

FOURTH STREET CHATEAU DUPLEX
8274-8276 West 4th Street
CHC-2019-4770-HCM
ENV-2019-4771-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [City Council Motion 19-0713](#)
3. [Commission/ Staff Site Inspection Photos—August 8, 2019](#)
4. [Historic-Cultural Monument Application](#)

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2019-4770-HCM
ENV-2019-4771-CE

HEARING DATE: September 5, 2019
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 8274-8276 West 4th Street
Council District: 5 - Koretz
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Mid City West
Legal Description: Tract 7555, Block 35, Lot 20

EXPIRATION DATE: **September 15, 2019**

PROJECT: Historic-Cultural Monument Application for the
FOURTH STREET CHATEAU DUPLEX

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Robert H. Aghabegians 8274-6 W 4th Street LLC
8274 West 4th Street 7555 Melrose Avenue
Los Angeles, CA 90048 Los Angeles, CA 90046

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

PREPARER: Steven Luftman
1212 South Orlando Avenue
Los Angeles, CA 90035

RECOMMENDATION That the Cultural Heritage Commission:

1. **Not declare** the property an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7
2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachments: City Council Motion 19-0713
Historic-Cultural Monument Application
Commission/Staff Site Inspection Photos—August 8, 2019

FINDINGS

- The Fourth Street Chateau Duplex does not meet any of the three criteria of the Cultural Heritage Ordinance and therefore is ineligible for designation as an Historic-Cultural Monument.

CRITERIA

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

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

SUMMARY

The Fourth Street Chateau Duplex is a two-story multi-family residence located on West 4th Street between Sweetzer Avenue and La Jolla Avenue in the Beverly-Fairfax neighborhood of Los Angeles. Constructed in 1936, the subject property was designed in the Late Chateausque architectural style by contractor and speculative builder Mark A. Viner, who sold it the following year. The property is an example of a one-over-one grand stair duplex, a multifamily housing form that was popular in Los Angeles in the 1920s and 30s and is characterized by one unit on each story with a prominent exterior staircase leading to the upper unit.

Irregular in plan, the building is of wood-frame construction with smooth stucco cladding. There is a mansard roof with composition shingles on the front portion of the building and a flat roof covering the rest of the structure. The property has one unit on each floor; the lower floor unit is accessed via a prominent central entrance, and the upper unit is accessed by a prominent staircase with terra cotta treads and decorative tile risers. The primary, north-facing elevation features conical and pyramidal turrets, dormer vents, and a cantilevered balcony with an ornamental balustrade and columns on the second floor. The projecting volume on the right side of the primary façade has a multi-lite, fixed leaded glass window flanked by narrower multi-lite windows on the upper floor and a bay window with matching windows on the lower floor. Other fenestration on the building consists of primarily multi-lite wood casement windows, as well as some non-original jalousie and aluminum sliding windows. The east- and west-facing elevations are without ornament, and there is a detached two garage at the rear. Interior features include wood floors, parquet floors, boxed beam coffered ceilings, and built-ins.

Based on available permit records, alterations to the property include the partial conversion of the garage to a recreation room in 1983, and repairs to the chimney in 1994. However, at the site inspection, staff observed other alterations that include the addition of security bars on some windows and security doors at the rear of the building; the removal of the original leaded

glass windows on the first and second floors; replacement of some of the original casement windows with aluminum sliders and jalousie windows; exterior fire damage to the turret; and damage to the decorative ceiling detailing in the lower floor unit.

SurveyLA, the citywide historic resources survey, identified the subject property as eligible for listing under the national, state, and local designation programs as a Contributor to the potential 4th Street-Colgate Avenue Residential Historic District, which is significant as an excellent collection of Period Revival residential architecture from the 1920s to the early 1950s, and as an early Jewish enclave, representing the earliest movement of the Jewish community westward from areas such as Boyle Heights in the late 1920s and early 1930s.

DISCUSSION

The Fourth Street Chateau Duplex does not meet the criteria for designation under the Cultural Heritage Ordinance.

The preparer argues that the subject property “embodies the distinctive characteristics of a style, type, period, or method of construction” as an example of a one-over-one grand stair duplex in the Late Chateausque architectural style. However, staff do not find that the building meets this criterion. It is not a unique or outstanding example of the Late Chateausque style or of the one-over-one grand stair, or two-flat, multi-family residential typology. The Late Chateausque style is common in the Wilshire Community Plan Area, where the subject property is located; there are over 70 buildings that were either identified in SurveyLA as eligible for listing, or are currently designated as Historic-Cultural Monuments, and most are in the Wilshire area. Although the building retains some of the characteristic features of the architectural style, notably the corner turret, multi-lite casement windows, and arched openings, the property has experienced a significant number of alterations that cumulatively diminishes its historic integrity. Other more exemplary and intact buildings in the Late Chateausque architectural style that are already designated include Chateau Colline (1935, HCM #703), 350 North Sycamore Apartments (1936, HCM #1010), and The French Chateau Apartments (1937, HCM #815).

One of the earliest and most modest types of apartment housing in Los Angeles was the duplex. Apartment houses were built throughout the twentieth century and in nearly every part of Los Angeles, and duplexes in particular were constructed in large numbers. Today, examples of the dwelling type are found citywide in areas of including Westlake, Wilshire, San Pedro, Echo Park, South and Southeast Los Angeles, and others. Although the two-flat, or one-over-one grand stair case, was a more architecturally elaborate form of a duplex, it became popular throughout the 1920s and 1930s, and there are myriad extant examples throughout the city, and within the Wilshire area.

Furthermore, the subject property is not identified with any important historical events, is not associated with any historic personages, and is not a notable work of a master architect, builder, or designer.

Based on these findings and its compromised integrity, the subject property does not appear to be eligible for designation as a Los Angeles City Historic-Cultural Monument.

BACKGROUND

On July 2, 2019, the Los Angeles City Council, acting upon a motion introduced by Councilmember Paul Koretz, initiated consideration of the subject property as a potential Historic-Cultural Monument. On August 8, 2019, a subcommittee of the Commission consisting of Commissioners Kanner and Kennard visited the property, accompanied by staff from the Office of Historic Resources.

HOLLY L. WOLCOTT
CITY CLERK

SHANNON D. HOPPE
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division

200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213) 978-1040

PATRICE Y. LATTIMORE
DIVISION MANAGER

CLERK.LACITY.ORG

When making inquiries relative to
this matter, please refer to the
Council File No.: 19-0713

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

July 3, 2019

Council File No.: 19-0713

Council Meeting Date: July 02, 2019

Agenda Item No.: 110

Agenda Description: MOTION (KORETZ - BUSCAINO) relative to initiating consideration of the property located at 8274-8276 West 4th Street, Los Angeles, CA 90048, as a Historical-Cultural Monument.

Council Action: MOTION (KORETZ - BUSCAINO) - ADOPTED FORTHWITH

Council Vote:	YES	BOB BLUMENFIELD
	YES	MIKE BONIN
	ABSENT	JOE BUSCAINO
	YES	GILBERT A. CEDILLO
	YES	MARQUEECE HARRIS-DAWSON
	YES	JOSE HUIZAR
	YES	PAUL KORETZ
	YES	PAUL KREKORIAN
	YES	NURY MARTINEZ
	YES	MITCH O'FARRELL
	YES	CURREN D. PRICE
	YES	MONICA RODRIGUEZ
	YES	DAVID RYU
	YES	GREIG SMITH
	YES	HERB WESSON

HOLLY L. WOLCOTT
CITY CLERK

For Tuesday July 2nd 2019

TO CITY CLERK FOR PLACEMENT ON NEXT
REGULAR COUNCIL AGENDA TO BE POSTED

#51

MOTION

Section 22.171.10 of the Administrative Code provides that the City Council, the Cultural Heritage Commission, of the Director of Planning, may initiate consideration of a proposed site, building, or structure as a Historical-Cultural Monument. The Cultural Heritage Commission, after reviewing and investigating any such Council-initiated designation, shall approve or disapprove in whole or in part the proposed inclusion and submit a report upon such action to the Council. In addition, Section 22.171.12 of the Administrative Code provides that there shall be a temporary stay of demolition, substantial alteration or removal or any such proposed location or structure pending designation.

The property located at 8274-8276 West 4th St, Los Angeles, CA 90048, is an excellent example of 1930s Chateausque architecture, and it has very characteristic architectural motifs, including ornate fenestration (windows) and prominent turrets.

It has come to Council District 5's attention that this building is slated for demolition on or after July 13, 2019, and therefore an emergency stay on demolition must be implemented until the building can be evaluated for its historicity. It is imperative that the City's historic-cultural treasures be celebrated, and foremost, that its historical sites be preserved for future generations. As such, the historic-cultural merits of this property need to be assessed.

I THEREFORE MOVE that the Council initiate consideration of the property located at 8274-8276 West 4th St, Los Angeles, CA 90048, as a City Historic-Cultural Monument under the procedures of Section 22.171.10 of the Administrative Code, and instruct the Planning Department to prepare the Historic Cultural Monument application for review and consideration by the Cultural Heritage Commission.

I FURTHER MOVE that after reviewing the application, the Cultural Heritage Commission submit its report and recommendation to the Council regarding the inclusion of the property located at 8274-8276 West 4th St, Los Angeles, CA 90048, in the City's list of Historic-Cultural Monuments.

PRESENTED BY:

Paul Koretz

PAUL KORETZ

Councilmember, 5th District

SECONDED BY:

Joe Bruno

ORIGINAL

JUN 26 2019

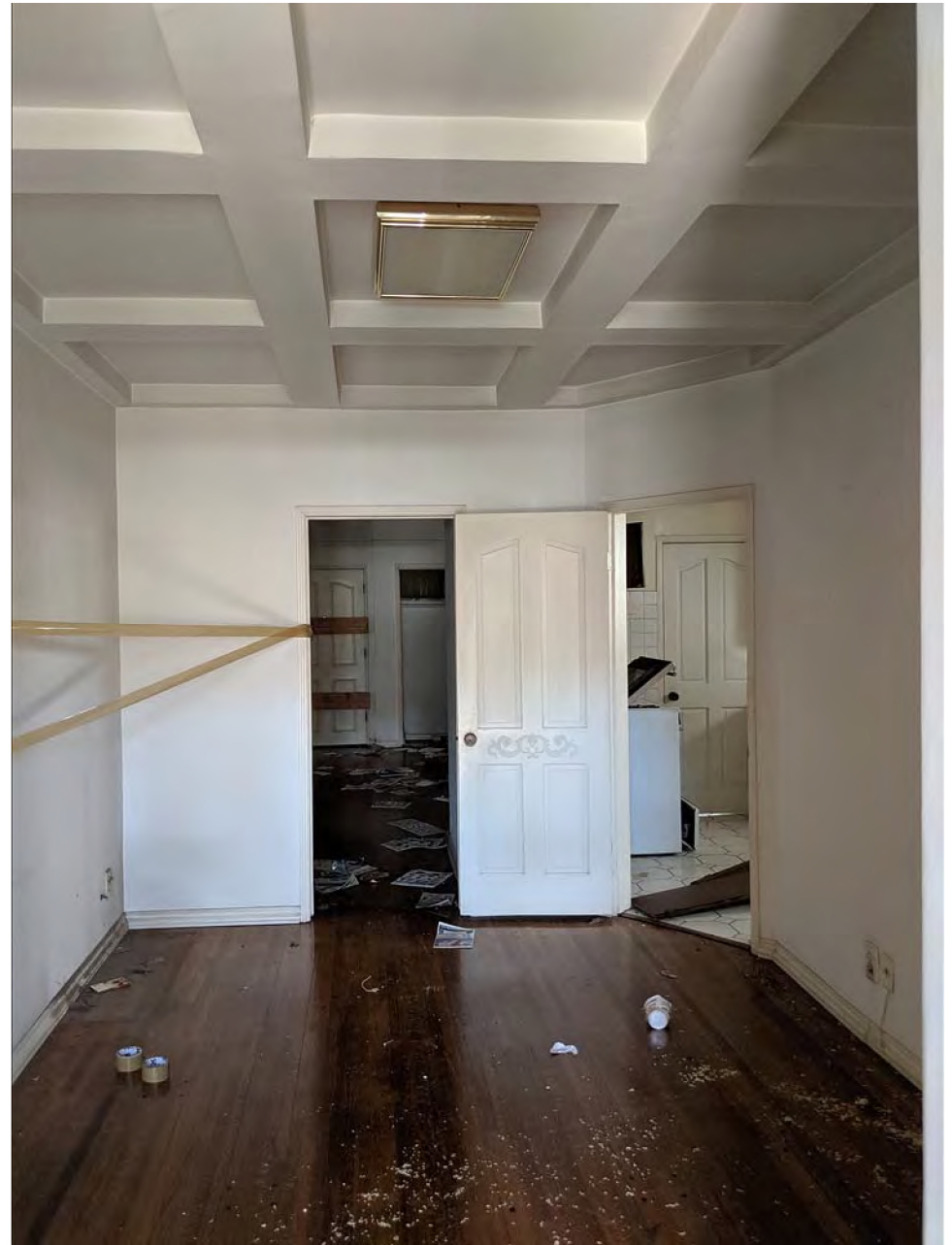
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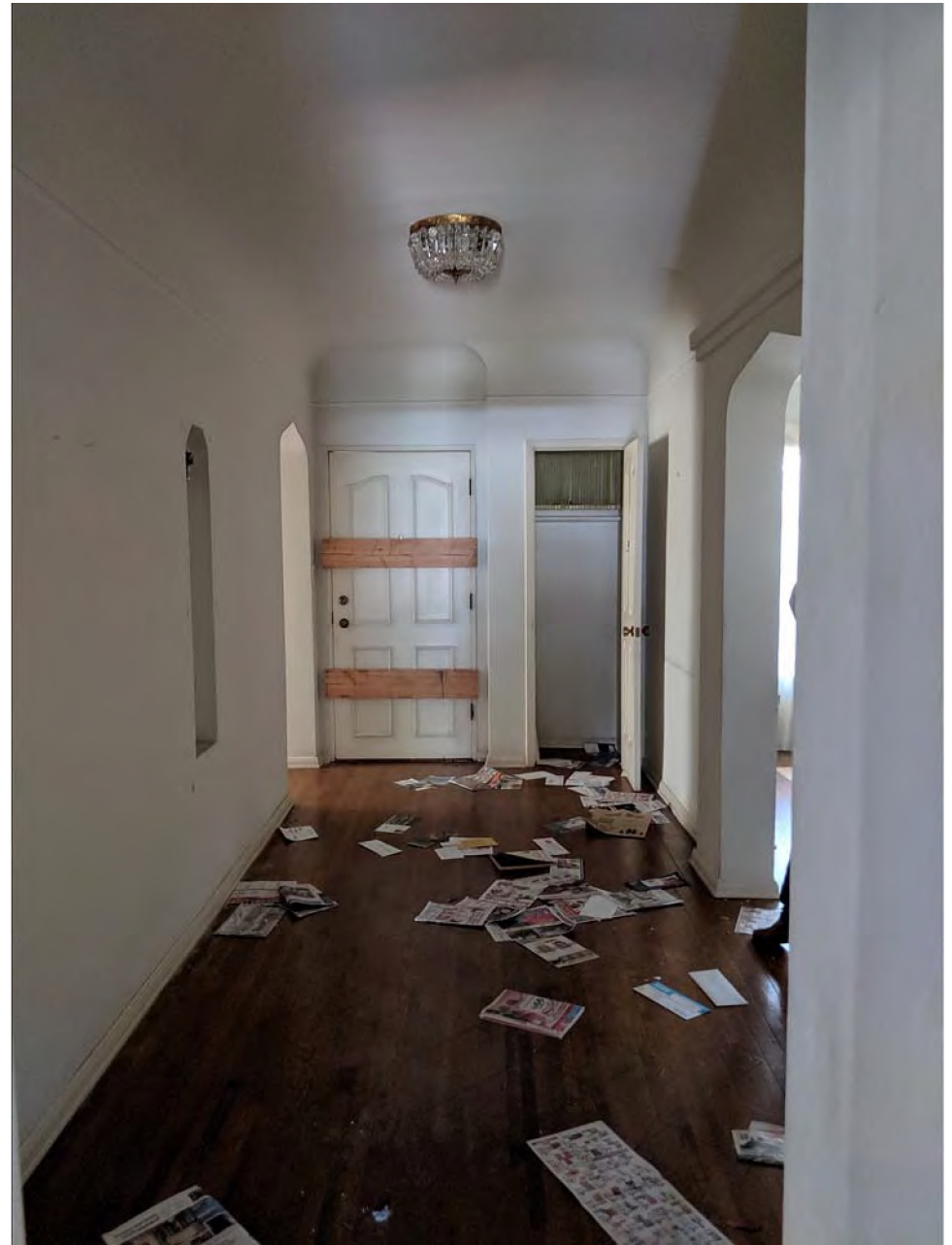


