

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2024-1584-HCM
ENV-2024-1585-CE**

HEARING DATE: April 4, 2024
TIME: 10:00 AM
PLACE: Edward R. Roybal Board
Public Works Session Room
City Hall, Room 350
200 N. Spring Street
Los Angeles, CA 90012
and teleconference (see
agenda for login
information)

Location: 4467- 4479 W. 2nd Street
Council District: 13 – Soto-Martinez
Community Plan Area: Wilshire
Land Use Designation: Medium Residential
Zoning: R3-1
Area Planning Commission: Central
Neighborhood Council: Greater Wilshire
Legal Description: Tract 775, Lot 10

EXPIRATION DATE: April 10, 2024

PROJECT: Historic-Cultural Monument Application for
THE SWORD APARTMENTS

REQUEST: Declare the property an Historic-Cultural Monument

OWNER: AMM Holdings LLC c/o Mario D. Silva
8625 San Fernando Road
Sun Valley, CA 91352

APPLICANT: James Dastoli
PO Box 1843
Los Angeles, CA 90028

RECOMMENDATION **That the Cultural Heritage Commission:**

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

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

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Senior Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Andrez Parra, Planning Assistant
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Sword Apartments is a two-story, multi-family residential building located at the northeast corner of W. 2nd Street and St. Andrews Place in the Greater Wilshire area of Los Angeles. Constructed in 1933, the subject property was designed by master architect Milton J. Black (1905-1970) in the Monterey Revival architectural style for developer James O. Sword.

The Greater Wilshire neighborhood and surrounding area saw its most intense development from the late 1910s through the 1920s, greatly encouraged by the growing streetcar system. Large single-family residences lined the main thoroughfares, with both single-family and multi-family buildings appearing on and near other major streets. The neighborhood also began to see large, luxurious apartment buildings, multi-story edifices, and hotels, particularly along Wilshire Boulevard. Moving into the 1930s, planners viewed smaller scale multi-family units in the area as a compromise between the further development of large-scale, multi-dwelling buildings and maintaining the low-scale image of Los Angeles. The Los Angeles Railway ran lines into and through the area along W. Sixth Street, Eighth Street, Ninth Street, Third Street, Tenth Street (later Olympic Boulevard), Pico Boulevard, Larchmont Boulevard, Vermont Avenue, and Western Avenue.

Roughly L-shaped in plan, the subject property is of wood-frame construction with smooth stucco cladding. It has a low sloped, complex combination of a gabled, salt-box, and pyramidal roof clad with red clay tiles and exposed rafter tails. The primary south-facing elevation is ten bays wide with a volume projecting to the south on the eastern side of the building; fronting the elevation is a courtyard with a grassy area featuring a circular concrete tree well with tiles. The second floor of the projecting volume slightly overhangs the east-facing elevation and the first floor has an attached wing wall with a shed roof clad with red clay tiles that obscures a stairway leading to a second-floor cantilevered balcony. The gabled, two-story volume on the western side of the building projects slightly to the south and features quoins on the corners at the first floor and plaster scored to resemble horizontal wood siding at the second floor. The first floor of this portion has a concrete stoop with a metal awning over an entrance to one of the units, consisting of a paneled wood door flanked by divided-lite sidelites. On the remainder of the primary elevation there are two other concrete stoops leading to unit entrances within arched openings, one of which has a decorative plaster surround. The west-facing elevation reveals the exterior staircase with ornate wrought iron railings and two wood paneled doors leading to units on the easternmost portion of the building. The west-facing elevation on the westernmost portion of the building features a slightly projecting tower element at the northwest corner that has two divided-lite, arched wood windows on the second floor and quoins on the corners. On the remainder of the elevation there are two sets of divided-lite, wood French doors leading out onto projecting concrete juliette balconies on the first floor; a second floor that features scored plaster to resemble horizontal wood siding; and corner quoins. The rear, north-facing elevation features three wooden staircases leading to secondary unit entrances on the second-floor that consist of paneled wood doors. The east-facing elevation has an overhang with corbels at the southernmost portion of the building and an L-shaped metal staircase that wraps around the northeast corner. Fenestration across the subject property consists of multi-lite, tripartite, wood casement windows, and divided-lite wood casement windows and double-hung wood windows, some of which are in groupings of two and three. Several of the windows are covered by metal security bars. Interior features include wood built-ins; faux wood ceiling beams; decorative fireplace surrounds and mantels; hardwood floors; decorative metal vent covers; and original kitchen cabinetry.

Milton J. Black was born on April 23, 1905, in Escondido, California and later relocated to Los Angeles. Black began working as a draftsman for architect Aloysius F. Mantz in 1927, before

partnering with architect J. Ross Castendyck. Black received his certificate to practice architecture in 1930, and around that same time, he left Castendyck's office to establish his own architectural practice. Throughout his career, Black designed properties in Period Revival styles including Spanish Colonial Revival, French Revival, Chateausque, Mediterranean Revival, and Tudor Revival; however, he is best known for his Streamline Moderne residential designs. Black's works include the 654 Burnside Apartments (1933, HCM #426), the Mauretania Apartments on Rossmore Avenue (1934), the El Cadiz Apartments (1937, HCM #775), and the Richardson Apartments (1940, HCM #847). Black passed away in 1970 in San Diego, California at the age of 65.

Based on permit records, the subject property has undergone only minor alterations over the years that includes the repair and replacement of cripple walls, damaged finishes, and rotted floor joists in 2000. In addition, the original garage was demolished and security bars were added to some of the windows at unknown dates.

The subject property was designated as a Contributor to the St. Andrews Square National Register Historic District in December 2023. The district is significant as an excellent example of a streetcar suburb.

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.

FINDINGS

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

BACKGROUND

On March 11, 2024, the Director of Planning determined that the application for the proposed designation of the subject property as Historic-Cultural Monument was complete.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name:					
Other Associated Names:					
Street Address:				Zip:	Council District:
Range of Addresses on Property:				Community Name:	
Assessor Parcel Number:	Tract:			Block:	Lot:
Identification cont'd:					
Proposed Monument Property Type:	Building	Structure	Object	Site/Open Space	Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:					

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built:	Factual	Estimated	Threatened?
Architect/Designer:			Contractor:
Original Use:			Present Use:
Is the Proposed Monument on its Original Site?		Yes	No (explain in section 7) Unknown (explain in section 7)

3. STYLE & MATERIALS

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

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

Property Owner

Is the owner in support of the nomination?

Yes

No

Unknown

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

Nomination Preparer/Applicant's Representative

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

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

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

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

JAMES DASTOLI

6/17/23

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

The Sword Apartments

Historic-Cultural Monument Nomination Continuation Sheet

A. Property Description

Site

Constructed in 1933, the Sword Apartments are located at 4467 W. 2nd St., with additional addresses at 4469, 4471, 4473, 4475, 4477, and 4479 W. 2nd St, is located at the northeast corner of St. Andrews Pl. and 2nd St, with frontage on both streets. The building takes up most of it's rectangular parcel with some space reserved for a parking lot on the eastern side. It is fronted by a sidewalk on the west elevation, and a small lawn and sidewalk on the south elevation. The property abuts the apartment building at 4457 W. 2nd St. to the east, and the single-family house at 154 S. St. Andrews Pl. to the north.

Exterior

Designed in the Monterey Revival style by Milton J. Black, the building is roughly L-shaped in plan, and rises to two stories in height. The building is separated into a series of intersecting volumes connected with a cross-gabled clay tile roof. It is primarily clad in smooth stucco, with a projecting second floor section, and one of the gable ends sided with clapboards. The primary south elevation is twelve bays wide, with an off-centered arched primary entrance. Other units are directly accessible through paneled doors oriented towards the front lawn. The gable end at the southeast corner features a wingwall on one side that partially obscures an exterior staircase, and a jettied projection on the other side. The staircase leads to a second floor balcony that overlooks the lawn. Typical windows are wood paired casements, but wood double hung windows are also present on the sides and back. There is a tower with a pyramidal hipped roof on the northwest corner of the building. Wooden staircases provide access to the second floor in the back. Other features include rejas with wrought iron grilles, arched mullioned windows, upswept awnings, quoins, exposed rafter tails, a pierced screen, a jigsaw-cut railing, paneled doors, and speakeasy peepholes.

Interior

Photos from real estate listing suggest that the interior may contain original built-ins, ceiling beams, fireplaces, kitchen tile, and bathroom tile, but that cannot be confirmed without a site visit. It is unknown how many of the units contain these features.

Alterations

The Sword Apartments have had minimal alterations since its construction. A garage on the property has been demolished. Basement finishes, cripple walls and floor joists have been repaired.

B. Statement of Significance

Summary

The Sword Apartments meets the following criteria for designation as a Los Angeles Historic-Cultural Monument:

It 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.

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.

The property meets criterion 3 by being an excellent example of the Monterey Revival style, with its overall massing, materials, roofline, and ornamentation all being typical of the style's characteristics. It meets criterion 1 because the building is representative of early patterns of development in the Wilshire area that were influenced by streetcar suburbanization, being located very close to the Los Angeles Railway line on 3rd St. It also serves as an excellent example of an early 20th century courtyard apartment, which is an important sub-type of multi-family residential development in Los Angeles. It was built in 1933 by Milton J. Black, an important architect in Los Angeles in the 1920s and 30s who worked extensively in the Spanish Colonial Revival and Streamline Moderne styles. Some of his other apartment buildings have been landmarked as HCMs.

Streetcar Suburbanization¹

Development in this part of the Wilshire area was encouraged by the growing streetcar system; the Los Angeles Railway ran lines into and through the Wilshire area along West Sixth Street, West Eighth Street, Ninth Street, West Third Street, Tenth Street (later Olympic Boulevard), Pico Boulevard, Larchmont Boulevard, Vermont Avenue and Western Avenue. The streetcar expansion facilitated the movement of more and more people into the area and helped establish some of the first commuter suburbs in Los Angeles. Single and multi-family Craftsman neighborhoods, numerous bungalow courts, tall brick apartment houses, and abundant duplexes and fourplexes emerged. Many residents of the Wilshire district had the option of using either streetcars or automobiles for their daily travel. This pattern would continue west of the Wilshire Center and Koreatown neighborhoods through the 1920s and 1930s, producing block upon block of automobile suburbs in neighborhoods like Mid-Wilshire and Beverly-Fairfax. The open agricultural land dotted with oil derricks that once characterized the entire area between Los Angeles and Santa Monica would soon become densely developed residential and commercial districts. The neighborhoods now known as Windsor Square, Hancock Park, and Larchmont were the next part of the Wilshire area to develop. Windsor Square was the first, developed

¹ Excerpted and adapted from City of Los Angeles. "Wilshire Community Plan Area: Historic Resources Survey Report," ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2015.

in 1911 as an exclusive, wealthy subdivision of large houses on large lots between Wilshire Boulevard and Third Street. Larchmont Boulevard was established in 1920 to be the “main street” for Windsor Square as it expanded in size, coming to include nearby new developments like New Windsor Square, Windsor Heights, and Marlborough Square. As soon as it opened, the new Larchmont business district was connected by an extension of the Sixth Street line to the larger Los Angeles Railway network. The Larchmont streetcar line provided additional transportation options to the residents of the area.

