

ART A. SMITH COURTYARD APARTMENTS
340-344 North Sierra Bonita Avenue
CHC-2020-6841-HCM
ENV-2020-6842-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—February 11, 2021](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [Historic-Cultural Monument Application](#)

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2020-6841-HCM
ENV-2020-6842-CE**

HEARING DATE: March 18, 2021
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

Location: 340-344 N. Sierra Bonita Avenue
Council District: 5 – Koretz
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Mid City West
Legal Description: Tract 6568, Lot 249

EXPIRATION DATE: The original expiration date of February 16, 2021 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*

PROJECT: Historic-Cultural Monument Application for the ART A. SMITH COURTYARD APARTMENTS

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS/APPLICANTS: Dale R. Kendall, Trustee, Dale R. Kendall Trust and Jeannetta Kendall
357 North Sierra Bonita Avenue, #323
Los Angeles, CA 90036

Dale Kendall, Trustee
Dale R. Kendall Trust
342 North Sierra Bonita Avenue
Los Angeles, CA 90036

PREPARERS: Steven Luftman
1212 South Orlando Avenue
Los Angeles, CA 90036

Charles J. Fisher
140 South Avenue 57
Los Angeles, CA 90042

RECOMMENDATION **That the Cultural Heritage Commission:**

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

FINDINGS

- The Art A. Smith Courtyard Apartments “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and highly intact example of a courtyard apartment building in the Spanish Colonial Revival architectural style.

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 Art A. Smith Courtyard Apartments is a two-story multi-family residence with seven units located on N. Sierra Bonita Avenue between W. Oakwood Avenue and W. Beverly Boulevard in the Beverly Fairfax neighborhood of Los Angeles. Constructed in 1930, the subject property was designed in the Spanish Colonial Revival architectural style by architect and original owner Arthur “Art” A. Smith (1901-1980). It has been under the ownership of the Kendall family since 1957.

With an irregular U-shaped plan oriented to the north, the subject property is of wood-frame construction with textured stucco cladding. It has a combination of hipped and shed roofs with red clay tile, as well as a flat roof with a parapet. The primary, west-facing elevation is asymmetrically composed of three volumes. The main entrance is through an archway at the north end of the primary façade; the arched entry leads to a vestibule containing a door to a ground floor unit, access to a central courtyard, and a stairway to a unit on the second floor. Above the arched entryway are two perforated square openings. The courtyard is enclosed on the north by an arcade with five archways and a long staircase to an upper floor unit. Directly across the courtyard, up four concrete steps, is the entry to a third unit. The entries to the other four units are located off the southside of the courtyard. On the south-facing elevation there are two stoops and arched passageways that lead to secondary unit doors. Fenestration includes multi-lite wood casement windows, fixed wood windows, and jalousie windows. Other decorative features include arched openings, exposed rafters, and wrought-iron railings, window bars, and balconettes. The enclosed courtyard features dense plantings and a fountain. The interiors of the seven units feature arched openings, tiled faux fireplaces, barrel-vaulted, beamed, and coved ceilings, original kitchen and bathroom tile, built-in storage, and hardwood floors. There are no garages or other on-site parking.

Arthur Adam Smith was born in New London, Connecticut in January 1901, and later relocated with his parents to Los Angeles. Smith received his state contractor's license in 1929, and he opened his first office in Burbank. Among his early design projects were ten multi-family residences within the same neighborhood as the subject property. Throughout his career as an architectural designer, Smith designed and constructed single-family homes, multi-family residences, and small offices across Southern California. Smith passed away in September 1980.

The subject property has experienced minor alterations that include the addition of a two-foot concrete landscaping wall on the west property line, the installation of an aluminum awning, the replacement of two casement windows with jalousie windows, the removal of terracotta tiles on one of the staircases, and the installation of bars on two courtyard windows, all at unknown dates.

The subject property was listed in the National Register of Historic Places and California Register of Historical Resources in 2018 as a Contributor to the Beverly Fairfax Historic District.

DISCUSSION

The Art A. Smith Courtyard Apartments meets one of the Historic-Cultural Monument criteria: it "embodies the distinctive characteristics of a style, type, period, or method of construction" as an excellent and highly intact example of a courtyard apartment building in the Spanish Colonial Revival architectural style.

The building's U-shaped plan around a central courtyard, arcade walls, clay tile roof and multi-lite wood casement windows are all reflective of the Spanish Colonial Revival architectural style. Other distinguishing features include decorative wrought iron detailing and balconettes, arched openings, carved wood slab entrance doors, and perforated square openings.

The subject property has experienced very minor alterations and retains a high level of integrity of location, design, setting, workmanship, materials, feeling, and association to convey its significance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

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

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

The designation of the Art A. Smith Courtyard Apartments as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of the City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. While the subject property is already a designated historical resource, designation as an Historic-Cultural Monument will provide additional protections, including to interior spaces, and will prevent significant impacts through

the application of the standards set forth in the LAAC. The Secretary of the Interior's Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

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

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

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

Categorical Exemption ENV-2020-6842-CE was prepared on February 16, 2021.

BACKGROUND

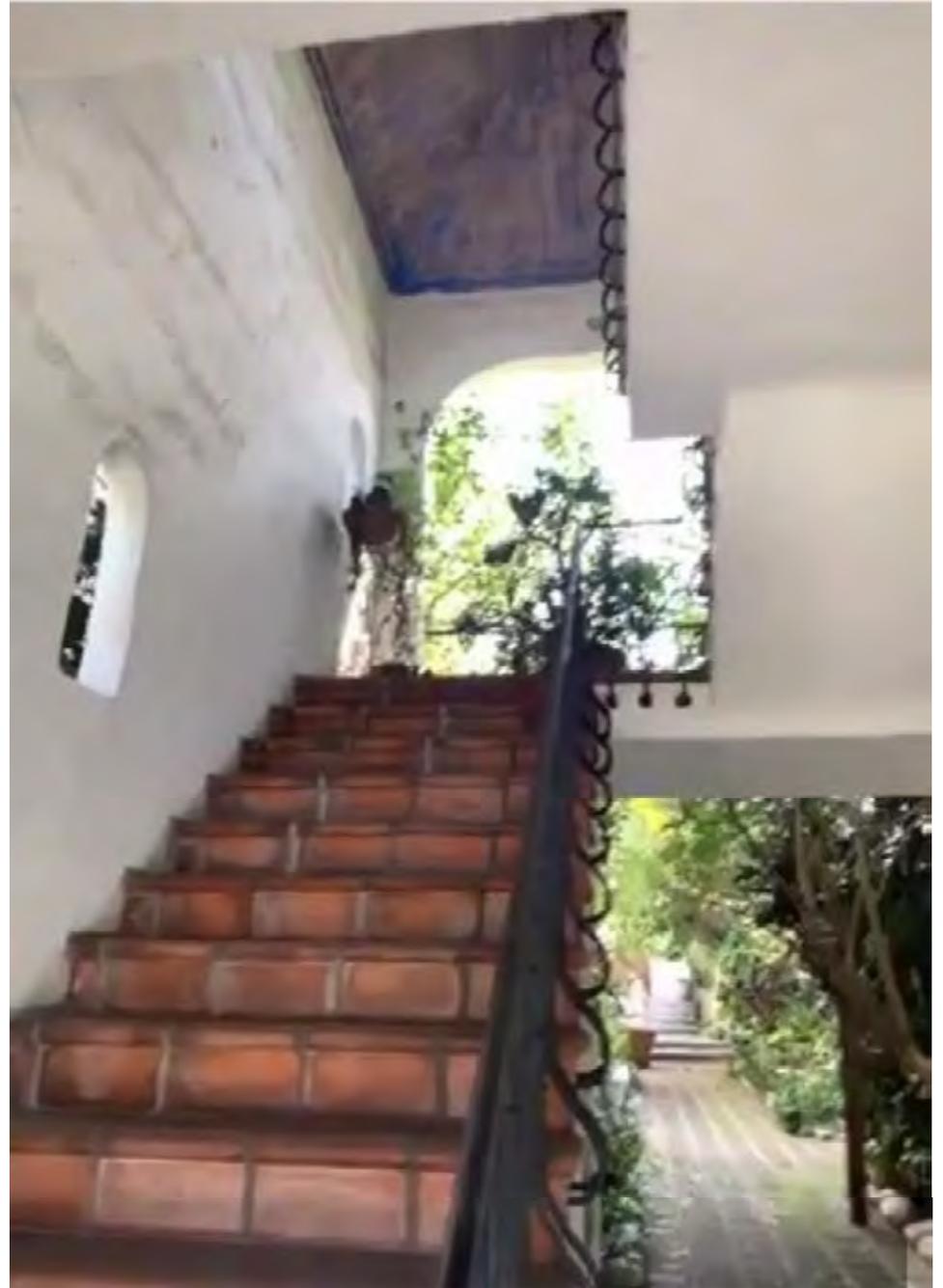
On November 16, 2020, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On December 3, 2020, the Cultural Heritage Commission voted to take the property under consideration. On February 11, 2021, a subcommittee of the Commission consisting of Commissioners Barron and Milofsky conducted a remote site inspection of the property, accompanied by staff from the Office of Historic Resources. The original expiration date of February 16, 2021 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*.