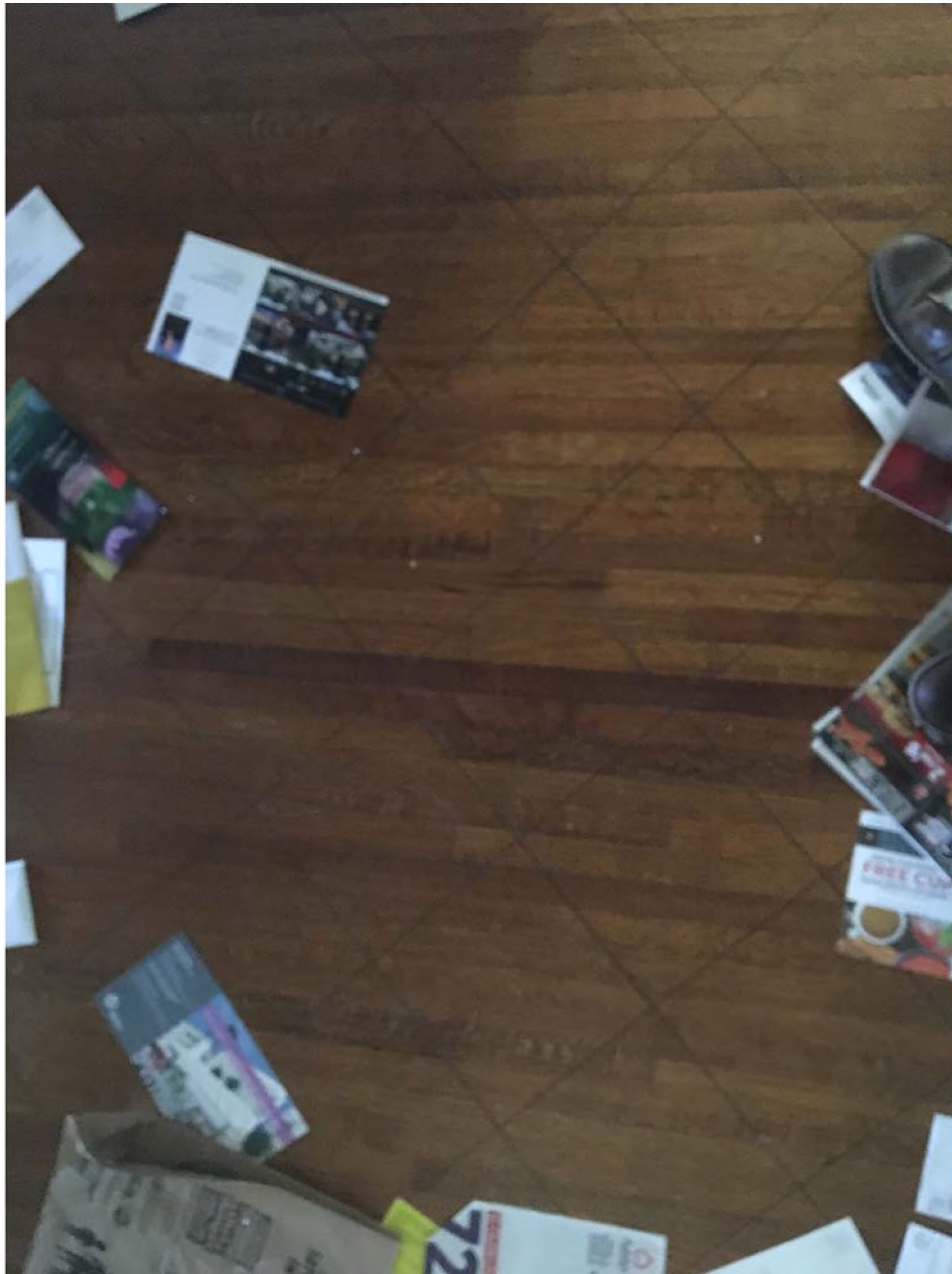


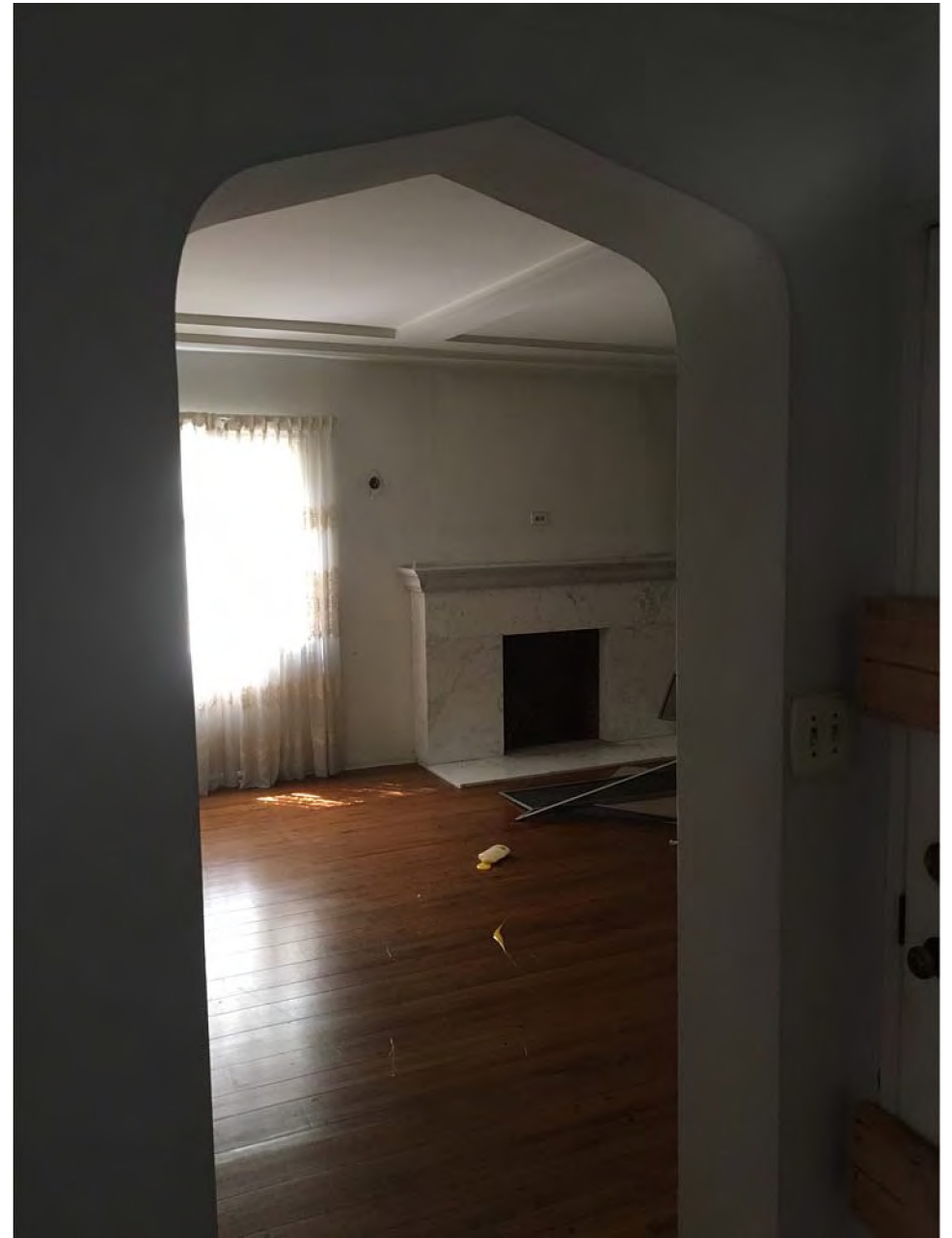






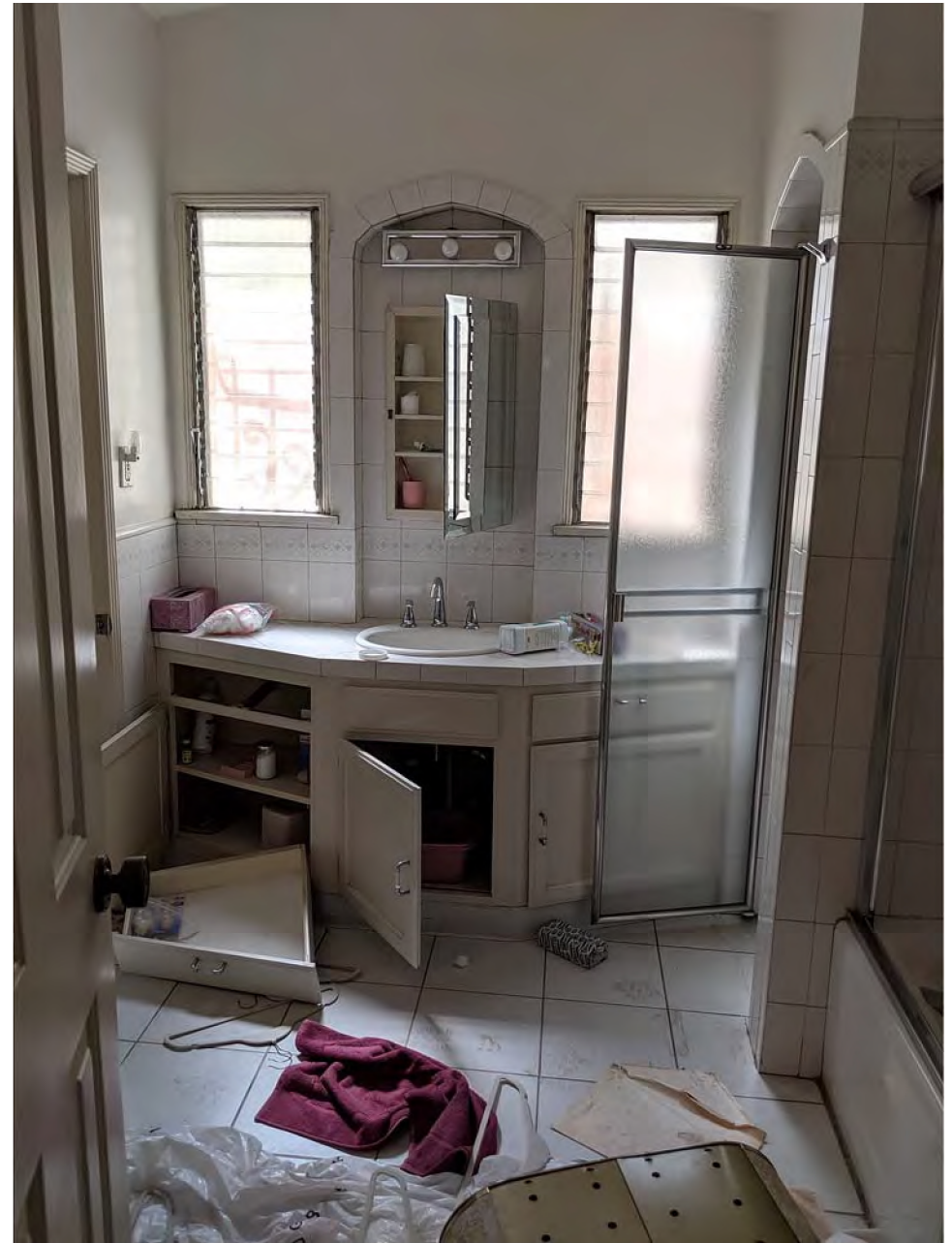














HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Fourth Street Chateau Duplex		Current address <input type="button" value="v"/>	
Other Associated Names:			
Street Address: 8274 W. 4th Street		Zip: 90048	Council District: 5
Range of Addresses on Property: 8274-8276 W. 4th Street		Community Name: Wilshire	
Assessor Parcel Number: 5511042020	Tract: 7555	Block: 35	Lot: 20
Identification cont'd:			
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:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1936	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? Private Development <input type="button" value="v"/>
Architect/Designer: Norman E. Lindstrom	Contractor: Mark A. Viner, Securities Construction Co	
Original Use: Housing	Present Use: Housing	
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: Select from menu or type style directly into box		Stories: 2	Plan Shape: L-shaped <input type="button" value="v"/>
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood <input type="button" value="v"/>	Type: Select	
CLADDING	Material: Stucco, smooth <input type="button" value="v"/>	Material: Select	
ROOF	Type: Hipped <input type="button" value="v"/>	Type: Hipped, pyramidal <input type="button" value="v"/>	
	Material: Composition shingle <input type="button" value="v"/>	Material: Composition shingle <input type="button" value="v"/>	
WINDOWS	Type: Casement <input type="button" value="v"/>	Type: Fixed <input type="button" value="v"/>	
	Material: Wood <input type="button" value="v"/>	Material: Wood <input type="button" value="v"/>	
ENTRY	Style: Centered <input type="button" value="v"/>	Style: Centered <input type="button" value="v"/>	
DOOR	Type: Paneled, unglazed <input type="button" value="v"/>	Type: Paneled, unglazed <input type="button" value="v"/>	



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.

3/9/1983	Convert half of the garage into a recreation room

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 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 4th Street-Colgate Ave Residential Historic District
Other historical or cultural resource designations:	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

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

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

Name: City of Los Angeles		Company:	
Street Address: 221 North Figueroa Street, Ste. 1350		City: Los Angeles	State: CA
Zip: 90012	Phone Number: (213) 847-3679	Email: melissa.jones@lacity.org	

Property Owner

Is the owner in support of the nomination?

☐

Yes

No

Unknown

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

Nomination Preparer/Applicant's Representative

Name: Steven Luftman		Company:	
Street Address: 1212 S Orlando Ave		City: Los Angeles	State: CA
Zip: 90035	Phone Number: 310-503-9958	Email: sluftman@gmail.com	



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 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

8/2/2019

Name:

Date:

Signature:

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

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

Phone: 213-874-3679
Website: preservation.lacity.org

Fourth Street Chateau Duplex/8274-8276 W. 4th Street

Historic-Cultural Monument Nomination Continuation Sheet

A. Property Description

Site

The property at 8274 W. 4th Street (subject building) contains a multi-family residence comprising the following addresses: 8274 and 8276 West 4th Street. The property occupies a rectangular parcel of 6,250.9 square feet that is located at the south side of 4th Street between Sweetzer Ave. and La Jolla Ave. in the Beverly-Fairfax neighborhood of central Los Angeles. The topography of the area is generally flat, but most of the properties are slightly elevated from street level, with sloping front lawns.

The subject building is a contributor to SurveyLA's 4th Street-Colgate Avenue Residential Historic District. The historic district's street pattern predominantly occupies a rectilinear grid, except at South La Jolla Avenue and South Crescent Heights Boulevard, which are at angles running northeast/southwest. Uniform setbacks, detached garages, driveways with curb cuts, and concrete walkways are characteristic of the one and two-story buildings within the residential district.

The subject building is one of only two Chateausque style contributors to the 4th Street-Colgate Avenue Historic District. Other residences of this Historic District are predominantly Spanish Colonial Revival or Tudor Revival in style.

8274 W. 4th Street shares a common 19-foot setback with the other buildings on the 8200 block of 4th Street.

From the street, the building appears to be a single-family home with a prominent central entrance to the lower unit. The entrance to the upper unit is hidden in shadow directly above. Apartments-in-disguise had a long tradition in Southern California, as multi-family living was looked down upon.¹

From the center of the lot, four concrete steps lead south to a stamped concrete walkway through a Tudor arched passageway to the entrance of 8276 W. 4th St., and a partial-width front patio. Before reaching the building a second concrete path T's off the primary path to the east. The second path leads to the exterior staircase to the upper unit, 8274 W. 4th St.

On the east side of the parcel, a concrete driveway leads to a garage at the rear of the lot. The lower unit's patio can also be accessed from a gate off the west side of the driveway.

Landscaping is lush, with hedges lining the path from the sidewalk.

The landscape reflects the traditional European-inspired design of the architecture: flat lawns of turf grass, with Privet hedges delineating the front walkway. Framing the entry door are clipped columns of Eugenia, a hedging plant that was once widely used in the 1930's, but in recent decades has fallen out of favor. Vestiges of these Eugenia plantings still exist in older neighborhoods throughout the city. The simple plant palate is completed with Agapanthus underneath the front picture window.

Exterior

The subject building is two stories in height with one unit on the upper floor, 8274 W. 4th St., and one on the lower floor, 8276 W. 4th St.

Designed in the Late Chateausque style, the building features an L-shaped plan with a concrete foundation, and a wood-frame construction clad in its original smooth stucco. The building has a steeply pitched hipped

¹ Todd Douglas Gish, "Building Los Angeles: Urban Housing in the Suburban Metropolis, 1900-1936" (UNIVERSITY OF SOUTHERN CALIFORNIA, 2007).

roof, with composition shingles and two prominent dormer roof vents, shallow eaves, geometric stucco detail at eave, and a hidden flat roof behind the principal façade. There is a corbeled turret with candle-snuffer conical roof, and a rectangular tower with a hipped pyramidal roof over the main entrance to the upper unit.

The principal façade faces north, asymmetrically configured into two bays. On the east bay, a prominent exterior staircase with an ornamental iron balustrade rises from east to west, taking a turn south at the first landing, on route to the upper unit's primary entryway and cantilevered balcony. The risers on the staircase feature Spanish Colonial style tiles, and the treads are faced with Santa Barbara Red terra cotta pavers. The passageway to the entry and balcony features a subtle Tudor arched opening. The cantilevered balcony has pairs of turned-wood columns supporting the roof. The balcony features a Regency styled railing to match the Regency styled swag of the balustrade. To the east of the entry are triplex wood casement windows, and the entry features its original multi-panel wood door with a large opening view panel.

The west bay's mass is forward to the common setback on 4th Street. The upper floor has triplex picture windows with leaded stained glass and opening side panels. The lower floor features a bay window with leaded glass and a stained glass accent, opening side panels, and a standing seam metal roof.

Interior

There was no access to the interior.

Alterations

The building's current appearance and alteration permits from the Los Angeles Department of Building and Safety (LADBS) indicate that it has experienced no changes over time. The only permits issued for the building were repair damage from the Northridge earthquake; in 1994 a permit was issued to rebuild the chimney and fill cracks (LADBS 1994WL14225). There also was a permit issued in 1983 to convert half of the garage into a recreation room (LADBS 1983LA59702). Non-original security bars are present on many of the first-story windows, and a few of the second-story windows at the rear. Non-original security doors are on the French doors on the south side of the lower floor.

Character-Defining Features

Site

- Shares 19-foot setbacks with other duplexes on the 8200 Block of west 4th Street
- Concrete steps leading to stamped concrete walkways

Exterior

- L-shaped plan
- Smooth finish stucco
- Grand exterior stairs leading to the second-floor entry
- Staircase risers Spanish Colonial tiles, treads faced with Santa Barbara Red terra cotta pavers
- Regency styled iron balustrade
- steeply pitched hipped roof
- Prominent roof dormers
- Shallow eaves
- Geometric stucco detail at eave
- Corbeled turret with candle-snuffer conical roof
- Rectangular tower with a hipped roof
- Cantilevered balcony with turned-wood columns
- Regency styled balcony railing

- Partial-width front patio
- Triplex primary picture windows with leaded stained glass and opening side panels.
- Bay window with leaded glass with stained glass accent, opening side panels and a standing seam metal roof.
- Tudor arched passageway to the lower unit
- Wood front doors with eight recessed panels, and opening view panel
- Multi-paned wood casement windows

B. Statement of Significance

Summary

1. The Fourth Street Chateau Duplex meet the following criteria for designation as a Los Angeles Historic-Cultural Monument (HCM):

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

Built in 1936, the multi-family property at 8274 W. 4th St. embodies the distinctive characteristics of the One-Over-One Grand Stair duplex in Late Chateausque multi-family residential architecture, making it inherently valuable for a study of 1930s architecture in Los Angeles.

In 2015, the SurveyLA citywide historic resources inventory identified the subject property as a contributor to the SurveyLA's 4th Street-Colgate Avenue Residential Historic District. The historic district is eligible for listing in the National Register of Historic Places, California Register of Historical Resources and as a Los Angeles Historic Preservation Overlay Zone.²

Mid-Wilshire Multi-Family Residential Development

Residential development began spreading west from downtown Los Angeles along Wilshire Boulevard at the turn of the 20th century, spurred by early developers Henry Gaylord Wilshire and his brother William Wilshire.⁴

The property at 8274 W. 4th St. is located within the Wilshire-Fairfax neighborhood of the larger Wilshire area. Residential development in the western portion of the Wilshire area, including the Wilshire-Fairfax neighborhood, began its boom in the 1920s and 1930s. The boom was partly a result of the explosive commercial development of Wilshire's Miracle Mile, but was also a response to the massive population influx Los Angeles experienced at that time.

Wide new streets – Wilshire Boulevard, Olympic Boulevard, Pico Boulevard, and San Vicente Boulevard – opened up farther-flung areas to suburban development. Just as the success of Wilshire Boulevard as a commercial corridor depended largely on the automobile, so did the success of the area's adjacent residential neighborhoods.

The area of the subject property was incorporated as part of the city of Los Angeles with the Fairfax Addition in 1924.

² "Wilshire Historic Districts, Planning Districts and Multi-Property Resources," ed. Los Angeles Department of City Planning, SurveyLA (Los Angeles 2015).

⁴ "Wilshire Historic Districts, Planning Districts and Multi-Property Resources."

SurveyLA 4th Street-Colgate Avenue Residential Historic District¹¹

The subject building is a contributor to the SurveyLA 4th Street-Colgate Avenue Residential Historic District. Its significance is described in SurveyLA:

...an excellent collection of Period Revival residential architecture from the 1920s to the early 1950s; it is also significant as an early Jewish enclave, representing the earliest movement of the Jewish community westward from areas such as Boyle Heights in the late 1920s and early 1930s. Residences within the district retain their original plans, massing, scale and character-defining features predominantly of the Spanish Colonial Revival and Tudor Revival styles. The district's period of significance under the context of architecture is 1922 to 1953, which captures its major period of development and the time during which most of its buildings were constructed. Its period of significance for its association with the Jewish community begins in 1922, when the first residences were constructed in the district; it remains a vibrant Jewish community today. Of the district's 149 properties, 71% contribute to its significance.

The 1930 U.S. Census enumerated a substantial number of Jewish residents in this district, listing individuals of Russian, Lithuanian, German, Turkish and Polish descent, some of whom listed Yiddish or Hebrew as their primary language. The district was home to a diverse Jewish population including recent immigrants, individuals who had moved here from the East Coast, and longer-term California residents who moved to Wilshire from other parts of Los Angeles (illustrated by a number of established Jewish restaurants and religious institutions that relocated to Wilshire in the 1930s and after World War II). This Jewish enclave predates many of the others in the Wilshire area; larger numbers of the Jewish community moved to this area of Los Angeles from older communities like Boyle Heights or neighborhoods in South Los Angeles after World War II. This neighborhood may not have seen exclusion of Jewish homeowners and renters based on restrictive housing covenants or realtor discrimination as seen in some other parts of Los Angeles. Permit and census research indicates that a substantial number of properties in this enclave were built and owned by Jewish individuals, both living on site and renting to tenants.¹²

The subject building reflects the district's significance as an early Jewish enclave. The builder Mark Viner was Jewish, as were many of the subsequent owners and tenants.

Early Owner and Tenant History

The multi-family residence at 8274 W. 4th St. was constructed by Mark A. Viner as a speculative property. The original building permits are dated August 27, 1936. Mr. Viner advertised the "BRAND NEW DUPLEX" at 8274 4th St. in the November 20, 1936 Los Angeles Times classified section.

The subject building had some interesting owners over the years. Mark Viner sold the building on January 5, 1937 to John E. Reardon. Mr. Reardon, known as "Beans" was a National League umpire of some notoriety. Soon after he purchased the subject property, he penned an article in the Los Angeles times about his experiences of as a major league umpire.¹⁴

Also among the owners of 8274 W. 4th St. were Louis and Rita Edelman. Lou was a prolific writer and producer of film and TV. Rita was a prominent philanthropist. The song "You Must Have Been a Beautiful Baby" was written for the Edelmanns' daughter, Rosemary.

One of the longest-term owners were Sol and Victoria Tiano. Solly had produce stalls in Grand Central Market and in the nearby "Original Farmers Market" on 3rd and Fairfax. The Tiano family received minor

11 "Wilshire Historic Districts, Planning Districts and Multi-Property Resources."

12 Ibid.

14 John E. ("Beans") Reardon, "Don't Kill the Umpire," Los Angeles Times, April 18 1937.

notoriety when a Los Angeles Times article lauded the fact that all four of the children were receiving diplomas in the same year.¹⁵

Early Ownership History		
Date purchased	Owner	Notes
1923	Gratia Eames Hancock	Widow of Samuel Hancock
1924	Calif Trust Co	Tract's subdivider
1924	Harry Neyer	VP Director of Cal Fed Savings & Loan
1936	Mark and Rosalind Viner	Builder of the 4 th Street Chateau Duplex
1937-01-05	John E. and Marie Reardon	National League Umpire
1938-01-17	Minnie and Blanche N. Bloomberg	
1942-11-27	Trudie and Sanil Foster, Jr	
1945-01-23	Louis W. and Evelyn Edelman	Film & TV writer, producer/philanthropist
1946-11-20	Seymour E. and Ethel Greenberg	
1947-10-23	Harrison, Benj. and Comora, Solomon	
1948-05-28	Loynd, T Melvin & Gertrude B	
1950-11-09	Cohen, Aron	
1950-12-01	Tiano, Sol N. and Victoria	Retail produce sales
1977-11-08	Unguari, John and Susand	
1994	Aghassian, Vazguen	

Fourth Street Chateau Duplex Residents		
8274 W 4th Street		
1938	Hursh, Leo (Pauline)	salesman
1938	Warren, Claudia	maid
1956	Levy, Leon	
1960-1962	Zacky, Ronald Harry	
1962	Turetsky, H. and Naomi J.	
1964	Klayman, Oscar	
1973	Eckel, E. S.	
8276 W 4th Street		
1938-1942	Lauer, Geo L A (Eveline)	branch manager Fire Companies Adjustment Bureau

¹⁵ "Four in Family Win Diplomas—Parents Tired," *ibid.*, February 2 1959.

1940	Bloomberg, Minnie and Blanche	Blanche taught at USC
1950-1977	Tiano, Sol	

Property type/sub type: One-Over-One duplex

The one-over-one duplex is also referred to as a double-decker duplex or a “two-flat”: a two-story building with a unit on each floor.

Todd Gish describes the architectural subtype of the subject property in his dissertation, "Building Los Angeles: Urban Housing in the Suburban Metropolis, 1900-1936":

An architecturally elaborate form of the one-over-one duplex that is identified by its prominent exterior stair ascending to the second-floor unit's entrance from a small patio outside the lower unit's entry. This type of duplex characterized by stylized accents such as wrought iron grilles, Spanish tile roofs, and ceramic tile panels. This version of duplex was popular in the late 1920s through the late 1930s.¹⁶

Prior to the development of the one-over-one duplex, two-family dwellings took the form of a “double bungalow” or a “double house”.¹⁷

The “double house” was a two-story version of the “double bungalow”, essentially a pair of adjoining row houses, with living rooms and kitchens below and bedrooms above.

The one-over-one grand stair duplex appears to be unique to Southern California.

Most of these buildings were built by owners and independent builders. In the Los Angeles Times, builders advertised the ability to build and finance a duplex to your specifications and stock plans were available. The economics of the duplex brought home ownership to many, and the design of the double-decker duplex fit easily within the single-family-dwelling neighborhoods, avoiding the stigma of multi-family subdivisions. These virtues of duplexes were promoted by the writers of the Los Angeles Times.^{18,19,20}

Late Chateausque Architecture 1919-1950 (adapted from *SurveyLA Citywide Historic Context Statement*)²¹

The Chateausque style of architecture was a Period Revival style loosely based on the monumental architecture of sixteenth century French chateaux in the Loire Valley. The original country estate homes of French aristocrats combined elements of Gothic and Renaissance architecture in heavy masonry construction. As reimagined by architects in the late nineteenth century, Chateausque involved massive masonry construction and elaborate, expensive detailing. Architect Richard Morris Hunt was closely associated with Chateausque style during its first wave of popularity in the United States from the 1880s through the 1910s.²² Hunt's most famous work is the G.W. Vanderbilt estate, The Biltmore, which was constructed in North Carolina between 1888 and 1895. Hunt also designed a New York City mansion for William

¹⁶ Gish, "Building Los Angeles: Urban Housing in the Suburban Metropolis, 1900-1936."

¹⁷ Ibid.

¹⁸ "Tract Activity Turns toward Income Units," Los Angeles Times, April 22 1928.

¹⁹ "Fact and Comment — Duplex Houses," Los Angeles Times, December 6 1931. "Tract Activity Turns toward Income Units."

²⁰ "Financed 100%—on Low Monthly Payments," Los Angeles Times, June 5 1932.

²¹ GPA Consulting Teresa Grimes and Allison Lyons, "SurveyLA Citywide Historic Context Statement," (January 2016).

²² Richard Morris Hunt was the first American architect to study at the Ecole des Beaux-Arts in Paris.

Vanderbilt on Fifth Avenue.²³ The style became a standard for the mansions of the East Coast elite; the grand, impressive homes signified wealth, sophistication, and legitimacy.

