal Fence.

There is an approximately 3-1/2 foot tall metal fence at the front property line, along the sidewalk. PCR contends that this "small decorative metal fence encompassing the property compromises [each building's] relationship with its surroundings resulting in an erosion of its integrity of design, feeling, and association." (PCR at 38, 49.) Of course, neighbors and tenants would welcome the removal of this "small decorative fence," something that can be accomplished in an hour or two. Until that happens, the existence of the fence is not a legitimate argument against the designation of the property as an HCM.

6. Other Alterations.

The PCR report makes note of alterations such as repaired cracks in exterior stucco and in-kind replacement of asphalt roof shingles. (PCR at 31, 38.) These alterations are not substantial, are in fact simply routine maintenance, and do not bear on the structures' historic significance. If they did, not a single building in the City of Los Angeles would be eligible for designation as an HCM.

PCR also says that "replaced light fixtures and door hardware further compromise the South Building's integrity." (PCR at 38.) However, PCR does not specify which light fixtures and door hardware have been replaced; much less does it provide an inventory of light fixtures or door hardware on either of the buildings. In fact, as detailed in the applications, virtually all of the exterior door hardware is original and many original light fixtures are extant throughout the property.

Elsewhere PCR refers to relatively minor changes to the interiors of the apartment units, including:

- **Page 35:** *"flooring in other areas of the apartments have been altered with carpeting or linoleum."* These alterations are easily reversible. Presumably future tenants would welcome the owner simply removing the carpet to expose original hardwood floors.
- **Page 35:** *"Architectural details like crown molding remain throughout the units, however some features, like baseboards (Figures 33 and 34) have been removed or*

altered.” There is no inventory of the missing/altered baseboards, but in any event they can be easily replaced.

- **Page 36** “*Figure 30. (Right) Renovated Kitchen*” The photo depicts renovations in one kitchen, including a new counter and backsplash. The unrenovated items in this kitchen include the original kitchen configuration, and original cabinetry from the 1930s, which is relatively rare in multi-family apartment buildings.
- **Page 36:** “*Figure 32. (Right) Bathroom with original tile work but updated fixtures*” The “updated” fixtures depicted in the photo include a glass shower door and a toilet. Gravity-flush toilets originally installed in these and other 1930s apartments are not to code and are illegal to maintain. Therefore, they have been replaced throughout the City.

The various alterations to the interiors identified by PCR are, on the whole, inconsequential. Indeed, these interiors are remarkably intact, especially for multi-family buildings that have housed dozens of different families over the last 75 years.

D. Even “Low Cost” Buildings Deserve Protection Under the City’s Ordinance.

The PCR report notes the \$15,000 cost of the North Building and the \$16,000 spent to build the South Building, and on this basis leaps to the conclusion that each of the buildings was “most likely intended to be a low-cost project resulting in an income producing investment property for the retired Mendel Meyer.” (PCR at 1,41,53.)

As discussed above, Mendel Meyer was far from being retired in 1936; he was just 61 years old and was in the active phase of his career. He continued building projects with his partner Wesley Holler for five more years, and only closed up shop because of World War II.

Moreover, \$15,000 was a great deal of money in 1936, and was more than the amount spent on all but the most luxurious single family homes of the period. Builder’s advertisements from the period offer to build 2-story, 7-room single-family homes for as little as \$3,000.00.

Finally, even if the nominated buildings could be fairly characterized as “low-cost projects,” it is not only expensive buildings that deserve preservation under the Cultural Heritage Ordinance. Many humble yet significant buildings have been designated as HCMs for the stories they tell, and many others can be found in the exhaustive work done by Survey LA throughout the City.

8. Conclusion.

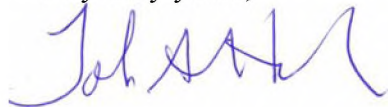
The nominated buildings add greatly to the quality of life and character in this neighborhood. Just as they did in the 1930s for Mendel Meyer and his wife Mabel, they allow hard working Angelenos of limited means to have a grand apartment with all the comforts of a single family home.

The buildings reflect the Meyers' reduced means after the onset of the Great Depression, an experience that they shared with most Angelenos and most Americans. They also reflect Mendel Meyer's perseverance. Having lost the grand mansion on Normandie Avenue and the weekend retreat in Manhattan Beach, and having been reduced to riding in an old second-hand Pontiac, Mendel Meyer was not deterred: He reinvented himself and his company, and he kept on building.

Now, the most intact physical evidence of Mendel Meyer's life's work – his own home, his longest home, and his last home – is ready for its close-up. It should be declared a Historic-Cultural Monument.

Thank you for your kind consideration of this application.

Very truly yours,

A handwritten signature in blue ink, appearing to read "John A. Henning, Jr.", with a stylized, cursive script.

John A. Henning, Jr.

cc: Lambert Giessinger
Janet Hansen

Exhibit A
Neighborhood Council Committee Motion

MID CITY WEST COMMUNITY COUNCIL
PLANNING AND LAND USE COMMITTEE

MOTION

Approved at August 25, 2015 Committee Meeting

*Land Use Chair
Mid City West
8/26/15*

PROJECT APPLICATION

118-126-1/2 N. Flores St. – CHC-2015-2491-HCM
Historic-Cultural Monument

The applicant seeks designation of the Mendel and Mabel Meyer Courtyard Apartments as a Historic-Cultural Monument in the city of Los Angeles.

Hearing Date: September 3, 2015

Staff Contact at the L.A. Department of City Planning: Shannon Ryan, (213) 978-1192, shannon.ryan@lacity.org

MOTION:

WHEREFORE, the buildings at 118-126 ½ N. Flores Street were built by master builders Meyer & Holler for Mendel Meyer and his wife Mabel, and Mr. Meyer was a principal of Meyer and Holler, Inc., a firm that is recognized as one of the most prolific designers and builders on the West Coast during the 1920s and 1930s, with work including Grauman's Chinese Theatre, the Egyptian Theater, the Charles Chaplin Studios, and the Getty House, all four of which are already designated Historic-Cultural Monuments; and

WHEREFORE, the buildings served as the Meyer's family home for almost 20 years, from the time the first structure was built in 1936 until both Mendel and Mabel died in 1955; and

WHEREFORE, Mr. Meyer continued working until 1941, and these buildings represent the latter phase of his career and his firm's work; and

WHEREFORE, the buildings reflect the Meyer's reduced means after the onset of the Great Depression, an experience that they shared with most Angelenos and most Americans; and

WHEREFORE, the buildings are an excellent example of late 1930s courtyard apartments and are contributors to SurveyLA's Beverly Square Multi-Family Residential Historic District, a 95% intact late-1930s subdivision; and

WHEREFORE, the boundary for Beverly Square is relatively small given rapid recent demolition, the subject property is critically situated near the center of this historic district, and its demolition would further erode the historic district and could render this area ineligible for historic designation; and

WHEREFORE, Historic-Cultural Monument designation would provide greater protection for the subject property and the opportunity to pursue financial incentives for its rehabilitation, including the Mills Act Historical Property Contract Program, which would provide potential property tax reduction and an incentive to reverse minor alterations; and

WHEREFORE, the buildings help to tell the story of the nation, the city of Los Angeles, and of the lives of people recovering from the depths of the Great Depression, and track the rise, fall and redemption of an important person in our City's history;


The MCWCC supports the designation of the Mendel and Mabel Meyer Courtyard Apartments as a Historic-Cultural Monument.

The committee voted 5 Yeas (Ravi Bhatia, Liza Gerberding, Keith Nakata, Shane Swerdlow, Rosalie Wayne), 0 Nays, 0 Abstentions. Motion passed.



Exhibit B
Directory of Meyer & Holler Buildings, 1936-1941


1936

Records of 7 completed buildings found in Southwest Builder and Contractor

| Completion Date | Owner address | Building address/cost | Current State | Current Photo |
|-----------------|--|--|---------------------------|---|
| 1936-02-07 | Hopkins, Robert, 4409 Pepperwood Ave, Lakewood Village, Long Beach (own) | bldg. lot 23 blk A, Tr. 10868 (4409 Pepperwood Ave, Lakewood Village, Long Beach) | [Exists] | |
| 1936-03-19 | Hudson, Lynn and Frank Stephens, Lakewood Village, Long Beach (own) | bldg. W. 1/2 N. W. 1/4 of s. W. 1/4 of lot 11, Tr. 9265 | [Don't know if it exists] | |
| 1936-03-19 | Consigny, Jancie Anita, by Anita B. Consigny, guardian, 10565 Fontenelle Way (own) | bldg. parcel 41-A as shown on map of Bel-Air Canyon Estates, being a pt. of lot P of Bel Air (10565 Fontenelle Way) \$10000 (City of Los Angeles building permit attached) | [Exists] |  |



| Completion Date | Owner address | Building address/cost | Current State | Current Photo |
|-----------------|---|--|---------------------------|---|
| 1936-06-17 | Trauger, Basil H. 4531 Greenmeadow Rd, Lakewood Village, North Long Beach (own) | lot 18, blk. G, Tr. 9832 (4529 E. Greenmeadow Rd, Lakewood Village, North Long Beach) | [Exists] |  |
| 1936-09-11 | Meyer, Mendel, 306 N. Vermont (own) | bldg, lot 79, Tr. 10389 (124 N. Flores St.) \$15000 (City of Los Angeles building permit attached) | [Exists, HCM applied for] |  |
| 1936-09-25 | Ordemann, Mrs. Fred, 4448 Pepperwood Ave. (own) | bldg. lot 1 blk. B, Tr. 10868 (4458 Pepperwood Ave.) | [Exists] |  |

| Completion Date | Owner address | Building address/cost | Current State | Current Photo |
|-----------------|--|---|---------------|---|
| 1936-12-23 | Marguerite C Davis, 773 Stradella, Bel-Air (own) | bldg lot 3, blk 2 Tr 9745 (773 Stradella, Bel-Air) \$15000 (City of Los Angeles building permit attached) | [Exists] |  |




1937

Records of 9 completed buildings found in Southwest Builder and Contractor

| Completion Date | Owner address | Building address/cost | Current State | Current Photo |
|-----------------|--|---|----------------------------|--|
| 1937-01-29 | Wesley C. H. Holler 306 N. Vermont (own) | lot 81, Tr10389 (112 N. Flores St) \$20000 (City of Los Angeles building permit attached) | [Exists] |  |
| 1937-04-23 | Will R and Lucille C. Sadler 4150 Annapolis Rd, Lakewood Village, Long Beach (own) | lot 3 blk B, Lakewood Country Club Estates (4150 Annapolis Rd, Lakewood Village, Long Beach) | [Exists] |  |
| 1937-09-15 | Earl S Hays, 1121 N Las Palmas Ave (own) | lot 16, blk B, Strong & Dickens Hollywood High School Tr (Print shop 1119-1121 N Las Palmas Ave) \$7250 (City of Los Angeles building permit attached) | [Exists] | |
| 1937-09-15 | Herbert W and May I Monahan, 4501 Blackthorne, Lakewood Village, Long Beach (own) | bldg lot 7, blk A, Tr 10868 (Cerritos Ave (Now Lakewood Blvd) Lakewood Village, Long Beach) | [Appears to be demolished] | |

| Completion Date | Owner address | Building address/cost | Current State | Current Photo |
|-----------------|---|--|---------------|--|
| 1937-08-09 | Herbert Wm Monahan, 4501 Blackthorne, Lakewood Village, Long Beach (own) | bldg lot 11, blk B, Tr 11108 4501 Blackthorne, Lakewood Village, Long Beach | [Exists] | |
| 1937-11-10 | Marian G Holler, 420 N Las Palmas Ave (own) | lot 82, Tr 10389 (106 N Flores St.) \$19200 (City of Los Angeles building permit attached) | [Exists] |  |
| 1937-11-23 | Walter Miller Clark Memorial Church 4501 Sunfield Ave, Lakewood Village, Long Beach (own) | lot 11 blk G, Tr11108 ((Now, the Lakewood Village Community Church) 4515 Sunfield, Long Beach, CA 90808) | [Exists] |  |




| Completion Date | Owner address | Building address/cost | Current State | Current Photo |
|-----------------|---|---|---------------|---|
| 1937-12-22 | Walter W Fifield, 2058 Outpost Dr (own) | lot 11, Tr 10853 (2058 Outpost Dr) \$10000 (City of Los Angeles building permit attached) | [Exists] |  |



| Completion Date | Owner address | Building address/cost | Current State | Current Photo |
|-----------------|---|--|-------------------------------|---------------|
| 1937-12-22 | Wm and Shirley V N Nico-demus, 1931 Watson St, Glendale (own) | Lot 9 Tr 8072, Glendale (1927 Hampton Ln, Glendale, (Was 1931 Watson Dr., Glendale) | [Current house built in 1947] | |