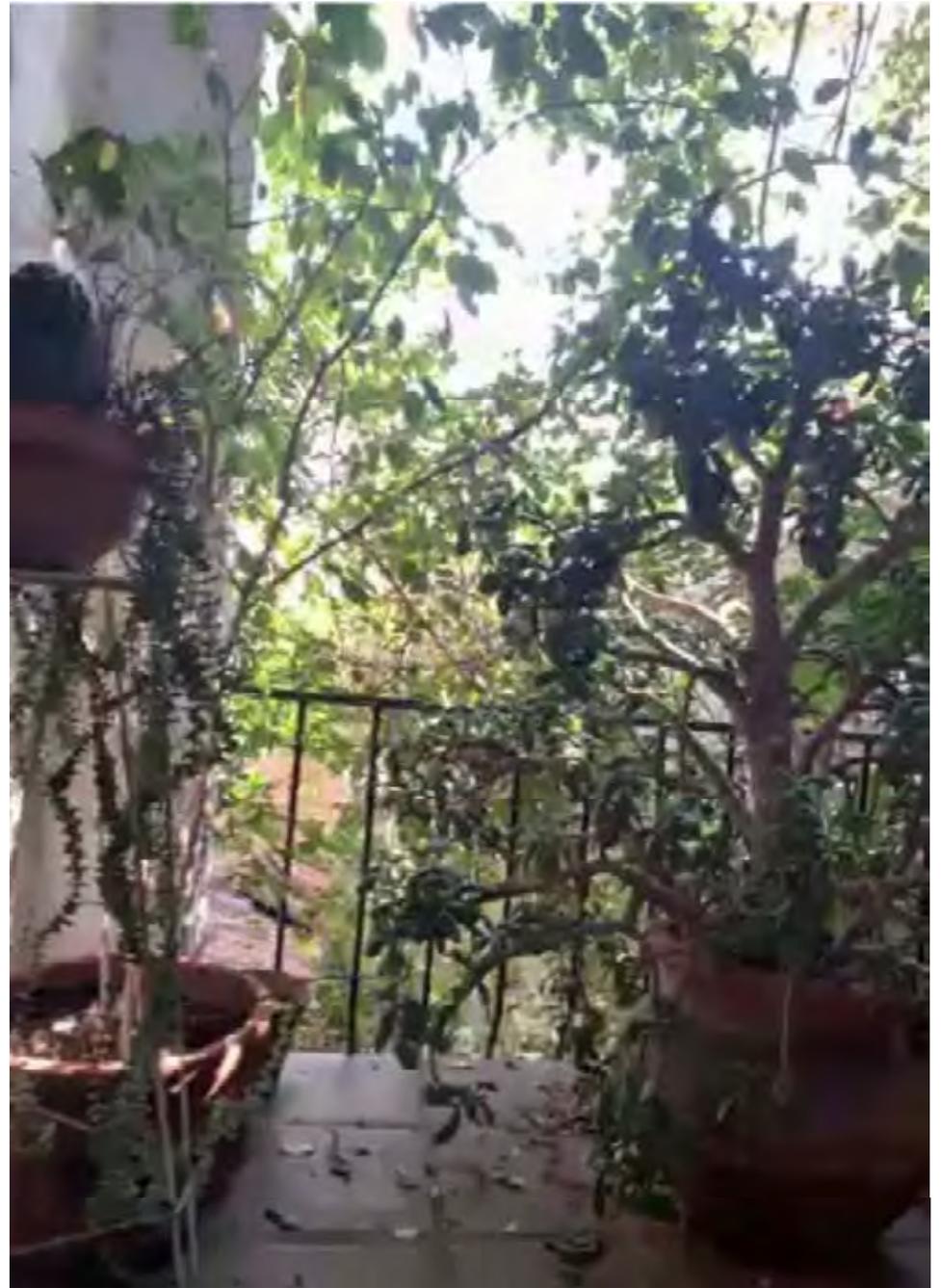


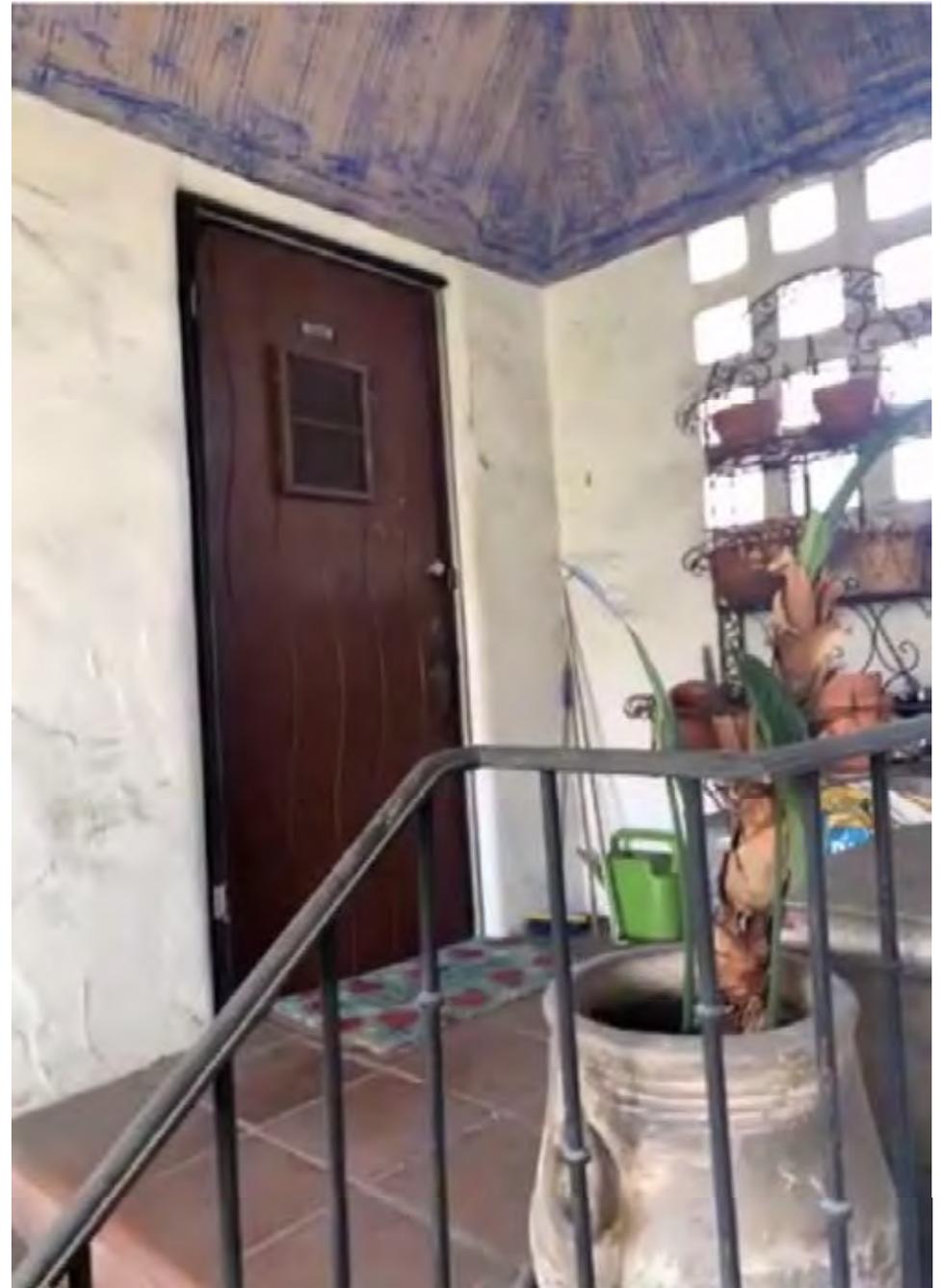
