Chateausque style buildings, primarily residences, were usually designed by architects trained in Europe, and the style remained relatively rare in western American cities during the nineteenth century.²⁴

Following World War I, Chateausque style was revived and reimagined in Los Angeles for luxury apartment buildings and large single-family residences. Little stucco castles sprang up all over the city.²⁵ Earlier versions of the style were materially faithful to the original French chateaux and required massive and expensive masonry construction. This was financially infeasible for most multi-family and residential tract developers to imitate.²⁶ Chateausque style flourished in the 1920s as advances in veneer cladding techniques, growing acceptance of substitute materials such as concrete and cast stone, and First World War veterans' first-hand experience in Europe created a desire for the style and a financially viable way to achieve it.

Designing apartment towers in the Chateausque style was a social statement and creative architectural solution. The style allowed a freedom in the arrangement of windows and rooms that made the style particularly popular for apartment houses with multiple sizes of apartments arranged over several floors. Lofty spires accentuated the height of a building, creating advertising opportunities and identity in the horizontal city. As a social statement, Chateausque buildings from the 1920s through 1940s were part of the fantasy image created of Los Angeles. The exclusive, castle-like buildings with crenellated parapets making visual references to fortresses were vertical luxury residential districts.

Sometimes called French Eclectic in its 1920s and 1930s interpretations, the Chateausque style shares many design features with the French Norman style. Chateausque style buildings of the Period Revival theme are characterized by an eclectic combination of design motifs from medieval, Gothic, and Renaissance era French architecture. In Los Angeles, these designs are realized in materials distressed or treated to look like a more expensive material. Buildings of this style have steeply pitched hipped (and sometimes gabled) complex roof lines with abundant detailing. Vertical elements along the roof include spires, pinnacles, turrets, gables, and shaped chimneys.²⁷ Balconies feature Gothic inspired quatrefoil or arched tracery patterns. Architectural elements are framed with quoins, intended to look like cut stone. Corner turrets mark intersecting planes of the exterior elevations.²⁸ The overall effect creates an imposingly elongated building with decorative follies in every view.

Chateausque style apartment buildings in Los Angeles were concentrated in Hollywood and Mid-Wilshire areas with scattered single-family residences in the style located throughout the Hollywoodland development.²⁹

23 This prominent and visible building was described by architect critic Montgomery Schuyler as "an attempt to summarize in one building the history of a most active and fruitful century in the history of architecture, which included the late Gothic of the fifteenth century and the early Renaissance of the sixteenth, and spanned the distance from the minute and complicated modeling of the Palais de Justice at Rouen and the Hotel Cluny at Paris to the romantic classicism of the great chateaux of the Loire." Whiffen, 142.

24 McAlester, 373; "Chateausque," Washington State Department of Archaeology and Historic Preservation, Accessed December 20, 2018. <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/chateausque>

25 Other early examples of Chateausque in Los Angeles were located in the city's central business district. The Baker Block, completed in 1879, was loosely modeled on the Hotel de Ville in Paris. Nearby, the Temple Market Block was also Chateausque in style. Both buildings were demolished. Gleye, 46-47.

26 V. McAlester et al., *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (Knopf Doubleday Publishing Group, 2013).

27 Ibid.

28 Ibid.

29 Many notable examples of the style are located outside of the city boundaries in West Hollywood along Sunset Boulevard and Crescent Heights.

Dramatic and complex, the style fell out of favor as austerity and modernism were popularized during World War II.

Mark A. Viner Builder/Contractor 1896-1948

Mark A. Viner was a builder and contractor. Mr. Viner primarily built One-Over-One duplexes, like the subject building. Notably he built at least four apartment buildings designed by Edith Northman in 1925 and 1928; these Northman buildings date back to before she received her architectural degree from USC. Over twenty duplexes built by Viner have been identified.

Mr. Viner's parents emigrated from Russia, through London, England, where he was born, to the United States. The Viner family moved to New York around 1900.

The first evidence of Mark Viner in Los Angeles is a 1925 article in the Los Angeles Times. The article notes that Edith Northman's company, West & Northman, has prepared plans for a duplex building for the Mark A. Viner Company.³² Research has revealed 39 Viner buildings from 1925 to 1948.

Norman Eldon Lindstrom Engineer/Architect 1902-1955

Norman E. Lindstrom signed off on the building permits for the subject building. Norman Lindstrom was born in Le Porte, Illinois.

Mr. Lindstrom's profession is listed as Engineer, Architect, Building Contractor, Building Supervisor, and Carpenter in City Directories the United States Census. The 1940 Census shows he had one year of college education. The first evidence of his residing in Los Angeles is the 1924 City Directory where he listed his profession as Civil Engineer. His name is found on 11 of Mark Viner's buildings.

Period of Significance

The period of significance for 8274 W. 4th St. is defined as 1936 for its significance as an excellent example of a One-Over-One duplex in the Late Chateausque style, reflecting the year of the building's construction.

Integrity

8274 W. 4th St. is largely unaltered and retains a high degree of integrity. Historic integrity is the ability of a property to convey its significance and is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period."³³ The aspects of integrity, as defined by the National Park Service, are location, design, setting, materials, workmanship, feeling and association.

- **Location:** The subject property is in its original location and therefore retains this aspect of integrity.
- **Design:** The subject property retains most of its character-defining features from its period of construction, and therefore is able to convey its historic significance as a Late Chateausque duplex residence. The exterior remains largely unchanged from its original construction.
- **Setting:** The property is located in the SurveyLA's 4th Street-Colgate Avenue Residential Historic District, in the Beverly-Fairfax neighborhood of Los Angeles. The neighborhood retains most

³² "Contract for Two-Story Flat," Los Angeles Times, August 16 1925.

³³ U.S. Department of the Interior, National Register Bulletin 16A: How to Complete the National Register Registration Form (Washington D.C.: National Park Service, 1997), 4.

original residences from its original period of development and the district's original planning features (like sidewalks and uniform building setbacks) remain. As such, this element of integrity remains intact, and the entire block of 8200 W. 4th St. retains 30 of its 32 original buildings from the 1920s and 1930s.

- **Materials:** The subject property has experienced only minor alterations visible from the sidewalk, such as the addition of a gate and security bars on some windows. All other materials dating to the building's period of significance remain intact including the smooth stucco cladding and visible windows. Because the property retains the majority of its materials from the time of its construction, this element of integrity remains largely intact.
- **Workmanship:** The subject property's original workmanship is still evident through its overall construction method and materials.
- **Feeling:** The property retains its essential character-defining features and appearance from its historical period. Further, the surrounding neighborhood of multi-family residences remains almost fully intact. As such, the building retains integrity of feeling.
- **Association:** The subject property has been in continuous use as a multi-family residence since its construction in 1936. As it largely retains its original appearance, it is clearly recognizable as a 1930s Chateausque style multi-family residential building, and is directly linked with this period of development in the city. Therefore, it retains integrity of association.

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"Wilshire Historic Districts, Planning Districts and Multi-Property Resources." edited by Los Angeles Department of City Planning, 492-97. Los Angeles, 2015.





Items Attached

Exhibit 1. Parcel Profile Report

Exhibit 2. Maps

Exhibit 3. Satellite Photograph

Exhibit 4. Building Permits

Exhibit 5. Ownership History

Exhibit 6. Photographs

Exhibit 7. Historic References

Exhibit 8. SurveyLA

Exhibit 1. **Parcel Profile Report**



City of Los Angeles Department of City Planning

8/12/2019 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

8276 W 4TH ST
8274 W 4TH ST

ZIP CODES

90048

RECENT ACTIVITY

CHC-2019-4770-HCM
CPC-2018-3731-GPA-ZC-HD-CDO
ENV-2019-4771-CE

CASE NUMBERS

CPC-2018-3731-GPA-ZC-HD-CDO
CPC-1962-13375
ORD-183497
ORD-125227
ENV-2018-3732-EIR

Address/Legal Information

PIN Number	138B173 1173
Lot/Parcel Area (Calculated)	6,250.9 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID A1
Assessor Parcel No. (APN)	5511042020
Tract	TR 7555
Map Reference	M B 88-79/84 (SHTS 4-9)
Block	35
Lot	20
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 #	2146.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	R2-1-O
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Low Medium I Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	

Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5511042020
Ownership (Assessor)	
Owner1	AGHABEGIAN,ROBERT H
Address	8274 W 4TH ST LOS ANGELES CA 90048
Ownership (Bureau of Engineering, Land Records)	
Owner	8274 6 W 4TH STREET LLC
Address	7555 7 2 MELROSE AVE LOS ANGELES CA 90046
APN Area (Co. Public Works)*	0.143 (ac)
Use Code	0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less
Assessed Land Val.	\$1,334,417
Assessed Improvement Val.	\$182,382
Last Owner Change	12/26/2018
Last Sale Amount	\$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	922662
	9-44
	717473
	594860
	2095103
	207555
	2016293
	164919
	1494800
	143837
	1377261
	1304007
	126290
	1236144
	1178066-8
	111048
	0314255
Building 1	
Year Built	1936
Building Class	D6
Number of Units	2
Number of Bedrooms	6
Number of Bathrooms	4
Building Square Footage	3,914.0 (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	

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.

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
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
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.81897328
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	Yes
Ellis Act Property	No

Public Safety

Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	723
Fire Information	
Bureau	South
Batallion	18
District / Fire Station	61
Red Flag Restricted Parking	No

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

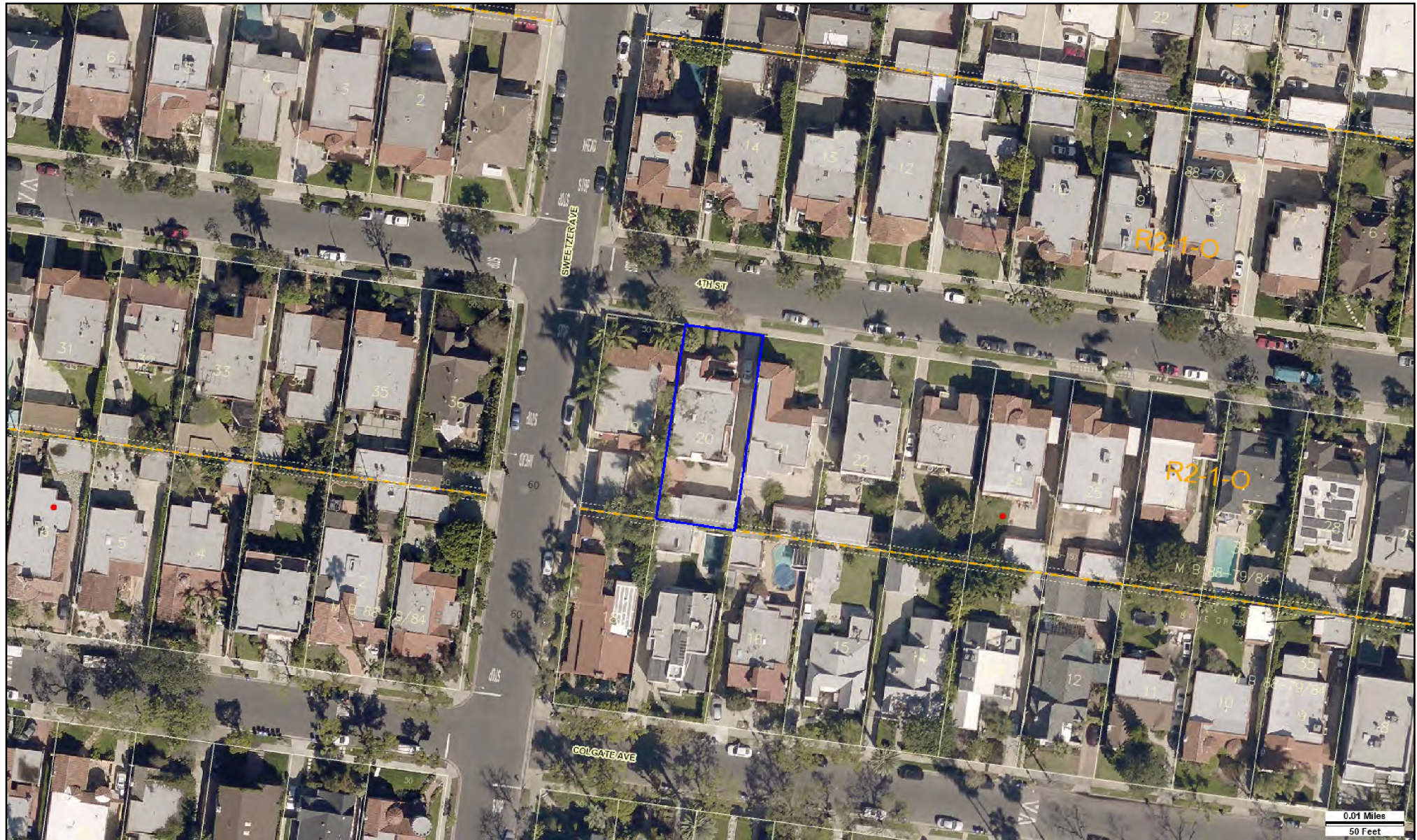
CASE SUMMARIES

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

Case Number:	CPC-2018-3731-GPA-ZC-HD-CDO
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT GPA-GENERAL PLAN AMENDMENT HD-HEIGHT DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	CPC-1962-13375
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2018-3732-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS

DATA NOT AVAILABLE

ORD-183497
ORD-125227



Address: 8274 W 4TH ST

APN: 5511042020

PIN #: 138B173 1173

Tract: TR 7555

Block: 35

Lot: 20

Arb: None

Zoning: R2-1-O

General Plan: Low Medium Density Residential



Exhibit 2. Maps

Exhibit 2a. Tract Maps

Exhibit 2b. Parcel Map

Exhibit 2a. Tract Maps

MAP OF TRACT No. 7555.

PARTLY IN THE CITY OF LOS ANGELES, AND
PARTLY IN SAN JOAQUIN COUNTY OF LOS ANGELES, CALIF.

Being a Subdivision of a portion of the Rancho Las Brea,
per Book 1, of Patents, at page 290, Records of Los Angeles
County, Cal.

Surveyed, October, 1923, by Horace N. Taylor, Licensed Surveyor

Scale 100 feet to 1 inch. Basis of bearings N. 82° 10' 40" W. 100.00
Wilsiee Boulevard, per U. S. No. 5542, M. B. 59-53, 57.

I hereby certify that I am a Licensed
Surveyor for the State of California, and
that this map, consisting of three (3) sheets,
correctly represents a survey made under
my supervision October, 1923; that the
monuments shown thereon actually exist
and their positions are correctly shown.

Horace N. Taylor,
Licensed Surveyor.

ORIGINAL

50-51

SHEET No. 1.

We hereby certify that we are the Owners of, or have an
interest in the land hereinafter described within the subdivision
shown by the map appearing hereon, and that we are
the only persons whose consent is necessary to pass
clear title to said land, and we consent to the making
of said map and the subdivision of said land as
hereon shown, and dedicate to public use, for high-
way purposes, the Boulevards, Streets, Arroyos,
Drive and Alleys, shown within the line of the
border line.

CALIFORNIA TRUST COMPANY

By

President
Secretary

Witness my hand and the Seal of the California Trust Company
this 13th day of October, 1923.

Filed for Record
TRACT No. 7555

Logwell

DEC 4 1923
3 PM
80
51
map

G. B. Loomis

TRACT NO 7555 SHEETS 1 to 3 inc

19th NOV 1923

JOHN A. GRIFIN

November 30 J. R. Pinner

TITLE INSURANCE AND TRUST COMPANY
71569 NOVEMBER 28th 23

CALIFORNIA

TRUST COMPANY, a corporation

party

JOHN A. GRIFIN

November 30 23 J. R. Pinner

Dec 1 1923

24 Nov 23
J. C. L.
J. B. Loomis

MAP OF TRACT No. 7555.

-ORIGINAL-

Sheet No. 7

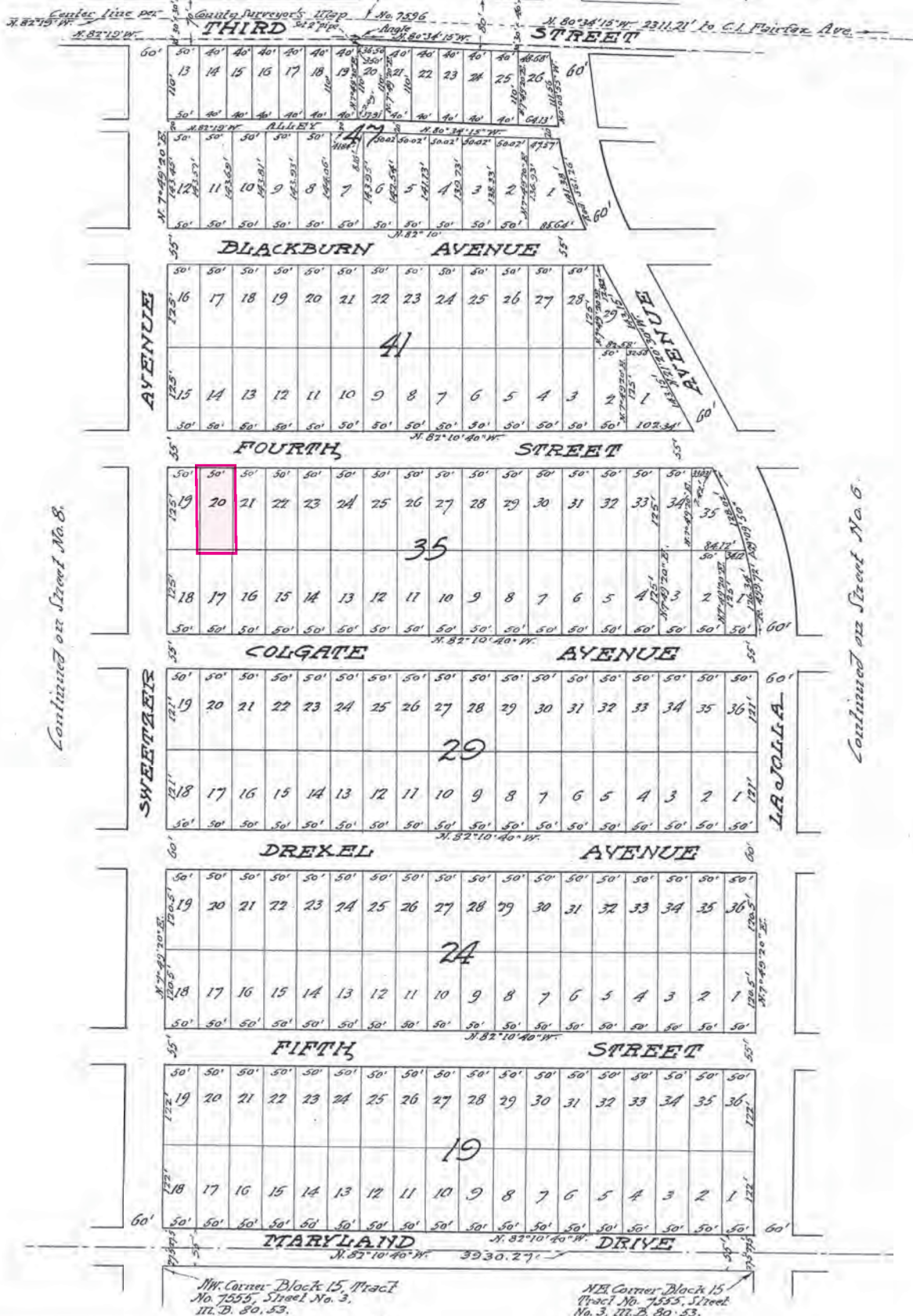
FEB 29 1924
11 AM
BY
MADIS

North

88+82

Freel
G. B. Mitchell
Deputy

Found 4" pipe at
single point, per Co.
Sur. Map No. 7596.



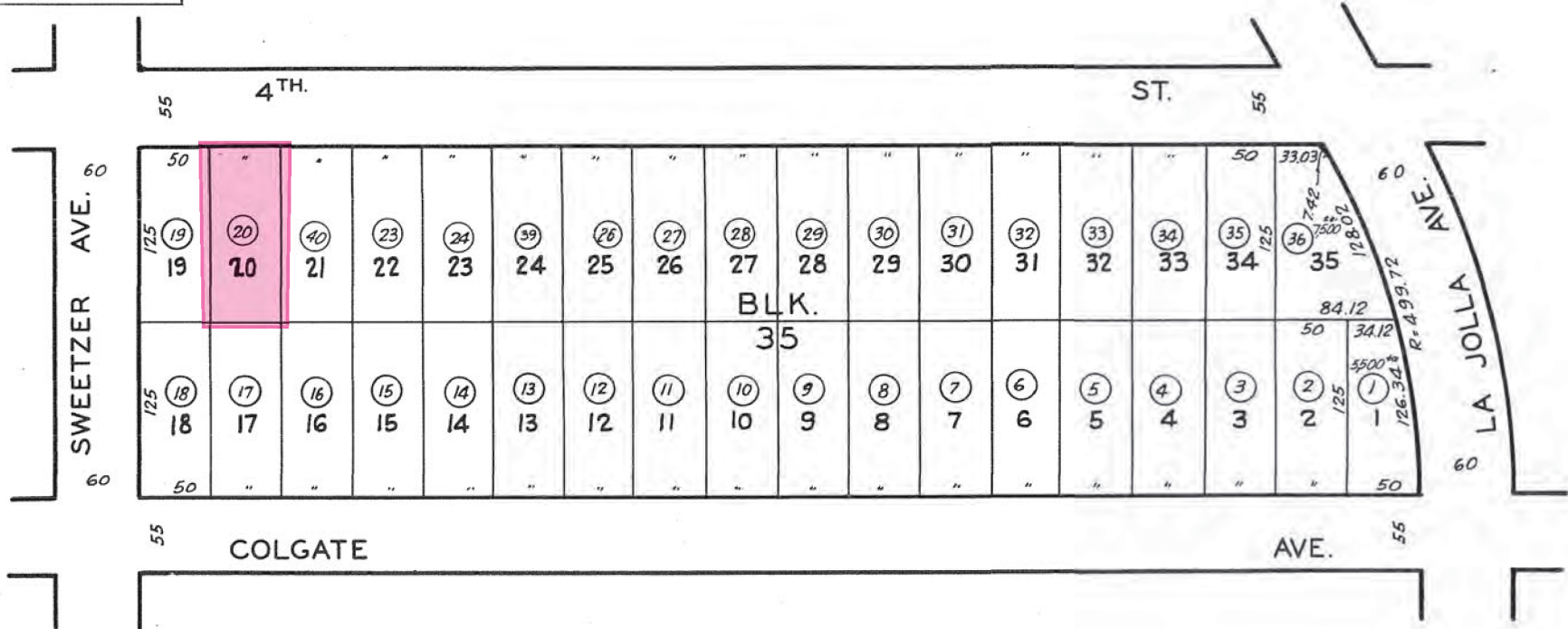
Continued on Street No. 8.

Continued on Street No. 6.

Exhibit 2b. **Parcel Maps**

5511 42
SCALE 1" = 80'

12-18-64
2-6-59
11-5-63
680314



TRACT NO. 7555
M.B. 88-79-84

CODE 67

FOR PREV. ASSMT. SEE: 1596-42

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Parcel Map, the magenta indicate of the subject property, 8274 W. 4th St.