1938

Records of 9 completed buildings found in Southwest Builder and Contractor

| Completion Date | Owner address | Building address/cost | Current State | Current Photo |
|-----------------|---|--|---------------|---|
| 1938-01-03 | J A Somers, 3428 E 1st St, Long Beach (own) | lot 24, Tr 11204, Ro Santa Anita, Foothill Section (957 Hampton Rd Arcadia) | [Exists] | |
| 1938-01-04 | Lester S and Helen F Timmins, 1535 Ensley Ave (own) | lot 8 blk 2, Tr 9616 (260 Loring Ave, Holmby Hills) \$11000 (City of Los Angeles building permit attached) | [Exists] |  |



| Completion Date | Owner address | Building address/cost | Current State | Current Photo |
|--|---|---|---------------|--|
| 1938-03-04 | Minnie Amelia Troeger, Robinson Hotel, Long Beach (own) | 2 apartment bldgs, lots 24 and 23, blk D, Tr 10914 (5117-5119, 5121-5123 E. Carson St, Long Beach) | [Exists] |  |
| 1938-03-12 | Eleanor K DeWitt, 2075 Watsonia Terrace (own) | bldg pt of lot 24 Tr 5574 (2075 Watsonia Terr) \$4395 (City of Los Angeles building permit attached) | [Exists] | |
| 1938-05-19 | Chas B Hopper, 10601 Chalon Rd, Bel-Air (own) | bldg lot 26, blk B, Tr 9832 (Office Building 4411 E Village Road, Long Beach) | [Exists] | |
| 1938-06-15 | Wm R and Zelomia A Moore, 2515 Glen Oak Dr (own) | bldg to 165, Tr 7101 (2515 N Park Oak Dr (was 2515 Glen Oak Dr) \$10000 (City of Los Angeles building permit attached) | [Exists] |  |
|  | | | | |


| Completion Date | Owner address | Building address/cost | Current State | Current Photo |
|-----------------|---|--|---------------|---|
| 1938-08-06 | Margeret N and E Kost Shelton 760 N Beverly Glen Blvd (own) | bldg pt of blk 26, Ro San Jose de Buenos Ayres (760 N Beverly Glen Blvd) \$13000 (City of Los Angeles building permit attached) | [Exists] |  |

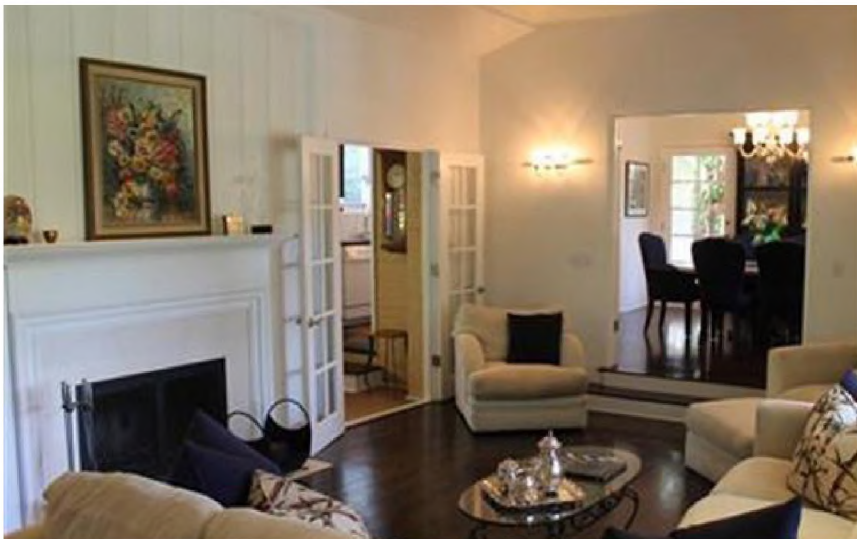


| Comple- tion Date | Owner address | Building address/cost | Current State | Current Photo |
|----------------------|---|---|----------------------------------|---------------|
| 1938-09-08 | Dorothy G Pearson 1315 Ramona Rd, Arcadia (own) | bldg lot 54, Tr 11215 (876 San Simeon Rd, Arcadia) | [Existing house from 1941] | |
| 1938-11-10 | Clifford L Snyder, 4612 Har- vey Way, Long Beach (own) | bldg E 60 ft of lot 4, blk I, Tr 9832 (4612 Harvey Way, Long Beach) | [Exists] | |



1939


Records of 8 completed buildings found in Southwest Builder and Contractor


| Completion Date | Owner address | Building address/cost | Current State | Current Photo |
|-----------------|--|--|---------------|---|
| 1939-01-18 | Wm Chas and Margaret Eichner, 3950 Sunswept Dr (own) | bldg lot 85, Tr 5896 (3950 Sunswept Dr, Studio City) \$5311 (City of Los Angeles building permit attached) | [Exists] |  |



| Completion Date | Owner address | Building address/cost | Current State | Current Photo |
|-----------------|---|---|-------------------|---------------|
| 1939-02-24 | Bridella H Gelhardt, 1555 N Hobart St (own) | bldg lot 24, blk E, Tr 5956 (4145 Sunnyslope Ave) \$5843 | [Demolished 2012] | |

| Completion Date | Owner address | Building address/cost | Current State | Current Photo |
|-----------------|--|---|---------------|---|
| 1939-03-22 | Daisy M and Edina C Newby, 627 N Spaulding Ave (own) | bldg lot 9, blk 3, Tr 11028 (11817 Bellagio Rd) \$7203 (City of Los Angeles building permit attached) | [Exists] |   |
| | | | | |

| Completion Date | Owner address | Building address/cost | Current State | Current Photo |
|-----------------|---|--|---------------------------|--|
| 1939-04-05 | Hazel Rogers Thompson and Robert Thompson, 4914 Colfax Ave, North Hollywood (own) | bldg lots 13 and 14, Tr 11583 (6449 Peach Ave) \$7285 (City of Los Angeles building permit attached) | [Exists] | |
| 1939-04-07 | Wm C O and Suzanne G Smith, 17331 Nordhoff (own) | bldg S 1/2 of E 1/2 of SE 1/4 of SW 1/4 of Sec 24, T 2 N, R 16 W, SBB&M, of Ro Ex Mission de San Fernando, except E and S 30ft (17331 Nordhoff) \$15,500 (City of Los Angeles building permit attached) | [Exists] | |
| 1939-06-03 | Mendel Meyer, 306 N. Vermont (own) | bldg lot 80, Tr 10389 (118 N Flores St) \$16000 (City of Los Angeles building permit attached) | [Exists, HCM applied for] |  |

| Completion Date | Owner address | Building address/cost | Current State | Current Photo |
|-----------------|--|---|---------------|---|
| 1939-11-16 | Harlan E and Sarah J Davis, 1424 Irving St, Glendale (own) | bldg lot 22, Tr 11167, Glendale (1424 Irving St, Glendale) | [Exists] |  |
| 1939-12-01 | Martha Acker 13828 Weddington St (own) | bldg lot 7, Tr 11047 (13828 Weddington St) \$5800 (City of Los Angeles building permit attached) | [Exists] | |

1940

Records of 4 completed buildings found in Southwest Builder and Contractor

| Completion Date | Owner address | Building address/cost | Current State | Current Photo |
|-----------------|--|---|---------------|---------------|
| 1940-01-02 | Chas H and Ann Marie Schram, Jr, 5226 Maymount (own) | bldg lot 12, blk A, Tr 11596 (5226 Maymount) | [Exists] | |
| 1940-02-26 | Richard A Brandow 13318 Galewood St, (own) | bldg lot 27, Tr 9631 (13318 Galewood St, Sherman Oaks) \$7500 (City of Los Angeles building permit attached) | [Exists] | |
| 1940-03-02 | Arthur J and Martharose M Bode, 1510 Irving Ave, Glendale (own) | bldg lot 12, Tr 11167, Glendale (1510 Irving Ave, Glendale) | [Exists] | |
| 1940-06-19 | Claude D and Evelyn W Coats, 2929 Valley Heart Dr, Burbank (own) | bldg lot 10, and pt of lot 9, Tr 4409, Burbank (2929 Valley Heart Dr, Burbank) | [Exists] | |



Exhibit C
Building Permits for Meyer & Holler Buildings, 1936-1939

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. Parcel 41A of Lot P of Bel-Air
as per Maps Book 113 - Pages 9-17

Tract.....

Location of Building 10565 Fontenella Way (put) } Approved by
 (House Number, and Street) City Engineer

Between what cross streets Approx 175' Ely of Stone Canyon Rd Deputy.

USE INK OR INDELIBLE PENCIL

- Purpose of building Residence Families..... Rooms.....
(Store, Residence, Apartment House, Hotel or any other purpose)
- OWNER (Print Name) Miss J. A. Consigny Phone.....
- Owner's address 1208 Smithwood Drive Beverly Hills
- Certificated Architect none State License No..... Phone.....
- Licensed Engineer none State License No..... Phone.....
- Contractor Meyer & Haller State License No. 3175 Phone PR 9909
- Contractor's address 155 W. Washington Blvd.
- 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. \$ 10,000.00
- State how many buildings NOW } None
 on lot and give use of each. } (Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 3 No. Stories..... Height to highest point 25 Size lot 90 x 260
- Type of soil Loam Foundation (Material) Concrete Depth in ground.....
- Width of footing 16 Width of foundation Wall 8 Size of Redwood Sill 2 x 6
- Material Exterior Wall Frame Size of studs: (Exterior) 2 x 4 (Interior Bearing) 2 x 4
- Joists: First Floor 2 x 6 Second floor 2 x 10 Rafters 2 x 4 Material of Roof Shingles
- Chimney (Material)..... Size Flue..... x..... No. Inlets each flue..... Depth footing in ground.....

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

Sign here Meyer & Haller (Owner or Authorized Agent)

Plans Specifications and other data must be filed if required.

By Wally G. Haller

| | | | | | |
|-----------------------------------|---|---|---|------------------|---|
| PERMIT NO. <u>19797</u> | FOR DEPARTMENT USE ONLY | | | | Fee <u>33.00</u> Stamp here when Permit is issued OCT 28 1935 Inspector |
| | Plans and Specifications checked <u>M. A. Consigny</u> | Zone <u>R-1</u> | Fire District No. <u>100</u> | | |
| | Corrections verified <u>M. A. Consigny</u> | Bldg. Line <u>100</u> Ft. | Street Widening <u>720</u> Ft. | | |
| | Plans, Specifications and Application rechecked and approved <u>M. A. Consigny</u> | Application checked and approved <u>10/25/35</u> | | Clerk | |
| PLANS <u>10/25/35</u> | For Plans Fee | Filed with | SPRINKLER Required Valuation Included Yes No | Specified Yes No | |

| FOR DEPARTMENT USE ONLY | | | |
|-------------------------|--------------------|----------------------|--------------------------|
| Application..... | Fire District..... | Bldg. Line..... | Forced Draft Ventil..... |
| Construction..... | Zoning..... | Street widening..... | |

| | |
|--|--|
| <p>(1) REINFORCED CONCRETE</p> <p>Barrels of Cement.....</p> <p>Tons of Reinforcing Steel.....</p> | <p>(2) The building referred to in this Application will be more than 100 feet from</p> <p>.....Street</p> <p>Sign here.....</p> <p>(Owner or Authorized Agent)</p> |
| <p>(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.</p> <p>Sign here.....</p> <p>(Owner or Authorized Agent)</p> | <p>(4) There will be an unobstructed passageway at least 10 feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.</p> <p>Sign here.....</p> <p>(Owner or Authorized Agent)</p> |

REMARKS:

PLAN CHECKING

RECEIPT NO. 4430

VALUATION \$ 10000.00

FEE PAID \$ 20.00

Wall of garage is $\frac{2}{3}$ below natural ground level therefore 3' side yard is waived

W.E. Smith

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. 3 Block 2

Tract 9745

Location of Building 773 Stradella Rd.
(House Number and Street)

Between what cross streets Towne Rd & Sarbonne

Approved by
City Engineer

[Signature]
Deputy.