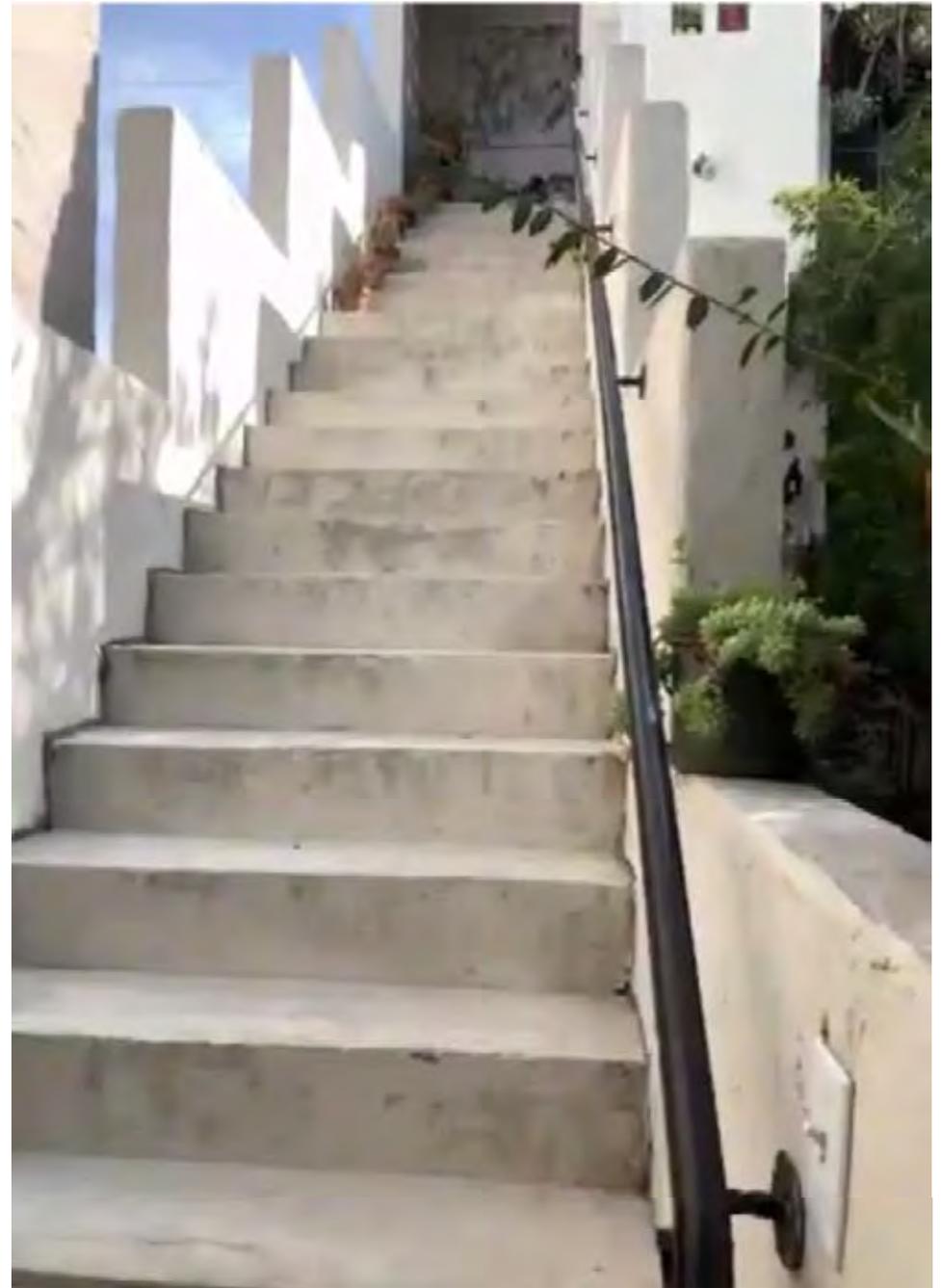
















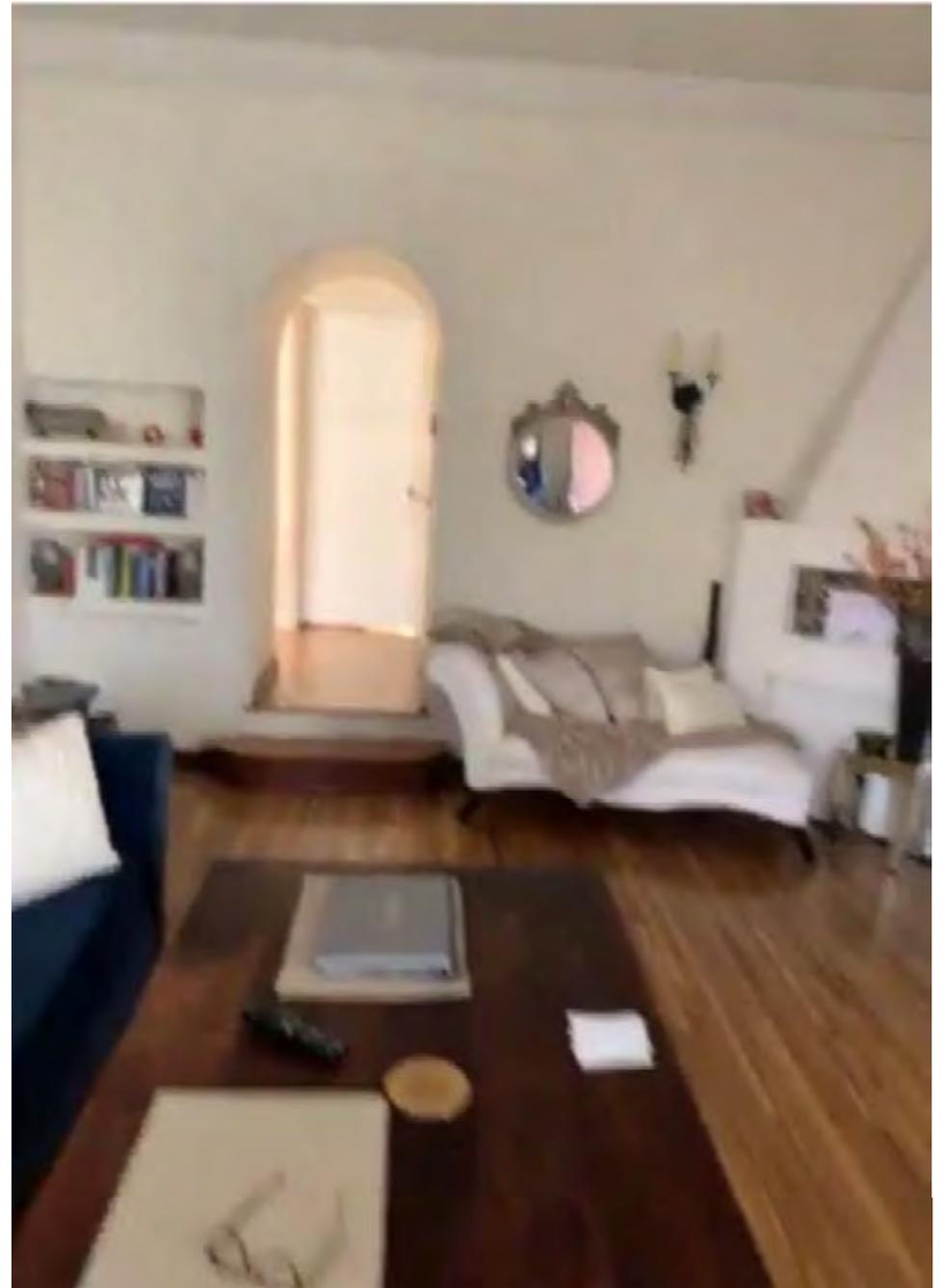
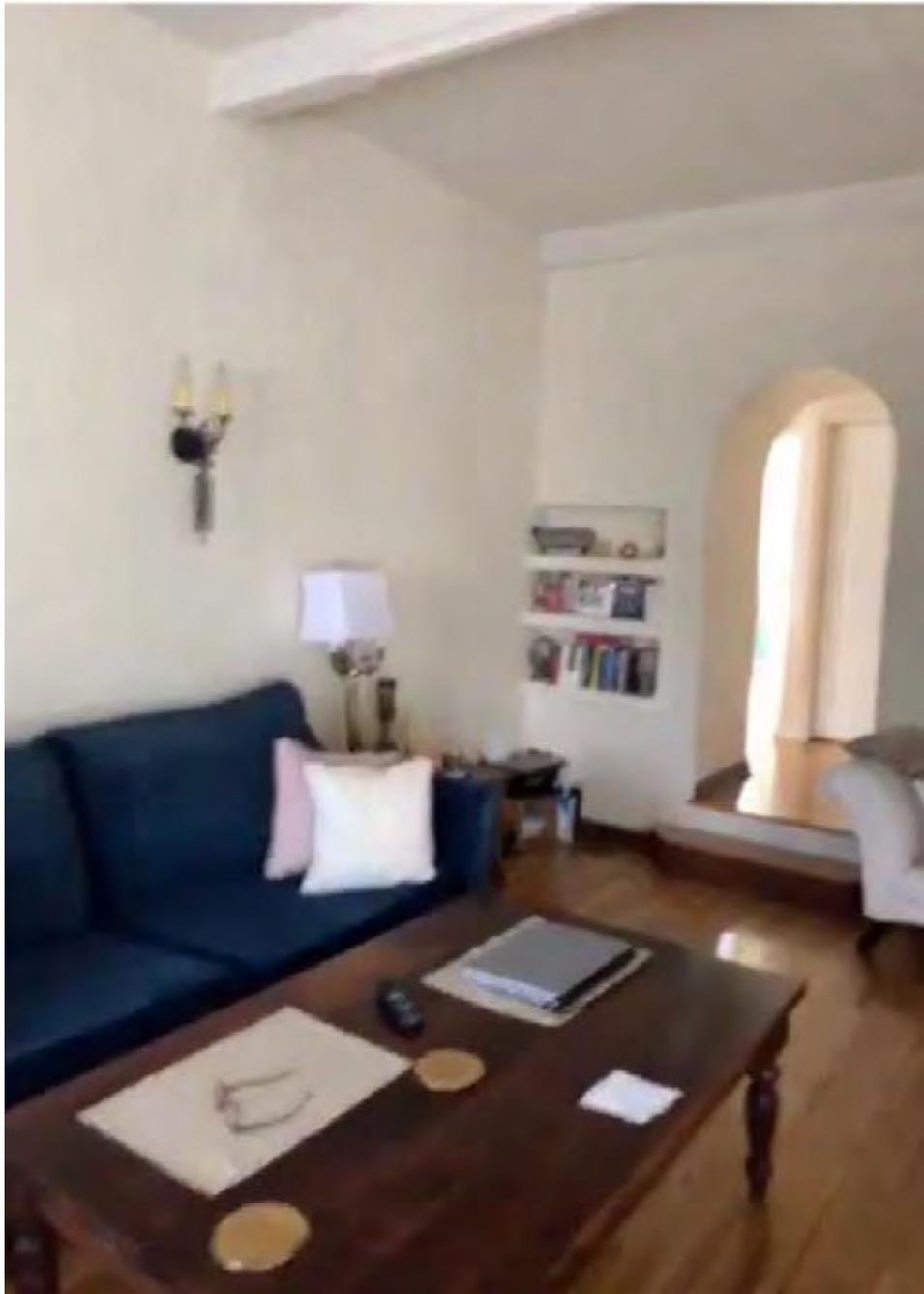