The R Line

The “R” Line was formed by merging the Stephenson Avenue Line and the West 6th Street Line, with service beginning in 1920 and ending in 1947. The route went from Eastern Avenue and Whittier Boulevard, west on Whittier to Boyle Avenue, south on Boyle to E. 7th Street, west on 7th to Alvarado Street, north on Alvarado to W. 6th Street, west on 6th to right-of-way near Gramercy Place, north on right-of-way to W. 3rd Street, west on 3rd to Larchmont Boulevard, north on Larchmont to Melrose Avenue. In 1931, the line was rerouted to travel west on Whittier to Boyle Avenue, south on Boyle to E. 7th Street, west on 7th to Vermont Avenue, north on Vermont to W. 3rd Street, west on 3rd to La Brea Avenue.²

The neighborhood that is now known as St. Andrews Square (where the subject property is located) was developed as a streetcar suburb, with the Holmes-Walton Co. specifically advertising proximity to railway lines. In a Los Angeles Times ad for an April 19, 1907 auction of nearby Westminster Place properties, Holmes-Walton points out the ideal location next to the yellow car streetcar line. An article in the paper from a few days later again tells readers to take the “yellow 'West Sixth Street' car on Broadway.”³ Homes that were built in St. Andrews Square while the streetcar was running though still had driveways and private garages, which are can be seen today.

Multi-family Residential Development in Los Angeles⁴

The reasons for the proliferation of multi-family housing in early twentieth century Los Angeles are manifold. Primary among them was simple demand. Multi-family residences played a critical role in meeting the widespread need for housing created by the city’s exponential population growth during this time. In 1900, the city had barely a hundred thousand residents; by 1930 that number had exploded to over 1.2 million. In the 1920s alone, the city’s population doubled as Los Angeles went from the nation’s tenth largest city to the fifth largest.

For many Angelenos a multi-family dwelling was a more desirable living situation than a detached single family house. Multi-family living was generally more affordable and located “further in” – close to urban amenities such as employment centers and shopping districts. By contrast, potential homeowners often had to be “courted and coaxed out to the urban edge, where they might or might not find paved streets or sewer connections, but where often-steep mortgage payments would be waiting

2 “‘R’-Whittier Boulevard and W. 3rd Street Line (1920-1947).” *The Electrical Railway Historical Association of Southern California*, http://erha.org/lary_r.htm.

3 “Brevities.” *Los Angeles Times*, 22 April 1907.

4 Excerpted and adapted from City of Los Angeles. “Los Angeles Citywide Historic Context Statement Context: Residential Development and Suburbanization, 1880-1980 Theme: Multi-Family Residential Development, 1895-1970,” ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2018.

regardless.” Unlike in other American cities, where apartment housing was associated with overcrowding and unhealthful living conditions for the urban poor, Los Angeles’ varied stock of rental units accommodated Angelenos with a wide range of economic means, from working-class fourplexes, to middle-class bungalow courts, to high-rent luxury apartment towers.

Apartment living also met the requirements of new Angelenos seeking readily available housing. Bungalow courts and courtyard apartments offered shared landscapes which “helped create community out of discrete dwellings, providing a spatial expression of common identity for residents recently arrived from elsewhere.” Apartment buildings with distinctive architectural detailing, perhaps with an illuminated rooftop sign declaring the building name, offered “instant community to a newly arriving population.” Individual units might come fully furnished and equipped with hundreds of household items, from towels and linens to kitchenware. In more luxurious buildings, rental fees might include daily bed making and cleaning, as well as laundry and linen services.

As the city’s population rose in the early twentieth century, and the demand for affordable rental units kept pace, there were plenty of entrepreneurs happy to add to the supply of multi-family housing. Development of multi-family dwellings provided investment opportunities up and down the socioeconomic scale, “from lower middle-class white and minority single-lot owners on up to real estate tycoons and everywhere in between.” Small-scale buildings were the earliest examples of this kind of income-producing residential development, due to the relative ease with which they could be constructed and with minimal up-front capital. Larger buildings did not appear in substantial numbers until the 1920s, when a combination of even more rapid population growth, a burgeoning tourism industry, and widespread availability of investment capital “drove an apartment construction boom in Los Angeles that dramatically altered parts of the city.” Smaller buildings would then give way to larger apartment houses, towers, and ultimately expansive complexes which could offer a greater return on investment.

Courtyard Apartments⁵

The courtyard apartment was the natural successor to the earlier development of the bungalow court in Southern California. Courtyard apartments were first built beginning in the 1910s, when multi-family residential construction in Los Angeles began in earnest, with the type continuing to evolve in form and style through the 1960s. However, proliferation of the courtyard apartment in Los Angeles reached its zenith in the 1920s. The growing popularity of this multi-family housing type during this period coincided with the greatest population growth in the city’s history. While the bungalow court reflected the earliest attempt at a compromise between privacy and density, the pressing demand for more housing made it necessary to develop a higher-density residential alternative.

The courtyard apartment of the 1920s and early 1930s built on the early twentieth century trends but the form of its buildings and the integral landscaped spaces depended to a much greater extent on precedent found throughout the Mediterranean region and Mexico. According to Stephanos Polyzoides, Roger Sherwood, and James Tice, authors of *Courtyard Housing in Los Angeles*, European and Middle

⁵ Excerpted and adapted from City of Los Angeles. "Los Angeles Citywide Historic Context Statement Context: Residential Development and Suburbanization, 1880-1980 Theme: Multi-Family Residential Development, 1895-1970," ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2018.

Eastern sources for the courtyard apartment include what they label as the “urban patio house” and the “urban callejon.” The former was a basic element of urban structure in western antiquity. On the Iberian Peninsula, it can be traced through six centuries of Roman domination. The callejon is a deadend urban street that is typical of Arab cities in southern Spain. Though it is composed of different buildings, the scale of the street, framed by the openings of the attached buildings creates a dynamic, unified space. Another ingredient in the development of 1920s and early ’30s courtyard apartment houses was the contemporary interest in vernacular adobes of California, many of which were arranged around a central courtyard or patio. These buildings were the subject of numerous publications, including Donald R. Hannaford and Revel Edwards’ *Spanish Colonial or Adobe Architecture of California, 1800-1850*.

By the late 1920s, Southern California courtyard apartments were labeled by New York architect and housing expert Henry Wright as a “California Type”—essentially a complex constructed around an open patio. These projects were seen as regional variants of the “garden apartment,” a concept that Wright and others endorsed as a desirable solution to the cause of humane urban living. Courtyard apartments were distinguished from their predecessors by their multi-story massing, which could more than double the number of units that could be accommodated on the same lot. Because of the unobtrusive manner in which courts merged with smaller and less socially active buildings, they were utilized extensively in spot development that did not disrupt the physical and social context of given neighborhoods. Also, courtyard apartments contained their residential units in a single building, or perhaps a mirrored pair of buildings, allowing for greater density than could be achieved with earlier bungalow courts, where units were freestanding. Furthermore, unlike the relatively modest bungalow court, whose construction originally dominated the early development of multi-family housing in Southern California, the courtyard apartment of the 1920s was primarily designed for and marketed to somewhat more affluent residents.

The initial form of the courtyard apartment complex evolved from that of the bungalow court: one or two buildings, typically two stories in height, oriented around a central common area. Examples of courtyard apartments constructed during the height of their development in the 1920s frequently featured a U-shaped plan, which is believed to account for some eighty percent of the known courtyard apartments in Los Angeles.

Alternate arrangements included the similar double-L plan or the completely enclosed O-shaped plan. Buildings could contain as few as four or as many as twenty units, sharing common walls. Few windows faced the street; instead they were concentrated on the courtyard facades to provide more attractive views. In the central open area of each building were one or more courtyards with fountains, and, often, luxuriant tropical plants in small private garden spaces.

As the location, density, and quality of courtyard housing shifted to accommodate a growing upper-middle-class clientele, architects became increasingly involved in their design. Several architects were instrumental in the development of the courtyard apartment as a building type during the 1920s. The best-known examples were designed by noted architects and brothers F. Pierpont Davis and Walter S. Davis, and by the husband and wife team of Arthur and Nina Zwebell.

Today, examples of 1920s-1930s courtyard apartments can be found throughout the city, particularly in

those neighborhoods that originally developed or saw rapid growth during this period. The majority of extant examples were designed in the Spanish Colonial Revival style, with others popular styles of the period represented in smaller numbers, including Mediterranean Revival, French Norman Revival, Tudor Revival, and Streamline Moderne. Known architects of these properties, in addition to those mentioned above, include C.S. Arganbright, Charles Gault, Arthur W. Larsen, Allen Ruoff, Milton R. Sutton, Frank M. Tyler, and Paul R. Williams.

The Sword Apartments

James O. Sword is listed on permits as the original owner. Years earlier, Sword had been involved with the Santa Monica Beach Association's campaign for Myron Hunt's never-realized Santa Monica Hotel project.⁶ Hollywood's famous Mandarin Market was acquired by Sword a few years after its opening.⁷ Sword employed architect Milton J. Black, with Security Finance & Building Co. serving as contractors for the apartments on 2nd St. There was also a permit issued for the construction of a private garage on the property at the time of construction, but it is no longer extant. It is unknown when it was demolished.

Milton J. Black⁸

Milton James Black was born on April 23, 1905, in Escondido, California to James McMorris Black and Bessie Alice (Chapin) Black. Milton Black passed his early childhood in San Diego, where his father worked as a builder. His parents later divorced and, upon his mother's remarriage to Roy Harrington, Black and his younger sister relocated with their mother and stepfather first to Fresno and then, eventually, to Los Angeles.

Little is known about Black's education and whether he received any formal architectural training, but city directory records indicate that he did begin working as a draftsman for architect Aloysius "Al" F. Mantz in 1927. That same year, both Mantz and Black were included in the annual exhibition of the Hollywood Architects League. 64 Al Mantz worked with contractor J. Ross Castendyck during this period, and Black subsequently left Mantz's office to work as an architect for Castendyck. Black worked under Castendyck for the next two years, and is credited alongside him in *Architectural Digest* for the design of Dolores Del Rio's residence in Outpost Estates.

The dawn of the 1930s brought advancements to Milton Black's career. He received his certificate to practice architecture in 1930; around that same time, Black left Castendyck's office to establish his own architectural practice. As the 1930s progressed, Milton Black became increasingly interested in the design of smaller homes, and he exhibited several designs at the California House and Garden Exhibition of 1937-1938 which demonstrated the application of modern design principles to the problems of small-space living. Although this interest continued into the postwar era – as is demonstrated by the design of Black's own residence– little is known about the scope of his work during this period. Newspaper accounts indicate that Black continued to work throughout at least the

6 "Hotel Plan is Given Impetus." *Los Angeles Times*, 13 March 1919.

7 "Business Property Acquired." *Los Angeles Times*, 24 January 1932.

8 Excerpted and adapted from Lazzaretto Christine, John LoCascio, and Heather Goers. "Dolores Del Rio Residence Case No. CHC-2021-363-HCM." edited by Los Angeles Department of City Planning. Los Angeles: City of Los Angeles, 2021.

1950s, but his most well-known commission from the years following the war was for the iconic Tail 'o the Pup (1946), a food stand shaped like a hot dog that reflected the postwar trend of eye-catching Programmatic commercial architecture.

Milton Black died on June 30, 1970 in San Diego, California.