WEST L. A. DISTRICT

USE INK OR INDELIBLE PENCIL

- Purpose of building Residence and Put. garage Families 1 Rooms 8
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) MRS. MARGUERITE DAVIS Phone
- Owner's address 40 306 N. Vermont
- Certificated Architect [Signature] State License No. Phone
- Licensed Engineer [Signature] State License No. Phone
- Contractor Meyer & Holler State License No. 7891 Phone
- Contractor's address 306 N. Vermont ave O.L.L.P.
- VALUATION OF PROPOSED WORK None (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) \$ 15,000.00
- State how many buildings NOW on lot and give use of each. None (Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 35 x 87 No. Stories 2 Height to highest point 34' Size lot x
- Type of soil Loam Foundation (Material) Conc. Depth in ground 12"
- Width of footing 16" Width of foundation wall 8" Size of redwood sill 2 x 6
- Material exterior wall Frame Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 6 Second floor 2 x 12 Rafters x Material of roof Shingle
- Chimney (Material) Size Flue x No. inlets each flue Depth footing in ground

I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building 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 Meyer & Holler
(Owner or Authorized Agent)

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

By G.J.F.

| | | | | | |
|---|--|---|-----------------------------|-------------------|---|
| PERMIT NO. <u>16341</u> | | FOR DEPARTMENT USE ONLY <u>7263</u> | | Fee <u></u> | |
| Plans and Specifications checked <u>[Signature]</u> | | Zone <u>R1</u> | Fire District No. <u>11</u> | | Stamp here when Permit is issued JUL -1 1936 |
| Corrections verified <u>[Signature]</u> | | Midg. Line <u>NC</u> | Street Widening <u>8'</u> | | |
| Plans, Specifications and Application rechecked and approved <u>[Signature]</u> | | Application checked and approved <u>[Signature]</u> | | | |
| For Plans See <u>[Signature]</u> | | Required Valuation Included <u>SPRINKLER</u> | | Inspector <u></u> | |

| FOR DEPARTMENT USE ONLY | | | |
|--|---------------|--|----------------------|
| Application <i>Self</i> | Fire District | Bldg. Line | Forced Draft Ventil. |
| Construction | Zoning | Street Widening | |
| (1) REINFORCED CONCRETE | | (2) The building referred to in this Application will be more than 100 feet from | |
| Barrels of Cement..... | | Street | |
| Tons of Reinforcing Steel..... | | 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. | | (4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. | |
| Sign here..... (Owner or Authorized Agent) | | Sign Here..... (Owner or Authorized Agent) | |

REMARKS:

PLAN CHECKING

RECEIPT NO. *804*

VALUATION \$ *15,000.00*

FEE PAID \$ *25.00*

BOARD OF CITY PLANNING COMMISSIONERS

By *L. B. Brown*

*... of a ... or rear yard is required, there-
fore plans as shown are O. K. under
Sec. 12 of Yard Ord. 74,145.*

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. 82

Tract 10389

Location of Building No. Flores St. (House Number and Street)

Between what cross streets 1st & Beverly

Approved by
City Engineer

Deputy

USE INK OR INDELIBLE PENCIL

1. Purpose of building Apartment - Garage Families 3 Rooms 18

2. Owner (Print Name) MRS. W. C. HOLLER Phone

3. Owner's address 306 N. Vermont Ave

4. Certificated Architect State License No. Phone

5. Licensed Engineer Geo. J. Fordyke State License No. 4822 Phone MI 6538

6. Contractor Meyer & Haller State License No. 3175 Phone

7. Contractor's address 306 N. Vermont Ave. 19200. CAS.

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} \$ 1500.00

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 41 x 110 No. Stories 2 Height to highest point 23 Size lot 58 x 130

11. Type of soil Loam Foundation (Material) Conc Depth in ground 1' 0"

12. Width of footing 1-4 Width of foundation wall 8 Size of redwood sill 2 x 6

13. Material exterior wall Stucco Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4

14. Joist: First floor 2 x 6 Second floor 2 x 10 Rafters 2 x 4 Material of roof Shingles

15. Chimney (Material) Brick Size Flue 8 x 13 No. inlets each flue 1 Depth footing in ground 12"

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.

Plans, Specifications and other data must be filed if required. Inside Lot
Sign here Geo. J. Fordyke (Owner or Authorized Agent)
By Johnachal (C)

| | | | | | |
|-------------------------|--|--|----------------------------------|--|--|
| PERMIT NO. 22581 | FOR DEPARTMENT USE ONLY | | | | Fee <u>60</u> Stamp here when Permit is issued JUL -8 1937 Inspector <u>A. L. Owens</u> (C) |
| | Plans and Specifications checked <u>Conc</u> | Zone <u>CR4</u> | Fire District <u>144</u> | No. <u>144</u> | |
| | Corrections verified <u>Examine</u> | Blg. Line <u>10</u> Ft. | Street Widening <u>10</u> Ft. | | |
| | Plans, Specifications and Application rechecked and approved <u>11/37</u> | Application checked and approved <u>11/37</u> | | Clerk | |
| 6 PLANS <u>12/31</u> | For Plant See | Filed with | SPRINKLER <u>Specified</u> | Valuation included <u>Specified</u> | |

PERMIT BOARD NO. 6070

| FOR DEPARTMENT USE ONLY | | | |
|-------------------------|-------------------------|---------------------------|----------------------|
| Application <i>JK</i> | Fire District <i>JK</i> | Bldg. Line <i>JK</i> | Forced Draft Ventil. |
| Construction <i>JK</i> | Zoning <i>JK</i> | Street Widening <i>JK</i> | |

(1) **REINFORCED CONCRETE**

Barrels of Cement.....

Tons of Reinforcing Steel.....

(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)

(2) The building referred to in this Application will be more than 100 feet from

.....Street

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: *Let's ok 11/10/11*

PLAN CHECKING

RECEIPT NO. *19510*

VALUATION \$ *11000.00*

FEE PAID \$ *25.00*

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 undersigned, for the erection of the 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 entered into by 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. 8 Block 2

Tract 9616

Location of Building 260 Loring Ave
(House, Number and Street)

Between what cross streets Sunset & Loring

Approved by
City Engineer

Deputy

USE INK OR INDELIBLE PENCIL

- Purpose of building Residence + Port. garage 2 car Families 2 Rooms 6
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) Mr. Leslie S. Timmins Phone
- Owner's address 40 306 N. Vermont Ave.
- Certificated Architect None State License No. Phone
- Licensed Engineer Geo J. Foodyke State License No. 4822 Phone
- Contractor Meyer & Holler State License No. 18191 Phone
- Contractor's address 306 N. Vermont
- 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} None \$ 11,000 ^{RPC}
- State how many buildings NOW on lot and give use of each. None (Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 45' x 90' No. Stories 2 Height to highest point 27 Size lot 82' x 110'
- Type of soil Loam Foundation (Material) Conc. Depth in ground 1' 4"
- Width of footing 18" Width of foundation wall 8" Size of redwood sill 2 x 6
- Material exterior wall Wood Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 6 Second floor 2 x 12 Rafters 2 x 4 Material of roof Shingle
- Chimney (Material) None Size Flue None No. inlets each flue None Depth footing in ground None

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 Geo J. Foodyke
(Owner or Authorized Agent)

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

By

| | | | | | |
|-------------------------|---|--|--|---------------|--|
| PERMIT NO. 27187 | FOR DEPARTMENT USE ONLY | | | | Fee <u>36.00</u> Stamp here when Permit is issued |
| | Plant and Specifications checked <u>Mussie</u> | Zone <u>R1</u> | Fire District <u>No</u> | No. <u>10</u> | |
| | Corrections verified <u>Inspector</u> | Diag. Plan <u>No.</u> | Street Widening <u>10</u> | Ft. <u></u> | |
| | Plans, Specifications and Application rechecked and approved <u>Mussie</u> | Application checked and approved <u>8/6/37 Math Clerk</u> | | | |
| PLANS <u>5/15/37</u> | For Plans See <u></u> | Filed with <u></u> | SPRINKLER Required <u></u> Valuation <u></u> Included <u></u> Specified <u>Yes</u> No <u>No</u> | | Inspector <u></u> |

| FOR DEPARTMENT USE ONLY | | | |
|--|---------------------|--|---------------------------|
| Application | Fire District | Bldg. Line | Forced Draft Ventil. |
| Construction | Zoning | Street Widening | |
| (1) REINFORCED CONCRETE | | (2) The building referred to in this Application will be more than 100 feet from | |
| Barrels of Cement | | Street | |
| Tons of Reinforcing Steel | | 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. | | (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 | | Sign Here | |
| (Owner or Authorized Agent) | | (Owner or Authorized Agent) | |

REMARKS:

PLAN CHECKING

RECEIPT NO. 16103
VALUATION \$ 11,000.00
FEE PAID \$ 25.20

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

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 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:

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. 11

Tract 10853

Location of Building 2058 Culpost Drive
(House Number and Street)

Between what cross streets To 1st and 2nd Ave

1. Purpose of building..... *Residence* Families *7* Rooms *8*

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

2. Owner (Print Name) MR & MRS WALTER W. FIFIELD Phone

3. Owner's address. 306 N. Vermont

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

5. Licensed Engineer Geo. J. Tordyke State License No. 4822 Phone 416-538

6. Contractor Meyer & Haller State License No. 3721 Phone _____

7. Contractor's address 306 N. Vermont 1 13

8. VALUATION OF PROPOSED WORK \$10,000 -

9. State how many buildings NOW } none
on lot and give use of each. } (Store, Residence, Apartment House, Hotel, or any other purpose)

10. Size of new building 30 x 80 No. Stories 2 Height to highest point 22 Size lot 80 x 130

11. Type of soil Loam Foundation (Material) Conc Depth in ground 1'-0"

12. Width of footing 1'-4" Width of foundation wall 8" Size of redwood sill 2" x 6"

13. Material exterior wall. Stucco.....Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4

14. Joist: First floor 2 x 6 Second floor 2 x 10 Rafters 2 x 6 Material of roof Tile

15. Chimney (Material) Brick Size Flue 8" x 13" No. inlets each flue 1 Depth footing in ground 1'-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.

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

Sign here. Meyer & Horner
Owner or Authorized Agent
By J. E. Muechel

| | | | | | |
|--|--|---|--|--------------------------------------|---|
| PERMIT NO. 23663 | FOR DEPARTMENT USE ONLY 575 | | | | Fee. 33 |
| | Plans and Specifications checked <i>Finley 7/15/37</i> | Zone <i>R1</i> | Fire District No. <i>10</i> | | Stamp here when Permit is issued JUL 16 1937 |
| Corrections verified <i>Stallman</i> | Bldg. Line <i>No</i> Ft. | Street Widening Pl. | | | |
| PLANS <i>7/15/37</i> | Plans, Specifications and Application rechecked and approved <i>Morris</i> | Application checked and approved <i>7/16/37</i> <i>Lee</i> Clerk | | Inspector <i>W. J. ...</i> | |
| | For Plans See | Filed with | SPRINKLER Required Valuation Included Ins. Mod. Yes—No | | |

| FOR DEPARTMENT USE ONLY | | | |
|--|------------------------|--|----------------------|
| Application <i>Permit</i> | Fire District <i>1</i> | Bldg. Line <i>1</i> | Forced Draft Ventil. |
| Construction <i>Reinforced Concrete</i> | Zoning <i>R-1</i> | Street Widening <i>1</i> | |
| (1) REINFORCED CONCRETE | | (2) The building referred to in this Application will be more than 100 feet from | |
| Barrels of Cement..... | |Street | |
| Tons of Reinforcing Steel..... | | 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. | | (4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. | |
| Sign here..... (Owner or Authorized Agent) | | Sign Here..... (Owner or Authorized Agent) | |

REMARKS:

PLAN CHECKING

RECEIPT NO. *19577*

VALUATION \$ *10000.00*

FEE PAID \$ *20.00*

This lot is in a fullside sub-division and no front or rear yard is required.

BOARD OF CITY PLANNING COMMISSIONERS

By *L. F. Brinkman*

10,000 OK

I issue permit as side wall of garage adjacent to side lot line is over 2' underground. Railing on sun deck to be set back 3' from lot line.

L. F. Brinkman

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Jo. 529

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. 24

Tract 5574

Location of Building 2075 Watsonia Terr.
(House Number and Street)

Approved by
City Engineer
[Signature]
Deputy

Between what cross streets N. of Milner Rd.

USE INK OR INDELIBLE PENCIL

1. Purpose of building RESIDENCE + GARAGE Families 1 Rooms 4
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Owner (Print Name) ELEANOR K. DEWITT Phone

3. Owner's address 306 N. VERMONT

4. Certificated Architect [Signature] State License No. Phone

5. Licensed Engineer [Signature] State License No. Phone

6. Contractor MEYER & HOLLER State License No. 3175 Phone MO 11124

7. Contractor's address 306 N. VERMONT

8. VALUATION OF PROPOSED WORK \$ 4375.00
(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)

9. State how many buildings NOW on lot and give use of each. 0
(Store, Residence, Apartment House, Hotel, or any other purpose)

10. Size of new building 37' x 40' No. Stories 2 Height to highest point Size lot 50' x 80'

11. Type of soil Foundation (Material) Concrete Depth in ground 12"

12. Width of footing 16 Width of foundation wall 8 Size of redwood sill 2' x 6'

13. Material exterior wall Stucco Size of studs: (Exterior) 2' x 4' (Interior bearing) 2' x 4'

14. Joist: First floor 2" 10 Second floor 2" 10 Rafters 2' x 4' Material of roof Composition

15. Chimney (Material) Brick Size Flue 13' x 13' No. inlets each flue 1 Depth footing in ground 12"

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 Meyer & Holler
(Owner or Authorized Agent)
By Jack McDonald

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

| PERMIT NO. | | FOR DEPARTMENT USE ONLY | | Fee | |
|--|--|----------------------------------|----------------|----------------------------------|---------------|
| 39518 | | Plans and Specifications checked | Zone <u>R1</u> | Fire District | No. <u>10</u> |
| Corrections verified | | Bldg. Lins | <u>200</u> | Street Widening | |
| Plans, Specifications and Application rechecked and approved | | Application checked and approved | | Stamp here when Permit is issued | |
| For Plans See | | Filed with | | DEC -6 1931 | |
| Required | | Specified | | Inspector | |
| Value | | No | | <u>CHURCH - 15</u> | |

| FOR DEPARTMENT USE ONLY | | | |
|--|-------------------------|--|----------------------|
| Application <i>JD</i> | Fire District <i>JD</i> | Bldg. Line | Forced Draft Ventil. |
| Construction | Zoning | Street Widening | |
| (1) REINFORCED CONCRETE | | (2) The building referred to in this Application will be more than 100 feet from | |
| Barrels of Cement <i>12</i> | | Street | |
| Tons of Reinforcing Steel <i>1/4</i> | | Sign Here | |
| (3) This building will be not less than 10 feet from any other building used for residential purposes on this lot. | | (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 | | Sign Here | |
| (Owner or Authorized Agent) | | (Owner or Authorized Agent) | |

REMARKS:

PLAN CHECKING

RECEIPT NO. *17843*

VALUATION \$ *4395.00*

FEE PAID \$ *10.00*

This lot is in a hillside sub-division and no front or rear yard is required.