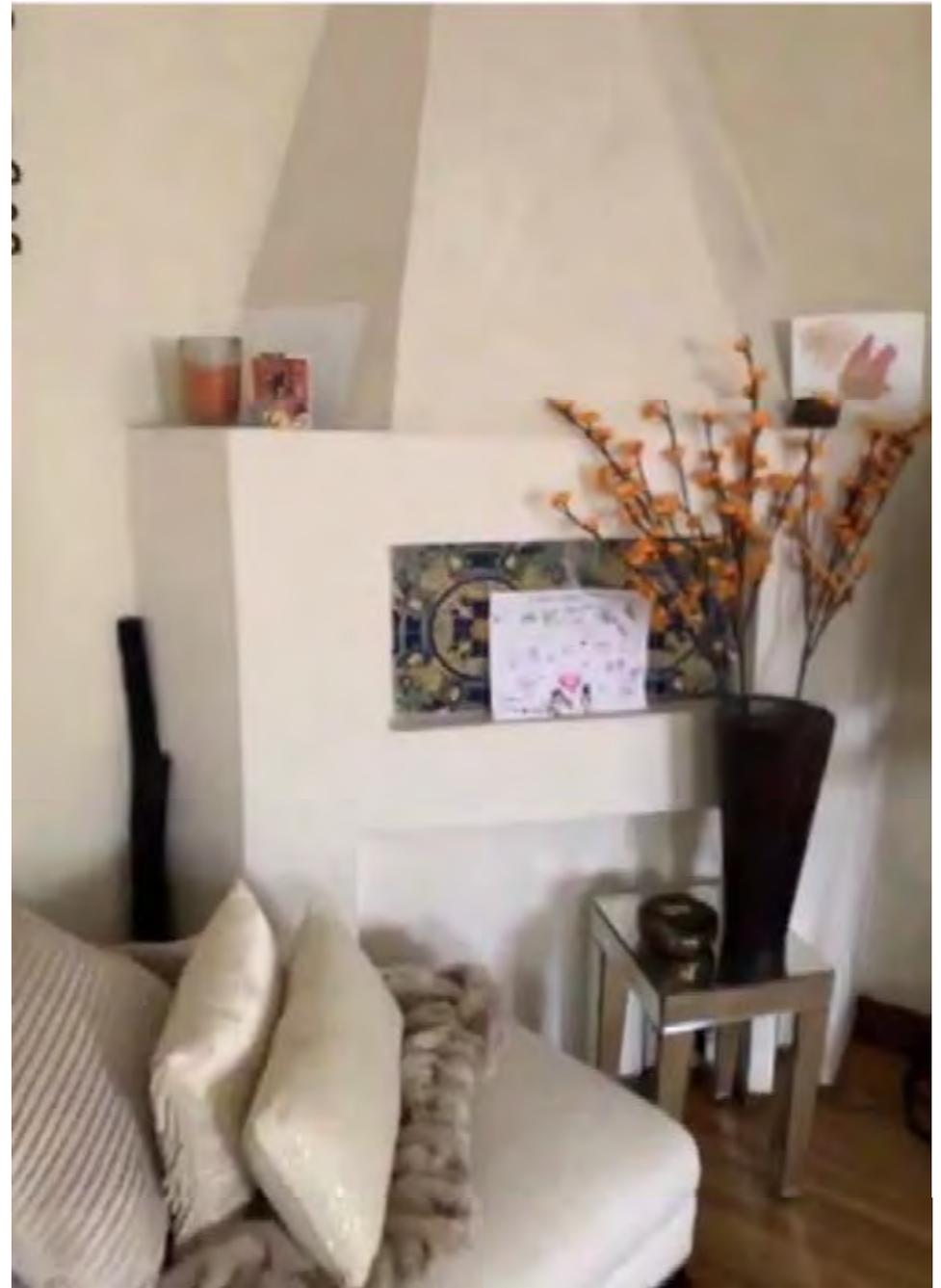


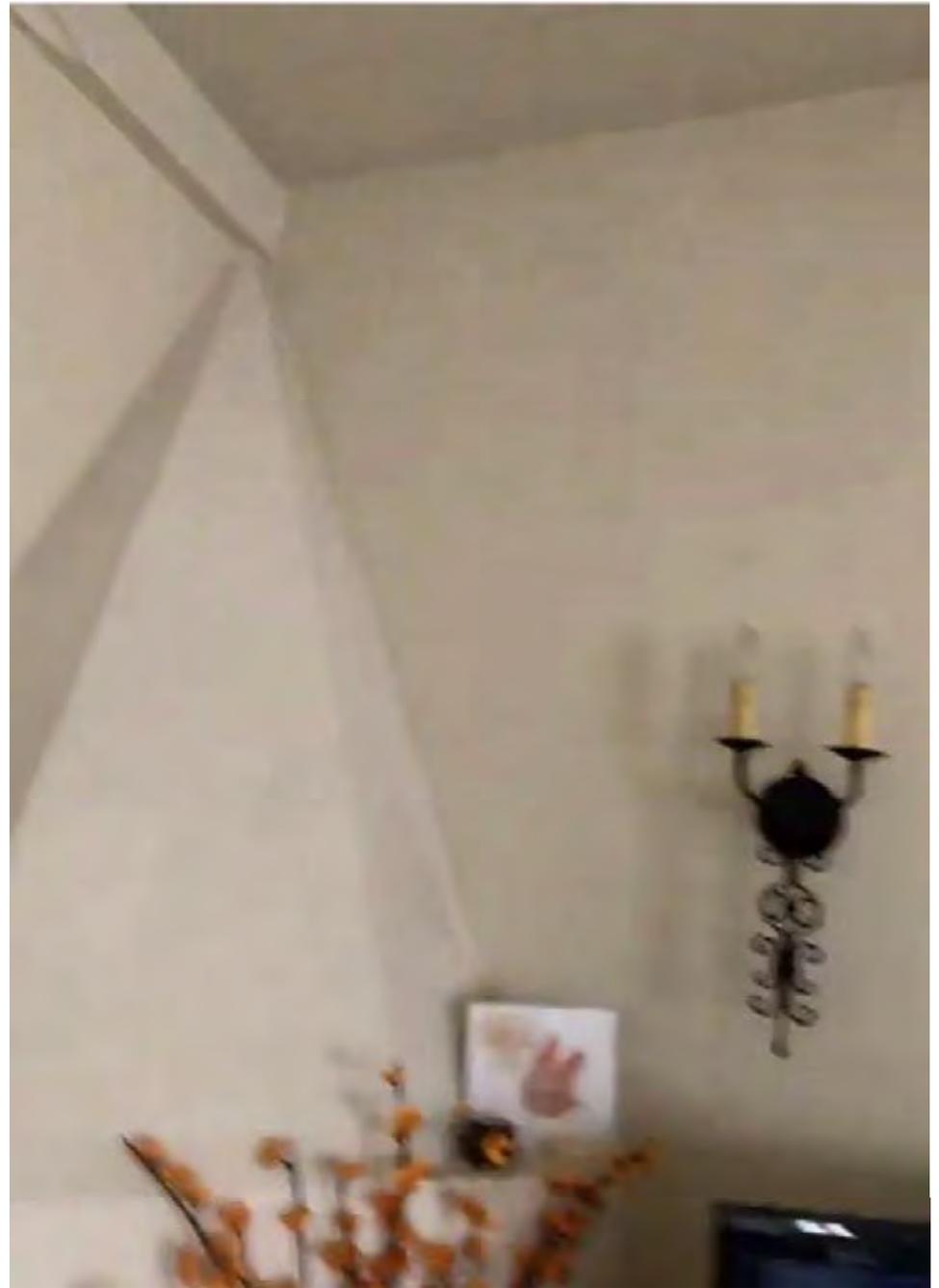