Security Finance and Building Co.⁹

Headed by Herbert Ketell, president, and C.J. O’Gorman, vice president, the building company pair had experience with hundreds of real estate contracts in Southern California. Ray Decamp, a licensed engineer, was the manager of construction, and Clyde Bannister served as the superintendent of construction. In 1932, the company built a self-reported half a million dollars’ worth of properties in the Los Angeles area. With headquarters in Hollywood, they marketed themselves throughout the city, advertising in local newspapers and convincing landowners to start earning income on their vacant lots. Not all accolades of their success were self-reported; they also had several references of sub-contractors and satisfied customers. Part of their success was due in part to always working with certified architects.

Monterey Revival Style¹⁰

The Monterey Revival is another variation of the Spanish Colonial Revival. It takes its form from the two story buildings that began to appear, particularly in Monterey, once the Anglo-Americans began modifying existing adobes by adding second floors with open galleries or balconies. Its detailing is a combination of the American Colonial Revival together with the Mediterranean tradition. The stucco walls remain, although sometimes combined with brick or wood siding. But the arches are gone, replaced by wood columns and flat wall openings for doors and windows, often flanked by shutters. The Monterey Revival was a style of limited use and time span. It was overwhelmingly an upper-middle class suburban residential form, employed for single-family homes and courtyard apartments. It appeared in the late 1920s and lasted until the war years of the early 1940s. It was particularly popular during the 1930s when it was seen as a tasteful alternative the perceived excesses of the Spanish Colonial Revival.

Monterey forms can be seen in the historic Leonis Adobe (L.A. Historic-Cultural Monument No. 1). It is located at 23537 Calabasas Road in Woodland Hills. The original portion may date to the mid-1840s, but its current form is the product of a remodeling from the late 1870s. It has the characteristic second floor gallery, wood posts and flat, or trabeated, wall openings. But it differs from the later Monterey Revival forms in that the gallery is supported by posts that extend to the ground.

A good example of the Monterey Revival from the period of significance is the Courtyard Apartment Complex in Westwood (L.A. Historic-Cultural Monument No. 447). It is located at 10836-10840

⁹ Excerpted from Architectural Resources Group. "Miracle Mile Apartments Historic District," 2022.

¹⁰ Excerpted and adapted from City of Los Angeles. "Los Angeles Citywide Historic Context Statement Context: Architecture and Engineering, 1850-1980 Theme: Mediterranean & Indigenous Revival Architecture, 1893-1948," ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2018.

Lindbrook Drive, one block north of Wilshire Boulevard and two blocks east of Westwood Boulevard. Completed in 1935, it was designed by A. W. Angel and is constructed of stucco on wood frame. The building is one of four two-story apartment structures in similar style. They are all arranged around interior courtyards and contain parking in the rear.

The apartment complex illustrates the combination of Spanish Colonial Revival and American Colonial Revival that is the primary characteristic of the Monterey Revival. The stucco walls and low-pitched tile roof come from the Spanish tradition. But the American Colonial Revival elements include the slender balustrade (handrail and spindles) and columns along the gallery (as compared to the Spanish Colonial Revival Outpost II previously examined) and the shutters around the trabeated window openings. Notable in comparison to the Leonis Adobe is the fact that the gallery is not supported by posts. Rather it rests on joists, treated as shallow brackets, that project from the second-floor framing. This cantilevered support adds to the sense of lightness and delicacy provided by the slender posts and balustrade.

Character defining features include:

- Two stories in height with rectangular or L-shaped plan
- Low-pitched roofs with extended eaves, either wood-shingled or tiled
- Stucco, brick, and and/or wood siding exteriors
- Extended second-floor covered galleries across the front, typically cantilevered
- Slender wood columns and balustrades along galleries
- Trabeated (flat-headed) door and window openings, often grouped in pairs
- American Colonial Revival window and door detailing, often including shutters

The Sword Apartments can be identified as an excellent example of the Monterey Revival style because it is a two story stucco and wood sided L-shaped plan with low pitched tiled roofs, and a cantilevered csecond floor gallery across part of its front.

Early History of the Wilshire Area¹¹

The Tongva people are the original inhabitants of the land that later included most of Los Angeles, including the central Los Angeles area later known as Mid-City/Mid-Wilshire. They resided in villages connected by foot trails, part of a larger network that also led to known resources like the La Brea tar pits. The mission system established under Spanish rule slowly disintegrated after Mexico obtained its independence in 1821, and former mission lands were granted to individuals in favor as ranchos. Rancho La Brea was granted in 1828 by Los Angeles mayor José Antonio Carrillo to Antonio José Rocha and named for the well-known tar pits within. The La Brea Road/El Camino Viejo served as the dividing line between Rancho La Brea on the north and Francisco Avila's Rancho Las Cienegas on the south. It later became Wilshire Boulevard, the backbone of the area and one of the most iconic and influential commercial corridors in the nation.

Deeply in debt after years of court battles to prove their claim to Rancho La Brea upon California's

¹¹ Excerpted and adapted from Architectural Resources Group. "Miracle Mile Apartments Historic District," 2022.

cession to the United States, Rocha's heirs deeded the land in its entirety to Los Angeles attorney and surveyor Henry Hancock in 1860. Hancock made the first efforts to develop the area commercially, primarily focusing on its fossil fuel resources and subdividing and selling off some portions of the rancho. The bulk of it remained in the family, passing to Hancock's wife Ida Hancock after his 1883 death and then to his son G. Allan Hancock. Rancho La Brea remained mostly rural and unoccupied until the city's first population and land boom in the late 1880s. The expansion of rail networks and a fare war between the Southern Pacific and Santa Fe Railroads led to rampant land speculation as developers began realizing the potential of areas outside of Los Angeles' original core.

Period of Significance

The period of significance for The Sword Apartments is defined as 1933 for its significance as a notable example of the Monterey Revival by architect Milton J. Black. The period of significance can be expanded from 1933 until 1947 to cover the period of time that the Los Angeles Railway line was relevant to the area.

Integrity

The Sword Apartments retains a high degree of integrity, and is mostly unaltered.

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, including low sloped clay tile roof, stucco walls, wood siding, arched openings, cantilevered balcony, and corner tower, and therefore is able to convey its historic significance as a Monterey Revival style multi-family residential building. The building's overall massing, configuration, and character-defining decorative elements remain. Therefore, the building retains integrity of design.

Setting: The property is located in the Wilshire area, and is surrounded by other residential buildings. While more recent development has occurred on the block, the prominence of the building in its original location remains. The building retains integrity of setting.

Materials: Minor alterations have minimally affected the building's integrity of materials. The property retains the majority of its materials from its initial construction, therefore this element of integrity remains intact.

Workmanship: The building's original workmanship is still evident through its overall construction methods and materials. The building retains this element of integrity.

Feeling: The original character-defining features still remain, presenting the same basic appearance from the street as when it was built. No major alterations have occurred. The building retains integrity of feeling.

Association: The property has been continuously used as a multi-family residential building since its construction in 1933. It is just as recognizable today as a 1930's Monterey Revival multi-family residential building that is directly linked with this period of development in the Wilshire area. Therefore, it retains integrity of association.

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
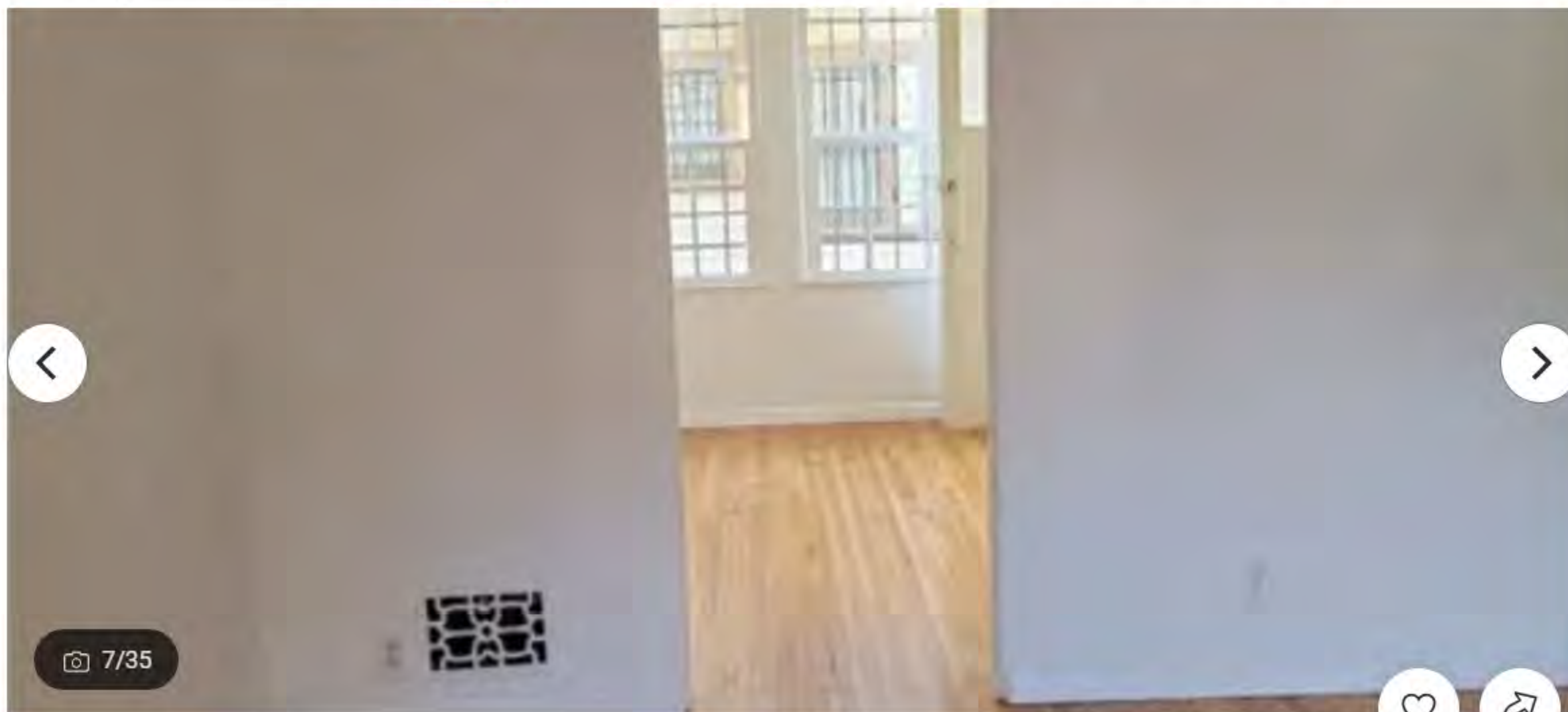