BOARD OF CITY PLANNING COMMISSIONERS

By

must have 3 ft. side yards

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

B11505

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. 7

BLOCK 3

Tract 11028

Location of Building 11817 Bellagio Road
(House Number and Street)

Between what cross streets Sepulveda & Moraga

USE INK OR INDELIBLE PENCIL

1. Purpose of building RESIDENCE - 2 car garage Families 1 Rooms 6
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Owner (Print Name) DAISY M. & EDINA C. NEWBY Phone WA 0583

3. Owner's address 627 NO. SPAULDING, ART. 11

4. Certificated Architect None State License No. _____ Phone _____

5. Licensed Engineer None State License No. _____ Phone _____

6. Contractor MEYER & HOLLER State License No. 3175 Phone MO 1124

7. Contractor's address 306 NO. VERMONT, L.A.

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} \$ 1203.05

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 44' x 44' No. Stories 1 Height to highest point 14' Size lot 60' x 160'

11. Type of soil _____ Foundation (Material) CONCRETE Depth in ground 6"

12. Width of footing 12" Width of foundation wall 6" Size of redwood sill 2' x 6'

13. Material exterior wall BRICK VENEER Size of studs: (Exterior) 2' x 4' (Interior bearing) 2' x 4'

14. Joist: First floor 2' x 6' Second floor _____ Rafters 2' x 4' Material of roof SHINGLES

15. Chimney (Material) BRICK Size Flue 13' x 17' No. inlets each flue 1 Depth footing in ground 12"

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.

Plans, Specifications and other data must be filed if required. no ally
10-19-36

Sign here Meyer & Holler (Owner or Authorized Agent)
By Jack H. Magallon

| | | | | |
|--------------------------------|--|---|--|-----------------------------|
| PERMIT NO. <u>38433</u> | FOR DEPARTMENT USE ONLY <u>7234</u> | | Fee <u>24.90</u> Stamp here when Permit is issued | |
| | Plans and Specifications checked <u>FINLEY 10/25/38</u> | Zone <u>R1</u> | | Fire District No. <u>NO</u> |
| | Corrections verified <u>Parish</u> | Blg. Line <u>NO</u> | | Street Widening <u>NO</u> |
| | Plans, Specifications and Application checked and approved <u>10/26</u> | Application checked and approved <u>11/13/31</u> Clerk | | |
| PLANS | For Plans See _____ | Filed with _____ | Inspector _____ | |
| Ref'd _____ | Required _____ | Specified _____ | | |

DUPLICATE

| FOR DEPARTMENT USE ONLY | | | |
|-------------------------|-------------------------|---------------------------|------------------------------|
| Application | Fire District | Bldg. Line | Forced Draft Ventil. |
| Construction | Zoning | Street Widening | |

| | |
|---|---|
| <p>(1) REINFORCED CONCRETE</p> <p>Barrels of Cement</p> <p>Tons of Reinforcing Steel</p> | <p>(2) The building referred to in this Application will be more than 100 feet from Street</p> <p>Sign Here (Owner or Authorized Agent)</p> |
|---|---|

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

REMARKS: *Ag on 10/20/28*

PLAN CHECKING

RECEIPT NO. 23943

VALUATION \$ 7203

FEE PAID \$ 15

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. Part 10 + 26
Tract Rancho San Jose de Buenos Ayres
Location of Building 760 N. Beverly Glen Blvd. (House Number and Street)
Between what cross streets Greenland St & Montrose
Approved by City Engineer [Signature]
Deputy [Signature]

USE INK OR INDELIBLE PENCIL

- Purpose of building Residence + Out Garage Families 1 Rooms -
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) Dr. & Mrs. E. East Shelton Phone -
- Owner's address 40 Meyer + Hollen, 306 N. Vermont
- Certificated Architect None State License No. - Phone -
- Licensed Engineer Geo. J. Fosdyke State License No. 4922 Phone -
- Contractor Meyer + Hollen State License No. 4917 Phone -
- Contractor's address 306 N. Vermont
- VALUATION OF PROPOSED WORK None 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. 13,000⁰⁰
- State how many buildings NOW on lot and give use of each. None (Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 40 x 120 No. Stories 2 Height to highest point 2 Size lot 220 x 250
- Type of soil Loam Foundation (Material) Concrete Depth in ground 1' 10"
- Width of footing 16" Width of foundation wall 8" Size of redwood sill 2 x 6
- Material exterior wall Wood Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 6 Second floor 2 x 12 Rafters 2 x 4 Material of roof Shingle
- Chimney (Material) Brick Size Flue 7 x 7 No. inlets each flue - Depth footing in ground 1' 10"

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 Meyer + Hollen (Owner or Authorized Agent)
By Geo. J. Fosdyke

Plans, Specifications and other data must be filed if required.
3-24-38

| | | | | | |
|------------------------|--|---|---|--|--|
| PERMIT NO. 8892 | FOR DEPARTMENT USE ONLY | | | | Fee <u>42.00</u> Stamp here when Permit is issued APR -1 1938 Inspector |
| | Plans and Specifications checked <u>W.H. Tarrant</u> | Zone <u>R1</u> | Fire District No. <u>No</u> | | |
| | Corrections verified <u>W.H. Tarrant</u> | Blg. Line <u>No.</u> | Street Widening <u>No</u> Ft. | | |
| | Plans, Specifications and Application checked and approved <u>[Signature]</u> | Application checked and approved <u>3/25/38</u> <u>[Signature]</u> Clerk | | | |
| PLANS | For Plans See | Filed with | SPRINKLER Required Valuation Included Specified Yes-No | | |

| FOR DEPARTMENT USE ONLY | | | |
|-------------------------|-------------------|-----------------|----------------------|
| Application <u>WMT</u> | Fire District | Bldg. Line | Forced Draft Ventil. |
| Construction <u>WMT</u> | Zoning <u>WMT</u> | Street Widening | |

(1) REINFORCED CONCRETE

Barrels of Cement

Tons of Reinforcing Steel

(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)

(2) The building referred to in this Application will be more than 100 feet from

Street

Sign Here
(Owner or Authorized Agent)

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

Sign Here
(Owner or Authorized Agent)

REMARKS: 3-24-38 Permit OK as plat plan shows that work to be done does not come within any portion of ground necessary for widening Berkeley Pl. E.D. F.W. Golden

PLAN CHECKING

RECEIPT NO. 19522

VALUATION \$ 13000

FEE PAID \$ 21

OK Jones

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. 165

Tract 7101

Location of Building 2515 Blue Oak Drive.

(House Number and Street)

Between what cross streets Spring Oak & Park Oak.

Approved by
City Engineer

[Signature]
Deputy

USE INK OR INDELIBLE PENCIL

- Purpose of building Residence 1 Families 1 Rooms 8
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) William R. Moore Phone Y04663
- Owner's address 140 So. Fuller.
- Certificated Architect none State License No. none Phone mi 6531
- Licensed Engineer Geo. J. Gadyke State License No. 011 Phone 0
- Contractor Mayer & Holler State License No. 3175 Phone MO 1124
- Contractor's address 306 N. Vermont
- 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} \$ 10000 RPC
- State how many buildings NOW on lot and give use of each. None (Store, Residence, Apartment House, Hotel, or any other purpose) odd shape lot
- Size of new building 63 x 81 No. Stories 2 Height to highest point 28' Size lot x
- Type of soil Rock Foundation (Material) Conc. Depth in ground 12"
- Width of footing 16" Width of foundation wall 8" Size of redwood sill 2 x 6
- Material exterior wall Plaster Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 6 Second floor 2 x 12 Rafters 2 x 4 Material of roof Shingles
- Chimney (Material) Brick Size Flue x No. inlets each flue x Depth footing in ground 12"

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 Geo. J. Gadyke

(Owner or Authorized Agent)

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

By no alley

| | | | | |
|----------------------------------|---|--|--|-----------------------------|
| PERMIT NO. <u>4368</u> | FOR DEPARTMENT USE ONLY 4927 | | Fee <u>3300</u> Stamp here when Permit is issued FEB 15 1938 | |
| | Plans and Specifications checked <u>Finley 2/14/38</u> | Zone <u>R1</u> | | Fire District No. <u>no</u> |
| | Corrections verified <u>Finley</u> | Bldg. Line <u>no</u> | | Street Widening <u>no</u> |
| | Plans, Specifications and Application rechecked and approved <u>Finley</u> | Application checked and approved <u>2/15/38</u> | | Clerk <u>Stutts</u> |
| PLANS <u>7/8/38</u> | For Plans See <u>no</u> | Filed with <u>no</u> | Inspector <u>CH West 15</u> | |

| FOR DEPARTMENT USE ONLY | | | |
|--|------------------------|--|----------------------|
| Application <i>Shore</i> | Fire District <i>1</i> | Bldg. Line <i>1</i> | Forced Draft Ventil. |
| Construction | Zoning | Street Widening | |
| (1) REINFORCED CONCRETE | | (2) The building referred to in this Application will be more than 100 feet from | |
| Barrels of Cement..... | |Street | |
| Tons of Reinforcing Steel..... | | 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. | | (4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. | |
| Sign here..... (Owner or Authorized Agent) | | Sign Here..... (Owner or Authorized Agent) | |

REMARKS: *H.C. & M.H. 1/10/88*

PLAN CHECKING
 RECEIPT NO. *18899*
 VALUATION \$ *10000.00*
 FEE PAID \$ *20.00*

This lot is in a hillside sub-division and no front or rear yard is required.

BOARD OF CITY PLANNING COMMISSIONERS

By

J. M. Simon

must have 3 ft. side yards

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. 24
Block E
Tract 5956
Location of Building 4145 Sunnyslope Ave
(House Number and Street)
Between what cross streets Ventura & Valley Vista

Approved by
City Engineer

USE INK OR INDELIBLE PENCIL

- Purpose of building RESIDENCE Families 1 Rooms 6
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) BIRDELLA H. GELHARDT Phone GR 9971
- Owner's address 1555 76th Street
- Certificated Architect None State License No. Phone
- Licensed Engineer None State License No. Phone
- Contractor Meyer & Holler State License No. 3175 Phone OK-W. 11124
- Contractor's address 306 No. Vermont 5543
- 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} \$ 5843
- State how many buildings NOW } on lot and give use of each. None (Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 48 x 30 No. Stories 1 Height to highest point 14 Size lot 60 x 133
- Type of soil Foundation (Material) Conc. Depth in ground 6"
- Width of footing 12" Width of foundation wall 6" Size of redwood sill 2 x 6
- Material exterior wall Stucco Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 6 Second floor x Rafters 2 x 4 Material of roof Shingles
- Chimney (Material) Brick Size Flue 13 x 17 No. inlets each flue 1 Depth footing in ground 12"

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.

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

Sign here.

Meyer & Holler
(Owner or Authorized Agent)

By

Jack H. Woodward

| | | | | |
|--|----------------------------------|--|---------------|----------------------------------|
| PERMIT NO. <u>37337</u> | | FOR DEPARTMENT USE ONLY <u>7340</u> | | Fee <u>1980</u> |
| Plans and Specifications checked | Zone <u>R1</u> | Fire District | No. <u>NO</u> | Stamp here when Permit is issued |
| Correction verified | Blkg. Lot <u>NO</u> | Street Widening | Yt. <u>NO</u> | |
| Plans, Specifications and Application rechecked and approved | Application checked and approved | | Clerk | |
| For Plans See | Filed with | SPRINKLER | | Inspector |
| | | Required Valuation Included Specified Yes-No | | |

| FOR DEPARTMENT USE ONLY | | | |
|---------------------------------|----------------------------------|------------------------------------|---|
| Application <i>[Signature]</i> | Fire District <i>[Signature]</i> | Bldg. Line <i>[Signature]</i> | Forced Draft Ventil. <i>[Signature]</i> |
| Construction <i>[Signature]</i> | Zoning <i>[Signature]</i> | Street Widening <i>[Signature]</i> | |

(1) **REINFORCED CONCRETE**

Barrels of Cement.....