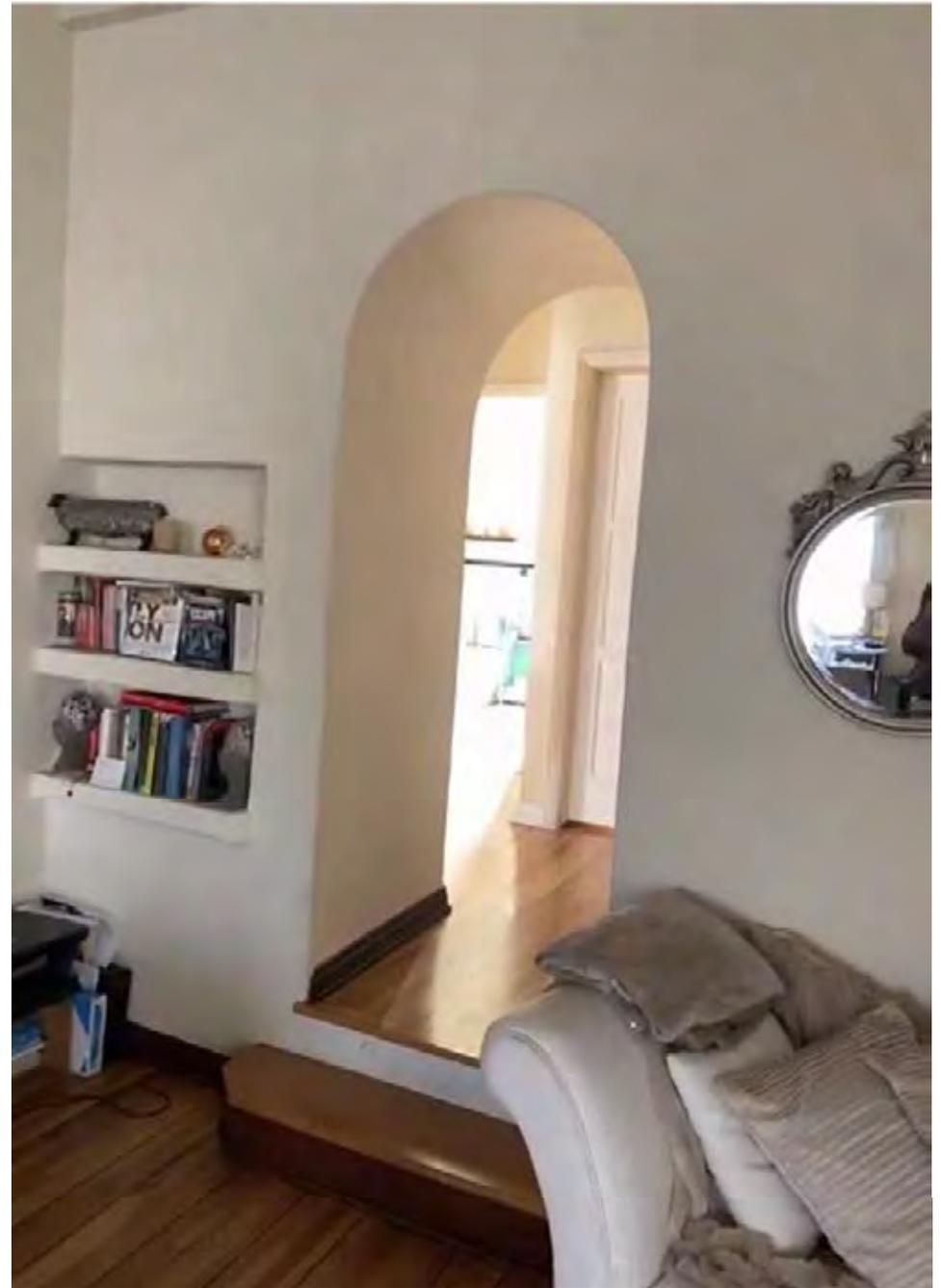


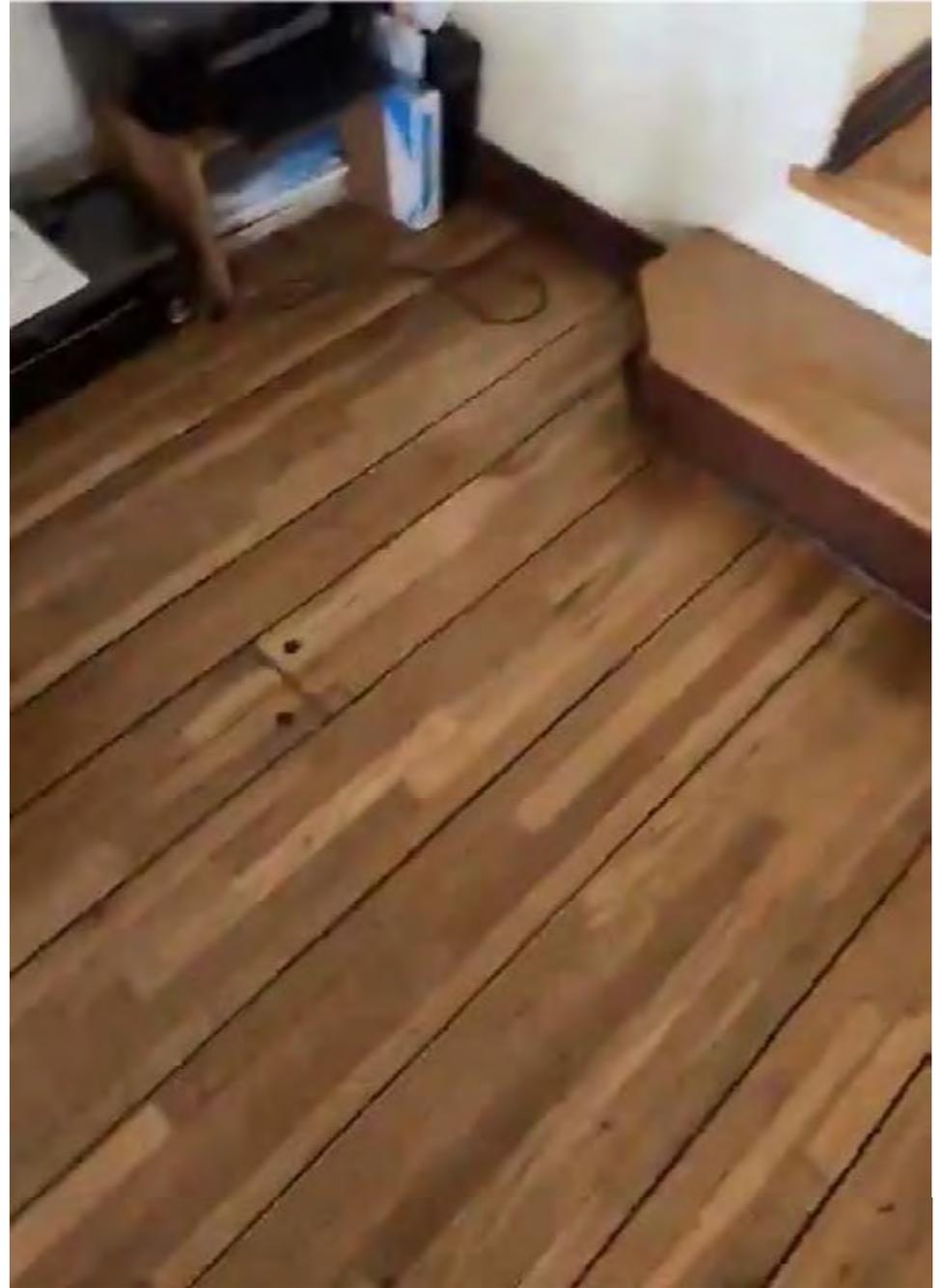
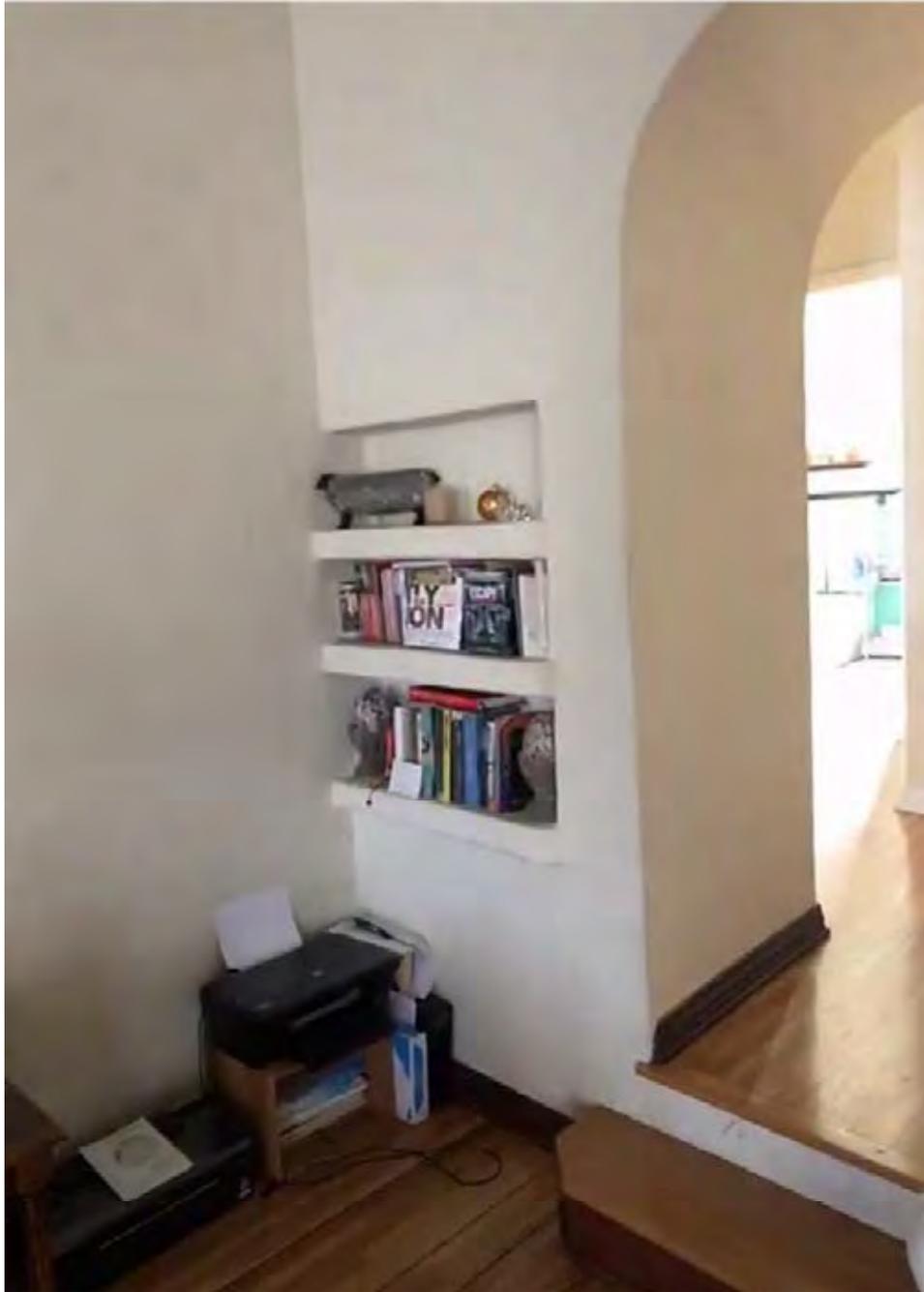