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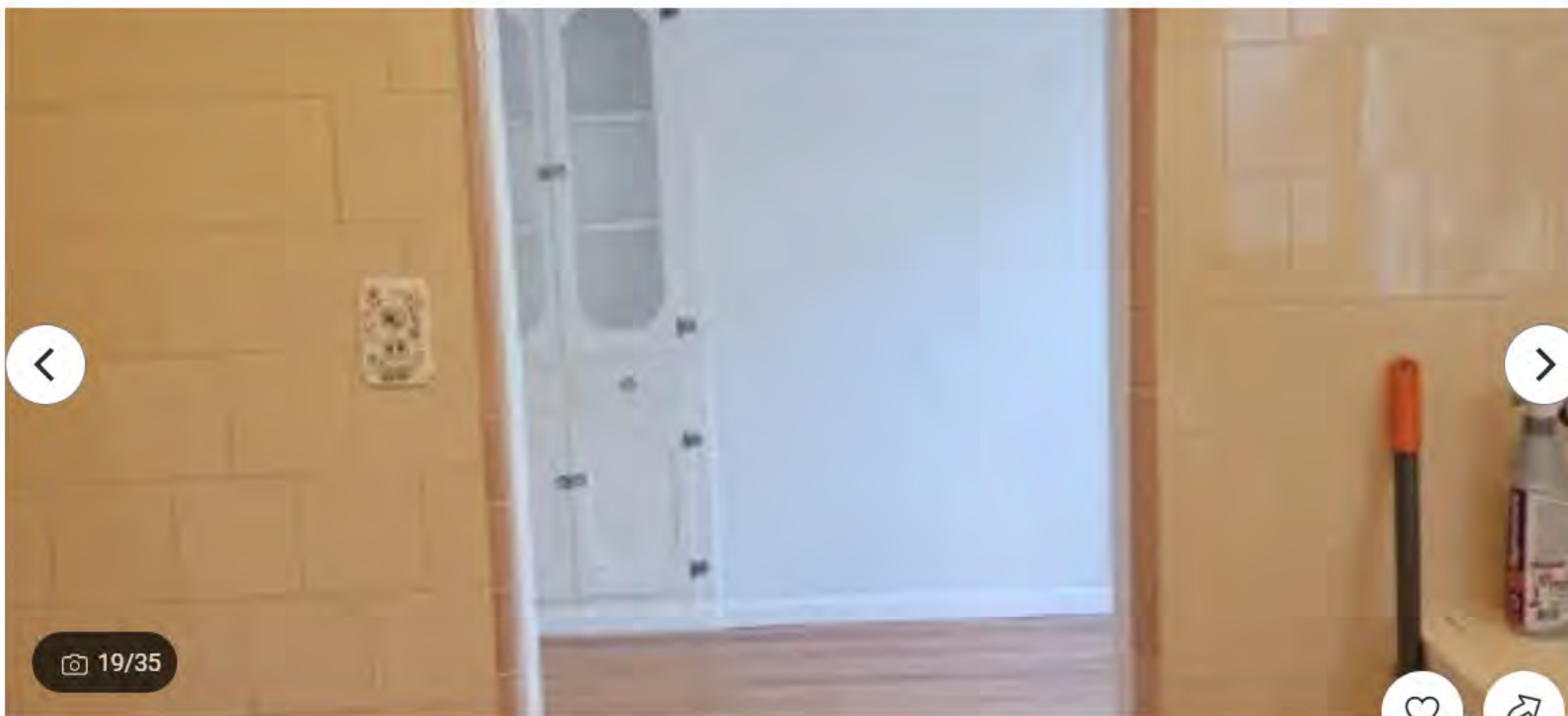
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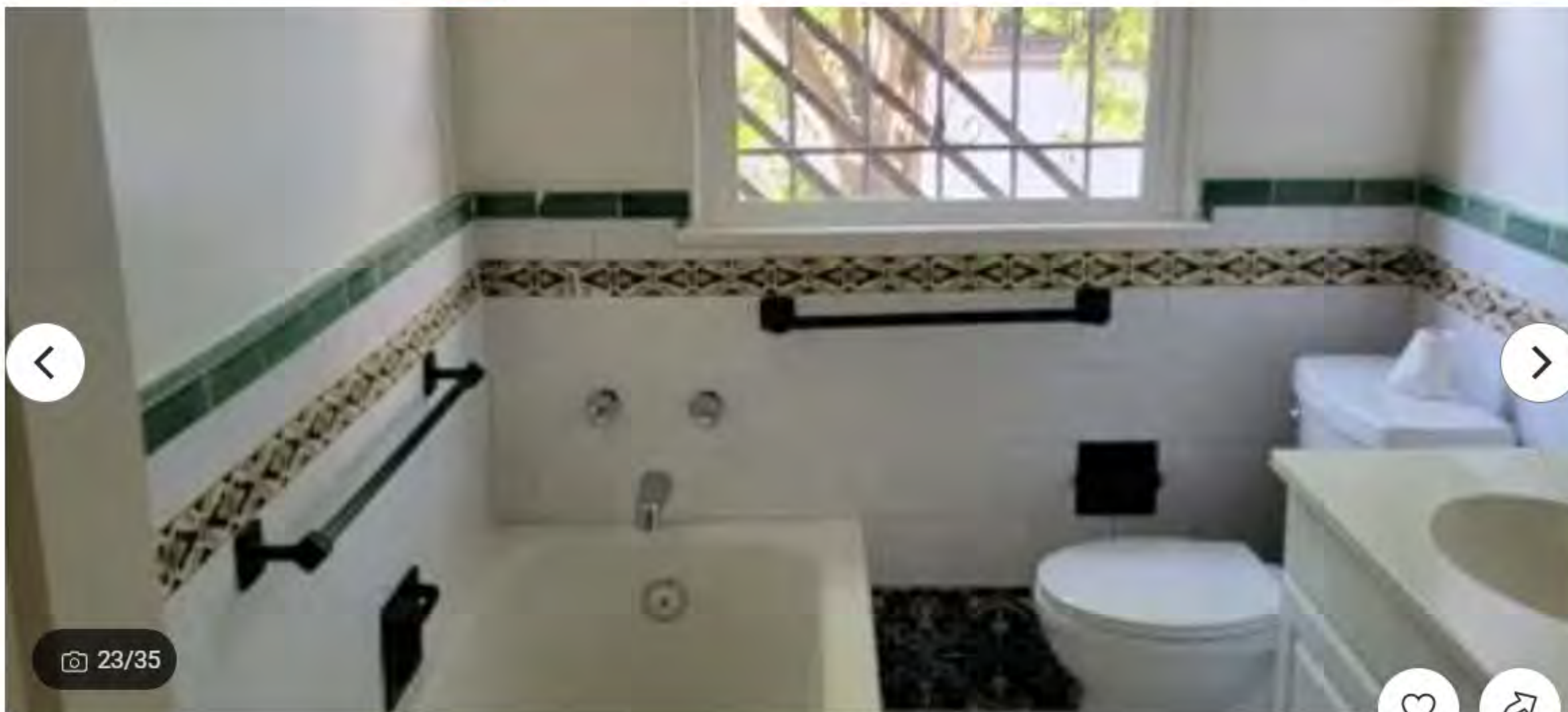
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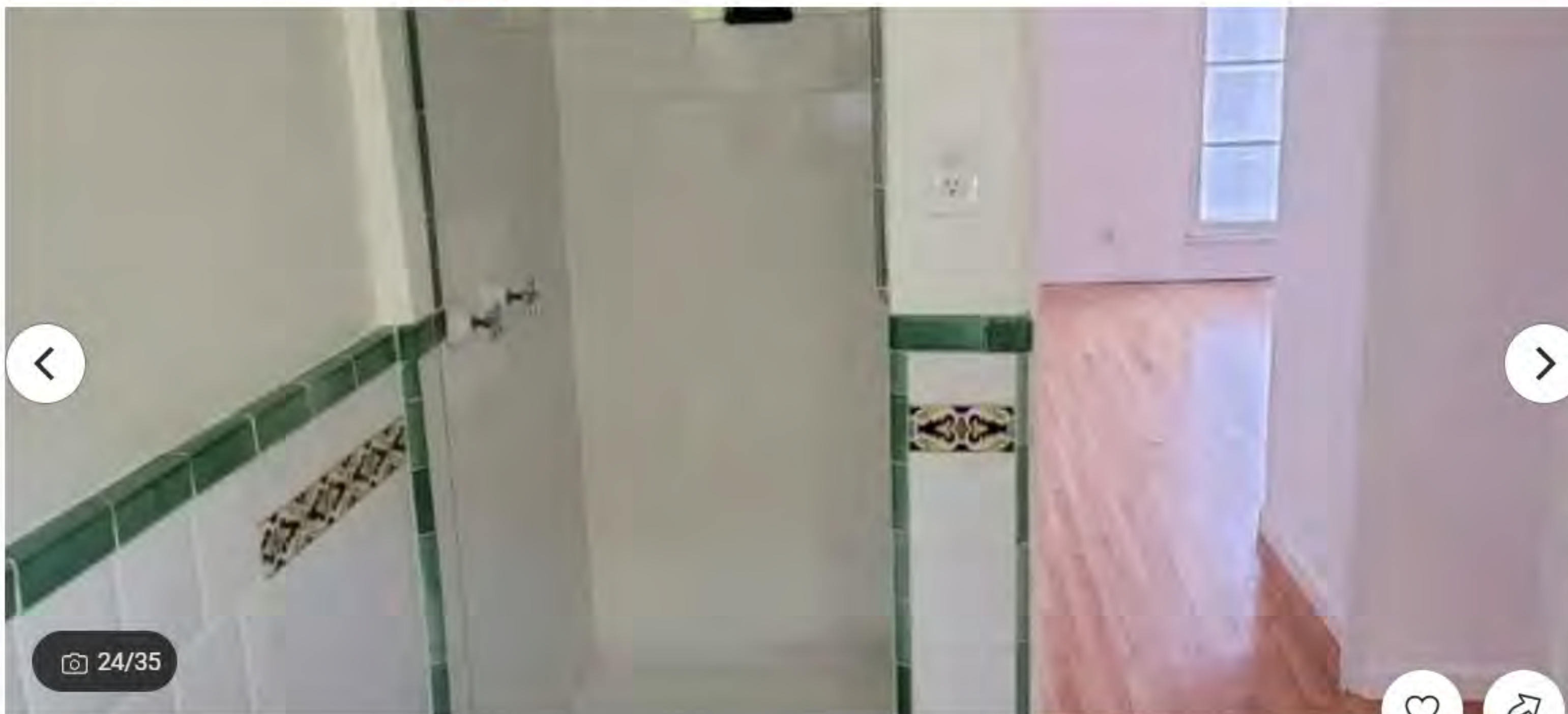
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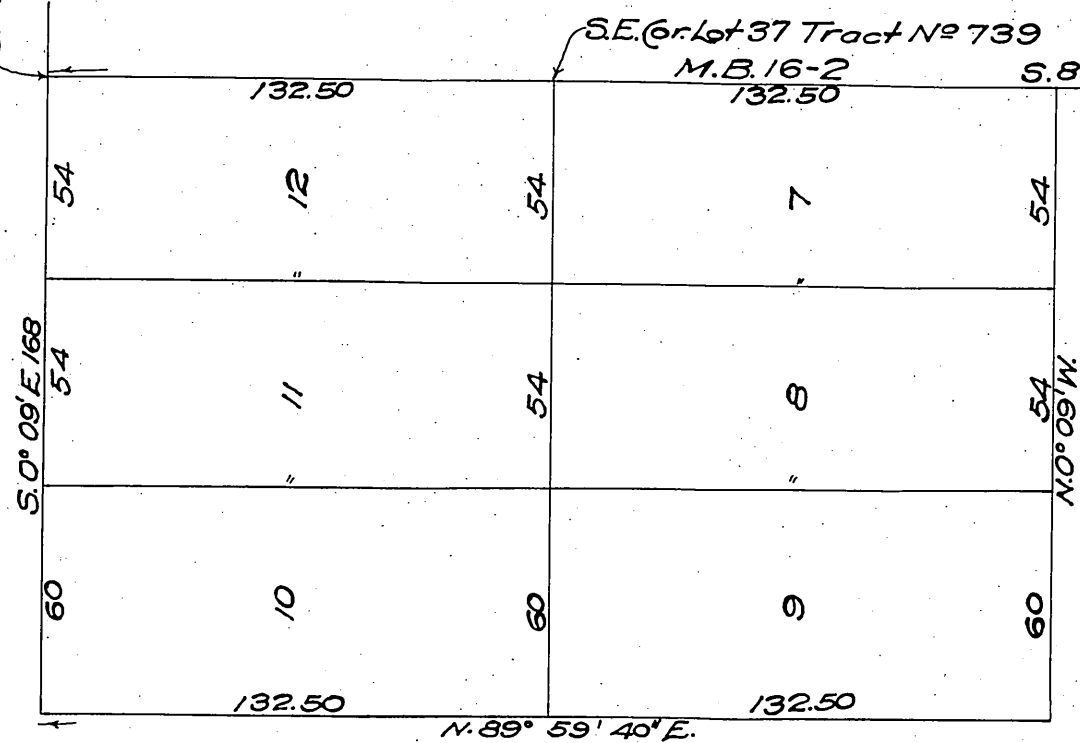
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BARTON HEIGHTS
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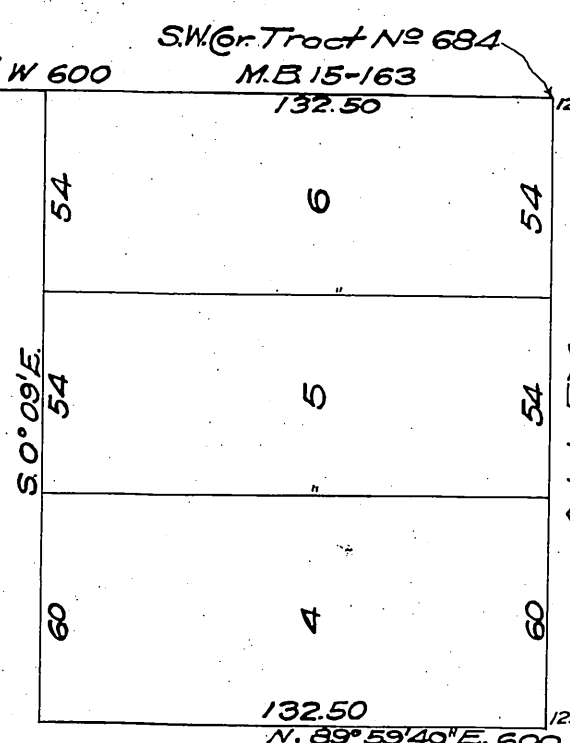