Tons of Reinforcing Steel.....

(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)

(2) The building referred to in this Application will be more than 100 feet from

.....Street

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:

1st on Mar 10/31/38

*Valuation reduced to 5543 -
to exclude the cost of garage
2nd*

PLAN CHECKING

RECEIPT NO. *25143*

VALUATION \$ *5543*

FEE PAID \$ *150*

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. 85

Tract 5896

Location of Building 3950 Sunswept Dr. (House Number and Street)

Between what cross streets SWly of Ventura Blvd.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Residence Families 1 Rooms 5
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Owner (Print Name) Dr. Wm C. Ecker Phone 778401

3. Owner's address 700 No. Fairfax

4. Certificated Architect Wm State License No. Phone

5. Licensed Engineer Wm State License No. Phone

6. Contractor Meyer & Holler State License No. 3175 Phone 101124

7. Contractor's address 306 No. Vermont Stacy

8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilation, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) 5311.00

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 27 x 59 No. Stories 1 1/2 Height to highest point 22' Size lot 100 x 120

11. Type of soil Shale Foundation (Material) Conc Depth in ground 12"

12. Width of footing 12" x 16" Width of foundation wall 6" x 8" Size of redwood sill 2 x 6

13. Material exterior wall Plaster Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4

14. Joist: First floor 2 x 6 Second floor 2 x 4 Rafters 2 x 4 Material of roof Shingle

15. Chimney (Material) Brick Size Flue 14 x 40 No. inlets each flue 1 Depth footing in ground 12"

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 Meyer & Holler
(Owner or Authorized Agent)

By Wesley Estelle

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

| FOR DEPARTMENT USE ONLY 1-1035 | | | | Fee <u>19.20</u> | |
|--------------------------------|---|--|------------------------------|---|--|
| PERMIT NO. <u>33839</u> | Plans and Specifications checked <u>Wm</u> | Zone <u>11</u> | Fire District <u>16</u> | Stamp here when Permit is issued OCT 13 1938 | |
| | Corrections verified <u>Wm</u> | Blkg. Line <u>14</u> | Street Widening <u>10</u> | | |
| | Plans, Specifications and Application rechecked and approved <u>Wm</u> | Application checked and approved <u>10/13/38 Wm</u> Clerk | | | |
| | For Plans Fee <u>10/13/38</u> | Filed with <u>10/13/38</u> | SPENCER Specified Yes—No | | |
| PLANS <u>10/13/38</u> | | | | Inspector | |

| FOR DEPARTMENT USE ONLY | | | |
|-------------------------|------------------------|---------------------|----------------------|
| Application <i>Flu</i> | Fire District <i>1</i> | Bldg. Line <i>1</i> | Forced Draft Ventil. |
| Construction | Zoning | Street Widening | |

(1) **REINFORCED CONCRETE**

Barrels of Cement.....

Tons of Reinforcing Steel.....

(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)

(2) The building referred to in this Application will be more than 100 feet from

Street

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:

PLAN CHECKING

RECEIPT NO. *22599*

VALUATION \$ *5314.00*

FEE PAID *16.00*

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. 27

Tract VENTURA VISTA ESTATES TRACT 9631

Location of Building 13318 Galewood St.

Approved by
City Engineer

Between what cross streets Ely, Elm & Dixie Canyon

Deputy.

USE INK OR INDELIBLE PENCIL

- Purpose of building Residence (Store, Residence, Apartment House, Hotel, or any other purpose) Families 1 Rooms 7
- Owner (Print Name) RICHARD BRANDOW Phone 2550
- Owner's address 306 NO VERMONT
- Certificated Architect None State License No. Phone
- Licensed Engineer None State License No. Phone
- Contractor MEYER E. HOLLEK State License No. 3175 Phone 2411
- Contractor's address 306 NO VERMONT OK/PAK
- 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) \$ 7500
- State how many buildings NOW on lot and give use of each. NONE (Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 35 x 49 No. Stories 1 Height to highest point 16 Size lot 90 x 75
- Type of soil ADobe Foundation (Material) CONC. Depth in ground 6"
- Width of footing 12" Width of foundation wall 6" Size of redwood sill 2 x 6
- Material exterior wall PSiding Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 6 Second floor 2 x 4 Rafters 2 x 4 Material of roof SHINGLES
- Chimney (Material) Brick Size Flue 13 x 17 No. inlets each flue 1 Depth footing in ground 1'0"

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 Meyer & Hollek
Owner and Authorized Agent

By A. C. Burger

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

| | | | | | |
|---|----------------------------------|-------------------------|------------------|----------------------------------|--|
| PERMIT NO. <u>35223</u> | | FOR DEPARTMENT USE ONLY | | Fee <u>2550</u> | |
| Plans and Specifications checked | Cons. <u>R</u> | Fire District | No. <u>NO</u> | Stamp here when Permit is issued | |
| Corrections verified | Bldg. Line <u>NO</u> | Street Widening | Fe. <u>NO</u> | P-3 1338 | |
| Plans, Specifications and Application reviewed and approved | Application checked and approved | | Clerk | Inspector | |
| File Plans See | Filed with | SPRINKLER | Specified Yes-No | | |

FOR DEPARTMENT USE ONLY

| | | | |
|-------------------|--------------------|----------------------|--------------------------|
| Application..... | Fire District..... | Bldg. Line..... | Forced Draft Ventil..... |
| Construction..... | Zoning..... | Street Widening..... | |

(1) **REINFORCED CONCRETE**

Barrels of Cement..... 8

Tons of Reinforcing Steel..... 1/2

(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)

(2) The building referred to in this Application will be more than 100 feet from..... Street

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:

Handwritten notes and signatures in the Remarks section.

PLAN CHECKING

RECEIPT NO. 31003

VALUATION \$ 7500.00

FEE PAID \$ 15.00

Handwritten signature: Brown

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

Lot No. Sub 1/2 75th 1/2 95 E 1/4 9 S. 1/4 9 Section 24 Township 2 North
 Range 16 West SBM 9 Ranch ex Mission de San Fernando in City
 Tract Los Angeles Co. 2 P.M. State of Calif. and more book 1 page 1
of Patent County records except Harvard Co. 7 and
 Location of Building 17331 Norchett St. Approved by
City Engineer

Location of Building.....17331 Norchett St.
(House Number and Street)
Between what cross streets.....Bellevue & Fawcett

1. Purpose of building RESIDENCE Families 4 Rooms 12
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Owner (Print Name) W. C. O. SMITH Phone OX 8919

3. Owner's address 503 N. LINDEN, BEVERLY HILLS

4. Certificated Architect None State License No. _____ Phone _____

5. Licensed Engineer GEORGE FOSDYKE State License No. 4222 Phone VA 4845

6. Contractor MEYER & HOLLER State License No. 3175 Phone MO 11124

7. Contractor's address 306 NO. VERMONT AVE, ~~LA 530~~

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} \$ 10000

9. State how many buildings NOW } NONE on lot and give use of each. (Store, Residence, Apartment House, Hotel, or any other purpose)

10. Size of new building 13 1/2 x 59 No. Stories 1 Height to highest point _____ Size lot 640 x 640

11. Type of soil _____ Foundation (Material) CONCRETE Depth in ground 6"

12. Width of footing 12 Width of foundation wall 6 Size of redwood sill 2 x 6

13. Material exterior walls STUCCO Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4

14. Joist: First floor _____ Second floor _____ Rafters 2 x 6 Material of roof TILE

15. Chimney (Material) BRICK Size Flue 13 x 17 No. inlets each flue 1 Depth footing in ground 12

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 William J. Miller

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

By Jack Handman

| | | | | | |
|---|---|--|-----------------------------------|---------------------------------|--|
| PERMIT NO. 35566 | FOR DEPARTMENT USE ONLY | | | | Fee <u>119.50</u> Stamp here when Permit is issued |
| | Plans and Specifications checked <i>10/14</i> | Zone <i>210</i> | Fire District No. <i>110</i> | | |
| PLANS <i>18/12/23</i> <i>10/24</i> | Corrections verified <i>10/24</i> | Diag. Line <i>1</i> Ft. | Street Widening <i>1.0</i> Ft. | | Inspector |
| | Plans, Specifications and Application (rechecked and approved) <i>10/24</i> | Application checked and approved <i>10/24</i> <i>10/24</i> <i>10/24</i> | | | |
| For Plans See <i>18/12/23</i> | Filed with <i>10/24</i> | Approved Voluntary Included <i>10/24</i> | | Inspected No <i>10/24</i> | |

| FOR DEPARTMENT USE ONLY | | | |
|-------------------------|---------------|-----------------|----------------------|
| Application | Fire District | Bldg. Line | Forced Draft Ventil. |
| Construction | Zoning | Street Widening | |

| | |
|--|--|
| <p>(1) REINFORCED CONCRETE</p> <p>Barrels of Cement</p> <p>Tons of Reinforcing Steel</p> | <p>(2) The building referred to in this Application will be more than 100 feet from</p> <p>Street</p> <p>Sign Here.....</p> <p>(Owner or Authorized Agent)</p> |
| <p>(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.</p> <p>Sign here.....</p> <p>(Owner or Authorized Agent)</p> | <p>(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.</p> <p>Sign Here.....</p> <p>(Owner or Authorized Agent)</p> |

REMARKS: Place here 1/11/38

PLAN CHECKING

RECEIPT NO. 23728

VALUATION \$ 180.00

FEES PAID \$ 30.00

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. 13 & 14

Tract 11583

Location of Building 6449 Peach Ave.
(House Number and Street)

Between what cross streets Hamer & Victory

USE INK OR INDELIBLE PENCIL

- Purpose of building RESIDENCE & Garage Families 1 Rooms 8
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) ROBERT THOMPSON Phone MO 11124
- Owner's address 306 NO. VERMONT R.M. 210
- Certificated Architect W. H. H. State License No. Phone
- Licensed Engineer W. H. H. State License No. Phone
- Contractor MEYER & HOLLER State License No. 3175 Phone MO 11124
- Contractor's address 306 NO. VERMONT OK - W.P.
- 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.} 7285
- State how many buildings NOW on lot and give use of each. NONE
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 97 x 20 No. Stories 1 Height to highest point 20 Size lot 150 x 210
- Type of soil Foundation (Material) CONC. Depth in ground 6"
- Width of footing 12" Width of foundation wall 6" Size of redwood sill 2 x 6
- Material exterior wall STUCCO Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 6 Second floor 2 x 4 Rafters 2 x 4 Material of roof SHINGLES
- Chimney (Material) BRICK Flue 13 x 17 No. inlets each flue 1 Depth footing in ground 12"

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 Meyer & Holler
(Owner or Authorized Agent)
By Jack H. Thompson

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

| | | | | | |
|------------------------------------|---|--|--------------------------------|--------------------|--|
| PERMIT NO. 157 PLANS | FOR DEPARTMENT USE ONLY | | | | No. <u>3490</u> Stamp here when Permit is issued JUN 10 1939 |
| | Plans and Specifications checked <u>Starting</u> | Size <u>R-1</u> | Fed. District No. <u>NO</u> | | |
| | Corrections needed <u>None</u> | Std. L.S. <u>NO</u> | Sheet Withdrawing <u>NO</u> | | |
| | Plans, Specifications and Application reviewed and approved <u>16/39</u> | Application checked and approved <u>16/39</u> | | | |
| | By <u>W. H. H.</u> | By <u>W. H. H.</u> | By <u>W. H. H.</u> | By <u>W. H. H.</u> | Inspector |

| FOR DEPARTMENT USE ONLY | | | |
|-------------------------|--------------------|----------------------|--------------------------|
| Application..... | Fire District..... | Bldg. Line..... | Forced Draft Ventil..... |
| Construction..... | Zoning..... | Street Widening..... | |

(1) **REINFORCED CONCRETE**

Barrels of Cement.....

Tons of Reinforcing Steel.....