Exhibit 3. Satellite Photograph



View north. The magenta indicates the subject property at 8274 W 4th Street. (Apple Maps 2019)

Exhibit 4. Building Permits

Exhibit 4a. Original Building Permits

Exhibit 4b. Modern Permits

Exhibit 4a. **Original Building Permits**

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. 70

Blk 35

Tract 7555

Location of Building 8274-6 W 4th
 (House Number and Street)

Approved by
 City Engineer

Between what cross streets La Jolla & Harvard

Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Dwelling Families 2 Rooms 14
 (Store, Residence, Apartment House, Hotel, or any other purpose)

2. Owner (Print Name) MARK YINEER Phone

3. Owner's address 105 So Crescent Heights

4. Certificated Architect None State License No. Phone

5. Licensed Engineer State License No. Phone

6. Contractor Seawater Construction State License No. 24191 Phone

7. Contractor's address 105 So Crescent Heights

8. 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. \$ 7000.00

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 37 x 60 No. Stories 2 Height to highest point 24 Size lot 50 x 120

11. Type of soil adobe 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 x 6 Second floor 2 x 10 Rafters 2 x 4 Material of roof Shingles

15. Chimney (Material) Brick Size Flue 11 x 11 No. inlets each flue 2 Depth footing in ground 18

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 Mark Yineer
 (Owner or Authorized Agent)

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

By W. E. Rindler

PERMIT NO. <u>22458</u> PLANS <u>8/27/36</u>	FOR DEPARTMENT USE ONLY		Zone <u>P4</u>	Fire District <u>No. 220</u>	Stamp here when Permit is issued <u>AUG 27 1936</u>
	Plans and Specifications checked <u>[Signature]</u>	Corrections verified <u>[Signature]</u>	Bldg. Line <u>720</u> Ft.	Street Widening <u>720</u> Ft.	
	Plans, Specifications and Application checked and approved <u>[Signature]</u>		Application checked and approved <u>Pierce 8/27/36</u> Clerk		
	For Plans See <u>1000/36</u>	Filed with <u>[Signature]</u>	SPRINKLER Required Valuation Included <u>Yes</u> Specified <u>No</u>		
Inspector <u>[Signature]</u>					

FOR DEPARTMENT USE ONLY

Application <i>7a</i>	Fire District <i>CP</i>	Bldg. Line <i>CP</i>	Forced Draft Ventil.
Construction <i>7a</i>	Zoning <i>7a</i>	Street Widening	

(1) REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

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

.....Street

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

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

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

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

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

REMARKS:

PLAN CHECKING

RECEIPT NO. *8778*

VALUATION \$ *7000.00*

FEE PAID \$ *15.00*

Job at 1307-09 St. Remy
not to be built

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. 70

Blk 35

Tract 7555

Location of Building 8274-76 W. 4th St.
 (House Number and Street)

Approved by
 City Engineer

Between what cross streets.....

Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Trust Garage Families..... Rooms 4
 (Store, Residence, Apartment House, Hotel, or any other purpose)

2. Owner (Print Name) MARK VINER Phone.....

3. Owner's address 105 So. Crescent Heights

4. Certificated Architect None State License No..... Phone.....

5. Licensed Engineer None State License No..... Phone.....

6. Contractor Recreation Const Co State License No. 24191 Phone.....

7. Contractor's address 105 So. Crescent Heights

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. \$ 250.00

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 18 x 34 No. Stories 1 Height to highest point 11 Size lot 50 x 120

11. Type of soil adobe Foundation (Material) P.C.N. Depth in ground.....

12. Width of footing..... Width of foundation wall..... Size of redwood sill 3 x 4

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

14. Joist: First floor 2 x 4 Second floor..... Rafters 2 x 4 Material of roof Shingle

15. Chimney (Material)..... Size Flue..... 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.

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

Sign here Mark Viner
 (Owner or Authorized Agent)

By D. E. Lundsten

PERMIT NO. 22459 PLANS <u>8/27/36</u>	FOR DEPARTMENT USE ONLY				Fee <u>2.50</u> Stamp here when Permit is issued AUG 27 1936 Inspector <u>D. E. Lundsten</u>
	Plans and Specifications checked <u>Thompson</u>	Zone <u>R4</u>	Fire District No. <u>720</u>		
	Corrections verified <u>Thompson</u>	Bldg. Line <u>720</u> Ft.	Street Widening <u>720</u> Ft.		
	Plans, Specifications and Application checked and approved <u>Thompson</u>	Application checked and approved <u>Thompson</u> 8/27/36 Clerk			
For Plans See <u>16073</u>	Filed with <u>Thompson</u>	Required Valuation Included Specified Yes <u>No</u>			

FOR DEPARTMENT USE ONLY

Application <i>17</i>	Fire District <i>CP</i>	Bldg. Line <i>CP</i>	Forced Draft Ventil.
Construction <i>17</i>	Zoning <i>17</i>	Street Widening <i>CP</i>	

<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>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:

PLAN CHECKING

RECEIPT NO.

VALUATION \$

FEE PAID \$

8228

8228

7000.00

15.00

Job at 1307-09 to be built

So. Ringier

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

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

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

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

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 8274 W. 4th St.
(House Number and Street)
New location of building }
(House Number and Street)
Between what cross streets }
Approved by City Engineer.
Deputy.

- Purpose of PRESENT building. Residence Families Rooms.
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Use of building AFTER alteration or moving Families Rooms.
- Owner (Print Name) Mark Viner Phone
- Owner's Address 902 Wooster
- Certificated Architect State License No. Phone
- Licensed Engineer State License No. Phone
- Contractor Selectile Contractors State License No. 38286 Phone HI. 1167
Tile Setting Ord. Fee \$1.00
- Contractor's Address 736 No. Highland 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.} \$ Contractors Reg. No. T-347
- State how many buildings NOW } on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)
- Size of existing building x Number of stories high Height to highest point
- Class of building Material of existing walls Exterior framework (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Interior Tile

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO. 27596 PLANS Rec'd	FOR DEPARTMENT USE ONLY				Fee..... Stamp here when Permit is Issued OCT -8 1936 Inspector [Signature]
	Plans and Specifications checked	Zone	Fire District No.		
	Corrections verified	Bldg. Line	Street Widening		
	Plans, Specifications and Applications rechecked and approved	Application checked and approved [Signature]			
	For Plans See	Filed with	SPRINKLER Required Valuation Included Specified Yes-No		

8

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.....Selectile Contractors

(Owner or Authorized Agent)

By E. Blancarte

FOR DEPARTMENT USE ONLY			
Application	Fire District	Bldg. Line	Termite Inspection.....
Construction.....	Zoning	Street Widening	Forced Draft Ventil....
(1) REINFORCED CONCRETE Barrels of Cement..... Tons of Reinforcing Steel.....		(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet fromStreet 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)	

[illegible]

1. 姓名: 王小明 性别: 男 出生日期: 1990-01-01 身份证号: 310101199001010001 联系电话: 13800138000 电子邮箱: wangxm@163.com
 2. 姓名: 李小红 性别: 女 出生日期: 1985-05-15 身份证号: 310102198505150002 联系电话: 13900139000 电子邮箱: lxr@163.com
 3. 姓名: 张华 性别: 男 出生日期: 1978-03-10 身份证号: 310103197803100003 联系电话: 13700137000 电子邮箱: zhanghua@163.com
 4. 姓名: 赵敏 性别: 女 出生日期: 1992-07-20 身份证号: 310104199207200004 联系电话: 13600136000 电子邮箱: zhao@163.com
 5. 姓名: 孙伟 性别: 男 出生日期: 1988-09-05 身份证号: 310105198809050005 联系电话: 13500135000 电子邮箱: sunwei@163.com

[illegible]

第 1 页 共 1 页

7-1 下列各数中，能被 3 整除的数是（ ）。

A. 1234 B. 1235 C. 1236 D. 1237

[illegible]

1

7. 项目施工过程中发生的安全事故、质量事故、环境事故、文明施工事故、农民工工资拖欠等，由项目法人负责处理，并承担相应责任。项目法人应建立健全事故处理机制，及时报告上级主管部门，并积极配合调查处理。项目法人应定期对项目施工过程中发生的安全事故、质量事故、环境事故、文明施工事故、农民工工资拖欠等进行统计分析，并向上级主管部门报告。

[illegible]

姓名: 王 强 性别: 男 出生日期: 1990年10月10日 身份证号: 330101199010101010 联系电话: 13801234567 电子邮箱: wangqiang@example.com 联系地址: 浙江省杭州市西湖区文三路100号 邮编: 311121

第 4 次 中国 人口 调查 显示 中国 人口 增长 速度 已 趋 缓 慢 且 呈 现 出 不 同 的 增 长 速 度 的 区 域 分 布 特 征 。

[illegible]

第 1 章 绪论 1.1 课程性质与任务 1.2 课程特点 1.3 课程目标 1.4 课程考核 1.5 课程资源 1.6 课程评价 1.7 课程实施 1.8 课程总结

[illegible][illegible]

Exhibit 4b. Modern Permits

Address of
Building

8276 W. 4th Street

CITY OF LOS ANGELES

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 or made known to the undersigned, the vacant land, building or portion of a building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified

Issued 3/23/87

Permit No. and Year LA59702/1983

One story, type V 18 x 38 four car garage converted to a two car garage and recreation room accessory to a two story 24 family dwelling. R3 occupancy two covered parking spaces and two open compact space required and provided.

Owner John Ungrari

Owner's 8276 W. 4th St.

Address Los Angeles, CA 90048

B & S 95a (R. 1.77)

5000630200500002163

BY W. KRAMBO/flp

3

APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES, AND FOR CERTIFICATE OF OCCUPANCY

B & S B-3 (R 12.80)
DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LOT LEGAL 20 DESCR.	BLOCK 35	TRACT 7555	COUNCIL DISTRICT NO. 5	DIST. MAP 5464 CENSUS-TRACT 2146
2. PRESENT USE OF BUILDING (ol) Garage		NEW USE OF BUILDING (01) Same & Rec Room		ZONE R2-1-0
3. JOB ADDRESS 8276 W. 4th St				FIRE DIST. 1
4. BETWEEN CROSS STREETS AND				LOT TYPE INT
5. OWNER'S NAME JOHN UNGRART			PHONE	LOT SIZE
6. OWNER'S ADDRESS 8276 W. 4th St			CITY LA	ZIP
7. ENGINEER		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE
8. ARCHITECT OR DESIGNER		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE
9. ARCHITECT OR ENGINEER'S ADDRESS			CITY	ZIP
10. CONTRACTOR OWNER			BUS. LIC. NO.	ACTIVE STATE LIC. NO.
11. SIZE OF EXISTING BLDG. WIDTH 37 LENGTH 40			STORIES 2	HEIGHT 23
12. CONST. MATERIAL OF EXISTING BLDG. → Wd/Stucco			ROOF Wd/Comp	FLOOR Conc
13. JOB ADDRESS 8276 W. 4th St			STREET GUIDE	DISTRICT OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING			\$ 3000.00	SEISMIC STUDY ZONE
15. NEW WORK (Describe) Convert portion of Garage to Rec Room / ORDER TO COMPLY 11-19-82			GRADING YES	FLOOD F2
NEW USE OF BUILDING 2 car Gar. & Rec Room		SIZE OF ADDITION --	STORIES	HEIGHT
TYPE V	GROUP OCC. R-lacc	BLDG. AREA	PLANS CHECKED HB	FILE WITH
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED	TYPIST
GUEST ROOMS	PARKING REQ'D 4 SITE	PARKING PROVIDED STD. 2 COMP. 2	INSPECTION ACTIVITY COMB GEN. MAY. S. (CONS)	INSPECTOR D. JOHNSON
SPRINKLERS REQ'D SPEC.		CONT. INSP.	CASHIER'S USE ONLY 21.25 50.00 1.44 597.02 62671 4 03/09/83 73.19 CHTD	
P.C. 21.25	ET. 1.50			
S.P.C.	I.F. 25-	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.		
B.P. 25--	O.S. 1.44			
G.P.I.	C/O			
DIST. OFFICE		ENERGY: NONE		
P.C. NO. A-4619				

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

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

OWNER-BUILDER DECLARATION

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

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

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

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

Date 2-10-83 Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. _____ Company _____

☒ Certified copy is hereby furnished.

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

Date _____ Applicant _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date 2-10-83 Applicant _____

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name _____ Lender's Address _____

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

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

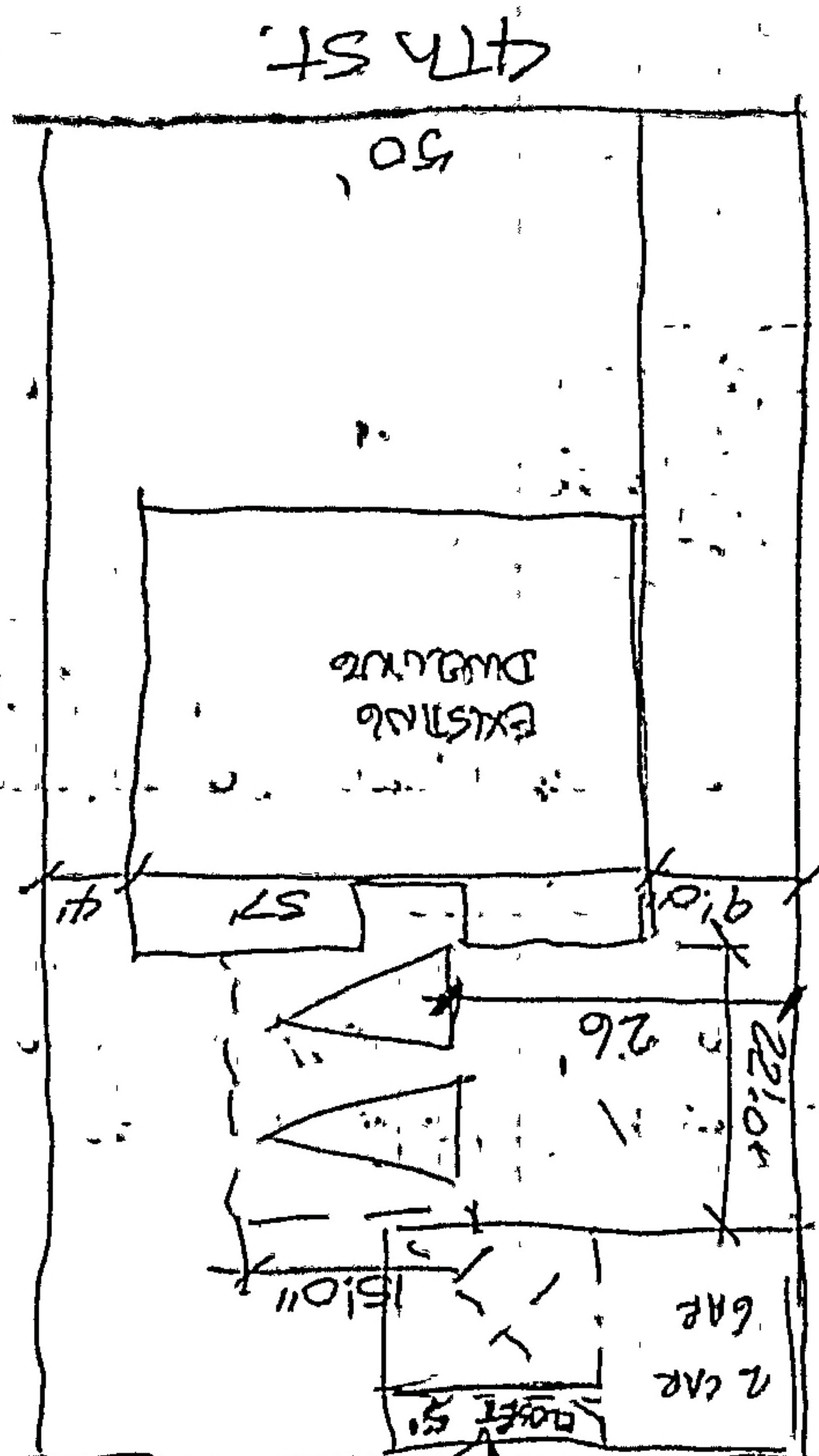
Signed _____ Position _____ Date 2-10-83

(Owner or agent having property owner's consent)

Position

Date

01801000065



3 APPLICATION FOR INSPECTION 200300457 TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LOT 20 BLOCK 35 TRACT 7555 CITY CLERK REF. NO. DIST. MAP 138B173 CENSUS TRACT 2146

2. PRESENT USE OF BUILDING SFD NEW USE OF BUILDING SAME ZONE R2-1-0

3. JOB ADDRESS 8274/8276 W. 4TH ST. SUITE/UNIT NO. FIRE DIST. 5 COUN. DIST. 5

4. BETWEEN CROSS STREETS AND LA JOLLA LOT TYPE TNT

5. OWNER'S NAME () TENANT () BUILDING VAGUEN AGHASSIAN 213 939-7313 LOT SIZE 125 X 50

6. OWNER'S ADDRESS 8276 W. 4TH ST. LA 90048

7. ENGINEER BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE ALLEY

8. ARCHITECT OR DESIGNER BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE BLDG. LINE

9. ARCHITECT OR ENGINEER'S ADDRESS CITY ZIP DOCUMENTS/EASEMENTS

10. CONTRACTOR OWNER N/R BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE 4' PUE (R)

11. SIZE OF EXISTING BLDG. STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE ZI1370 ZI1216

12. FRAMING MATERIAL OF EXISTING BLDG. EXT. WALLS STUCCO ROOF ASPHALT FLOOR HDWD

13. JOB ADDRESS 8274/8276 W. 4TH ST. SUITE/UNIT NO.

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING 5000

15. NEW WORK (Describe) REBUILT CHIMNEY-FILL CRACKS-PAINT

NEW USE OF BUILDING SIDE OF ADDITION STORIES HEIGHT BUILDING PLANS CHECKED ZONING

TYPE DWELL UNITS GUEST ROOMS GROUP OCC. BUILDING AREA PARKING REQ'D MAX. OCC. ZONING AREA PARKING PROVIDED HC. INSPECTION ACTIVITY

PC S.P.C. B.P. I.F. S.D. ISS. OFF. PC NO. G.P.I. + NP RM E.I. FH O.S.S. S.O.S.S. C/O CONT. INSP. MORE THAN ONE INSP. CLAIMS FOR REFUND OF FEES PAID ON PERMITS MUST BE FILED 1 Within one year from date of payment of fee, or 2 Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B & S. SECTIONS 22.12 & 22.13 LAMC. SPRINKLERS REQ'D SPEC. ENERGY DAS

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

NEW AFFIDAVITS PLAN CHECK EXTENDED TO ADMINISTRATIVE APPROVAL DATED BY D.A.D. PLANS CHECKED HOUSING MITIGATION FEE ORDINANCE ASBESTOS NOTIFICATION

DECLARATIONS AND CERTIFICATIONS LICENSED CONTRACTORS DECLARATION OWNER-BUILDER DECLARATION WORKERS' COMPENSATION DECLARATION CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE CONSTRUCTION LENDING AGENCY

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

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

Signed (Owner or agent having property owner's consent) Position Date

Bureau of Engineering		14300570458		ADDRESS APPROVED		AB	
				DRIVEWAY			
				HIGHWAY		REQUIRED	
				DEDICATION		COMPLETED	
				FLOOD CLEARANCE			
Public Works Improvement		Required YES <input type="checkbox"/> NO <input type="checkbox"/>		PERMIT		#	
SEWERS				SEWERS AVAILABLE			
RES NO				NOT AVAILABLE			
CERT. NO.				SFC PAID			
		SFC NOT APPLICABLE		SFC DUE			
Grading		PRIVATE SEWAGE SYSTEM APPROVED					
Comm. Safety		APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>					
CEQA							
Fire		APPROVED (TITLE 19) (L.A.M.C.-S700)					
		APPROVED - HYDRANT UNIT, ROOM 920 CHE					
CRA		APPROVED PER REDEV. PROJECT					
Transportation		APPROVED FOR DRIVEWAY LOCATION					
		APPROVED FOR ORD #					
Planning		WORK SHEET #					
		APPROVED UNDER CASE #					
		LANDSCAPE / XERISCAPE					
		SIGHT PLAN REVIEW					
Housing		HOUSING AUTHORITY AFFIDAVIT NO.					
Construction Tax		RECEIPT NO.		DWELLING UNITS			
Cultural Affairs							
Rent Stabilization Division							

LEGAL DESCRIPTION

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

72A

↑
ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

8276 W 4th St



Permit #:
Plan Check #:
Event Code:

08041 - 90000 - 24081
Printed: 10/29/08 11:00 PM

Electrical 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR ELECTRICAL PLAN CHECK AND INSPECTION	Issued On: 10/29/2008 Last Status: Issued Status Date: 10/29/2008
---	--	---

1. PROPERTY OWNER Aghassian, Seda Tr Aghassian Family T 8274 4th St LOS ANGELES CA 90048			
2. APPLICANT INFORMATION (Relationship: Net Applicant) Robert Kessler - 658 N Harper Ave LOS ANGELES, CA 90048 (323) 653-6692			
3. TENANT INFORMATION			

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME (C) Kessler Robert Electric Inc 658 North Harper, Los Angeles, CA 90048	CLASS C10	LICENSE# 442021	PHONE # 3236536692
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5. APPLICATION COMMENTS This e-permit is issued based on your response to the questions indicating that the project does not require plan check. The Department reserves the right to require plan check of a project when deemed necessary by a Department representative. E-Permit paid by credit card, fax number-> (323)651-1129.	6. DESCRIPTION OF WORK service upgrade
---	--

7. COUNCIL DISTRICT: 5

8. APPLICATION PROCESSING INFORMATION
PC OK By:
OK for Cashier:
Signature: _____ Date: _____

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

For Cashier's Use Only **W/O #: 84124081**

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

9. FEE INFORMATION	
Inspection Fee Period	
Permit Fee: 70.20	
INSPECTION TOTAL Electrical	70.20
Permit Total	70.20
Permit Fee Subtotal Electrical	65.00
Permit One Stop Surcharge	1.30
Permit Sys. Development Surcharge	3.90
Permit Issuing Fee	0.00

Payment Date: 10/29/08
Receipt No: IN0501148133
Amount: \$70.20

10. FEE ITEM INFORMATION

PANELBOARDS AND SWITCHBOARDS

Panel 0-200 Amp	(2)	24.00
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SERVICES

Services 0-200 Amp	(1)	12.00
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PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

11. LICENSED CONTRACTOR'S DECLARATION

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

License Class: **C10** Lic. No.: **442021** Contractor: **ROBERT KESSLER ELECTRIC, INC.**

12. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: **CALIFORNIA SOUTHWESTERN** Policy Number: **RPSI1026600**

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

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

13. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

14. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's name (if any): _____ Lender's address: _____

15. FINAL DECLARATION

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

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **ROBERT KESSLER** Sign: **Internet ePermit System Declaration** Date: **10/29/2008** ☒ Contractor ☐ Authorized Agent

Exhibit 5. Ownership History

Exhibit 5a. County Assessor Map Book No. 559 1924-1931

Exhibit 5b. County Assessor Map Book No. 680 1931-1938

Exhibit 5c. County Assessor Map Book No. 680 1938-1945

Exhibit 5d. County Assessor Map Book No. 680 1946-1950

Exhibit 5e. County Assessor Map Book No. 680 1951-1955

Exhibit 5f. Grant Deed 1937

Exhibit 5a. **County Assessor Map Book No. 559 1924-1931**
California Trust Co. to Harry Neyer



The magenta indicates the subject property.