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8 MANHATTAN PLACE



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TRACT No 684
M.B. 15-163
SW 1/4 of Lot 18 Tract No 684
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SE 1/4 of Lot 18 Tract No 684
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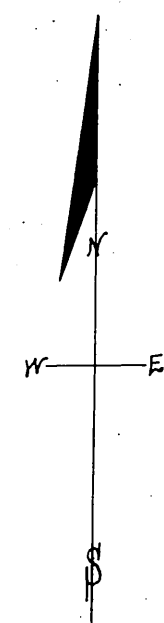
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Owners: Celestine Cozoux
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Being a subdivision of a portion of Block D
amended map of Plummer Square recorded
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Los Angeles County California
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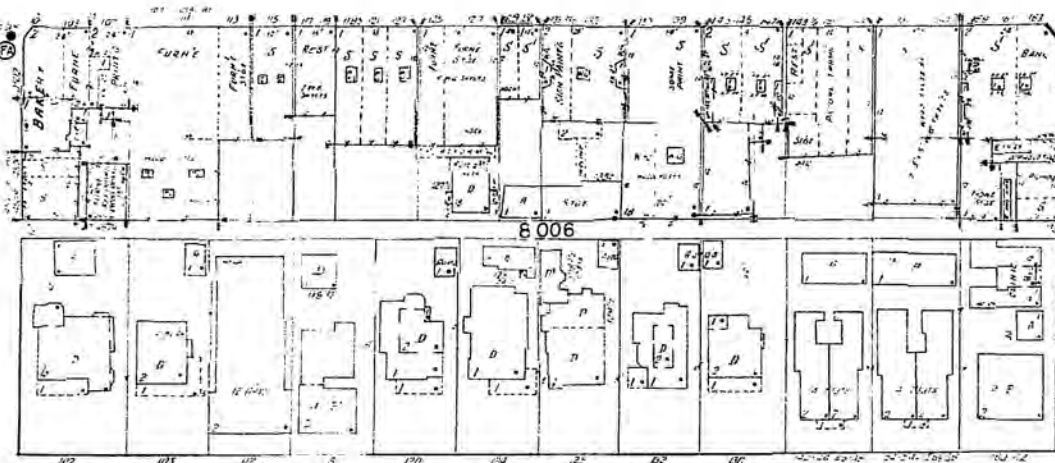


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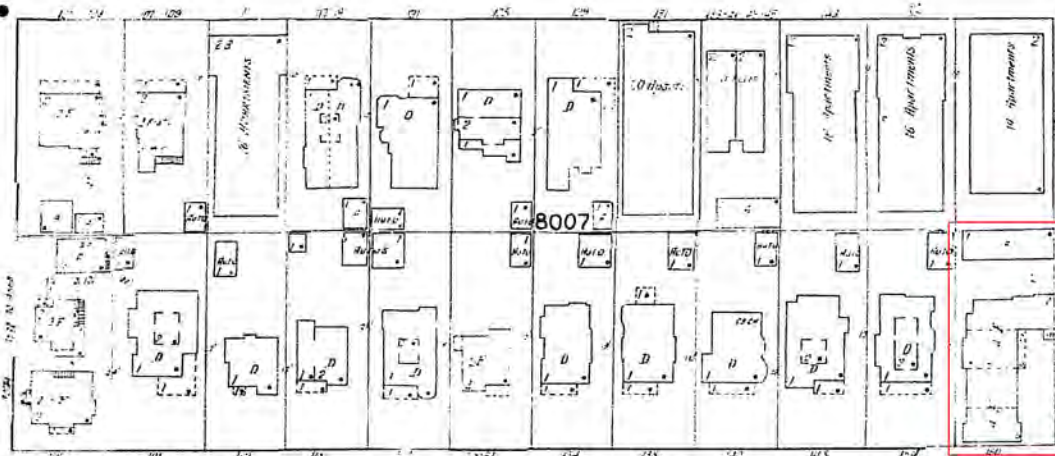
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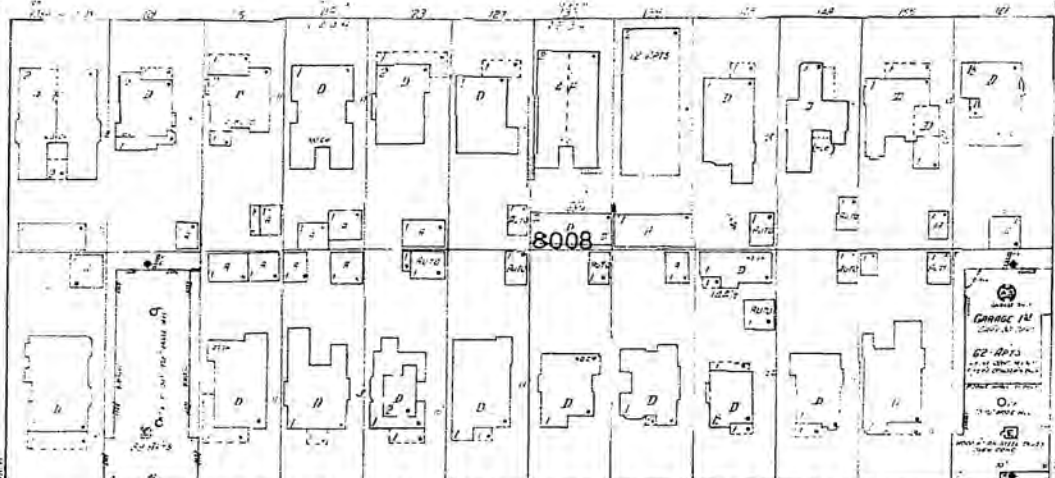
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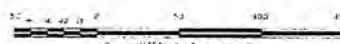
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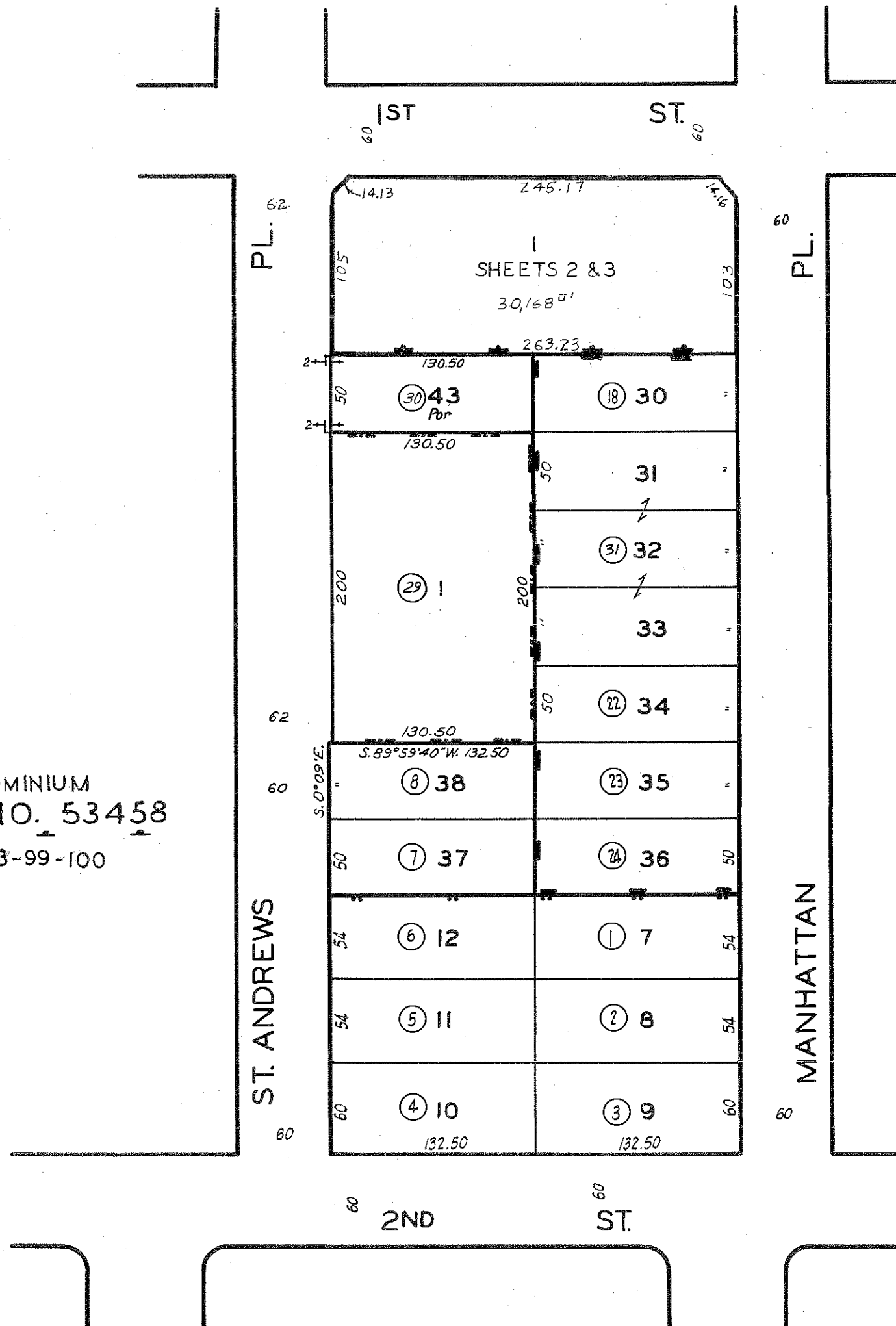
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CAR LINES