(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)

(2) The building referred to in this Application will be more than 100 feet from

.....Street

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:

12/27/38 1860545

PLAN CHECKING

RECEIPT NO. *75246*

VALUATION \$ *7265.00*

FEE PAID \$ *15.00*

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. 7

Tract 11047

Location of Building 13828 Weddington St. } Approved by
 (House Number and Street) } City Engineer

Between what cross streets Matilija & Ranchito } Deputy

USE INK OR INDELIBLE PENCIL

- Purpose of building Residence & Garage Families 1 Rooms 6
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) Martha Acker Phone MO 11124
- Owner's address 306 No. Vermont Ave.
- Certificated Architect ✓ State License No. _____ Phone _____
- Licensed Engineer ✓ State License No. _____ Phone _____
- Contractor Meyer & Haller State License No. 3175 Phone MO 11124
- Contractor's address 306 No. Vermont Ave. 074/KRS
- 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) \$ 5800.00
- State how many buildings NOW } None
 on lot and give use of each. } (Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 71 x 41 No. Stories 1 Height to highest point 15' Size lot 100 x 300
- Type of soil Loam Foundation (Material) Conc. Depth in ground 6"
- Width of footing 10" Width of foundation wall None Size of redwood sill 2 x 4
- Material exterior wall Plaster Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor None Second floor None Rafters 2 x 4 Material of roof Shingle
- Chimney (Material) Brick Size Flue 3 x 3 No. inlets each flue 1 Depth footing in ground 12"

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 Meyer & Haller

(Owner or Authorized Agent)

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

By Wesley C. Stoll

| | | | | | |
|---|--|---------------------------------|---|---|--|
| PERMIT NO. 27575 PLANS <u>7/16/39</u> | FOR DEPARTMENT USE ONLY 7389 | | | | Fee <u>20.00</u> Stamp here when Permit is issued JUL 15 1939 Inspector _____ |
| | Plans and Specifications checked <u>Charles T. 7/16/39</u> | Zone <u>R1</u> | Fire District No. <u>10</u> | Street Widening No. _____ | |
| | Corrections verified <u>Crane</u> | Bldg. Load <u>10</u> Ft. | Application checked and approved <u>7/13/39 Pochon Clerk</u> | SPRINKLER Required _____ Specified _____ | |
| | Plans, Specifications and Application rechecked and approved <u>W. C. Stoll</u> | For Plans See <u>7/16/39</u> | Filed with <u>7/16/39</u> | Regular Variation Included _____ | |

| FOR DEPARTMENT USE ONLY | | | |
|-------------------------|---------------------|----------------------|--------------------------|
| Application | Fire District | Bldg. Line | Forced Draft Ventil..... |
| Construction..... | Zoning..... | Street Widening..... | |

(1) **REINFORCED CONCRETE**

Barrels of Cement.....

Tons of Reinforcing Steel.....

(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)

(2) The building referred to in this Application will be more than 100 feet from

..... Street

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:

5800⁰⁰ is the correct valuation for this house
PLAN CHECKING
RECEIPT NO. *29754*
VALUATION \$ *6750⁰⁰*
FEE PAID \$ *15⁰⁰*
By David H. McDonald
\$5800 is ok. - 1/4 per sq. ft. - POC

Exhibit D
Interview with Daphne Myrick Ireland

Notes

Steven Luftman discussion with Daphne Myrick Ireland, granddaughter of Mabel Meyer, born 1936

July 24, 2015

On July 24, 2015, I had a telephone conversation with Daphne Myrick Ireland. These are my notes of that conversation.

Ms. Ireland said she is essentially Mabel Meyer's granddaughter by marriage, and thus is essentially Mendel Meyer's "step-granddaughter" by marriage.

Ms. Ireland was born in 1936 in Montecito, California. After her birth, her mother married Miles Gray, who was Mabel Meyer's son by a previous marriage, in 1947.

I started the conversation with Ms. Ireland by saying that I was working to save an apartment building built by Mendel and Mabel Meyer in Los Angeles.

She said, "Do you mean the courtyard building, near La Cienega?" I replied yes.

Ms. Ireland said that when she was a young girl and then a teenager, her family would visit the courtyard apartments occasionally to see Mendel and Mabel Meyer, whom she considered to be her grandparents. She said that Mendel and Mabel lived there for as long as she could remember, and continued living at the building through 1955, when they both died.

She also confirmed that her father, Miles Gray (who was Mendel Meyer's stepson) owned the California Hotel in Santa Barbara. When I told her that the *Los Angeles Times* reported in Mendel Meyer's 1955 obituary that Mr. Meyer had died in Santa Barbara and had lived in his son's hotel for the last few months of his life, she said that while this may have been true, she was sure that Mendel and Mabel Meyer essentially "never left the courtyard apartments" before their respective deaths in 1955.

-- Steve Luftman

Exhibit E
Certificate of Dissolution of Meyer & Holler

100127

CERTIFICATE OF DISSOLUTION
of
MEYER & HOLLER
A California Corporation

THE UNDERSIGNED do hereby certify that they are a majority, to wit, all of the directors of Meyer & Holler, a California Corporation, and they do further hereby certify:

1. That on the 9th day of April, 1941, said corporation filed with the Secretary of State of the State of California, and on the 14th day of April, 1941, filed with the County Clerk of the County of Los Angeles, California, being the County in which the principal office of said corporation is located, a certificate giving notice that said corporation had duly elected to wind up and dissolve, a copy of which notice, duly certified by said County Clerk, is hereto attached, marked "Exhibit A", and made a part hereof.

2. That said corporation has been completely wound up, and all of its known debts and liabilities have been actually paid or adequately provided for and its known property distributed and any tax or penalty due under the Bank and Corporation Franchise Tax Act has been paid, and that said corporation is dissolved.

IN WITNESS WHEREOF the undersigned, being all of the directors of said corporation, have executed this certificate this 14th day of April, 1941.

Mendel Meyer
Mendel Meyer

Wesley C. Holler
Wesley C. Holler

Joseph W. Schaeppner
Joseph W. Schaeppner

FILED

In the office of the Secretary of State
of the State of California

APR 15 1941

PAUL PERK, Secretary of State

By Edward H. Dickson
Deputy

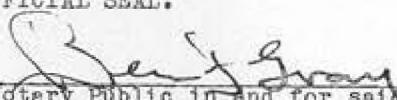
All of the Directors of Meyer
& Holler.

APR 15 1941

STATE OF CALIFORNIA
County of Los Angeles ss.

On this 14th day of April, 1941, before me,
BEN F. GRAY, a notary public in and for said County and State,
residing therein, duly commissioned and sworn, personally
appeared Mendel Meyer, Wesley C. Holler and Joseph W. Schaeppner,
known to me to be the persons whose names are subscribed to the
foregoing certificate, and acknowledged to me that they executed
the same.

WITNESS MY HAND AND OFFICIAL SEAL.


Notary Public in and for said
County and State.

APR 15 1941

PAUL PEEK
Secretary of State

STATE OF CALIFORNIA
DEPARTMENT OF STATE

I, PAUL PEEK, Secretary of State of the
State of California, do hereby certify:

That I have compared the annexed transcript
with the RECORD on file in my office, of which it pur-
ports to be a copy, and that the same is a full, true
and correct copy thereof.

IN WITNESS WHEREOF, I have hereunto set
my hand and affixed the Great Seal of
the State of California this 9th day of
April, 1941.

PAUL PEEK

Secretary of State

By Chas. J. Hagerty
Deputy

SEAL

CERTIFICATE GIVING NOTICE OF EMOTION OF

MEYER & HOLLER

TO WIND UP AND DISSOLVE.

The undersigned, Mendel Meyer and Wesley C. Holler, do hereby certify that they are and have been at all times herein mentioned, respectively, the duly elected and acting President and Secretary of MEYER & HOLLER, a California Corporation; and they do further hereby certify and give notice:

#58700

ENDORSED
FILED

in the office of the
Secretary of State
of the State of
California Apr. 9,
1941.

PAUL PECK,
Secretary of State
By Edward H. Dixon
Deputy

1. That said corporation has elected to wind up and dissolve;
2. That shareholders of said corporation holding 1030 shares of said corporation entitled to the vote and constituting, in the aggregate, shareholders of said corporation entitled to exercise a majority of the voting power thereof, have consented in writing that said corporation elect to terminate its business, wind up its affairs and voluntarily dissolve; that the following is a full, true and correct copy of such written consent:

FILED

APR 14 1941

WRITTEN CONSENT OF SHAREHOLDERS OF

MEYER & HOLLER

TO DISSOLUTION

L. C. LAMPTON, County Clerk
by E. V. Schwartz
DEPUTY

WHEREAS, it is deemed advisable and for the benefit of Meyer & Holler, a California corporation, that said corporation be wound up and dissolved;

NOW, THEREFORE, the undersigned, each holding of record the number of shares hereinbelow indicated after his name, constituting in the aggregate the shareholders of said corporation entitled to exercise a majority of the voting power, do hereby consent and elect to terminate the business of said corporation,

APR 15 1941

wind up its affairs, and voluntarily to dissolve said corporation.

The undersigned do further hereby direct the officers and directors of this corporation to take such further action as may be necessary or proper to terminate the business of this corporation, wind up its affairs, and to dissolve it.

IN WITNESS WHEREOF, each of the undersigned has hereunto signed his name and following his name the date of signing, and the number of shares of said corporation, entitled to vote, held by him of record on said date.

| Name | Date | No. of Shares |
|---|---------|---------------|
| <u>Mendel Meyer</u> Mendel Meyer | 3/31/41 | 515 |
| <u>Wesley C. Holler</u> Wesley C. Holler | 3/31/41 | 515 |

.....

That the original of such written consent has been filed with the secretary of said corporation;

3. That the total number of issued and outstanding shares of said corporation entitled to exercise voting power is 1030.

IN WITNESS WHEREOF, the undersigned have executed this certificate this 5th day of April, 1941.

Mendel Meyer
President of Meyer & Holler

Wesley C. Holler
Secretary of Meyer & Holler.

APR 15 1941

STATE OF CALIFORNIA
County of Los Angeles

ss.

On this 14th day of April, 1941, before me,
Ben E. Gray, a notary public in and for said County and State,
residing therein, duly commissioned and sworn, personally
appeared Mendel Meyer and Wesley C. Holler, known to me to be
the persons whose names are subscribed to the foregoing certi-
ficate, and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

BEN E. GRAY

STATE OF CALIFORNIA, }
County of Los Angeles } ss.

No. 58700

I, L. E. LAMPTON, County Clerk and ex-officio Clerk of the Superior Court within and for
the county and state aforesaid, do hereby certify the foregoing to be a correct copy of the ~~original~~
CERTIFICATE GIVING NOTICE OF ELECTION OF MEYER & HOLLER
TO WIND UP AND DISSOLVE (As certified by Secretary of State
of the State of California)

on file and/or of record in my office, and that I have carefully compared the same with the ~~original~~ certified copy

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the
seal of the Superior Court this 14th day of April 19 41

L. E. LAMPTON, County Clerk,

By

L. E. Lampton

Deputy.

Adm. Form No. 22

APR 15 1941

MEYER & HOLLER

160154

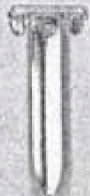


Exhibit F
History of Meyer & Holler, by Wesley Holler (1968)

MEYER & HOLLER

*Firm
formed
1906*

The year of 1908 was another turning point in the family history. In the fall Pop joined up with Mendel Meyer and another man to form a company called "Milwaukee Building Company." They started in building small houses and then into the designing and construction of some of the finest homes in Southern California. Gloria Swanson's home was one. Also design and construction of some of the early movie studios - MGM in Culver City, Hal Roach, famous for "Our Gang Comedies," Charlie Chaplin, United Artists, and some others in part. They started in design and construction of office buildings, hospitals, clubs, theatres, warehouses, etc. Their most famous was, of course, the Chinese Theatre of Hollywood - called Grauman's Chinese. This theatre was a follow-up of the Egyptian on Hollywood Boulevard. In the heyday of the movies, these two theatres were the scene of many of the great movie prologues and Oscar presentations.

Sid Grauman was a great practical joker and the one I am about to relate is the greatest. When the Chinese Theatre was under consideration, the Women's Club of Hollywood was greatly concerned. Their club building was at Hollywood Boulevard and La Brea, and they did not want a theatre west of Highland Avenue. They protested vigorously and campaigned against it in every way they could. Sid Grauman lived in the Alexandria Hotel on the corner of Fifth and Spring Streets. He had a suite of two regular rooms - this meant each room had a door to the hall. He had an archway cut between the two and used one as his bedroom and the other as a sitting room.

He had Madame Tussaud make him a number of wax figures of men and women which he dressed in various costumes and when the theatre was completed placed them in the foyer standing around in natural poses. He also had two beautiful Chinese girls which he mixed in with the wax figures and when the theatre patrons would look at them before - during - or after the show, the Chinese girls would move to some other place, then the patrons would not know which were wax and which were real. This added a great deal of interest as well as confusion. He had these before the start of the theatre and while the Club was trying to stop the building, he took the women wax figures and installed them in his sitting room in very natural poses on the couch and chairs and then placed a table in the archway and called Mr. Clune.

MEYER & HOLLER (continued)

Mr. Clune was a member of the Garden Court Lee Corp., a group of Hollywood wealthy men headed by Charles Toberman. This group financed many of the early buildings of all kinds. Mr. Clune also owned several of the early movie houses.