TO WHOM
ASSESSED

TO WHOM
ASSESSED

TO WHOM
ASSESSED

TO WHOM
ASSESSED

TO WHOM
ASSESSED

DESCRIPTORS

TRACT TO "VEGETABLES"

Draw or Lot	Top or Block	Range or Work	SPR or DIP
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
14	14	14	14
15	15	15	15
16	16	16	16
17	17	17	17
18	18	18	18
19	19	19	19
20	20	20	20
21	21	21	21
22	22	22	22
23	23	23	23
24	24	24	24
25	25	25	25
26	26	26	26
27	27	27	27
28	28	28	28
29	29	29	29
30	30	30	30
31	31	31	31
32	32	32	32
33	33	33	33
34	34	34	34
35	35	35	35
36	36	36	36
37	37	37	37
38	38	38	38
39	39	39	39
40	40	40	40
41	41	41	41
42	42	42	42
43	43	43	43
44	44	44	44
45	45	45	45
46	46	46	46
47	47	47	47
48	48	48	48
49	49	49	49
50	50	50	50
51	51	51	51
52	52	52	52
53	53	53	53
54	54	54	54
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56	56	56	56
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58	58	58	58
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62	62	62	62
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67	67	67	67
68	68	68	68
69	69	69	69
70	70	70	70
71	71	71	71
72	72	72	72
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74	74	74	74
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87	87	87	87
88	88	88	88
89	89	89	89
90	90	90	90
91	91	91	91
92	92	92	92
93	93	93	93
94	94	94	94
95	95	95	95
96	96	96	96
97	97	97	97
98	98	98	98
99	99	99	99
100	100	100	100

ASSESSED	TO WHOM ASSESSED	TO WHOM ASSESSED	DESCRIPTION	Acres or Less	Top of Block	Front View	REMARKS
Takey Trust Co. Tom Fisher, Alfred J. Lantry	Ed. Ben. Hecson	da. Jada C. Hill		1	25		
do	Male Knudson	20		1	25		
do	Math. Holmquist	20		1	25		
do	Campbell & Sigmund	20		1	25		
John J. Lantry	Ed. Ben. Hecson	da. Jada C. Hill		1	25		
Takey Trust Co. Alex. H. Silverstein	Thodore M. & Helen Johnson	Wesley A. & John C. Allen		1	25		
do	M. E. Lantry	20		1	25		
do	Mary H. Myrland	20		1	25		
do	Joseph Rodoms	20		1	25		
do	Kate Knudson	20		1	25		
William A. Neely	William H. Holmes	Mary J. Long		1	25		
Takey Trust Co. Larry S. Lantry	Frank C. Kjaer	Ed. Ben. Hecson		1	25		
do	John J. Lantry	20		1	25		
do	William C. Lodge	Mac. Marsh		1	25		
do	Richmond & Lantry	20		1	25		
Takey Trust Co. John W. Lantry	James P. Masey	Nanna B. Wiberg		1	25		
do	Harry Meyer	20		1	25		
do	Edgar C. Petersen	20		1	25		
do	Ed. Scherwald	20		1	25		
do	Ed. W. Schullman	H. M. Roster		1	25		
do	Paul W. Dipp	20		1	25		
do	Paul W. Dipp	20		1	25		
do	August Bergin	20		1	25		
do	Melba M. Knudson	20		1	25		
do	Male Knudson	20		1	25		

State Tenderer
William A. Neely William W. Holmes Mary King
Calif Trust Co Harry S. Saakay
Do Frank E. Krasne George Aldrich
Do John J. Pink et ux Wm W. Holmes William W. and Johanna Holmes
Do William E. Lodge Mac Marsh
Albert Richmond Calif Trust Co Albert Richmond et ux John H. Cooke Melvin E. Forman
Calif Trust Co John W. Fipley
Do James P. Massey Nanna B. Wiberg Carl P. Dixon
Do Harry Meyer
Do Sigrid C. Petersen
Do Otto Steenwald
Do Leo M. Schulman H. M. Foster Loretta Gibson Justin J. Gibson
Do Paul A. Opp
Do Paul W. Barton et Annie L. Rowe Mary A. Tender Paul W. Barton and Anna L. Rowe Charles W. Zorne
Do Gladys M. McGuire
Do

Exhibit 5b. County Assessor Map Book No. 680 1931-1938

Harry Neyer to John E. Reardon [Mark Viner owned the property
for less than and year, and was not recorded in the map book.]

John E. Reardon to Minnie Goldberg

Exhibit 5c. County Assessor Map Book No. 680 1938-1945

Bloomberg to Foster 11-22-1942

Foster to Edelman 1-23-1945

TO WHOM
ASSIGNEDTO WHOM
ASSIGNEDTO WHOM
ASSIGNEDTO WHOM
ASSIGNEDTO WHOM
ASSIGNED

Edmund Breitach	John S. Bolton	Nora Cohen	Charles D. Beneyra	1
Minnie Bloomberg	Blanche H. Bloomberg	Indie	Samuel Foster Jr	2
Nellie Koenig	Robert Mandel	Michaelson		3
Otto J. Stueverwald	Jacob & Claire Diller			4
Margaret K. Voyer	Randall Mtg Co	Howard D. Green		5
Paul A. Oppf	Martha U. Oppf			6
Charles W. Zorn	Rae Richman	Pauline Silver		7
John Hoyer	Lawrence J. Hoyer	Samuel & Claire J. Hoyer		8
Hugo M. Burghwald	Alexanders R	Ethel R. Katz	Veteran's Welfare Board	9
Hyman Friedman	Edward & Zelda Goldstein			10
Edith Franklin	Edwin D. Franklin	Mabel R. Oliver	Edith Franklin	11
Mary Kang	Anne Jacomini			12
Ida Ahlqvist	Jay & Elizabeth James			13
Maudie F. Lorenzo	George S. Elias			14
Marcilla May Ratis				15
Leo A. Rose				16
Nellie E. Dorn				17
Wm. Klein	Mary E. Bonebrake	Annie Hergott		18
Edmund Breitach	John S. Bolton	Nora Cohen	Charles D. Beneyra	19
Minnie Bloomberg	Blanche H. Bloomberg	Indie	Samuel Foster Jr	20
Nellie Koenig	Robert Mandel	Michaelson		21
Otto J. Stueverwald	Jacob & Claire Diller			22
Margaret K. Voyer	Randall Mtg Co	Howard D. Green		23
Paul A. Oppf	Martha U. Oppf			24
Charles W. Zorn	Rae Richman	Pauline Silver		25
John Hoyer	Lawrence J. Hoyer	Samuel & Claire J. Hoyer		26
Hugo M. Burghwald	Alexanders R	Ethel R. Katz	Veteran's Welfare Board	27
Hyman Friedman	Edward & Zelda Goldstein			28
Edith Franklin	Edwin D. Franklin	Mabel R. Oliver	Edith Franklin	29
Mary Kang	Anne Jacomini			1
Ida Ahlqvist	Jay & Elizabeth James			1
Maudie F. Lorenzo	George S. Elias			1
Marcilla May Ratis				1
Leo A. Rose				1
Nellie E. Dorn				1
Wm. Klein	Mary E. Bonebrake	Annie Hergott		1
Edmund Breitach	John S. Bolton	Nora Cohen	Charles D. Beneyra	1
Minnie Bloomberg	Blanche H. Bloomberg	Indie	Samuel Foster Jr	2
Nellie Koenig	Robert Mandel	Michaelson		2
Otto J. Stueverwald	Jacob & Claire Diller			2
Margaret K. Voyer	Randall Mtg Co	Howard D. Green		2
Paul A. Oppf	Martha U. Oppf			2
Charles W. Zorn	Rae Richman	Pauline Silver		2
John Hoyer	Lawrence J. Hoyer	Samuel & Claire J. Hoyer		2

Exhibit 5d. County Assessor Map Book No. 680 1946-1950

Edelman to Greenberg 1-20-1946

Greenberg to Soloman 10-23-1947

Soloman to Loynd 5-28-1948

MAP BOOK 680

680

LOS ANGELES COUNTY

MAP BOOK

680

TO WHOM ASSIGNED	SECTION	TRACT NO	LAND	VALUE	REMARKS
WILSON, RALPH H ET AL	1	35			
TRACT NO 7555	1	35			
NEWSON, JEROME & FRED	2	35			
TRACT NO 7555	2	35			
MUNAHAN, EDITH	3	35			
TRACT NO 7555	3	35			
GOTT, BENNETT M	4	35			
TRACT NO 7555	4	35			
ORTELL, HARRY AAMATHLEN	5	35			
TRACT NO 7555	5	35			
NTLE, IETTA	6	35			
TRACT NO 7555	6	35			
INSON, DAVID ANNA	7	35			
TRACT NO 7555	7	35			
SON, ANNA	8	35			
TRACT NO 7555	8	35			
TH, MAYMISTON	9	35			
TRACT NO 7555	9	35			
EDWARD, AAGOPHIE	10	35			
TRACT NO 7555	10	35			
UX, GEORGE	11	35			
TRACT NO 7555	11	35			
MIN, ANNE	12	35			
TRACT NO 7555	12	35			
JAY & EVELYN	13	35			
TRACT NO 7555	13	35			
GEORGE	14	35			
TRACT NO 7555	14	35			
MARCELLA M	15	35			
TRACT NO 7555	15	35			
ED, A RAE, ANNA R	16	35			
TRACT NO 7555	16	35			
ELLIE	17	35			
TRACT NO 7555	17	35			
KE, WILLIAM RAMARY E	18	35			
TRACT NO 7555	18	35			
CHARLES & DJAMILA	19	35			
TRACT NO 7555	19	35			
LOUIS W & EVELYN	20	35			
TRACT NO 7555	20	35			
ELLIE AND SON, MANDEL	21	35			
TRACT NO 7555	21	35			
MARCELLA M	22	35			
TRACT NO 7555	22	35			
ED, A RAE, ANNA R	23	35			
TRACT NO 7555	23	35			
ELLIE AND SON, MANDEL	24	35			
TRACT NO 7555	24	35			
KE, WILLIAM RAMARY E	25	35			
TRACT NO 7555	25	35			
CHARLES & DJAMILA	26	35			
TRACT NO 7555	26	35			
LOUIS W & EVELYN	27	35			
TRACT NO 7555	27	35			
ELLIE AND SON, MANDEL	28	35			
TRACT NO 7555	28	35			
MARCELLA M	29	35			
TRACT NO 7555	29	35			
ED, A RAE, ANNA R	30	35			
TRACT NO 7555	30	35			
ELLIE AND SON, MANDEL	31	35			
TRACT NO 7555	31	35			
KE, WILLIAM RAMARY E	32	35			
TRACT NO 7555	32	35			
CHARLES & DJAMILA	33	35			
TRACT NO 7555	33	35			
LOUIS W & EVELYN	34	35			
TRACT NO 7555	34	35			
ELLIE AND SON, MANDEL	35	35			
TRACT NO 7555	35	35			
MARCELLA M	36	35			
TRACT NO 7555	36	35			
ED, A RAE, ANNA R	37	35			
TRACT NO 7555	37	35			
ELLIE AND SON, MANDEL	38	35			
TRACT NO 7555	38	35			
KE, WILLIAM RAMARY E	39	35			
TRACT NO 7555	39	35			
CHARLES & DJAMILA	40	35			
TRACT NO 7555	40	35			
LOUIS W & EVELYN	41	35			
TRACT NO 7555	41	35			
ELLIE AND SON, MANDEL	42	35			
TRACT NO 7555	42	35			
MARCELLA M	43	35			
TRACT NO 7555	43	35			
ED, A RAE, ANNA R	44	35			
TRACT NO 7555	44	35			
ELLIE AND SON, MANDEL	45	35			
TRACT NO 7555	45	35			
KE, WILLIAM RAMARY E	46	35			
TRACT NO 7555	46	35			
CHARLES & DJAMILA	47	35			
TRACT NO 7555	47	35			
LOUIS W & EVELYN	48	35			
TRACT NO 7555	48	35			
ELLIE AND SON, MANDEL	49	35			
TRACT NO 7555	49	35			
MARCELLA M	50	35			
TRACT NO 7555	50	35			
ED, A RAE, ANNA R	51	35			
TRACT NO 7555	51	35			
ELLIE AND SON, MANDEL	52	35			
TRACT NO 7555	52	35			
KE, WILLIAM RAMARY E	53	35			
TRACT NO 7555	53	35			
CHARLES & DJAMILA	54	35			
TRACT NO 7555	54	35			
LOUIS W & EVELYN	55	35			
TRACT NO 7555	55	35			
ELLIE AND SON, MANDEL	56	35			
TRACT NO 7555	56	35			
MARCELLA M	57	35			
TRACT NO 7555	57	35			
ED, A RAE, ANNA R	58	35			
TRACT NO 7555	58	35			
ELLIE AND SON, MANDEL	59	35			
TRACT NO 7555	59	35			
KE, WILLIAM RAMARY E	60	35			
TRACT NO 7555	60	35			
CHARLES & DJAMILA	61	35			
TRACT NO 7555	61	35			
LOUIS W & EVELYN	62	35			
TRACT NO 7555	62	35			
ELLIE AND SON, MANDEL	63	35			
TRACT NO 7555	63	35			
MARCELLA M	64	35			
TRACT NO 7555	64	35			
ED, A RAE, ANNA R	65	35			
TRACT NO 7555	65	35			
ELLIE AND SON, MANDEL	66	35			
TRACT NO 7555	66	35			
KE, WILLIAM RAMARY E	67	35			
TRACT NO 7555	67	35			
CHARLES & DJAMILA	68	35			
TRACT NO 7555	68	35			
LOUIS W & EVELYN	69	35			
TRACT NO 7555	69	35			
ELLIE AND SON, MANDEL	70	35			
TRACT NO 7555	70	35			
MARCELLA M	71	35			
TRACT NO 7555	71	35			
ED, A RAE, ANNA R	72	35			
TRACT NO 7555	72	35			
ELLIE AND SON, MANDEL	73	35			
TRACT NO 7555	73	35			
KE, WILLIAM RAMARY E	74	35			
TRACT NO 7555	74	35			
CHARLES & DJAMILA	75	35			
TRACT NO 7555	75	35			
LOUIS W & EVELYN	76	35			
TRACT NO 7555	76	35			
ELLIE AND SON, MANDEL	77	35			
TRACT NO 7555	77	35			
MARCELLA M	78	35			
TRACT NO 7555	78	35			
ED, A RAE, ANNA R	79	35			
TRACT NO 7555	79	35			
ELLIE AND SON, MANDEL	80	35			
TRACT NO 7555	80	35			
KE, WILLIAM RAMARY E	81	35			
TRACT NO 7555	81	35			
CHARLES & DJAMILA	82	35			
TRACT NO 7555	82	35			
LOUIS W & EVELYN	83	35			
TRACT NO 7555	83	35			
ELLIE AND SON, MANDEL	84	35			
TRACT NO 7555	84	35			
MARCELLA M	85	35			
TRACT NO 7555	85	35			
ED, A RAE, ANNA R	86	35			
TRACT NO 7555	86	35			
ELLIE AND SON, MANDEL	87	35			
TRACT NO 7555	87	35			
KE, WILLIAM RAMARY E	88	35			
TRACT NO 7555	88	35			
CHARLES & DJAMILA	89	35			
TRACT NO 7555	89	35			
LOUIS W & EVELYN	90	35			
TRACT NO 7555	90	35			
ELLIE AND SON, MANDEL	91	35			
TRACT NO 7555	91	35			
MARCELLA M	92	35			
TRACT NO 7555	92	35			
ED, A RAE, ANNA R	93	35			
TRACT NO 7555	93	35			
ELLIE AND SON, MANDEL	94	35			
TRACT NO 7555	94	35			
KE, WILLIAM RAMARY E	95	35			
TRACT NO 7555	95	35			
CHARLES & DJAMILA	96	35			
TRACT NO 7555	96	35			
LOUIS W & EVELYN	97	35			
TRACT NO 7555	97	35			
ELLIE AND SON, MANDEL	98	35			
TRACT NO 7555	98	35			
MARCELLA M	99	35			
TRACT NO 7555	99	35			
ED, A RAE, ANNA R	100	35			
TRACT NO 7555	100	35			

Exhibit 5e. County Assessor Map Book No. 980 1951-1955

Loynd to Cohen 11-9-1950

Cohen to Tiano 12-1-1950

NAME	TRACT NO	ACRES	SECTION	DATE	REMARKS
HENDER, KATH M. & HENRICH	TRACT NO 7555	1	35		
HEWMAN, JEROME & PRED	TRACT NO 7555	2	35		
HEUBER, EMANUEL & ANNE	TRACT NO 7555	3	35		
FEURZEIG, ISRAEL & RAE	TRACT NO 7555	4	35		
GOULD, REE	TRACT NO 7555	5	35		
KOENIGSBERG, LOUIS & MARIE R.	TRACT NO 7555	6	35		
EVANSON, ANNA	TRACT NO 7555	7	35		
BRISCOE, CECIL R.	TRACT NO 7555	8	35		
HAGENER, LOUIS & TILLIE	TRACT NO 7555	9	35		
GROSS, EDWARD & ALOPHIE	TRACT NO 7555	10	35		
KUSHNER, HARRY & GERTRUDE	TRACT NO 7555	11	35		
VACOMINI, ANNE	TRACT NO 7555	12	35		
HACKMAN, MEYER & GLORIA	TRACT NO 7555	13	35		
BLISS, ADELE	TRACT NO 7555	14	35		
KATES, MARCELLA & MAIDA M.	TRACT NO 7555	15	35		
ROSE, ANNA R.	TRACT NO 7555	16	35		
SWARTZ, ADOLPH & ROSE	TRACT NO 7555	17	35		
BONEBRAKE, WILLIAM & MARY E.	TRACT NO 7555	18	35		
BENEZRA, CHARLES & DJAMILA	TRACT NO 7555	19	35		
LOYND, T. MELVIN & GERTRUDE	TRACT NO 7555	20	35		
HAGEN, JACOB AND PEITZER, PAULINE	TRACT NO 7555	21	35		
RUBINOW, GEORGE & ETHEL	TRACT NO 7555	22	35		
GREEN, HOWARD D.	TRACT NO 7555	23	35		
OPP, MARTHA V.	TRACT NO 7555	24	35		
BECKERMAN, RAE AND SILVER, PAULINE	TRACT NO 7555	25	35		

BONEBRAKE, WILLIAM R & MARY E

TRACT NO 7555

18 35

BENEZRA, CHARLES & DJAMILA

TRACT NO 7555

19 35

LOYND, T. MELVIN & GERTRUDE B

TRACT NO 7555

20 35

HAGEN, JACOB AND
PEITZER, PAULINE

TRACT NO 7555

21 35

RUBINOW, GEORGE & ETHEL

TRACT NO 7555

22 35

GREEN, HOWARD D

Exhibit 5f. **Grant Deed January 5, 1937**

Mark Viner grant John E Reardon

#372 Copy of original recorded at request of Title Ins. & Tr. Co. Jan. 5, 1937, 8:30A.M.
 Copyist #38 Compared C.L. Logan, County Recorder, By *J.A. Aitken* (28) Deputy.
 \$1.00 - 3. M.

U.S.I.R.S. \$6.00 Cancelled.

GRANT DEED

MARK VINER and ROSALIND VINER, husband and wife, in consideration of Ten Dollars, to them in hand paid, receipt of which is hereby acknowledged, do hereby grant to JOHN E. REARDON and MARIE L. REARDON, husband and wife, as joint tenants the real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows: Lot Twenty (20) in Block 35 of Tract No. 7555, as per map recorded in Book 88, Pages 79 to 84 inclusive of Maps, in the office of the County Recorder of said County. Subject to: Second installment of General and Special taxes for the fiscal year 1936-37. Conditions, restrictions, reservations, rights, rights of way and easements of record. Trust Deed of record securing a note for \$7,500.00.

To have and to hold to said Grantees in joint tenancy.

Witness our hands this 23rd day of December, 1936.

MARK VINER
 ROSALIND VINER

State of California, County of Los Angeles,) ss On this 4th day of January, 1937
 before me, G.H. Clarke, a Notary Public in and for said County, personally appeared Mark Viner and Rosalind Viner, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

Witness my hand and official seal.

(Notarial Seal)

G.H. Clarke, Notary Public in and

for said County of Los Angeles, State of California.

#372 Copy of original recorded at request of Title Ins. & Tr. Co. Jan. 5, 1937, 8:30A.M.
 Copyist #38 Compared C.L. Logan, County Recorder, By *J.A. Aitken* (28) Deputy.

\$1.00 - 3. M.

This Deed of Trust, made this 4th day of January, 1937, between The Wasco Corporation herein called Trustor, Southern Title Guaranty Company, a corporation of Los Angeles, California, herein called Trustee, and Alphonse Andre, herein called Beneficiary.

For
 RECONVEYANCE
 See Bk. 17930
 Pg. 1375
 Official Records M

Witnesseth: That Trustor hereby grants to Trustee, in Trust, with Power of Sale, all that property in the City of Los Angeles, County of Los Angeles, State of California, described as: Lot Number One Hundred and Eight (108) Tract Number 5872 recorded in the office of the County Recorder of Los Angeles County. Recorded in Book 80, Page 78. For the purpose of securing payment of the indebtedness evidenced by one promissory note substantially in the following form and performance of each agreement of Trustor herein contained.

\$1500.00

City of Los Angeles, California, January 4th, 1937.

Ten years after date, for value received I promise to pay to Alphonse Andre, or order at Los Angeles, California, the sum of Fifteen Hundred and no/100 Dollars with interest from date until paid, at the rate of 7 per cent per annum, payable annually. Should interest not be so paid it shall thereafter bear like interest as the principal. Should default be made in payment of interest when due the whole sum of principal and interest shall become immediately due, at the option of the holder of this note. Principal and interest payable in lawful money of the United States. If action be instituted on this note I promise to pay such sum as the Court may fix as attorney's fees. This note is secured by Deed of Trust to Southern Title Guaranty Company, a California corporation.