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Bell
Southgate
Lynwood
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Inglewood

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Elysian Park
Huntington Park
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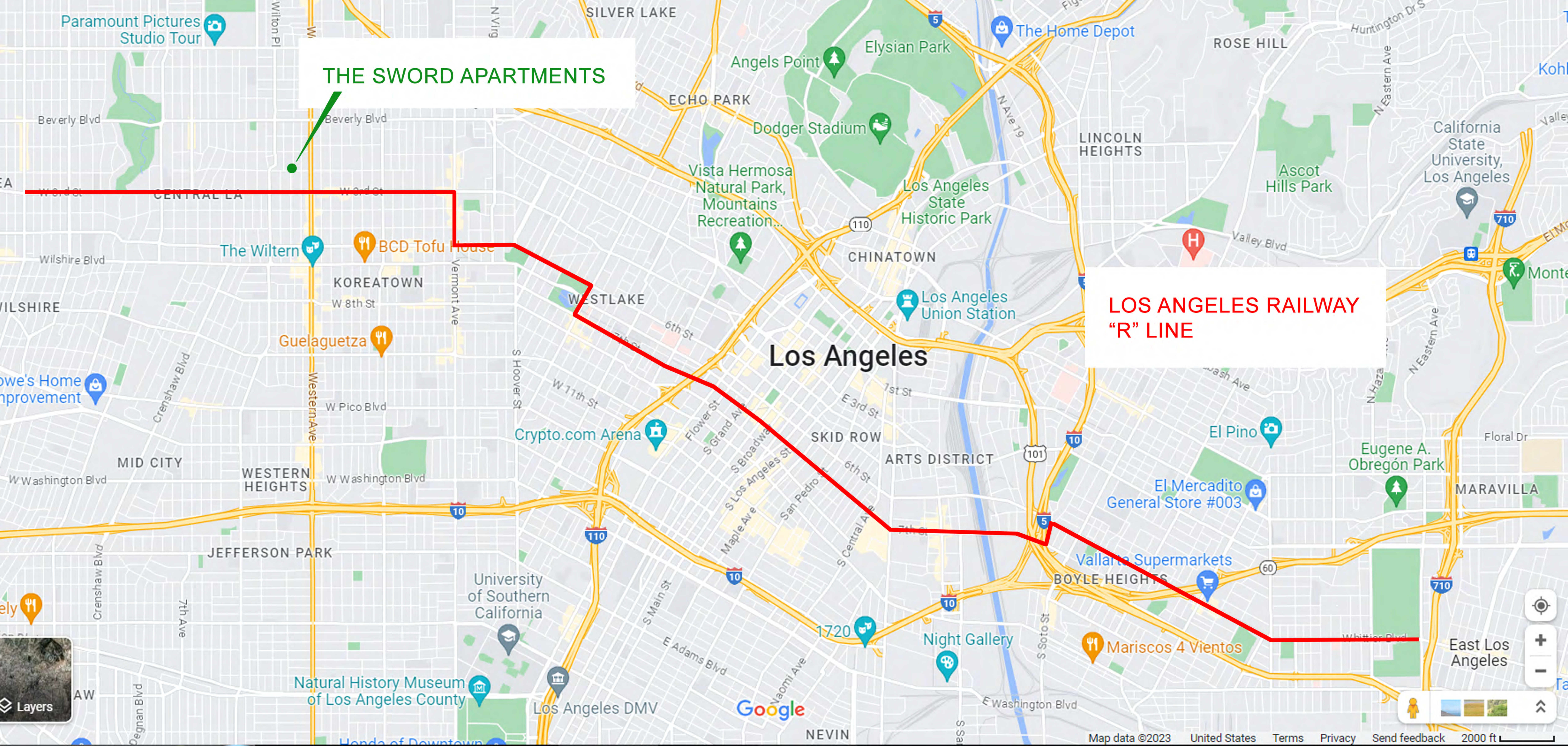
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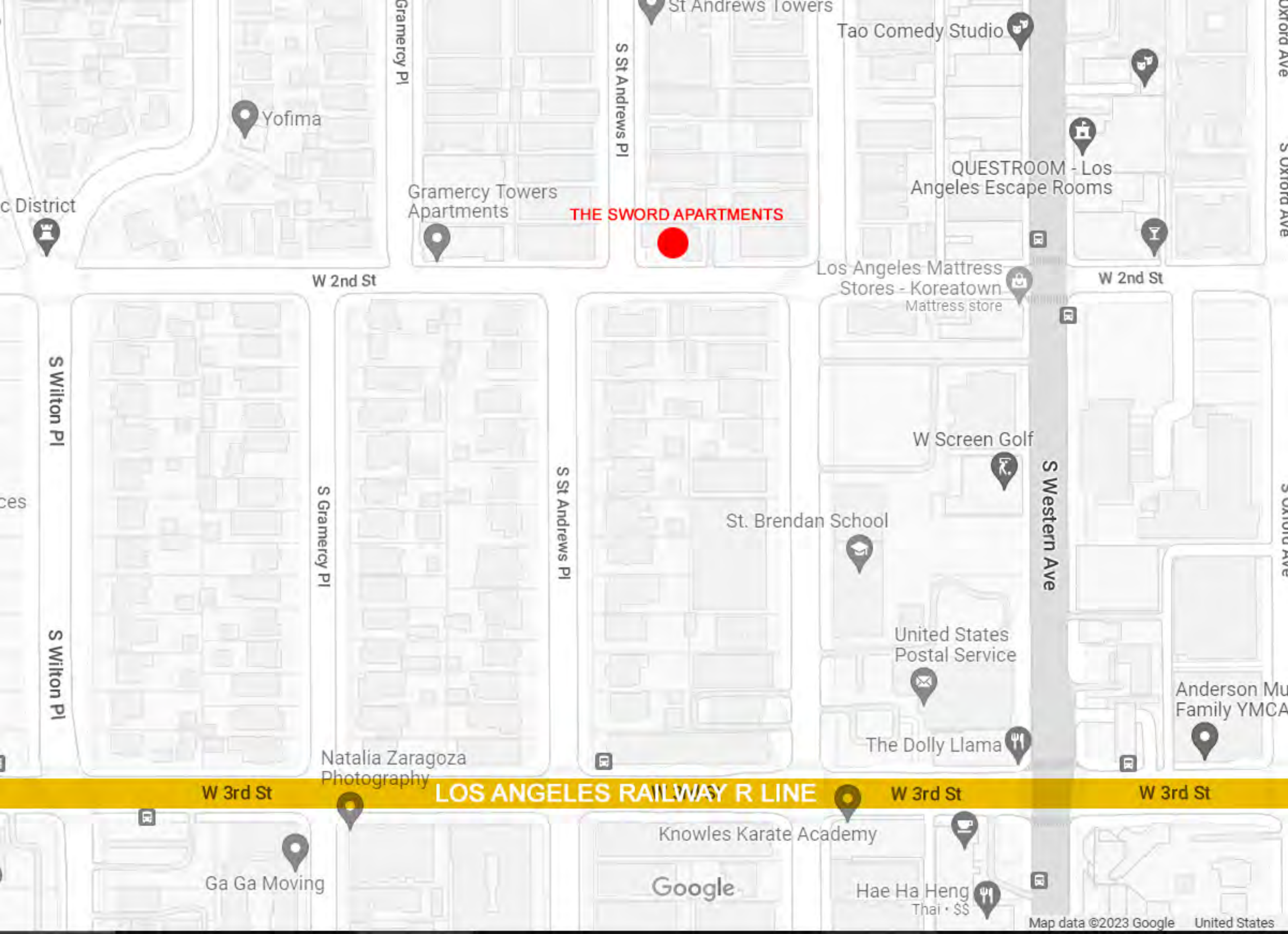
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THE SWORD APARTMENTS

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"R" LINE





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Apartments

Tao Comedy Studio

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Angeles Escape Rooms

Los Angeles Mattress
Stores - Koreatown
Mattress store

W Screen Golf

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United States
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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. 10

Tract 275

Location of Building 4465-7-9-71-3-5-7-9 W 2ND ST.
(House Number, and Street)

Approved by
City Engineer

Between what cross streets NE 1ST & Grand

Deputy

USE INK OR INDELIBLE PENCIL

- Purpose of building A Apartment Families 8 Rooms 32
(Store, Residence, Apartment House, Hotel or any other purpose)
- Owner (Print Name) MR. & MRS. JAMES O. SWORP Phone
- Owner's address 719 Guaranty Bldg.
- Certificated Architect Milton J. Black State License No. C-20 Phone
- Licensed Engineer State License No. Phone
- Contractor Security Finance & Bldg. Co. State License No. 20876 Phone NI 3146
- Contractor's Address 719 Guaranty Bldg.
- VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.} \$ 17,500.00
- State how many buildings NOW on lot and give use of each. none
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 15 x 70 No. Stories 2 Height to highest point 24 Size lot 60 x 132
- Type of soil Loam Foundation (Material) conc. Depth in ground 12"
- Width of footing 16" Width of foundation Wall 9" Size of Redwood Sill 2 x 6
- Material Exterior Wall Stucco Size of studs: (Exterior) 2 x 4 (Interior Bearing) 2 x 4
- Joists: First Floor 2 x 6 Second floor 2 x 12 Rafters 2 x 6 Material of Roof tile
- 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 Ordinances and State Laws will be complied with, whether herein specified or not. I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

Sign here Milton J. Black
(Owner or Authorized Agent)

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

By

PERMIT NO. <u>4997</u>	FOR DEPARTMENT USE ONLY: <u>2-23</u>				Fes. <u>36.75</u> Stamp here when Permit is issued <u>APR 10 1933</u>
	Plans and Specifications checked <u>[Signature]</u>	Zone <u>R4</u>	Fire District <u>76</u>		
	Corrections verified <u>[Signature]</u>	Set Back <u>7'0"</u> Ft.	Street Widening <u>7'0"</u> Ft.		
	Plans, Specifications and Application checked and approved <u>[Signature]</u>	Application checked and approved <u>4-10-33</u> Clerk.			
PLANS <u>[Signature]</u>	For Plans See <u></u>	Filed with <u></u>	Required SPRINKLER Valuation Included <u>Yes</u> Specified <u>No</u>		Inspector <u>[Signature]</u>