Sid called Clune and said, "Hello, we've got a bunch of those club women up here and they mean business. They don't want the theatre or any part of it. You'll have to get a taxi and get up here quick - I can't do anything with them." Clune said, "I can't come up. I have an important meeting and I just can't break it - you'll have to do the best you can." "I don't give a damn what you're doing or going to do - get in a taxi and get up here. I'll meet you in the lobby." Grauman then went down to the lobby to wait. Finally Clune arrived. Grauman rushed him to the elevator and then down the hall to his bedroom, opened the door, and then to the table. Before Clune had a chance to say anything, Grauman said, "Ladies of the Women's Club of Hollywood, this is Mr. Clune, one of the men who is anxious to build the theatre. He will tell you what we intend to do and explain to you why there should be no reason to oppose it. Ladies, Mr. Clune."

Mr. Clune started to put all he had into it. At this point Grauman quietly slipped back and out of the door and out of the hotel, leaving Mr. Clune talking to the dummies.

Mr. Clune warmed up to his subject and finally felt there was something wrong - then it dawned on him that he had been hoaxed. He was so mad that he would have killed Grauman if he could have gotten his hands on him. It took Clune about two weeks to cool off and before he could see any humor in it.

Another interesting thing was the number of people who claimed they were the ones who thought of the idea of having footprints in the Forecourt cement. After the forecourt was poured, some children came by and put their footprints in the wet cement. From such lowly beginnings are some great ideas born.

In the early days the Company had an engineer who came up with the bright idea of using the principle of the desert refrigerator in buildings. When ice was unobtainable and before the advent of the electric refrigerator, it was common to take a frame with

MEYER & HOLLER (continued)

shelves and cover the exterior with several layers of burlap with a water box on top with small holes around so that water would slowly seep out keeping the burlap wet. Evaporation kept the interior cool. He designed the store building with hollow walls - burlap between - and water to cool. This store was in Van Nuys on the corner of Van Nuys Boulevard and Victory. The idea was fine but it did not work. It was the hottest building in town.

Mendel Meyer, President of Meyer & Holler (name was changed from Milwaukee Building Company), was a most unusual person. He started out in the hay and feed business. He was successful because horses would clean up his hay. That is, eat it all. He found some hay tasted good to a horse and some did not. By trial and error, he learned by taste what hay to buy. Therefore, he sold only hay a horse liked.

When we arrived in California, Meyer was in the candy business and lived near Aunt Lizzie. He took us down to the factory and there were bins and bins of hard candies. He said to Albert and me to help ourselves. Albert wore a waist which buttoned tight around the body at the bottom. This left a lot of space to fill. Albert filled it but on the way home in the streetcar the button flew off causing one of the greatest candy messes in history. Albert was not to be outdone. He held the waist together with one hand and stuffed the candy back in with the other. Crawling under the passenger seats and legs did not bother him.

At the time of the Long Beach earthquake, Meyer was driving an old second hand Pontiac. This was during the dark depression days of the thirties which changed the wealthy M & H to zero. On his way home he noticed his car ran much worse than usual. He could hardly keep it on the road. He passed a small pasture with a cow - her legs planted wide apart and an expression of fear on her face. Not until he got home did he find out that he had been driving through the worst quake Southern California had to offer.

He would carefully put notes in his hat band, then put on his hat, notes and all, and walk down the street and do nothing about them.

MEYER & HOLLER (continued)

As noted, M & H started out as "The Milwaukee Building Company." The sign showed a Dutch windmill with a curved walk in front and on it a key. One day Mr. E. L. Doheney called up and asked about building Mrs. Doheney a Dutch windmill. The answer was yes even though no one knew anything about it. The windmill was built on their Hollywood hills ranch satisfactorily to Mrs. E. L. At the conclusion of the job, Mr. E. L. remarked to MM that he had been working on a layout for his ranch house for two years with an architect and had been unable to get a plan to suit him. MM said, "I can do it in two hours." This lit a fuse in Mr. Doheney. He said it was ridiculous to think of such a thing. MM said, "Well, Mr. Doheney, there is one thing you will have to admit." This further infuriated Mr. D. To have anyone say to him that he would have to admit anything was just not so, but he said, "Just what do I have to admit?" "You'll have to admit that it will take you just two hours to find out." This put a different complexion on it. "Yes," Mr. Doheney said, "he would have to and he would give him just two hours." Secretly, he would have enjoyed MM's failure. A time was set for MM to meet E L and his wife at their house.

MM was a natural architect. He could solve problems almost instantly. He could also draw upsidedown so the client could see the plan evolve right side up. At the appointed time MM showed up with drawing board, T square, etc., etc. Mr. Doheney took him into the den and said, "We will work here on my desk. Mrs. D and I will be out in the garden and you can call us to come in when you wish." MM said, "That is not the agreement. You are to give me two hours and that means that both of you will sit across the desk from me while I draw." At the end of the two hours, the plan was completed to everyone's satisfaction. This was the start of a long relationship with the Doheneys. One result - the construction of his office building on Flower and Olympic in Los Angeles.

Miss Rose - I start off this way because she almost made Pop loose his sanity. It was one thing to get her signed up, but it was another thing to build her building and that is where Pop came in. He supervised the field work. Miss Rose intended to build a cafeteria on Hill Street, and it was to be called Colonial Cafeteria. Miss Rose signed the contract and in a happy mood left the office which was on the southwest corner of Hill and 4th Street. As she came out of the building, she ran into an

MEYER & HOLLER (continued)

old friend of the family who was in the contracting business. She joyfully told him that she had signed up with M & H for her cafeteria building. "Why don't you know?" "Know what?" "What do you mean?" After the friend had carried this "Don't you know" along for several times, he told her that M & H was the highest priced company in the business and that he could build it for 25% less. This changed her into a very sad woman indeed. She returned to MM's office, sat down, and kept saying, "Oh, what have I done? What have I done?" MM said, "I don't know - what have you done?" So she explained that she had met this man who had told her he could build it for 25% less and here she had signed a contract for so much more. MM - "But you haven't signed a contract." Miss Rose, "Yes I have. It's right there on your desk." "No, you haven't signed it because we would not want to build it when he will do it for so much less." "Oh, thank you Mr. Meyer, for doing this for me." "We are glad to do it, only you have to get his promise in writing so that we will be sure that he will do what he says." "I will have no trouble getting that," she said. "Good. I will write the letter for you to take along." The letter recited that he would build the building according to the plans and specifications prepared by M & H for 25% less than M & H's contract price. Away she went in the best of spirits to get his signature. She returned to the office in about two hours in a most crestfallen manner and said, "Mr. Meyer, he would not sign it." "Miss Rose, I knew he would not because he could not, but if I had held you to the contract you signed you would always have believed that we cheated you. Now you know he was only trying to stir up trouble. So what do you say we get along with your cafeteria." This was the beginning of a long series of jobs for her, and she practically succeeded in driving Pop nuts during the process.

One of our jobs was for an attorney. The contract price was \$14,400. When the attorney came in to sign the contract, he said, "I will sign it for \$14,000." MM - "But the price is \$14,400." Attorney - "I see it is, but if you will not accept \$14,000., then the deal is off." MM - "But we cannot accept less." The attorney then started for the door. Just as he was about to walk out, MM said, "Come back." He did and said, "I knew you would call me back and take my price." MM, "Yes, we are going to accept your price, but we are going to take \$400. out of your house and you will never know from where we took it." The attorney pondered this for a little while and then said, "Allright, give me the contract."

MEYER & HOLLER (continued)

During the 1920's Meyer & Holler had its greatest success. It was the largest contracting firm in Southern California. We built everything from fine residences to theatres.

To name a few:

MGM Studios
Hal Roach Studios
Charley Chaplin Studio
Grauman's Chinese Theatre
Egyptian Theatre - Hollywood
Fox West Coast - Long Beach
Ocean Centre Building
Hollywood Athletic Club
Mart Building - Hill and Washington
Presbyterian Hospital
Wilson Building - Northeast Corner - Wilshire and LaBrea
Security First National Bank - Northeast corner - Hollywood and Highland
Quimby Building - Seventh and Grand
Security First National Bank - Seventh and Grand
The Virginia Building - a two story brick at Western Avenue and Virginia where Walt Disney got his start. He paid \$50. per month, and I had to go two or three times a month to collect it.
Masonic Lodge - Third and Oxford
Gloria Swanson's home
King C Gillette's home
Doheney's original ranch home already mentioned
Several Christian Science Churches - the best known is the one on Normandie Avenue north of Wilshire.

King Vidor Studio

King Vidor came to us and asked us to build him a studio as he intended to go into the movies. He did not have the funds to finance his building program. We made a deal with him to build his studio, and he was to pay a specific rental with an option to buy after a certain time at a set price. When the depression hit, and he could not pay his rent, he got an attorney and brought suit against Meyer & Holler charging that it was

MEYER & HOLLER (continued)

not actually a rental he was paying but interest which was usurious. Meyer & Holler was not notified of the court action and not being present the Federal Court levied a \$50,000. cash fine against us. Our attorneys, Loeb & Loeb, an outstanding firm, said this is impossible - nevertheless, this was the penalty set forth by Judge Gaven Craig, Judge of the Superior Court. This action in the depths of the depression put us into bankruptcy. Gaven Craig was found guilty of criminal action - this and others - which resulted in a prison term for him. Although this gave him his just desserts, it did not save us from going through the wringer. Needless to say, we lost everything. Mendel Meyer and I then started up a new Meyer & Holler. We were again back in the residential building with some commercial thrown in. Meyer and I carried on until the start of World War II - Mr. decided to retire so we closed out.

When we were thrown into insolvency, we had some outstanding bills. The largest was to the Hammond Lumber Company for about \$5,000. The Hammond people came to us and said they had enjoyed hundreds of thousands of dollars worth of business with us - that we owed them nothing. When you want lumber again, call us. We said - will you promise us not to sell to anyone else at a lower price than us. They agreed to that. They sold many thousands of dollars to us until we closed shop.

Written by Wesley Holler
1968

MARY FERRAR

Pop's second marriage was to a woman he had known in Indiana and was then living in Long Beach. She had a daughter named Gladys. We decided that Glad ass was not such a good name and that Happy Bottom was much better. This was shortened to Hap which stuck from then on.

Mary Ferrar was an accomplished china painter. She painted six beautiful china plates in flower designs for Edd and Maizie Holler. When the work was finished, there was the problem of packing them for shipment to Farmington, Missouri. It was decided that Albert would carry them out to the shop at 305 South Westlake where we would make a box and pack them. To get to the shop it was necessary to come down stairs, go through the breakfast room, on to the rear porch and down a short flight of stairs to the cement walk. While she was instructing Albert to be very careful and especially on the outside steps which he assured her presented no hazard and nothing could possibly happen, I went down stairs and got three or four old plates and placed them on the breakfast room table. There was a porch above where you could look down in the back yard. She took up her post there and waited for Albert to appear with the plates. Albert walked through the breakfast room, changed plates, and did a wonderful job of stumbling on the upper step and falling down so that the old plates crashed on the cement. She just knew this was going to happen and she could hardly keep from crying, but of course it was an accident. Albert couldn't help it - she would just have to paint another set. He was forgiven until she went down and saw there on the breakfast room table her plates safe. That is when all Hell broke loose.

Exhibit G
History of Meyer & Holler, by Louise Holler Craddock

MEYER & HOLLER CO.

In 1908 Philip W. Holler joined up with Mendel Meyer and formed the "Milwaukee Building Co." Later they changed the name to "Meyer & Holler." During the 1920s, Meyer & Holler had its greatest success. It was the largest contracting firm in Southern California. They built everything from fine residences to theatres.

To name a few:

MGM Studios
Hal Roach Studios
Charley Chaplain Studios
Grauman's Chinese Theatre
Egyptian Theatre - Hollywood
Fox West Coast - Long Beach
Ocean Centre Building
Hollywood Athletic Club
Mart Building - Hill and Washington
Presbyterian Hospital - Hollywood
Wilson Building - Northeast corner - Wilshire and LaBrea
Security First National Bank - Northeast corner - Hollywood and Highland
Quimby Building - Seventh and Grand *Quimby Bldg.*
The Virginia Building - a two story brick at Western Avenue and Virginia where
Walt Disney got his start. He paid \$50 per month, and Wesley C. Holler,
Sr. had to go two or three times a month to collect it. *unable to verify*
Masonic Lodge - Third and Oxford
Gloria Swanson's home
King C. Gillette's home
Doheney's original ranch home
Several Christian Science Churches - the best known in the one on Normandie
Avenue north of Wilshire. - *Designed by Kennedy*
King Vidor Studio

In 1929, Wesley C. Holler, Sr. joined with Mendel Meyer and started a new Meyer & Holler company. They designed and built residential and some commercial buildings until the start of World War II.

*Information from Louise Holler Craddock
daughter of Wesley Holler.
From the files of Jane Reiser*

Exhibit H
Interview with Louise Holler Craddock

Transcript

Steven Luftman interview with Louise Holler Craddock, daughter of Wesley C. Holler, born 1929

August 20, 2015 at 3:11pm

Luftman: Did you live on Flores St?