(Corporate Seal)

THE WASCO CORPORATION,

Edward E. Lee President

William G. Lee Secretary

Exhibit 6. Photographs

Exhibit 6a. Exteriors, Street Facing—North and East Elevations

Exhibit 6b. Exteriors, Rear—South and East Elevation

Exhibit 6c. Exteriors, Rear—Garage

Exhibit 6d. SurveyLA's 4th St.-Colgate Ave. Historic District

Exhibit 6e. Historic Photos

Exhibit 6a. Exteriors, Street Facing—North and East Elevations



Primary (north) elevation of 6400 W. Orange St. View, south. (Google Street View 2019)



Primary (north) elevation of 6400 W. Orange St. View, southwest. (Google Street View 2019)



Primary (north) elevation of 8274 W. 4th St. View, south. (Luftman 2019)



Entrance to 8276 4th St. From the street it appears to be a single family home, avoiding the stigma of multi-family living. View, south. (Luftman 2019)



The Fourth Street Chateau Duplex still features its original windows: triplex primary picture window with leaded stained glass and opening side panels on the upper unit, bay window with leaded glass with stained glass accent, opening side panels and a standing seam metal roof on the lower unit. View, south. (Luftman 2019)



The stairs to the upper unit, 8274 W. 4th St, are hidden behind an overgrown bush. View, southwest. (Luftman 2019)





Entrance to the upper unit, 8274 W. 4th St. The stairs feature their original Spanish Colonial tiles and the walkway features the original stamped concrete. View, west. (Luftman 2019)

Exhibit 6b. **Exteriors, Rear—South and East Elevation**



Rear and east façade. View, northwest. (Luftman 2019)

Exhibit 6c. Exteriors, Rear—Garage



Garages. View, southwest. (Luftman 2019)

Exhibit 6d. SurveyLA's 4th St.-Colgate Ave. Residential Historic District



8200 block of W. 4th St.
The SurveyLA 4th Street-Colgate Avenue Residential Historic District features duplexes and a few single family homes. The district features predominantly Spanish Colonial Revival or Tudor Revival in style. The subject building is one of two in the Chateausque style.

The 8200 block of W. 4th St. retains 30 of its 32 original buildings from the 1920s and 1930s.
(Luftman 2018)



Exhibit 6e. Historic Photographs



April 30, 1937, less than one year after the Fourth Street Chateau Duplex was built.
The magenta indicates 8274 W. 4th Street's location.

Exhibit 7. **Historic References**

Exhibit 7a. Wilshire-Fairfax Tract

Exhibit 7b. Duplexes

Exhibit 7c. Mark A. Viner, Builder/Contractor

Exhibit 7d. Advertisements for Subject building

Exhibit 7e. Fourth Street Chateau Duplex, Owners

Exhibit 7a. **Wilshire-Fairfax Tract**

Wilshire-Fairfax Tract

*The Real Estate Success of Los Angeles
More than \$5,000,000 Worth of Lots Sold in Eight Days*

THE lowest priced high class Wilshire property ever offered on the real estate market in Los Angeles.

We have a few Wilshire Boulevard lots, 56x180, the cheapest Wilshire frontage in Los Angeles. We invite comparison.

We also have a few double bungalow and single residence corners at \$500 to \$1000 below the price of similar Wilshire property.

Drive out to our Tract Office at the northwest corner of Wilshire Boulevard and Fairfax Ave.

EVANS-FERGUSON CORPORATION

629 South Spring Street

Telephones—METropolitan 2372, VANDike 4507 or 56489

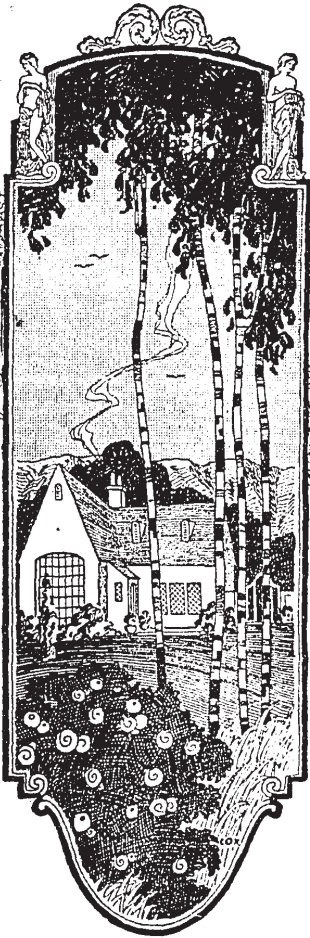
Courtesy to Agents

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LATimes 1924-04-13

Evans-Ferguson Corp Wilshire-Fairfax Tr Ad.

WILSHIRE~FAIRFAX



EVANS-FERGUSON CORPORATION

announces that on
August 15, 1924
all the lots in the

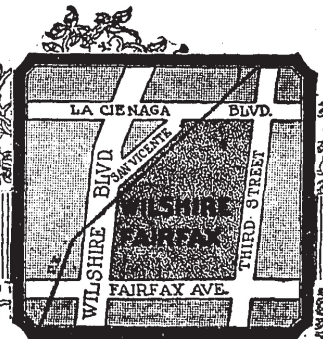
Wilshire-Fairfax Tract
remaining unsold at that time
will be raised ten per cent in
price. The lots unsold con-
stitute less than ten per cent
of the total lots in the tract.

Evans-Ferguson Corporation

508-9-10 California Bank Building

Telephone METropolitan 2372
Tract Office, Wilshire and Fairfax
Tract Phone EMpire 6263

JOHN D. WEST GEORGE H. ZIMMERLY
Directors of Sales



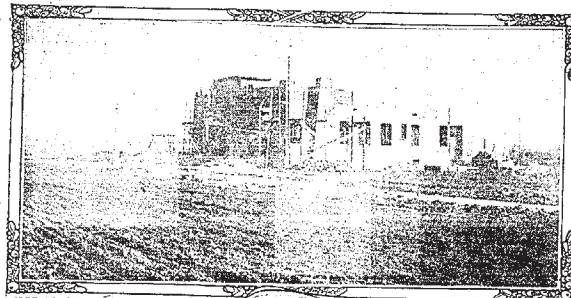
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1929 Wilshire Blvd. and Fairfax Ave. Hugh Evans' (of Evans-Ferguson) real estate office. View, northeast.

Community Development

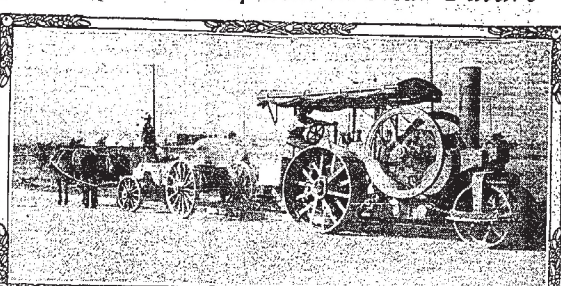
Residential Project on Boulevard Connecting City With Sea in Line for Rapid Development in Near Future



HOME BEING COMPLETED



WILSHIRE-FAIRFAX TRACT



COMPLETING STREET WORKS

WILSHIRE TRACT ONE OF FINEST

Community Project North of Boulevard Progresses

Placed on Market Less Than Thirteen Months Ago

Many Attractions Feature of Local Development

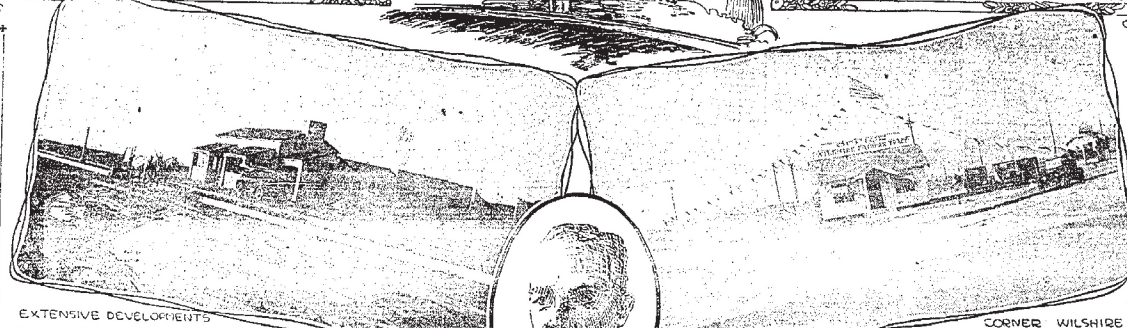
BY AN OBSERVER

(This is the picture of a series of articles appearing in the columns of the Los Angeles Times, by a staff writer.)

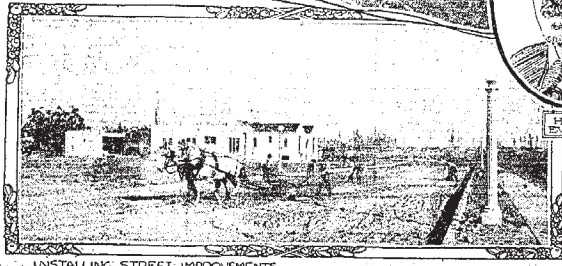
Probably one of the finest pieces of property in the Wilshire district for residential development is the Wilshire-Fairfax tract, a community project comprising 88 acres at the intersection of Wilshire Boulevard and Fairfax avenue, at one time famed as an aviation field. This property has been developed into one of the most valuable holdings in the western section of the city, inasmuch as improvements have been made that are of the highest class.

Wilshire Boulevard always has been the residential thoroughfare of the Los Angeles. Along this boulevard have been erected many fine homes, hotels and apartment-houses that are considered among the best in the city. With the development of the Greater Los Angeles toward the sea and the natural path of expansion along this boulevard, the Wilshire-Fairfax tract has many possibilities for future advancement.

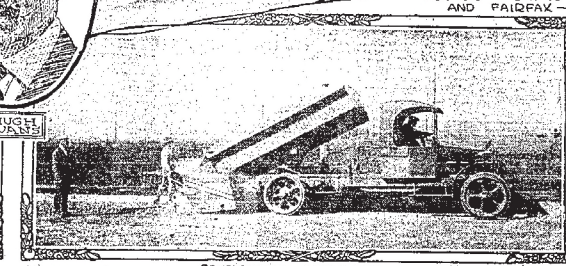
Essentially a twentieth century development, this community of homes is planned throughout the Southland for its many beautiful homes and along winding streets. Street improvements of the better class, such as gas, electric, water and sewerage, have been installed with the utmost vision. A mark of refinement, permanence and architectural com-



EXTENSIVE DEVELOPMENTS



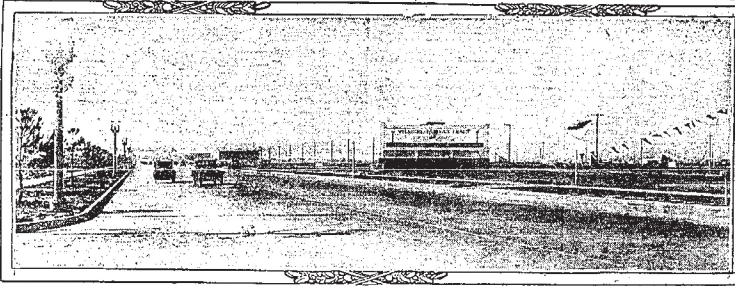
INSTALLING STREET IMPROVEMENTS



CONSTRUCTION ACTIVITIES

pleteness is a noticeable feature. Under the supervision of the Evans-Pugh Corporation, headed by Hugh Evans, the project has been able to handle from the sub-

(Continued on Page 5, Column 1)



WILSHIRE BOULEVARD FRONTAGE

Illustrations by Staff Artist Gordon Lynn L'Allemant

NEW SUBDIVISIONS APPROVED

Proposed New Tracts Show Decrease Over Last Few Weeks; Nine Maps Submitted; All Favorably Acted Upon by Committee

Fewer proposed new subdivisions than for any week for several months were submitted to the subdivision committee of the City Planning Commission at its meeting last week. Nine tract maps were submitted to the committee. Favorable action was taken upon them all. Following is the report of the committee:

FACT AND COMMENT

(Continued from First Page)

1481-A—A new subdivision being submitted by the Evans-Pugh Corporation, headed by Hugh Evans, the project has been able to handle from the sub-

Subdivisions and Subdividers

Formally Open Course
Next Saturday will mark the formal opening of the eighteen-hole golf course on the Palos Verdes Peninsula, and of the handsome clubhouse which overlooks the new course. Invitations are being sent out this week for the opening tournament, and it is expected that a majority of the prominent players of Southern California will be present for the initial event.

Those who have tried out the new course declare it to be one of the most interesting in Southern California, due to the skillful layout which William Bell, who laid out the course, has made of the natural hilly terrain. Fourteen out of the eighteen holes are in sight of the sea, and the course is said to resemble the famous Del Monte courses in many respects.

The new golf clubhouse was designed by Webber, Stanton and Shoups, and was built at a cost of approximately \$40,000. The course itself, exclusive of the clubhouse, has cost almost \$100,000 to complete. Members of the Newport Men's Golf Association, who held their weekly tournament over it last week as guests of the Palos Verdes Estates, were very enthusiastic over the course, and the fact on the Riviera between Malibu Cove and the Palos Verdes district in Palos Verdes. An interesting feature of the

sewers are connected at the lowest points of the individual sites. Half-Million Is Goal Setting the quota for the grading eleven weeks at \$250,000, 15th P.

Mr. Mills, president of the John P. Mills Organization, Inc., subdivision of Elroy Acres and Baldwin Terrace, predicted that the sale there will double it. The prediction was made at the regular organization luncheon of the organization last Monday night.

As the reason for the expected sale of the organization would move \$1,000,000 worth of real-estate in four months, Mr. Mills recounted his observations in the course of a recent trip which took him to the large eastern centers of population on a tour of observation. He declared he found that thousands of easterners are preparing to come to California, and that with the political situation clarified, the effects of the migration will be felt at once.

Mr. Mills added that the influx is certain to bring about a sharp demand for farm lands suitable to intensive cultivation. With legislation in effect which is having the effect of excluding the Japanese from owning or leasing lands, he declared the way has been opened for Americans to derive a comfortable livelihood from agricultural pursuits.

Prosperity Ahead
The Girard organization is building up its sales force and preparing its sales force and preparing

(Continued on Page 5, Column 2)

PICO ST.
\$9500—Terms
40x135 Alley
Near San Pedro St.
Tom Hinds & Co.
Hibernian Bldg.
Broadway 0392

West Third Street Vermont to Alexandria

The most active business street in Los Angeles. Eight corners have been sold in the last 60 days. Four buildings under erection and contemplated. It will pay you to investigate the money making possibilities on this street.

Look at the S.E. corners of 3rd and Alexandria, 155x166, 3rd and Berendo, 150x80.

J. C. CUMMINS
302 Lane Mortgage Bldg.
Metropolitan 4622

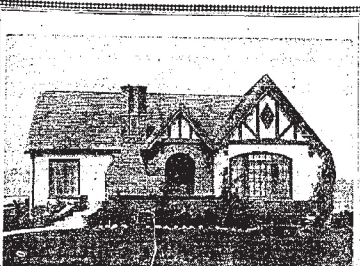
Lankershim High School LOTS

This tract is two blocks north of the NEW LANKERSHIM HIGH SCHOOL SITE and is on CENTRAL AVENUE, EUCALYPTUS, SUTTER DRIVE and CARVER STREET.

Large Lots \$600 Up
\$200 Down Payments; Balance Easy

Get in on the ground floor before prices are raised. Lots 60x125 and 60x125 feet, also and lots with fine Cement Sidewalks and Curbs, Water, GAS, ELECTRICITY, Phones and Fine Gravelled Streets. Two fine Stucco Houses already built in this tract.

L. A. DOLTON
Lankershim and Victory Boulevards
Phone Lankershim 223-M Usual Courtesy to Brokers



Distinctive Homes

New in design and arrangement; beautiful interior; Tiffany and hand decorated walls; mahogany trims; mantel and fireplace; tile sink and bath; double garage; lawn with sprinkler system; superior construction.

Partial List:

- | | |
|---------------------------|------------------------|
| Wilshire Vista Tract | Beverly Hills |
| 1113 S. Carmona Avenue, | 304 North Elm Drive, |
| Six-room English. | Six-room English. |
| 1060 S. Mauser Boulevard, | 215 N. Oakhurst Drive, |
| Five-room English. | Six-room English. |
| 1032 S. Curson Avenue, | 110 N. Oakhurst Drive, |
| Five-room Spanish. | Six-room English. |
| 1036 S. Curson Avenue, | 305 N. Oakhurst Drive, |
| Five-room English. | Six-room California. |
| Beverly Hills | 257 N. Rexford Drive, |
| 208 N. Crescent Drive, | Six-room modified Eng. |
| Six-room English. | 21 N. Rexford Drive, |
| 305 Palm Drive, | Six-room Spanish. |
| Five-room English. | 208 N. Wetherby Drive, |
| | Six-room English. |

Small cash payment—Easy monthly payments

Eugene Webb, Jr.

Exclusive Agent
1141 Pacific Mutual Bldg.
Broadway 4050

CONTRACT IN LET
(LOCAL CONSTRUCTION)
HUNTINGTON PARK, Nov. 8, W. C. Dyer, a local contractor, has just arranged with Bert Putnam to erect a four-family hotel in Huntington Park, near the intersection of 11th and 12th streets, the approximate cost to be \$12,000.

ELECT TEN BUNGALOWS
J. M. Glass, who was recently awarded a contract for constructing ten four-room houses in Edgemont Park, Burbank, last week began work on the bungalows.

BUY'S STONE INTEREST
(LEGISLATIVE DISTRICT)
PORTERVILLE, Nov. 8.—L. G. Nelson has sold his interest in the Porterville Hardware Company to Charles T. Holston, according to announcement. Holston is well known here, having been associated with B. J. Sutherland and Mark Burgess in the Porterville Hardware Company during the five-year period the business was conducted by Sutherland and Burgess. Holston will again take an active interest in the business.

WILSHIRE TRACT ONE OF FINEST

(Continued from Fourth Page)

division viewpoint. Every detail for the interest of the prospective home-owner has been provided including restrictions that will serve as barriers against the encroachment of inferior or objectionable features, the installation of an ornamental lighting system, drainage facilities and other accommodations.

Frontage along Wilshire Boulevard and Fairfax avenue has been allotted to business structures of the highest type. As an exemplification of high ideals in home environment, the projectors are planting trees and shrubbery in all parts of the tract. A strip of land between the sidewalk and curb along Wilshire Boulevard will be planted to grass, making the main thoroughfare of the tract a place of beauty.

Since its inception thirteen

months ago, the Wilshire-Fairfax tract has been the center of selling activity. When the area was first placed on sale, a record of \$4,000,000 in sales was accomplished in less than ten days. Sales are being made as fast as the subdividers can place the new units on the market, and it is expected that with the election of Coolidge a greater era in development will be made.

TEN HOMES ERECTED

Ten residences are now located on the property, with plans for many more being drawn by the architects. Homes in the tract must cost more than \$6000, thus creating an area of homes of moderate cost. Being in close proximity to the metropolitan area of Los Angeles and on one of the most important boulevards connecting Los Angeles with the beaches, Wilshire-Fairfax is bound to advance.

Hugh Evans, responsible for the development to a high degree, is one of the shrewdest business men of the city, being thoroughly acquainted with the development of Los Angeles from the early days. He has been in the realty business for more than twenty years, and has served in the subdivision of many important properties, including Hollywood Vista, Hollywood Scenic, Hollywood Toluca, Hollywood-Beverly, Westgate, Tiger Talo, Colima Park and the Western-avenue industrial tract.

Associated with Mr. Evans is F. E. Lee, W. H. Young and T. A. Thompson. It is the intention of the Evans-Ferguson Corporation to change its name to Hugh Evans, Inc., as the result of Mr. Ferguson's withdrawal from the organization.

Employer: Mammy, I hear you call your grandson Dick. Is he named for his Uncle Richard?

Old Mammy: No suh! That colored child's name is Nordie.—[Life

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LATimes 1924-07-27

Community Development: Wilshire-Fairfax Tract Page 2

"Just Halfway From Downtown to University Calif. Site"

Wilshire-Fairfax Tract

In the very heart of the latest Wilshire district—between Wilshire Boulevard and Third St. in the city of Los Angeles and near street car transportation.

A Few Snaps

Small Cash Payment—Easy Terms
Why Pay More

For lots miles further out?
In this beautiful tract are modern improvements, fine streets, ornamental lights, walks and parkways. Let us show you.

Tract Office
Wilshire Blvd. at Fairfax Ave.

Evans-Lee Corporation

EM. 6263

"Just Halfway from Downtown to University Calif. Site"

LATimes 1925-03-29

Evans-Lee Corp. Wilshire-Fairfax Tract, Advertisement

BANQUET OF SALES FIRM CELEBRATED

*Real Estate Company in
Annual Affair Tells of
Year's Business*

Hugh Evans, president of the company bearing his name, entertained State officials having jurisdiction over the operations of the company, the officials of the local and State realty boards, business associates and 600 members of the organization at the semiannual banquet given Monday evening, December 30. Phil Norton, executive vice-president of the company, introduced the guests and speakers. Orra E. Monnette was speaker of the evening. Remarks were made by Mason Case, Bernard Vollmer, Senator Charles W. Lyon, Judge Leonard Wilson and Hugh Evans.

Felicitations were extended on the achievements of the past year as exemplified by the report of the Wilshire-Fairfax branch of the company showing more than \$2,000,000 in closed business and almost \$500,000 now in escrow. Other branches of the company reported similar satisfactory progress.

Predictions for a prosperous 1930 were unanimous and were epitomized in the words of William Daum, president of the California Real Estate Association, who said, "I believe that 1930 will be a California year in productive industry and that commercial life will come into California in an unprecedented stream that will create prosperity and make for progress in every legitimate line of industry within our State, which will, of course, include the commodity in which the real estate dealer deals."

LATimes 1930-01-05

Hugh Evans banquet Article.

Exhibit 7b. **Duplexes**

Tract Activity Turns Toward Income Units

A check of the new homes under construction in Westwood Hills last week revealed an increase of 30 per cent over the previous sixty-day period, according to the Janss Investment Company. At the same time the concern reports an increase of more than 30 per cent in sales during the first half of April this year over the same period of 1927.

The report on new construction revealed sixty-three buildings now under way against the earlier check of forty-nine sixty days ago. In discussing the trend of building in the area, Edwin Janss disclosed the fact that the activity is turning toward income structures, particularly duplex houses, being built by lot owners who expect to occupy one-half of their building while the other half is rented.

LATimes 1928-04-22 Janss Duplex Houses

Duplex Houses

It has often been argued that it is unprofitable to build single-family homes to rent, the return not being commensurate with the cost, but the present-day low price of building materials and the increased production of labor has placed a new aspect on home building. This is evident in the number of duplex residences which are now being constructed throughout the city.

There is as much money in the country today as in times of business activity and those who own it, having grown discouraged in the stock market, are turning to real-estate for investment. Many are building or buying duplex homes.

In one section of the city thirty-two such structures are being erected and in another section one company is building thirty-eight double residences. Almost as soon as these are completed they are sold and in many cases they are sold before completion.

It is an indication of the opportunities offered today in real estate and in building.