C 711 520 11/14/33

FOR DEPARTMENT USE ONLY			
Application	Fire District	Set back	Forced Draft Vent
Zoning		Street widening	
<div> <div> (1) REINFORCED CONCRETE Barrels of Cement Tons of Reinforcing Steel </div> <div> (2) The building referred to in this Application will be more than 100 feet from Street Sign here (Owner or Authorized Agent) </div> </div>			
(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 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:

11/16/30
 45201
 [Signature]

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. 10

Tract 275

Location of Building 4465-79 W 2nd St.
(House Number, and Street)

Approved by
City Engineer

Between what cross streets

Deputy

USE INK OR INDELIBLE PENCIL

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

2. Owner (Print Name) Mr. & Mrs. JAMES O. SWORD Phone

3. Owner's address 219 Guaranty Bldg.

4. Certificated Architect Milton J. Black State License No. C-20 Phone

5. Licensed Engineer State License No. Phone

6. Contractor Security Finance & Bldg. Co. State License No. Phone

7. Contractor's address 219 Guaranty Bldg.

8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.} \$ 500.00

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 60 No. Stories 1 Height to highest point 10' Size lot 60' x 132'

11. Type of soil Loam Foundation (Material) Conc. Depth in ground 6"

12. Width of footing 12" Width of foundation Wall 6" 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. Joists: First Floor x Second floor x Rafters 2 x 4 Material of Roof Composition

15. Chimney (Material) — Size Flue x No. Inlets each flue — Depth footing in ground —

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

Sign here Milton J. Black
(Owner or Authorized Agent)

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

By

PERMIT NO. 4999	FOR DEPARTMENT USE ONLY <u>14-10-33</u>				Fee <u>2.50</u> Stamp here when Permit is issued APR 10 1933
	Plans and Specifications checked	Zone	Fire District		
	Correction verified	Set Back	Street Widening		
	Plans, Specifications and Application rechecked and approved	Application checked and approved	Clerk.		
PLANS	For Plans See	Filed with	SPRINKLER		Inspector
			Valuation Included		

875

REMARKS:



Bldg--Alter/Repair Apartment Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Status: Ready to Issue Status Date: 03/31/00 Printed on: 03/31/00 10:22:30
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<u>1. TRACT</u>	<u>BLOCK</u>	<u>LOT(s)</u>	<u>ARB</u>	<u>MAP REF #</u>	<u>PARCEL ID # (PIN)</u>	<u>2. BOOK/PAGE/PARCEL</u>
TR 775		10		M B 16-173	138B193 1328	5516 - 025 - 004

<u>3. PARCEL INFORMATION</u> BAS Branch Office - LA Council District - 4 Community Plan Area - Wilshire Census Tract - 2115.000	District Map - 138B193 Energy Zone - 9 Highway Dedication - YES Lot Size - 60'X132.5'	Lot Type - Corner Near Source Zone Distance - 4.36317 Thomas Brothers Map Grid - 633
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ZONE(S): R3-1 /

4. DOCUMENTS5. CHECKLIST ITEMS

Special Inspect - Epoxy Bolts
Special Inspect - Structural Observation

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Santiago, Ed 1530 Gower St NO 201 LOS ANGELES CA 90028 323-855-3375

Tenant:

Applicant (Relationship: Agent for Owner)
Mariti Sunga - 1106 S Bronson Avenue #225 LOS ANGELES, CA 90019 (310) 553-9339

7. EXISTING USE

5 Apartment

PROPOSED USE8. DESCRIPTION OF WORK

R/R (E) BASEMENT WALL/cripple wall (N) PAINTING ON WALLS & CEILING,
remove and replace damaged finish in basement. REMOVE AND REPLACE
ROTTED FLOOR JOIST.

9. # Bldgs on Site & Use: 1-APT

For information and/or inspection requests originating within LA County,
call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Randall Kina DAS PC By: *R Kina*
OK for Cashier: Randall Kina Coord. OK: *R Kina*
Signature: *Randall Kina* Date: 3-31-2000

For Cashier's Use Only

W/O #: 01604704

<u>11. PROJECT VALUATION & FEE INFORMATION</u> Final Fee Period	
Permit Valuation: \$50,000	PC Valuation:
FINAL TOTAL Bldg--Alter/Repair 543.20	Permit Issuing Fee 0.00
Permit Fee Subtotal Bldg--Alter/Rep 470.00	
Energy Surcharge	
Handicapped Access	
Supp. Plan Check 0.00	
Plan Maintenance 10.00	
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation 5.00	
Supp. O.S. Surcharge 9.70	
Supp. Sys. Surcharge 29.10	
Planning Surcharge Misc Fee 5.00	
Supp. Planning Surcharge 14.40	
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTSPlot Plan *RK*

FIRE HYDRANT FEE NOTICE THE CITY OF LOS ANGELES MAY AMEND THE FIRE HYDRANT FEE ORDINANCE (LAMC SECTION 91.0304 (b) 8) THE OWNER OF THE PROJECT DESIGNATED IN THIS PERMIT SHALL BE OBLIGATED TO PAY THE DEPARTMENT A FIRE HYDRANT FEE IN THE AMOUNT TO BE CALCULATED PURSUANT TO ANY AMENDMENT TO THE FIRE HYDRANT FEE ORDINANCE. THIS FEE WILL BE USED TO PROVIDE ADEQUATE FIRE SAFETY FACILITIES AND SERVICES FOR NEW DEVELOPMENT EXCEPTION. THIS PARAGRAPH NUMBER 3 SHALL NOT APPLY TO ANY PERMIT FOR DEMOLITION OF A BUILDING OR STRUCTURE.

LA Department of Building and Safety
WL 11 09 006520 03/31/00 10:30AM

BLDG PERMIT COMM	\$470.00
PLAN MAINTENANCE	\$10.00
EI RESIDENTIAL	\$5.00
ONE STOP SURCH	\$9.70
SYS DEV FEE	\$29.10
CITY PLAN SURCH	\$14.40
MISCELLANEOUS	\$5.00

Total Due: \$543.20
Check: \$543.20

00WL 65157

13. STRUCTURE INVENTORY

(NC) Floor Area (ZC) Sqft
(NC) Height (BC) Feet
(P) Height (ZC) Feet
(NC) Length Feet
(NC) Basement 1 Levels
(NC) Stories 2 Levels
(NC) Width Feet
(NC) Dwelling Unit #Changed Unit Total

(P) Wood (Plywood, OSB, etc.) Shearwall
(NC) R1 Occupancy Sqft Max Occ.
(P) Type V-N Construction
(E) Type V-N Construction
(E) Floor Construction - Raised Wood
(P) Foundation - Continuous Footing

14. APPLICATION COMMENTS

SEE PLOT PLAN FOR LOCATION OF ROTTED JOISTS

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

15. Building Relocated From:**16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS**

(O) Owner-Builder

(E) Ilasin

Peter

112978 Ingledeale Terr,

Los Angeles, CA 90039

CLASS**LICENSE#****PHONE#**

0

C20281

323-953-9320

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned 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 the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp. declarations are desired.)

License Class: _____ Lic. No.: _____ Print: _____ Sign: _____

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: _____ Policy Number: _____

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

Sign: _____ Date: 03/30/2000 ☐ Contractor ☐ Authorized Agent ☐ Owner

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

19. CONSTRUCTION LENDING AGENCY

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: _____ Lender's address: _____

20. ASBESTOS REMOVALNotification of asbestos removal: ☒ Not applicable ☐ Letter was sent to the AQMD or EPA Sign: _____ Date: 03/30/2000**21. OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 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 or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she 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 the 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 & Professions Code. The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)

☒ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors 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 Contractors License Law.)

☐ I am exempt under Sec. _____, Bus. & Prof. Code for the following reason: _____

Print: ED SANTIAGO Sign: _____ Date: 03/30/2000 ☒ Owner ☐ Authorized Agent**22. FINAL DECLARATION**

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 and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that 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).

Print: ED SANTIAGO Sign: _____ Date: 03/30/2000 ☒ Owner ☐ Contractor ☐ Author. Agent

HOTEL PLAN IS GIVEN IMPETUS.

*Santa Monica Beach Workers
Name Special Committee.*

*Will Meet Financiers to Form
a Building Syndicate.*

*D. M. Linnard Willing to Lease
Hostelry, Backers Say.*

Santa Monica's proposed \$2,000,-000 hotel, a project that is included in the beach city's plans for annexation to Los Angeles, was given additional impetus yesterday through the appointment of a committee by the Santa Monica Beach Association, at a meeting at the Lankershim, to confer with the financial backers of the scheme and arrange for the organization of a building syndicate.

The committee named includes Howard Frost, chairman; C. I. Bundy and H. M. Gorham, Santa Monica banker. They will meet later this week with Col J B. Lankershim, representing the Santa Monica property owners, and Myron Hunt, architect, representing D. M. Linnard. The result of this conference is expected to be a comprehensive plan for financing the hotel venture.

It was said by an officer of the association yesterday that Mr. Linnard has already submitted the terms in writing upon which he and his associates will lease the proposed hotel, and these terms are understood to be satisfactory. Mr. Linnard's proposal is to include the Santa Monica Beach hostelry in the chain of hotels now under his management.

The association also appointed a committee, composed of Robert

Jones and James O. Sword, to organize a membership campaign, primarily to interest nonresident owners of Santa Monica property. There are approximately 2700 of these land owners, resident in Los Angeles, Pasadena and Long Beach, who will be circularized and urged to join the association and aid in the proposed annexation movement and hotel enterprise.

BUSINESS PROPERTY ACQUIRED

Sale of Mandarin Market at Vine and La Mirada for \$175,000 Reported

Sale of the Mandarin market property, Vine street and La Mirada avenue, to James O. Sword, capitalist, of Malibu, on a valuation basis of \$175,000 was announced yesterday by Kredex Company, former owner. While the lot has a frontage of 120 feet on Vine, it has a short depth of ninety-five feet.

Recently the Mandarin market was given national publicity by Collier's weekly. In an elaborate article on Pacific Coast open-air markets, a photograph of the Mandarin was used in featuring it as an example of the artistic appearance of open-air markets in California.

Only recently Louis B. Mayer, Metro-Goldwyn-Mayer executive, purchased the southeast corner of Vine and Fountain, a block north of Mandarin market, on a reported valuation basis of \$195,000 for the 130 by 90-foot lot. With the rezoning of the four-block Metro studio property into an income residential district pending, many inquiries are reported as having been received from persons desiring apartment-house sites in the area which is tributary to Vine street.

High Grade Residence Lots in the

WILSHIRE BLVD.

District At

AUCTION

WESTMINSTER TERRACE

TOMORROW and MONDAY

**SALE STARTS ON THE PROPERTY AT 10 A. M.
BOXED LUNCH SERVED AT 12 M. CHAIRS FOR LADIES**

A deposit of 10 per cent. of the purchase price of each lot must be made at the fall of the hammer. Come—bring your friends, have luncheon with us from an individual box. Be on hand at 10 a.m. for the first lot offered. Go out and look at the property today—ask the prices of surrounding lots in the unequalled Wilshire district. You'll find our representative on the property with maps and regular price lists; or you can get them at our office. This is the first time that highly desirable residence property in Los Angeles has been sold at auction. If you take advantage of it you will make money. **YOU CAN BUILD AT ONCE**, because the grading is completed and all the cement work and oiled roads will be finished at once. Select Westminster Terrace for your site, or buy a lot at auction as a safe and profitable investment.