Craddock: Flores St was the apartment that mom and dad owned. I lived at 420 N Las Palmas, near Beverly and Highland. There are two buildings with a little courtyard in front going between the building to the back. The two buildings, and the Meyers built the two just next to it.

Luftman: Had Mendel had retired in 1936?

Craddock: That isn't true, he didn't retire. They were still in operation up until World War II.

Luftman: Did Mendel work full time?

Craddock: Well, I was a young girl. I could care less what he was doing. I was interested in driving in a car and going out.

Luftman: Did you used to go to the office?

Craddock: Yes, but he went to the office until they closed the business down, WWII started and they could no longer do any more building

Luftman: Where was the office?

Craddock: They ended up on Western Ave. It was upstairs over a restaurant. Now that's where they ended up.

Luftman: A building permit says Vermont?

Craddock: Well, I don't remember that. They were never on Larchmont.

Luftman: Did your father ever take you to the building sites?

Craddock: They were building homes. What's the famous actress? (Gloria Swanson) They built her home in Beverly Hills.

Luftman: Do you know what year that was?

Craddock: Oh I don't remember, I was a little girl—your life revolves around what you are doing tomorrow. In 1936 my father joined Meyer & Holler. Right around when they bombed Pearl Harbor the government shut down all building. There was no building allowed unless the government approved it. They were forced to shut down, because they couldn't get supplies.

Luftman: And Mendel worked up until that point?

Craddock: Yes, and that's when he retired. That's when they quit and closed the office down.

Luftman: And your father worked for Shell?

Craddock: No, he worked for Signal Oil and Gas Co. Sam Mosher was one of his best friends. They went to college together at Cal. So he went to work for Sam Mosher at Signal Oil and Gas Co. They had a big building downtown near Robertson's Department Store, and it was called the Signal Building. And they had a bunch of gas stations.

Luftman: What did your father do for them?

Craddock: He ran the land department for the company.

Luftman: Do you remember when the Meyers moved to Santa Barbara?

Craddock: Well I went to college from 1946 to 1950 and I married my husband in 1950. I went to College of the Pacific in Stockton. It was difficult for a girl to go to college. They wanted to give the spots to the boys returning from war.

Luftman: Jane (Reifer) told me you used to go to the office and pretend to type.

Craddock: Yeah.

Luftman: How old were you?

Craddock: Oh, 10 or 11 years old.

Luftman: That would make it in the late '30s, you were born in...?

Craddock: Yeah, I was born in 1929.

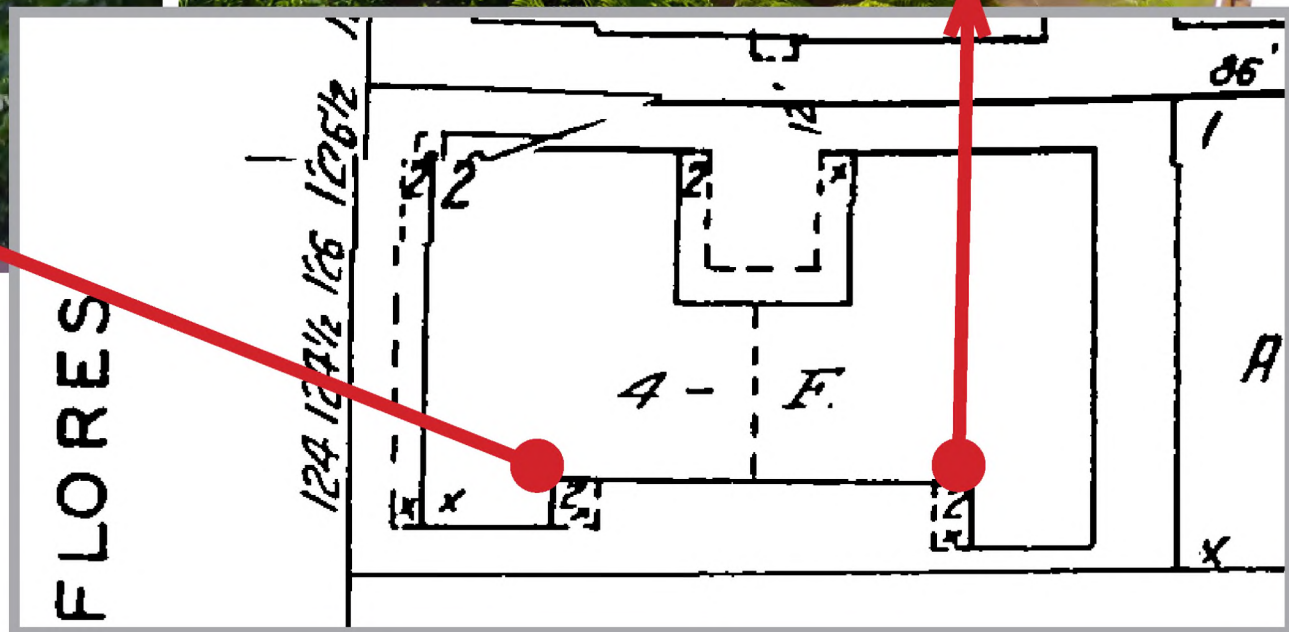
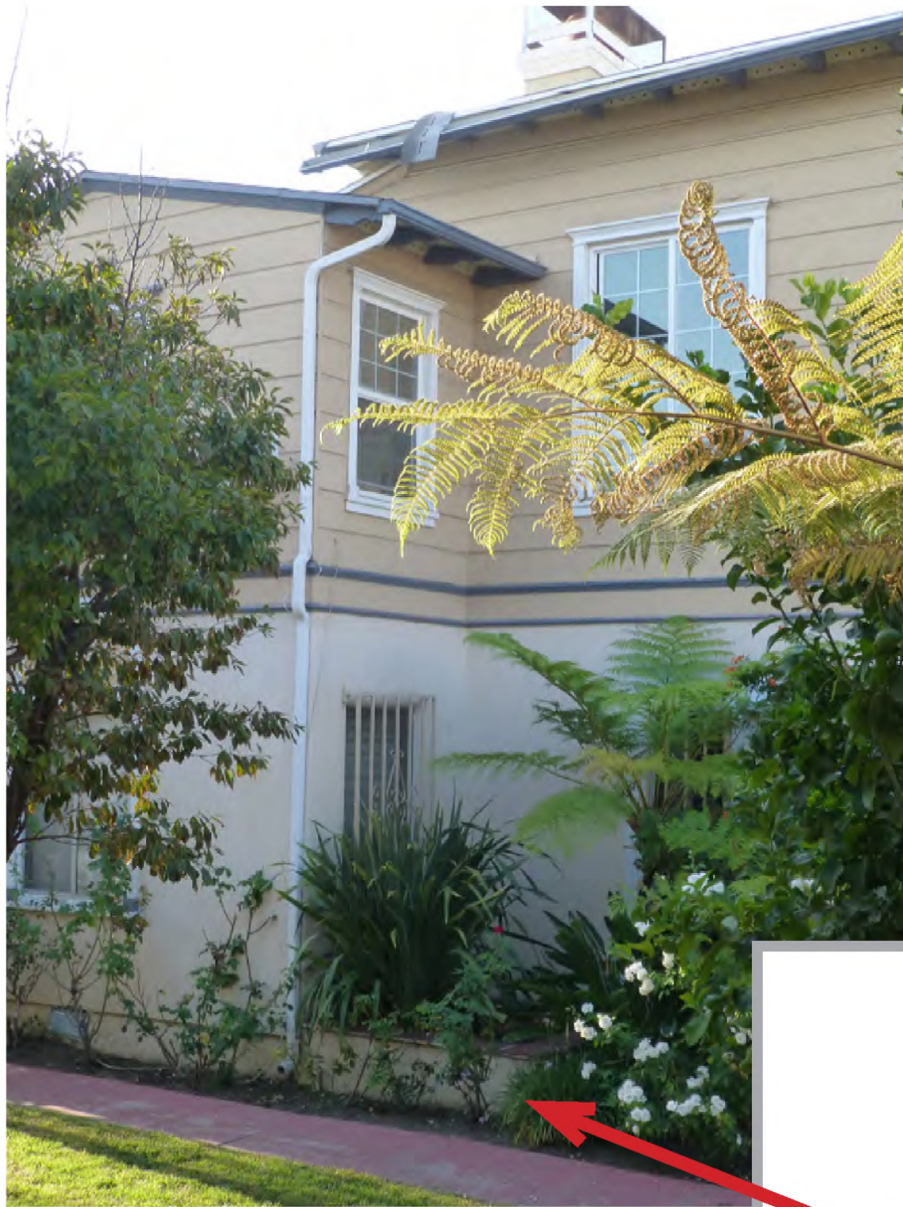
Luftman: You don't have any pictures of the Meyers?

Craddock: No.

Luftman: They did so many famous buildings. You would think there would be pictures.

Craddock: They didn't think they were famous.

Exhibit I
“Removed Balconies” at North Building (Actually Planters)



Section of the 1936 Sanborn Map (Updated 1951)

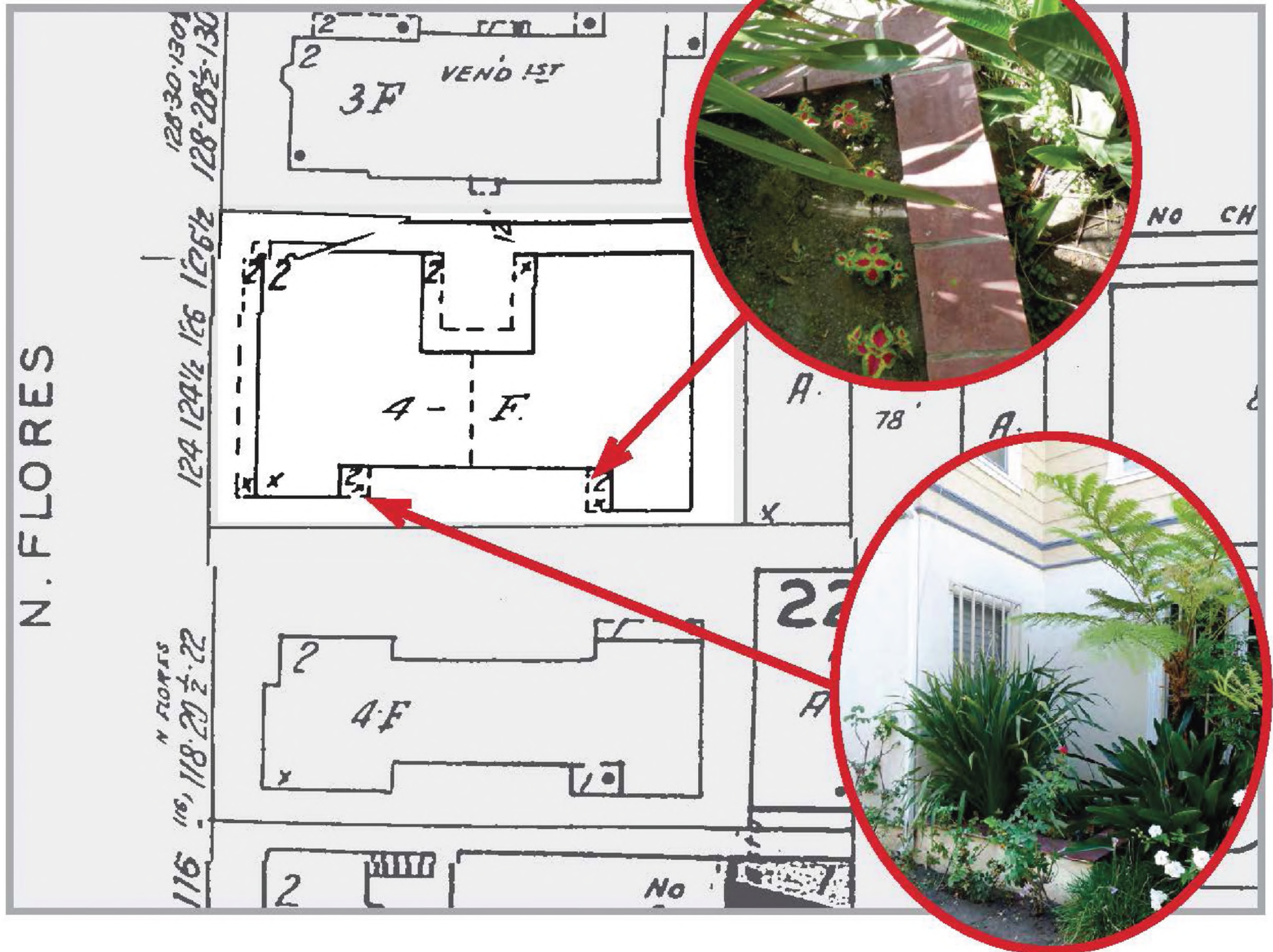


Exhibit J
“New Balcony” at South Building (Likely Original)

Section of the 1936 Sanborn Map (Updated 1951) Second Floor Balcony 118½ N Flores St.