LATimes 1931-12-06 duplex more economical
FACT AND COMMENT

Market Activity

27, 1932; ProQuest Historical Newspapers: Los Angeles Times

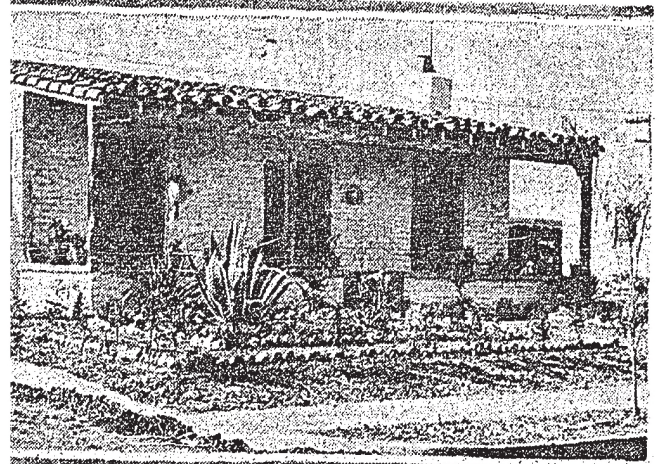
Duplex Residence Recently Built



WEST FIFTY-SEVENTH-STREET IMPROVEMENTS

Two duplex residences were completed last week by Foster-Huntley, Inc. An eight-room Spanish-type duplex, built for John D. Case at 1945 West Fifty-seventh street, is pictured at the top and a sixteen-room four-unit apartment was built at 1050 West Fifty-seventh street, for Nelson E. Loscamp. It is shown in the lower view. The former represents an investment of \$5750 and the latter one of \$9750. Due to the low building costs today, Foster-Huntley, Inc., report a marked increase in building operations of this character.

Feature Bargain Market Activity



FIFTY OF ONE, FORTY OF OTHER

Fifty homes, like the one shown in the upper photograph, are to be built in a ten-acre tract at Seventy-ninth and Crenshaw Boulevard. One has been completed, and eleven others are under way. The lower photograph shows the first of forty scheduled homes planned in the Carthay Circle district by Joe Eudemiller. It was sold before its completion for cash.

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LATimes 1931-12-13 duplex article.

Subdividers Use Low Building Costs as Three Tracts Begin \$1,800,000 Home Projects

RESIDENCE CONSTRUCTION MOVES BRISKLY UPWARD

*Developers Act Quietly but Public
Response Quick as Huge House
Program Launched*

PUBLIC KNOWS BARGAINS

"The real estate business is coming back. The public knows land bargains and knows that they are secure."

From an isolated frog and duck pond into a \$1,000,000 investment—that is the transformation which is taking place in the Carthay Circle district where ten acres of barren prairie land is being changed into a charming homesite for future Southern Californians.

With the completion of one fifteen-room Spanish duplex, seven others under way, and plans calling for thirty-nine more on Crescent Heights between Olympic and Pico boulevards, the entire project is expected to be opened within six months.

Before the first duplex was completed it was bought for cash.

Joe Eudemiller, Glendale, bought the tract last fall from R. A. Cowan, and initial stages of development began in November, 1931. His partner is R. R. Pollock and the entire development is backed by the Ralph G. Wolff Company.

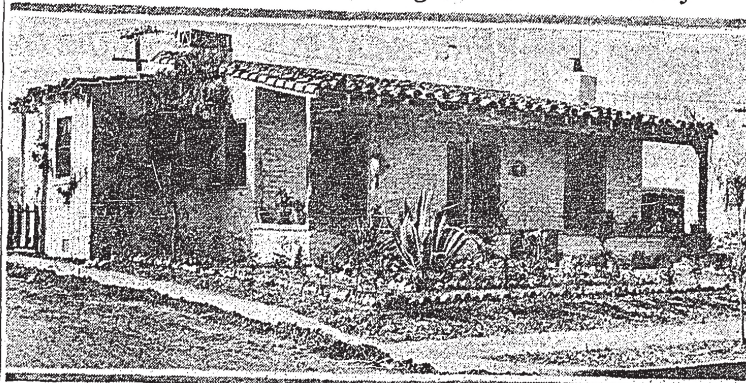
POLLYWOGS AND DUCKS

Mr. Wolff will tell you how he came to the district many years ago and hunted for pollywogs and ducks. As a boy, Mr. Eudemiller remembers the tract when it held a pond and city dwellers believed it would always be there.

Acquiring the land, Mr. Eudemiller had Crescent Heights extended from Olympic Boulevard (formerly Country Club Drive) to Pico Boulevard. He put in curbs, walks, a street and a row of flaming eucalyptus trees along the parkway. The usual shrubbery will be planted in front of every duplex, each differently designed.

And believe it or not, Mr. Eudemiller did not get so modernistic that he forgot to place a back door in every duplex so the servant could handle the iceman! There is a separate entrance for families; unit heat downstairs, tile baths, light, cheerful rooms throughout.

These Motifs Feature Bargain Market Activity



FIFTY OF ONE, FORTY OF OTHER.

Fifty homes, like the one shown in the upper photograph, are to be built in a ten-acre tract at Seventy-ninth and Crenshaw Boulevard. One has been completed, and eleven others are under way. The lower photograph shows the first of forty scheduled homes planned in the Carthay Circle district by Joe Eudemiller. It was sold before its completion for cash.

the survey indicates.

BUILD WELL

AT TODAY'S LOW COST



DUPLEX—\$5400

Home and Income are offered by this attractive duplex—a profitable improvement for any good lot. We will help finance.



MONTEREY HOME \$3300

A 7-room, two-story design, erected complete at a price that invites close comparison. Modern throughout with many distinguishing features.

Choose this responsible company to handle your building. Contract prices are guaranteed; specifications follow a high standard. Call at once—start your building while costs are low!

**TRI-GUARANTY
BUILDING CO.**

5800 W. Third St.

WY. 2116

Financed 100%--on low monthly payments



\$5500 Builds and Finances this Twelve Room Duplex Structure. All Types of Income Structure are Designed and Financed by our Organization.

If your lot is clear and suitably located for the type building you desire, we can finance its entire cost, no cash required.

Typical specifications include:
Hardwood floors throughout, full screens, tile wainscots in baths, Sanitary cloth kitchen and baths; milk box, iron receptacle, mail box, all necessary cement work and two-car garage.



\$2500 Builds this Six Room Home with Two-Car Garage



\$3500 Erects this Pretentious Two-Story Home, Complete in every Detail including Two Baths.

Phone or write for our new Booklet of Home and Income Designs, showing all the New and Modern Type Structures.

OFFICE OPEN ALL DAY SUNDAY FOR YOUR CONVENIENCE.

FOSTER-HUNTLEY BLDG. CO.

BUILDING CONTRACTORS

2002 W. SLAUSON
LOS ANGELES, CALIF.

VERmont 2132-2124
Exchange Connecting All Depts.

Sent to L. A. and Vicinity
Send booklet of home and income designs without obligation.

Name

Address

City

T-6-5

NEW TRACT OPEN WITH GOOD START

*First Structure Launched;
Plans Announced for Large
Building Program*

Named the Olympic Beverly Plaza, the eighty-acre residential tract owned by J. A. McNulty at Olympic Boulevard and Crescent Heights had its first structure under construction this week and plans for a new apartment building, two duplexes and seven single family houses were being prepared for immediate erection, it was announced yesterday by Walter E. and John McC. Brown, the selling agents.

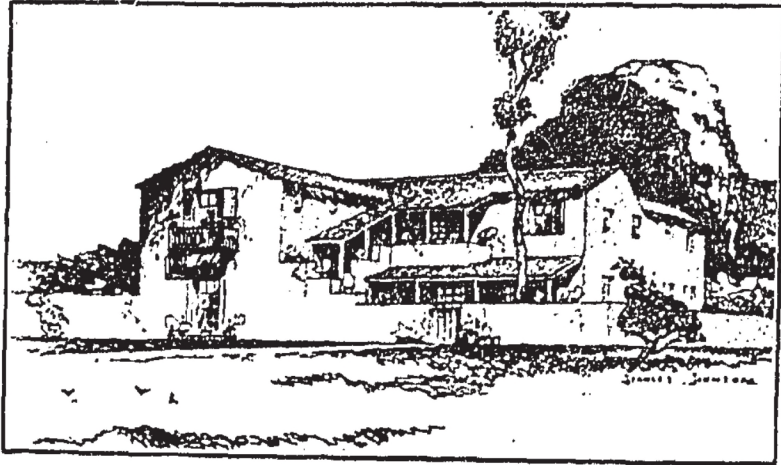
The first structure, a modern twelve-room duplex, is being built for Gerald A. McNulty at 1233 La Cienega Boulevard, according to Verner B. McClurg, architect, at a cost of \$8000.

The plans are on display by Architects' Exhibit, Inc., at Barker Brothers' store.

The duplex contains two units of six rooms each on a fifty-four-foot lot to an alley which gives access to the garages.

Located just south of the choice-ly developed Carthay Circle section and also adjoining Beverly Hills, the new tract is to be carefully improved and restricted, according to present plans of the owner.

First in New Subdivision



TRACT OPENS WITH \$8000 INVESTMENT

The above structure, a twelve-room duplex, is under way this week in the newly opened eighty-acre tract owned by J. A. McNulty and known as Olympic Beverly Plaza.

Exhibit 7c. **Mark A. Viner**, Builder/Contractor

Contract for Two-Story Flat Building is Let

The contract for the erection of a two-story stucco apartment building at 110 Bonnie Brae for Mrs. Marie Hunt has been awarded to D. J. Noonan. The building will contain forty-four rooms, divided into sixteen apartments. The plans were made by West & Northman.

West & Northman have prepared plans for a two-story fourteen-room duplex building, English type, to be erected at 1012 South Highland avenue, for the Mark A. Viner Company. The building will be brick veneer, and will cost about \$20,000. Construction is to start at once.

LATimes 1925-08-16 Viner West and Northman.

APARTMENTS STARTED

The Mark A. Viner Co. will start construction immediately on a two-story twenty-room apartment building at 1048 Marne Avenue. The building, which will cost in the neighborhood of \$30,000, will contain four apartments and will have oak floors and mahogany trim, and is of brick veneer construction, English manor style architecture. Plans were prepared by West & Northman.

LATimes 1925-11-01 Viner West and Northman.

Historical Jewish Press (JPress) of the NLI & TAU

Bnai Brith Messenger, 21.03.1930, page 6

Marriages

Dunn-Viner

Miss Rosalind Dunn, daughter of Mr. and Mrs. Jack Dunn, and Mr. Mark Viner were united in marriage on Saturday evening, March 8, at the Breed Street Synagogue. Rabbi S. M. Neches, assisted by Cantor N. Schlossberg, performed the ceremony.

Los Angeles

TWO APARTMENT STRUCTURES PURCHASED



These two six-unit buildings at 631-637 S. Detroit St., just north of Wilshire Blvd., have been sold to Mrs. Anita Bruce Consigny by Mark Viner for approximately \$55,000. The property has a frontage of 120 feet. The sale was handled through the office of the B. W. Tye Co., Wilshire Blvd. realtors.

LATimes 1939-04-02 Viner 631-637 Detroit

1. **See quick deal. Phone WO. 82121.**
BUYERS -- AGENTS
SEE THIS SMARTLY ARRANGED
BRAND NEW
 1-rm. duplex, 4 full baths. 8204 W. 4th st.
 m. Fairfax. MARK Viner. bldr. WO. 81976
 1. **EXCELLENT FURN. APT. BLDG.**
 LATimes 1935-04-18 classified M Viner.

1. **BEVERLY HILLS' NEWEST DUPLEX**
A REAL BUY. See the latest features.
 14 rms. 4 full baths. 320 S. Rexford.
 Consider some trade. Mark Viner. Bldr.
 WO. 81976
 LATimes 1935-07-28 classified M Viner.

1. **BRAND NEW DUPLEX. 8274 W. 4th st.**
MARK VINER. BUILDER. YO. 8053.
 LATimes 1936-11-20 8274 4th for sale M Viner Classified.

1. **LEO P. SCHAEFER CO. YO. 8261**
Just Completed
 Beautiful 4 unit apt. 5 rms. each
 ENGLISH ARCHITECTURE
8680 Olympic Blvd.
 Each unit a complete model home
 with every convenience imaginable.
 In L.A.'s finest rental district.
 A tentative income of \$320 per mo.
 This bldg. an outstanding investment.
MARK VINER. Builder. YO. 8033.
 LATimes 1937-04-24 Classified M Viner*.

JUST COMPLETED
 8680 Olympic—4 units, 5 rooms each.
FULLY RENTED. INCOME \$295.
 16-RM. DUPLEX. CORNER
 900 HOLT
 2 blk W. La Cienega. 1 blk. N. Wilshire.
 14-ROOM DUPLEX
 1053 REDONDO BLVD.
 L.A. High District.
MARK VINER. BUILDER. YO-8053.
 LATimes 1937-08-22 Mark Viner 3 properties Classified.

Clever Duplex
 The smartest in Wilshire-La Brea dist.
 14 massive rooms & gorgeous library.
 1053 Redondo. Mark Viner. YO-8053.
 LATimes 1937-11-07 Mark Viner 1053 Redondo Classified.

BEVERLY HILLS
Just Completed
 4 units, 5 room apts. Highest rental
 district. 148 N. Arnaz Dr. 1/2 blk. N.
 Wilshire. 1 blk. E. of Robertson. Mark
 Viner. Builder. YO-8033.
 LATimes 1938-01-25 M Viner 148 Arnaz Classified.

CASH. MUST SELL. MR. COPL. TR-0831.
BRAND NEW
4 FLAT
 1231 S. ORANGE GROVE AVE.
 Mark Viner. Builder. BR. 24831.
 LATimes 1942-01-18 M Viner 1231 S. Orange Grove Ave
 Classified.

Mark A. Viner Buildings

	Date	Permit No	Address	Building Type	Owner	Architect	Contractor	Valuation	Notes
▼	1925								
	Oct 26, 1925	36767	1048 Marne Ave TR 5070 LOT: 157 [1048 S Orange Dr]	4 Families Apts	Mark A Viner Co. 3100 Kenwood	West & Northman [Edith Northman]	Mark A Viner Co.	\$12,000.00	LATimes 1925-11-01 Viner West and Northman
	Jul 24, 1925	25630	4214 W Adams	6 family Apts	Mark A Viner Co. 3100 Kenwood	West and Northman [Edith Northman] 720-89	Mark A Viner Co.	\$1800.00	
	Aug 16, 1925		1012 S Highland	Duplex		Edith Northman	Mark A Viner Co.	\$20,000.00	LATimes 1925-08-16 Viner West and Northman permits not found
▼	1928								
	Dec 6, 1928	33678	6611 Orange St	10 Families Apts	Mark A Viner 4214 1/2 W Adams	Edith Northman phone EM 7421	Mark A Viner Co.	\$19,000.00	
▼	1930								
	May 2, 1930	10159	6501 Orange	10 Families Apts	M A Viner 6611 Orange St [32_ _ S Genesee crossed off]	Signed: W G Chandler	M A Viner	\$18,500.00	next building east W G Chandler-6451 Orange
▼	1933								
	Aug 9, 1933	12202	250 N Clark Ave, Beverly Hills	Duplex	G. Braudy	Signed: W G Chandler	Securities Construction Co 918 Shenandoah	\$7,500.00	
▼	1934								
	Feb 13, 1934	12464	133 N Clark Ave, Beverly Hills	Duplex	G. Broudy	N/A	Securities Const. Co 336 N Spaulding	\$9,000.00	Signed C William G
	Jul 16, 1934	12720	223 S, Gale Dr., Beverly Hills	Duplex	G. Broudy 336 N Spaulding	N/A	Viner; Mark/ Securities Const. Co. 918 Shanaudoah	\$10,500.00	signed Mark Viner
	Aug 25, 1934	12769	161 N. Arnaz Dr., Beverly Hills	Duplex	G. Braudy 902 Wooster	N/A	Securities Const. Co.	\$9,700.00	Signed C D Williams
	Oct 4, 1934	12851	137 N. Hamilton Dr, Beverly Hills	Duplex	H. Posser 902. Wooster	N/A	Securities Construction Co 902 Wooster	\$10,0000	signed Mark Viner

	Date	Permit No	Address	Building Type	Owner	Architect	Contractor	Valuation	Notes
▼	1935								
	Jan 22, 1935	1173	8204 W 4th st	Duplex	H. Posser	N/A	Mark Viner Securities Construction Co	\$7,500.00	LATimes 1935-04-18 classified
	Mar 18, 1935	13196	211 S Arnaz Dr., Beverly Hills	Duplex	H. Posser 902. Wooster	N/A	Securities Construction Co 902 Wooster	\$9300.00	Signed C D Williams
	Aug 30, 1935	13505	223 S. Hamilton Dr, Beverly Hills	Duplex	Rosalind Viner 902 Wooster	Signed: N. E. Lindstrom	Securities Construction Co	\$8,000.00	
	Oct 17, 1935	13676	459 S. Maple Dr., Beverly Hills	Duplex	R. VINER 902 S WOOSTER	Signed: N. Lindstrom	Securities Construction Co	\$9,000.00	
	Nov 27, 1935	13787	239 N. La Peer Dr., Beverly Hills	Duplex	Rosalind Viner 902 Wooster	Signed: Norman E. Lindstrom	Securities Construction Co	\$10,000.00	
	Dec 14, 1935	13832	126 N. La Peer Dr., Beverly Hills	Duplex	Rosalind Viner 902 Wooster	Signed: N. E. Lindstrom	Securities Construction Co	\$10,000.00	
	Dec 31, 1935	13863	222 S. Hamilton Dr, Beverly Hills	Duplex	R. VINER 902 S WOOSTER	Signed: N. E. Lindstrom	Securities Construction Co	\$8,800.00	
	Mar 18, 1935		320 S. Rexford Dr, Beverly Hills			N/A	Securities Construction Co		LATimes 1935-07-28 classified M Viner - no permits found
▼	1936								
	Jan 17, 1936		139 N. La Peer Dr., Beverly Hills	Duplex	R. VINER 902 S WOOSTER	N/A	Securities Construction Co	\$10,000.00	signed: Marky Viner
	May 12, 1936	14048	321 N. La Peer Dr., Beverly Hills	Duplex	O. G. Delameter	Signed: Norman E. Lindstrom	Viner; Mark/ Securities Const. Co.	\$12,000.00	
	Jun 29, 1936	16073	1307 S Rimpau	Duplex	Mark Viner 902 S. Wooster	N. E. Lindstrom	Mark Viner	\$7,000.00	
	Jun 29, 1936	16077	1067 S Redondo	Duplex	Mark Viner	N. E. Lindstrom	Securities Const. Co. #24191	\$7,000.00	LATimes 1936-10-18 M Vines Classified ad ..
	Aug 27, 1936	22458	8274 W 4th St. [subject property]	Duplex	Mark Viner 105 S. Crescent Heights	N. E. Lindstrom	Securities Const. Co. #24191	\$7,000.00	subject property .. LATimes 1936-11-20 8274 4th for sale Mark Viner Classified

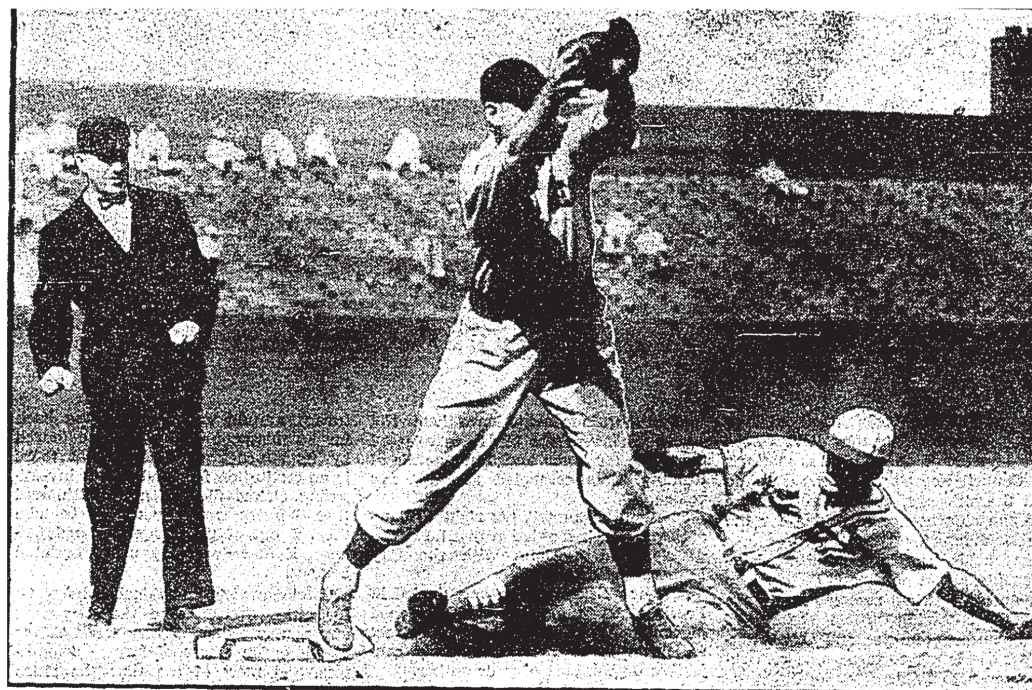
	Date	Permit No	Address	Building Type	Owner	Architect	Contractor	Valuation	Notes
▼	1937								
	Feb 10, 1937	4230 for plans see 11781 • 2/36	8680 Olympic	4 Families Apts	Mark Viner 105 N. Crescent Heights	Architect C R Spink No: 3900	Mark Viner	\$9,000.00	LATimes 1937-04-24 Classified_M Viner* Mark Viner 902 Wooster [on tile permit]
	Nov 10, 1937	15027	146 N. Arnaz Dr., Beverly Hills	4 Families Apts	Mark Viner 105 S. Crescent Heights	N/A	Securities Const. Co.	\$18,000.00	Signed: Bert Moore
	Nov 10, 1937	15626	148 N. Arnaz Dr., Beverly Hills	4 Families Apts	Mark Viner 105 S. Crescent Heights	N/A	Securities Const. Co.	\$18,000.00	Signed: Bert Moore
	Feb 2, 1937	3365	1162-1164 S. Hi Point St.	Duplex	Mark Viner 105 S. Crescent Heights	Architect C R Spink No: 3900	Mark Viner #24191	\$9,000 ok W.P.	Signed: N. E. Lindstrom ••
	Jun 8, 1937	18936	1053 Redondo	Duplex	Mark Viner	N. E. L. [Norman Lindstrom]	Securities Const Co 24191 105 S. Crescent Heights	\$10,000.00	LATimes 1937-09-22 Classified_M Viner no turret
	Dec 6, 1937	13607	900 HOLT AVE	Duplex	Mark Viner	N. E. L. [Norman Lindstrom]	Securities Const. Co. #24191	\$10,000.00	LATimes 1937-07-25 Classified_M Viner
	Dec 6, 1937		217 S. Stanley Dr., Beverly Hills	SFH			Viner; Mark/ Securities Const. Co.		no permits found
▼	1938								
	Nov 9, 1938	37663	637-41 S Detroit	6 family Apts	Mark Viner 822 S Robertson Blvd	Engineer: J J Rees #1100	Securities Const. Co. #24191 247 S Stanley Dr	\$20,000 OK W.P.	Signed: E Clive
	Nov 9, 1938	37660	631-45.5 S Detroit	6 family Apts	Mark Viner 822 S Robertson Blvd	Engineer: J J Rees #1100	Securities Const. Co. #24191 247 S Stanley Dr	\$20,000 OK W.P.	Signed: E Clive
	May 4, 1938	12771	7928 Blackburn	Duplex	Mark Viner 105 S Crescent Dr.	Engineer: Gerald Marsac No: 3407 1135 Hi Point	Securities Const Co 24191 105 S. Crescent Dr.	\$13,000.00	LATimes 1938-08-21 Classified_M Viner
	Jun 17, 1938	18462	1135 Hi Point St.	Duplex	Mark Viner 217 S Stanley, Beverly Hills	Engineer: Gerald Marsac No: 3407 1135 Hi Point	Securities Construction Co #2419u 217 S. Stanley	\$12,000.00	
▼	1939								

	Date	Permit No	Address	Building Type	Owner	Architect	Contractor	Valuation	Notes
	Aug 14, 1939	16967	244 Lasky Dr., Beverly Hills	6 family Apts	Mark Viner	Green; H. William	Securities Const. Co.	\$18,000.00	signed George F Lamb
▼	1940								
	Apr 4, 1940	17451	208 S Arnaz Dr., Beverly Hills	4 Families Apts	Securities Const. Co.		Mark Viner 217 S. Stanley Dr.	\$18,000.00	signed: Mark Viner (B E)
▼	1941								
	May 21, 1941	12618	1231-35 S Orange Grove	4 Families Apts	Securities Const. Co. 218 Stanley Dr	Eugene Martin #1128	Mark Viner #24191 217 Stanley Dr	\$13,000 by EM	Signed: E Solino
	Jan 16, 1941	1586	1233-35 S Orange Grove	6 family Apts	Securities Const. Co. 123 42 st.	H William Greene #131535 [JJ Rees- crossed off]	Mark Viner #24191 217 Stanly Dr	\$18,000.00	Signed: Bill Chenowett
▼	1948								
	Oct 28, 1948	23582	225 S. Arnaz Dr., Beverly Hills	6 family Apts	Rosalind Viner	Engineer W G Chandler Architect R S Loring	Contractor Geo L. Heltz 144 S La Brea	\$75,000.00	Mort Viner - son of Mike, lived here. Building finished after death.