**Only
One
Fifth
Cash**

Balance in 30
Monthly Pay-
ments. Dis-
counts for all or
Part Cash.

A third of the lots have already been sold at private sale, which speaks volumes for the desirability of Westminster Terrace. There is no section of Los Angeles that will build up quicker or with so desirable a class of homes. The location is ideal—only 18 minutes from Broadway via the new "West Sixth St." electric line. Take yellow cars on Broadway or Seventh street to the present end of line. Tract is located at Western avenue and Third street. It is high, dry, and beautifully terraced; streets and parkings are wide; curbing and walks heavy and wide. Building restrictions are suitable to the high class location. View of the surrounding mountains and valleys is charming. Nowhere is there a more attractive location for a home. Prices are constantly advancing. Take advantage of this sale and make money. Come.

HOLMES-WALTON CO. SOLE AGENTS

A3010
Main 4590

504-6 Grant Bldg.

A. W. LOUDERBACK
Auctioneer



FREE

Today and Tomorrow

A Complete Outfit of Mens' Furnishings Absolutely Free With Every Suit Ordered

This liberal offer is made just to draw attention to our elegant assortment of stylish spring woolens for men's wear.

With any suit you order at \$15 to \$30 you get absolutely free of charge a **SUITS OF UNDERWEAR**, a fine **SHIRT**, a pair of **SUSPENDERS**, a **COLLAR** and a **NECKTIE**. Nowhere in the city will you find a more exclusive line of woolens to select from. As for the style and quality of garments we turn out, a glance at some of our finished suits will convince you that such clothes can't be obtained anywhere at our prices.

UNITED TAILORS, 349 South Main
First Door North of Van Nuys Hotel

Creditors' Sale

222 West Third Street

The Y. Y. Company have turned over their fine stock of Japanese goods of every description into the hands of their creditors, who are compelled to sell every article by the end of the month. This means a big sacrifice. All goods are marked in plain figures, and will be sold out

Absolutely at Half Price

These goods are the best produced in Japan, and were originally sent over to the Portland Exposition, which is a guarantee of their being genuine.

Remember This Sale Lasts Only 10 Days

It's the best opportunity to buy fine china, Satsuma Brasses, Silks, and hundreds of useful and ornamental Japanese goods that ever happened in Los Angeles or elsewhere. In fact, far below auction prices. Come in and see for yourself.

Fixtures, furniture and lease for sale.

BREVITIES.

Tomorrow's Auction sale of lots in the Holmes-Walton Company's Westminster Terrace, in the Wilshire Boulevard district at Western avenue and Third street, will probably be a repetition of Saturday's sale when lots went for ridiculously low prices. Buyers secured \$2500 lots for \$1300. Lots worth \$1750 sold for \$900. A \$3000 corner sold for \$2100. Every lot sold was a snap. The sale will be continued today as advertised, but after that no lot will be sold for less than the regular price. Go out if you want to get a bargain. It will be your last chance to get strictly high-class property for a song. Real estate dealers who are familiar with the values were among the heaviest buyers, some of them sold their purchases on the ground at advanced prices. People are buying these lots for home sites, over a third has been sold at private sale. If you want one of these lots go out and get it. Take the yellow "West Sixth street" car on Broadway or Seventh street to the end of the line. The terms of the sale are one-fifth cash, balance in thirty monthly payments. Discount for cash. Ten per cent. deposit is all that is required at the auction.

An exhibition of the paintings of William Keith of San Francisco is now on view in the Blanchard art gallery, 233 South Broadway, under the personal charge of W. K. Vickery, of Vickery, Atkins & Torrey. The many friends of Mr. Keith living in Los Angeles and Southern California generally will be glad of this opportunity of seeing some of the best pictures the artist has ever painted. Visitors will be welcome.

J. W. Frey has moved his stock of mantels, grates, tiles and andirons to his warerooms, corner Los Angeles and Twelfth streets, where can be seen the largest assortment of black and brass fireplace trimmings to be found in the United States.

Bethlehem Institution, 510 Vignes, solicits cast-off clothing and furniture. Tel. Main 5726 Home A9021. Wagon will call. Men furnished for yard, housework or common labor.

Visit our new art store. Everything strictly up to date. Special attention given to artistic framing. J. F. Kanst Art Co., 642 S. Spring.

The handsomest \$5 shoes for men shown in Los Angeles are now offered at Cummings Shoe Store, 4th and Broadway.

Children's shoe store, 204 S. B'dway. Furs. D. Bonoff, furrier, 212 S. B'way. Learn assaying, 318 E. First street. Idyllwild opens June 15—prepare



City of Los Angeles Department of City Planning

3/20/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

4467 W 2ND ST
4469 W 2ND ST
4471 W 2ND ST
4473 W 2ND ST
4475 W 2ND ST
4477 W 2ND ST
4479 W 2ND ST

ZIP CODES

90004

RECENT ACTIVITY

ENV-2024-1585-CE
CHC-2024-1584-HCM

CASE NUMBERS

CPC-1986-823-GPC
CPC-1984-1-HD
ORD-165331-SA7370
ORD-161116-SA27

Address/Legal Information

PIN Number	138B193 1328
Lot/Parcel Area (Calculated)	7,964.0 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID H1
Assessor Parcel No. (APN)	5516025004
Tract	TR 775
Map Reference	M B 16-173
Block	None
Lot	10
Arb (Lot Cut Reference)	None
Map Sheet	138B193

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Greater Wilshire
Council District	CD 13 - Hugo Soto-Martinez
Census Tract #	2115.00
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	R3-1
Zoning Information (ZI)	ZI-2512 Housing Element Inventory of Sites ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	Yes
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes

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.

AB 2097: Reduced Parking Areas	Yes
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 2
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5516025004
Ownership (Assessor)	
Owner1	AMM HOLDINGS LLC C/O C/O MARIO D SILVA
Address	8625 SAN FERNANDO RD SUN VALLEY CA 91352
Ownership (Bureau of Engineering, Land Records)	
Owner	AMM HOLDINGS LLC
Address	8625 SAN FERNANDO RD SUN VALLEY CA 91352
APN Area (Co. Public Works)*	0.182 (ac)
Use Code	0500 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$769,255
Assessed Improvement Val.	\$353,482
Last Owner Change	07/15/2022
Last Sale Amount	\$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	8-701
	237467
	236381
	1138896
	1138895
	1100201
	0729858
	0238735
	0055980
Building 1	
Year Built	1933
Building Class	D6
Number of Units	8
Number of Bedrooms	8
Number of Bathrooms	8
Building Square Footage	6,245.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 5516025004]
Additional Information	
Airport Hazard	None

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

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

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.82523384
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	Yes [APN: 5516025004]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.11 Units, Above Moderate
Housing Use within Prior 5 Years	Yes

Public Safety

Police Information

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Bureau	West
Division / Station	Olympic
Reporting District	2011
Fire Information	
Bureau	Central
Battalion	11
District / Fire Station	29
Red Flag Restricted Parking	No

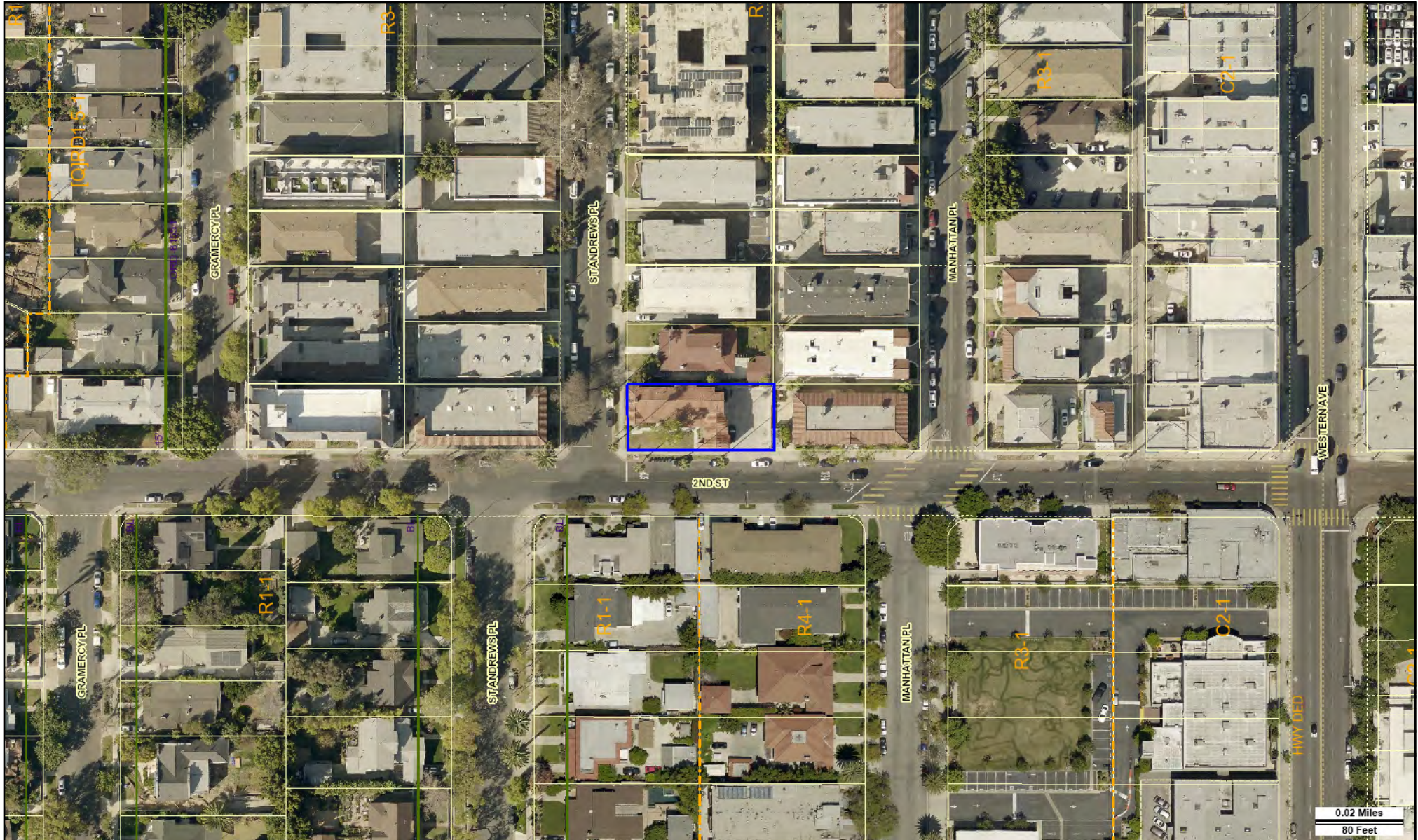
CASE SUMMARIES

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

Case Number:	CPC-1986-823-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.

DATA NOT AVAILABLE

ORD-165331-SA7370
ORD-161116-SA27



Address: 4467 W 2ND ST

APN: 5516025004

PIN #: 138B193 1328

Tract: TR 775

Block: None

Lot: 10

Arb: None

Zoning: R3-1

General Plan: Medium Residential