Exhibit 7d. Advertisements for Subject building

LATimes 1971-04-25 Classified Ad 8274 W 4th for sale.

Exhibit 7e. **Fourth Street Chateau Duplex, Owners**



lowed. In the winter, I came back to Los Angeles to work for the Hammond Lumber Company. I worked the Western Canada League two summers—during the seasons of 1920 and 1921.

I guess I must have done a pretty good job up there. Bob Connery, scout for the New York Yankees, had seen me in action and recommended me to Bill McCarthy, then president of the Pacific Coast League, now postmaster of San Francisco. One of the regular Coast League umpires, Ed Finney, wanted to quit two weeks early in the season of 1921 to go duck hunting. So they let me finish out his job. I was kept on during the winter as umpire in the Winter League then in existence in California. It resulted in a contract the following spring and I umpired Coast League ball in 1922, 1923, 1924 and 1925.

My chance for the big leagues came in 1926. Hank O'Day, a big league ump then, had spotted my work in the Coast League the season before. On his recommendation, the National League bought my contract. I umpired my first big league game in 1926 and have been working the National circuit ever

"BEANS" CALLS
A CLOSE ONE
IN Wirehole

DON'T KILL THE UMPIRE!

SO YOU think I've got a soft job? You think it's a snap to watch a baseball game six days a week, six months a year?

Well, you're wrong!

Sure, I'm in the ball park every day during the baseball season while most of you fans are checking trial balances, closing that sales contract or waiting on cranky old Mrs. Jones. But I don't go there for the same reason that you do, on your days off.

No, sir. I've got a job out there—and it's a hard one! And a pretty important one, too. It's more than a job; it's a profession. It takes years to work up to the big leagues. It requires good eyes and legs, an expert knowledge of the game, quick judgment and salesmanship.

I ought to know.

I've been umpiring ball games for twenty-three years now. For the past eleven I've been with the National League circuit. Before that I worked in the Pacific Coast League, the Western Canada League, the "Copper" League in Arizona and several semi-pro teams here in Southern California.

I got my name and my start as a baseball umpire about the same time.

When I was about fifteen years old, my folks moved to Los Angeles from Taunton, Massachusetts. Taunton is about a home run from Boston. We lived over on Boyle Heights in those days. About the first thing I did when we finally got settled was to look up the neighborhood sand lot.

It didn't take me long to spot it. Glove in hand, I sauntered over to where a group was playing. One of them asked me:

"Where you from, kid?"

"Boston."

"What's yer name?"

"John E. Reardon."

"Where d'ye get that John E. stuff? If you came from Boston, yer name must be 'Beans'."

"Beans" it has been ever since.

I used to play baseball morning, noon

and night in those days. I always had a glove and a ball with me. But I was never good enough to make any of the teams. They'd either make me bat boy or umpire. I liked to umpire and soon it got to be a regular thing. First it was sand-lot games among a bunch of kids. Then it became Sunday baseball among older fellows.

After those games they used to pass the hat among the spectators. Sometimes they'd collect \$10 or \$12. The pitcher would be paid \$2, and the winning team would split the rest. I'd be standing around sort of wistful-like and somebody would remember:

"Let's chip in a dime apiece for 'Beans.' After all, he helped us win this game!"

If I made a buck, I considered myself lucky.

PRETTY soon I began to get calls to umpire semi-pro games around Los Angeles. These were still Sunday games but my salary was upped to a flat \$3 a game. I was working as a boilermaker's apprentice then in the Pacific Electric yards. About this time the railroads started a shop league and I umpired those games—traveling to San Bernardino, Bakersfield, Tracy and other towns.

My first real job as an umpire came soon after that. I received a proposition from the "Copper" League in Arizona—made up of various copper mine teams around Bisbee. I was to umpire ball games on Saturdays and Sundays and get a soft job the other five days. That sounded like a swell offer so I hopped a train for Bisbee.

You know what kind of work that "soft" job turned out to be? They handed me a pick and shovel, sent me 1600 feet underground and put me to work "mucking"—shoveling slimy copper ore into a mine car! I umpired exactly three games and then headed back to Los Angeles. I was tired playing tag with rats in that mine!

Then, out of a clear sky one day, I

BY JOHN E. ("Beans") REARDON

Wherein one of them calls strikes and balls on himself—with the hope that it may lessen your tendency to throw bottles

★ "Beans" Reardon is a Los Angeles boy who has made good as a big league umpire. His real name is John E. Reardon—but only his close friends know it.

For eleven years, "Beans" has been calling strikes and balls in the National League. Tuesday he begins his twelfth season. One of the most colorful figures of modern baseball, he is well known and well liked by fans, players and coaches.

When "Beans" calls a close play, he sticks by his decision—when he knows he is right. His judgment is highly valued and respected. This factor and his personality took him from the sand lots of Boyle Heights to the million-dollar stadiums of the big leagues.

So, when America's national pastime gets off to a running start



Tuesday, "Beans" will be out there behind the plate. He is one of the men who provide that intangible "color" to baseball.

got an offer to umpire in the Western Canada League, a real Class B outfit. The teams in that league were: Calgary, Edmonton, Moose Jaw, Regina, Saskatoon and Winnipeg.

How much dough in a job like that? Two hundred and fifty smackers every thirty days. And in American money, too!

The Canadian dollar was only worth eighty-three to ninety cents in American money then. By the end of the first season I'd saved \$750. That was more money than I'd ever had at one time in my life. I liked that job—umpiring six days a week and no baseball on Sunday because it wasn't al-

since. I've worked two world's series—in 1930 between the Athletics and the Cards and in 1934 between Detroit and the Cards. I've also umpired three city series between the Chicago Cubs and the Chicago White Sox.

I often am asked: "How many umpires in the big leagues?" The answer is twenty-four—twelve in the American and twelve in the National. Each game played requires three umpires, one behind the bat, one at first base and the other at third base. At the beginning of the season, the oldest men—in point of experience—umpire behind home plate, the next oldest at first and the

(Continued on Page Ten)

DON'T KILL THE UMPIRE!

Continued from Page Seven

youngest at third. After that, they rotate each day.

Which position do I consider the hardest?

That's easy. Behind the plate, of course. There, you have to make a decision on every ball pitched—350 to 400 a game. In addition you have to umpire plays coming toward home base where a run may decide a ball game. But, on the other hand, you can get into just as many arguments at first or third as you can at home base.

When I call a play, I call it loud and fast and make them like it. Some umpires stick to their first decision—through hell and high water. That's foolish. Sometimes you can't see a play. Sometimes a baseman will try to hide a ball after dropping it. If you get into such a spot, one of the other umps will usually help you out.

It doesn't pay to fight for a decision. Sometimes ball players poke an ump on the chin. But what does the player get out of it? Nothing but a fine or a suspension.

I've seen some umpires knocked cold accidentally by pitched or thrown balls. That's why we wear a chest protector and mask when we work behind the bat. I've been hit but never hurt by a ball.

The worst I ever got was a nasty bruise from a Coca-Cola bottle. That was during my first season in a game at Pittsburgh. I had called a close one against the home team. The crowd let loose a long "booooooooooooo . . ." and the bottle came sailing through the air. It caught me on the shoulder and I wore a honey of a bruise for a couple of weeks.

An umpire develops a keen sense of timing and direction. If he doesn't he won't keep his job very long. At home plate you've got to see that the ball cuts across the platter somewhere in an imaginary box the width of the plate and between the batter's knees and shoulders.

When I'm umpiring at first base—with a batter and a ball coming my way—I don't attempt to watch both of

them. I watch the runner's foot and listen for the smack of the ball in the first baseman's glove. I get close so that I can hear the split-second difference between the shoe and the ball reaching the bag. Spectators in the grandstand try to watch both the ball and the runner. The action is too fast to see and they cannot hear which reaches the base first.

That's when the old war cry goes up: "Kill the ump!" The crowd doesn't realize that the umpire can see and hear a play much better than it can.

The National League starts its umpires off at \$4000 a year and the salary ranges up to \$10,000. This may sound like big dough and people often say to me:

"Easy life you lead, 'Beans.' And look at the dough you save—no hotel bills while you're traveling in Pullmans."

"Listen," I tell them, "Sure I travel around in Pullmans half my life. But after I've paid taxi fare to the station, tipped all the porters, and paid more taxi after getting off the train, it adds up to as much as a hotel room. You never thought of that, did you?"

"Well, no," they back down.

"And I'll bet you never considered the cost of uniforms either," I tell them. "We have to buy them ourselves."

Umpires of the National League must have two blue serge uniforms—at \$80 apiece. Two kinds of shoes—one pair for behind the plate and the other for bases—cost \$15 a pair. A chest protector will be at least \$20. Some of them last two months, others two years. Shinguards are \$15 and probably outlast any other equipment. A mask is \$15. Then there are incidental items like scorecards, ties, shirts, socks, rubber shirts for rainy weather, etc.

An umpire has got to keep himself in top condition like any athlete. I do some gym and road work in the spring; then as the season gets under way, I get enough exercise on the field.

ONCE you get into condition it's not hard to stay that way. I try to get ten hours sleep and I watch what I eat pretty closely. For instance, if it's a real hot day, I don't take aboard a lot of ham and eggs and pancakes for breakfast. All that grease is hard to digest. I did that little trick twice last summer—and passed out both times!

I usually come to California during the winter. Some umpires go fishing off the Florida coast, some go hunting in Canada, some raise chickens and others sell insurance. I relax in the winter by working in the movies—and that's all right for relaxation. I'd hate to do it for a living, though. I'd rather stick to umpiring.

Some people kick about the fact that radio broadcasts are killing baseball—making a nation of rocking chair fans. But it's my opinion that radio is doing baseball more good than harm. A few years ago 20,000 or 30,000 people were considered a good crowd in a ball park. Today the New York Yankees pack 70,000 or more into the Stadium. I'm against radio broadcasts on Saturdays, Sundays and holidays, however.

Who's going to cop the American and the National League pennants this year? Well, I've got a pretty good hunch—but I can't tell you, see? If I do pick a team, somebody's sure to squawk that I'm favoring that outfit.

How long am I going to be an umpire? Just as long as my eyes can see a fast ball smoking across one corner of the plate and just as long as my ears can hear a ball smacking a baseman's leather! Bill Klem is the oldest umpire today. He starts his thirty-fifth big league season Tuesday. If I can equal his record, I'll be satisfied.

Four in Family Win Diplomas--Parents Tired

Los Angeles Times (1923-1995); Feb 2, 1959; ProQuest Historical Newspapers: Los Angeles Times
pg. 2



GRADUATES ALL—Four children of Mr. and Mrs. Sol Tiano were graduated last week and parents are worn out just from attending exercises. From left

are Arlene, 11, Hancock Park Elementary School; Marvin, 15, John Burroughs Junior High; Jack, 19, Los Angeles City College, and Norman, 22, UCLA.

Times photo

Four in Family Win Diplomas-- Parents Tired

"All four of our children have graduated from school," Mr. and Mrs. Sol Tiano, of 8276 W 4th St., said yesterday. "We should have a sense of accomplishment. Instead, we have a tremendous sense of fatigue."

The trouble seemed to be that the young Tianos were graduated all last week. And from four different schools.

Diplomas Won

Tuesday, Arlene, 11, emerged with a diploma from Hancock Park Elementary School. Wednesday, it was Jack, 19, leaving Los Angeles City College, and Norman, 22, matriculating from UCLA. On Friday, Marvin, 15, saw the last of John Burroughs Junior High School.

Recuperating yesterday, Mr. Tiano said that he and his wife had managed to attend Arlene's and Marvin's graduations as a unit.

"But on Jack's and Norman's, we had to split up," he added. "I went to Jack's, my wife to Norman's. It was a big strain."

"To think," sighed Mrs. Tiano, "that when I was first married my doctor told me I could never have any children. If he could see me now."



Sol Tiano at Solly Tiano's Produce, Stall C-19, Grand Central Market. The Tiano family lived at 8276 W. 4th St. from 1950 to 1977. (Theodore Hall c1952 The Huntington Library, San Marino, CA.)

Exhibit 8. SurveyLA

Districts

Name: 4th Street-Colgate Avenue Residential Historic District



Description:

The 4th Street-Colgate Avenue Residential Historic District is located in the Beverly-Fairfax neighborhood of central Los Angeles, on West 4th Street between South Orlando Avenue and South Fairfax Avenue, and on Colgate Avenue between South Orlando Avenue and South Sweetzer Avenue. The topography of the area is generally flat, but most of the properties are slightly elevated from street level, with sloping front lawns. The historic district's street pattern predominantly occupies a rectilinear grid, except at South La Jolla Avenue and South Crescent Heights Boulevard, which are at angles running northeast/southwest. Uniform setbacks, detached garages, driveways with curb cuts and concrete walkways are characteristic of the one and two-story buildings within the residential district. Historically developed as a single tract, the district has original sidewalks, but no original street trees appear to remain. Of the 149 properties, 106 are contributors and 43 are non-contributors to the district.

The period of development for the district is 1922 to 1953, and residences are predominantly Spanish Colonial Revival or Tudor Revival in style. Common features, depending on the style, include clay tile roofing, arched window and door openings, stucco cladding and exterior staircases.

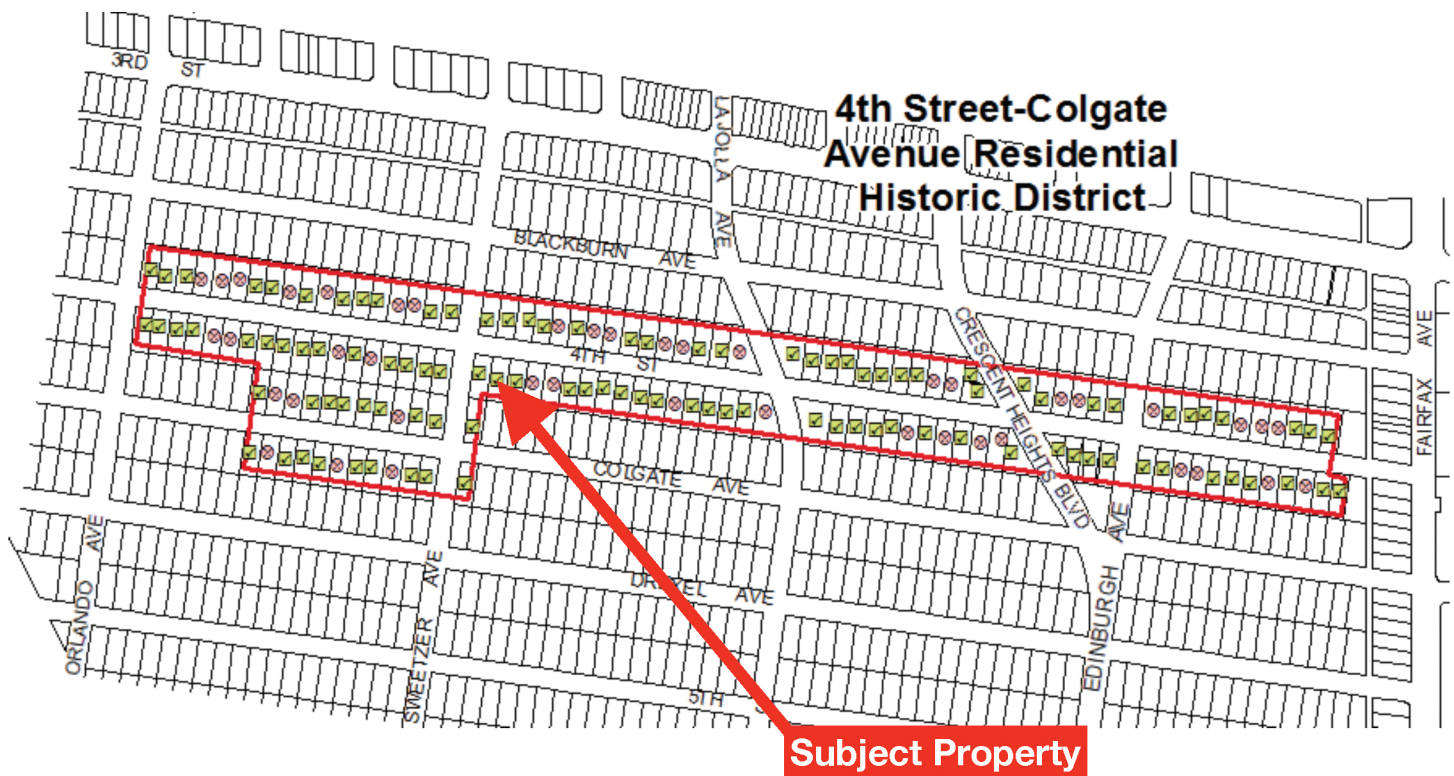
Significance:

The 4th Street-Colgate Avenue Residential Historic District is significant as an excellent collection of Period Revival residential architecture from the 1920s to the early 1950s; it is also significant as an early Jewish enclave, representing the earliest movement of the Jewish community westward from areas such as Boyle Heights in the late 1920s and early 1930s. Residences within the district retain their original plans, massing, scale and character-defining features predominantly of the Spanish Colonial Revival and Tudor Revival styles. The district's period of significance under the context of architecture is 1922 to 1953, which captures its major period of development and the time during which most of its buildings were constructed. Its period of significance for its association with the Jewish community begins in 1922, when the first residences were constructed in the district; it remains a vibrant Jewish community today. Of the district's 149 properties, 71% contribute to its significance.

The area was originally part of Rancho La Brea and was subdivided by the California Trust Company in 1923. In 1924, real estate developer Hugh Evans was hired to manage the development process. The district was part of a larger area known as the Wilshire-Fairfax Tract, between West 3rd Street to the north, Wilshire Boulevard to the south, Fairfax Avenue to the east and La Cienega Boulevard to the west. Newly-built houses as well as vacant lots were advertised by Evans in the Los Angeles Times between 1924 and 1930. The Wilshire-Fairfax Tract featured street paving, concrete sidewalks and curbs, and ornamental streetlights; its proximity to streetcar lines was also marketed.

The 1930 U.S. Census enumerated a substantial number of Jewish residents in this district, listing individuals of Russian, Lithuanian, German, Turkish and Polish descent, some of whom listed Yiddish or Hebrew as their primary language. The district was home to a diverse Jewish population including recent immigrants, individuals who had moved here from the East Coast, and longer-term California residents who moved to Wilshire from other parts of Los Angeles (illustrated by a number of established Jewish restaurants and religious institutions that relocated to Wilshire in the 1930s and after World War II). This Jewish enclave predates many of the others in the Wilshire area; larger numbers of the Jewish community moved to this area of Los Angeles from older communities like Boyle Heights or neighborhoods in South Los Angeles after World War

II. This neighborhood may not have seen exclusion of Jewish homeowners and renters based on restrictive housing covenants or realtor discrimination as seen in some other parts of Los Angeles. Permit and census research indicates that a substantial number of properties in this enclave were built and owned by Jewish individuals, both living on site and renting to tenants.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Ethnic Enclaves, 1880-1980
Sub theme:	No SubTheme
Property type:	Residential Neighborhood
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant as an early Jewish residential neighborhood in the area and reflects the community's movement westward from areas such as Boyle Heights. Its association with the Jewish community began in the 1920s and 1930s and continues into the present.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Period Revival Neighborhoods, 1918-1942
Property type:	Automobile Suburb
Property sub type:	Subdivision
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1920s to 1950s Period Revival neighborhood of single-family residences, mostly in the Spanish Colonial Revival and Tudor Revival styles. Contributors exhibit the essential character-defining features of the styles.

Contributors/Non-Contributors:

Primary Address: 7920 W 4TH ST
 Other Address: 7918 W 4TH ST
 Type: Contributor
 Year built: 1937
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Minimal Traditional



Primary Address: 7925 W 4TH ST
 Other Address: 7923 W 4TH ST
 Type: Contributor
 Year built: 1941
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: French Revival (Norman); Minimal Traditional



Primary Address: 7926 W 4TH ST
 Other Address: 7924 W 4TH ST
 Type: Contributor
 Year built: 1928
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Spanish Colonial Revival



Primary Address: 8266 W 4TH ST
 Other Address: 8264 W 4TH ST
 Type: Non-Contributor
 Year built: 1929
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Spanish Colonial Revival



Primary Address: 8267 W 4TH ST
 Other Address: 8265 W 4TH ST
 Type: Contributor
 Year built: 1929
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Spanish Colonial Revival



Primary Address: 8270 W 4TH ST
 Other Address: 8272 W 4TH ST
 Type: Contributor
 Year built: 1931
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Spanish Colonial Revival



Primary Address: 8273 W 4TH ST
 Other Address: 8271 W 4TH ST
 Type: Contributor
 Year built: 1936
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Spanish Colonial Revival



Primary Address: 8276 W 4TH ST
 Other Address: 8274 W 4TH ST
 Type: Contributor
 Year built: 1936
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Chateausque, Late