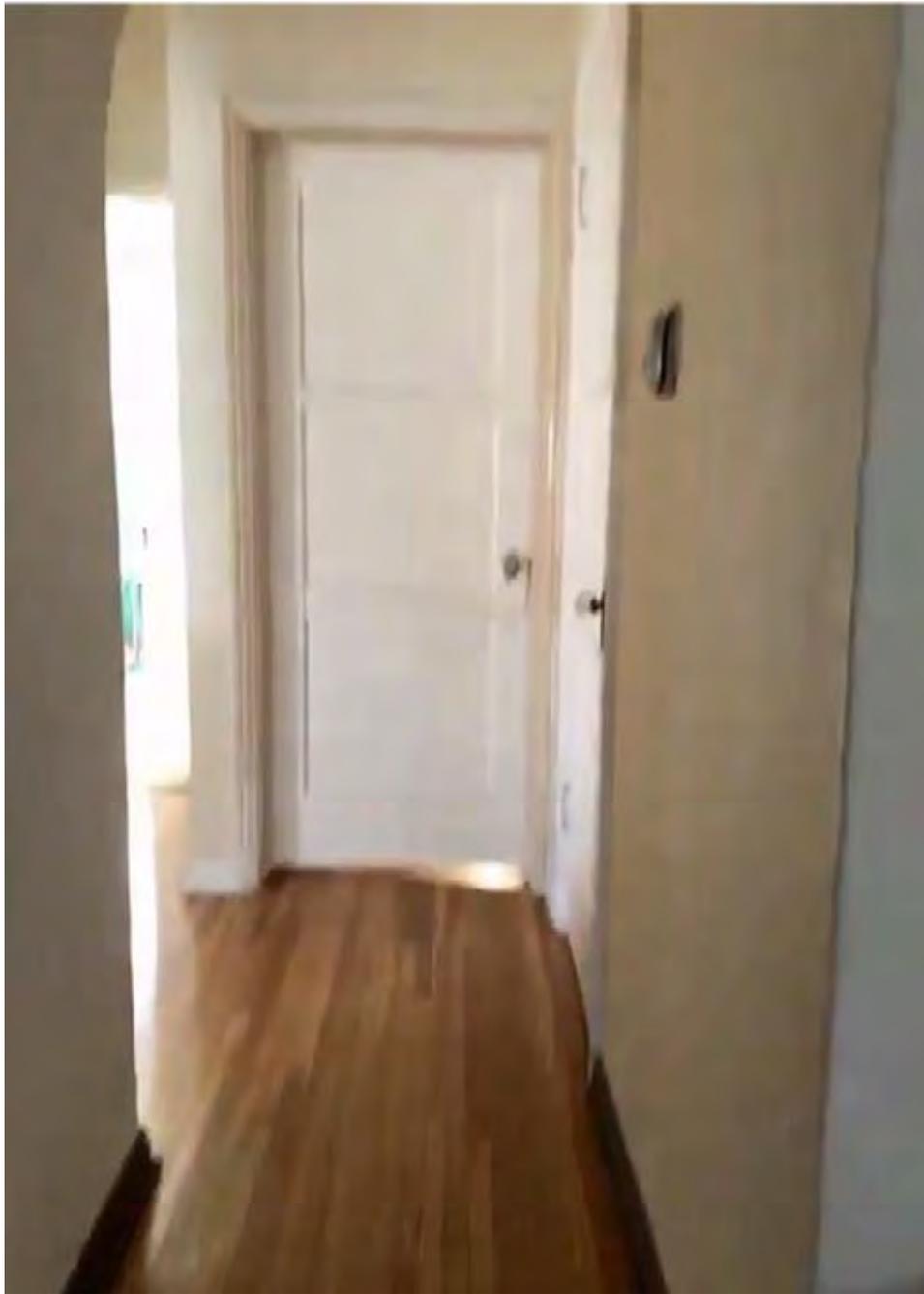


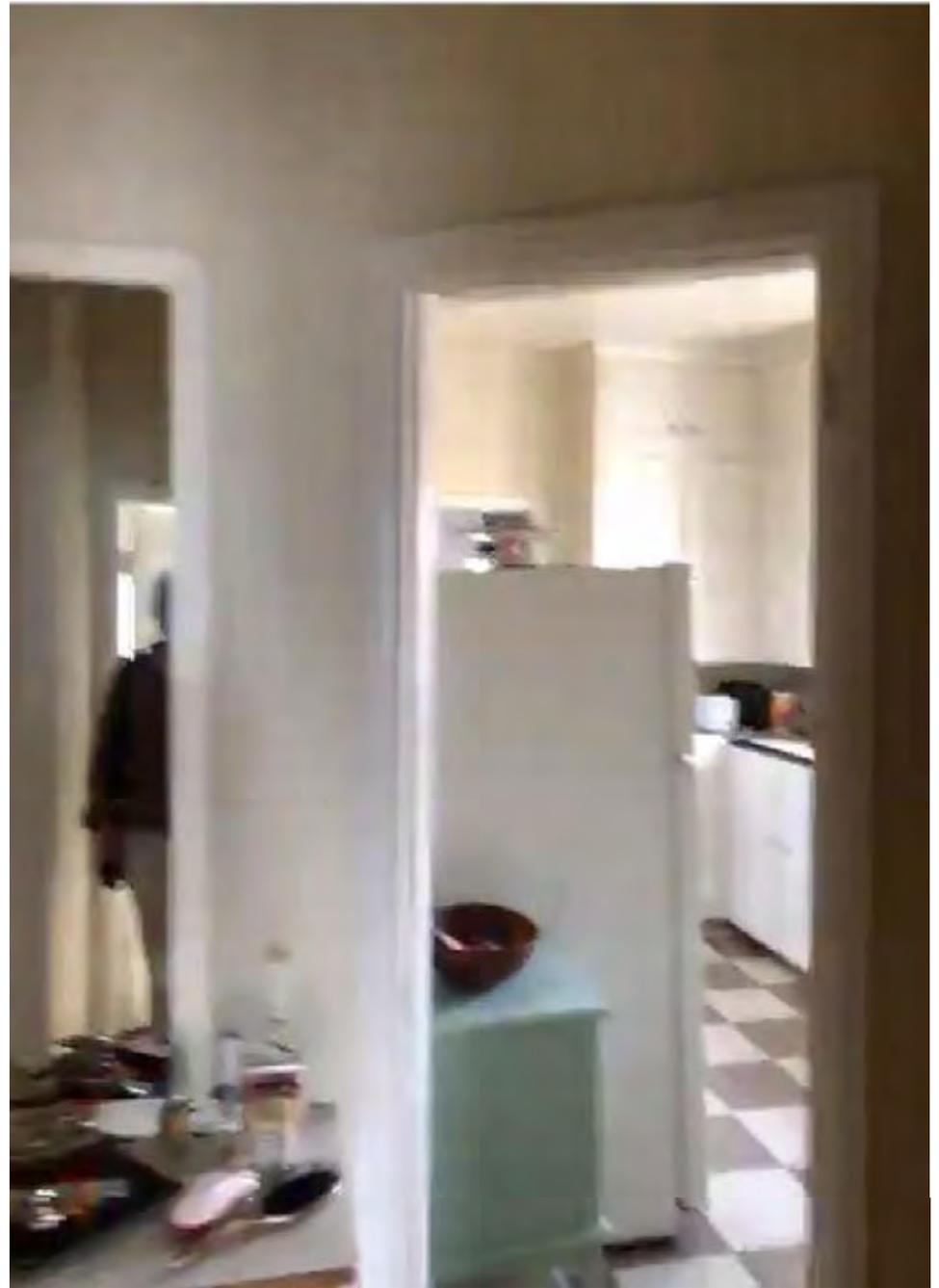










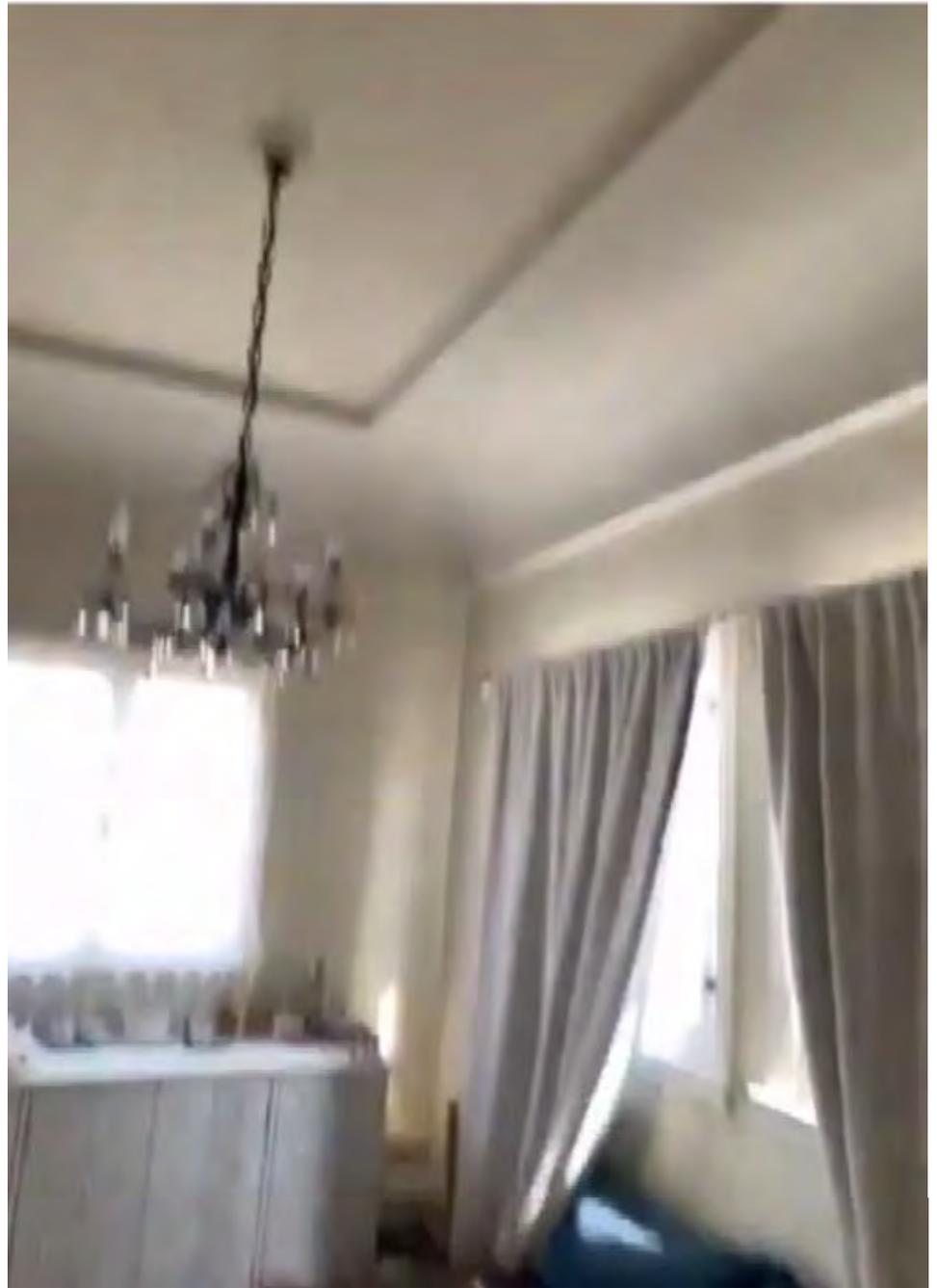


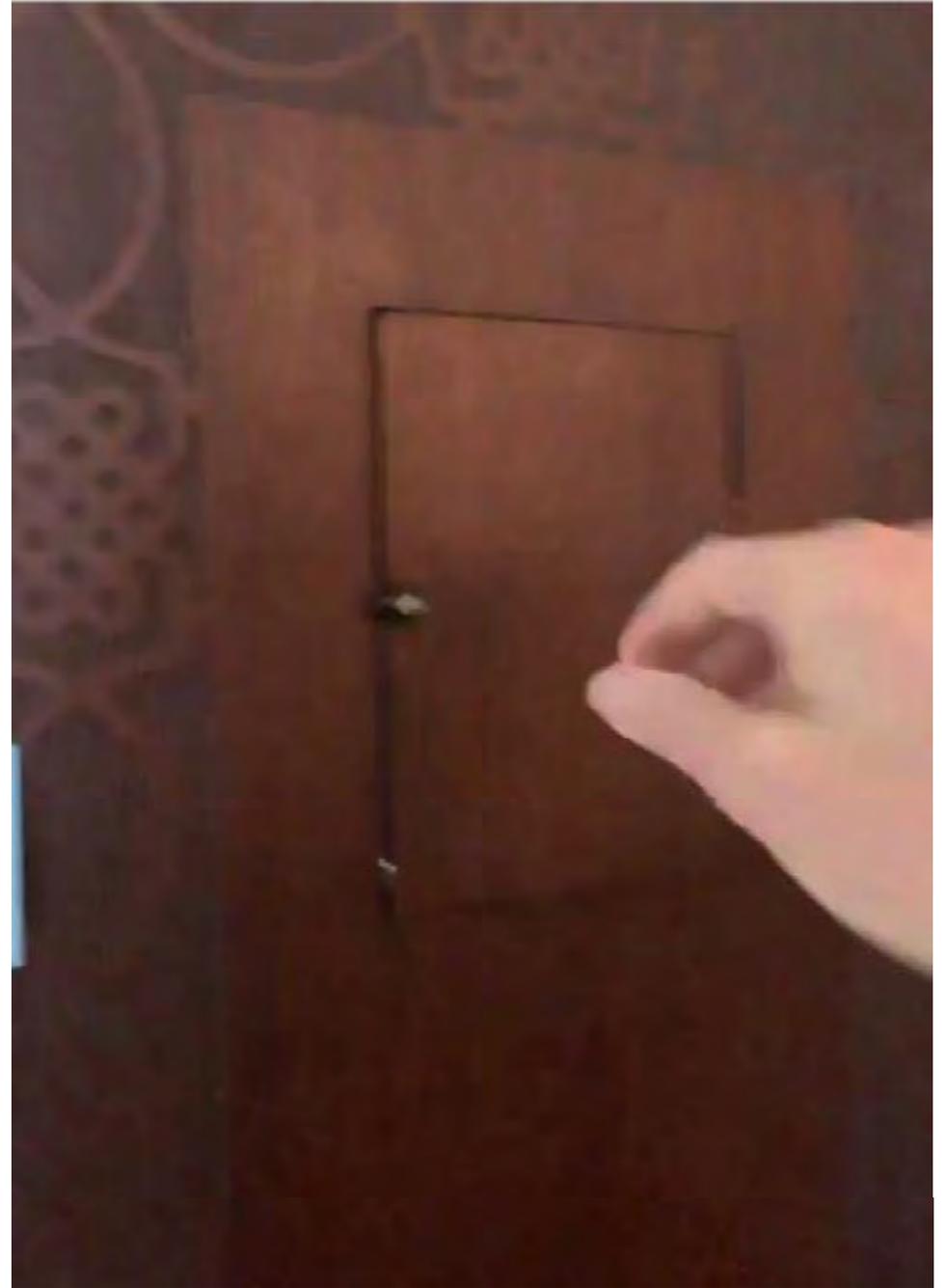














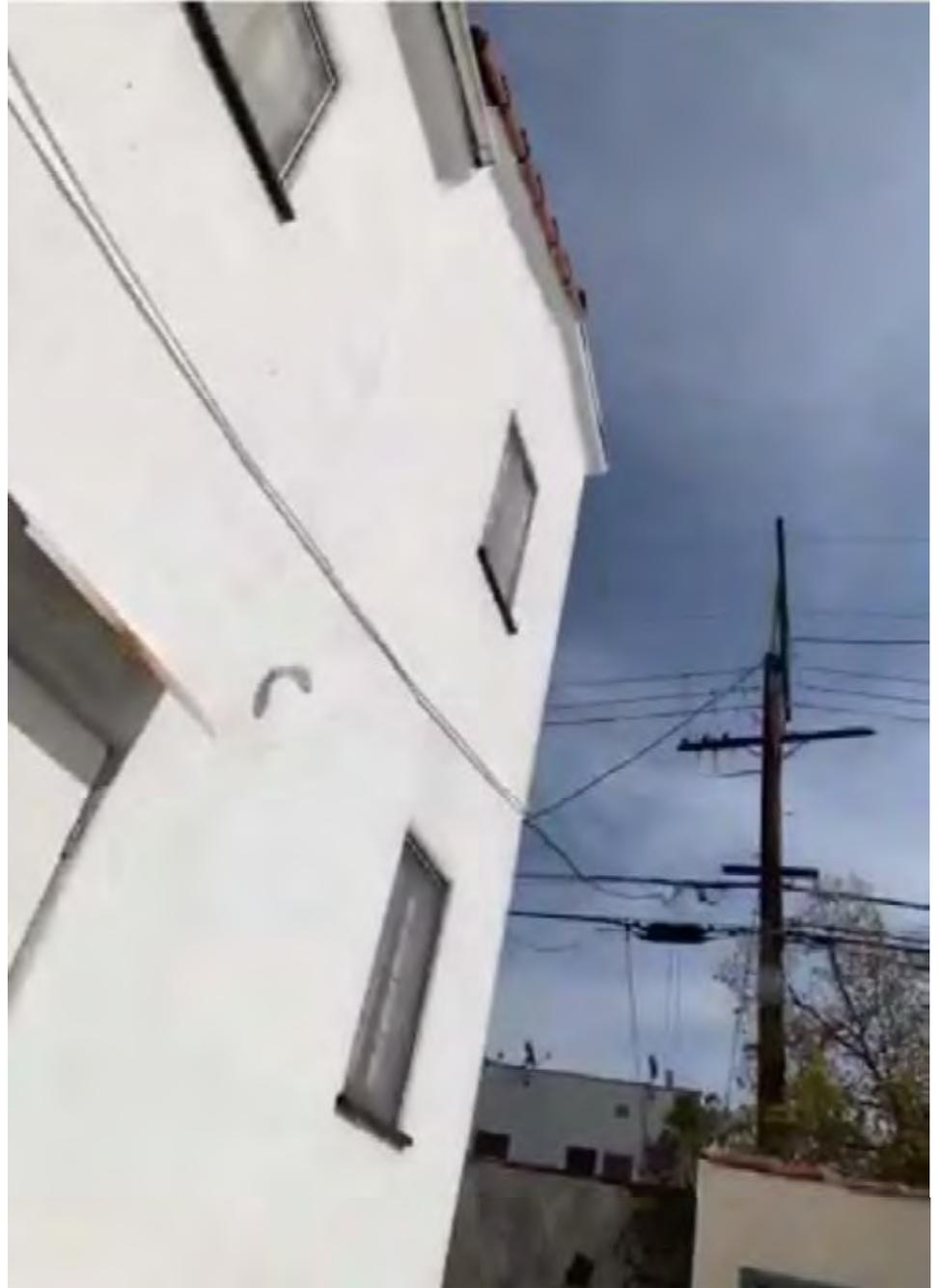


















COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(PRC Section 21152; CEQA Guidelines Section 15062)

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

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
CHC-2020-6841-HCM

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2020-6842-CE

PROJECT TITLE
Art A. Smith Courtyard Apartments

COUNCIL DISTRICT
5

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
340-344 North Sierra Bonita Avenue, Los Angeles, CA 90036

Map attached.

PROJECT DESCRIPTION:
Designation of the Art A. Smith Courtyard Apartments as an Historic-Cultural Monument.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
N/A

CONTACT PERSON (If different from Applicant/Owner above)
Melissa Jones

(AREA CODE) TELEPHONE NUMBER | EXT.
213-847-3679

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

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) **8 and 31**

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

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

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

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE
Melissa Jones [SIGNED COPY IN FILE]

STAFF TITLE
City Planning Associate

ENTITLEMENTS APPROVED
N/A

FEE:
N/A

RECEIPT NO.
N/A

REC'D. BY (DCP DSC STAFF NAME)
N/A

DISTRIBUTION: County Clerk, Agency Record

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2020-6841-HCM
ENV-2020-6842-CE

HEARING DATE: December 3, 2020
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

Location: 340-344 North Sierra Bonita Avenue
Council District: 5 – Koretz
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Mid City West
Legal Description: Tract 6568, Lot 249

EXPIRATION DATE: The original 30-day expiration date of December 16, 2020 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*

PROJECT: Historic-Cultural Monument Application for the ART A. SMITH COURTYARD APARTMENTS

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS/APPLICANTS: Dale R. Kendall, Trustee, Dale R. Kendall Trust and Jeannetta Kendall
357 North Sierra Bonita Avenue, #323
Los Angeles, CA 90036

Dale Kendall, Trustee
Dale R. Kendall Trust
342 North Sierra Bonita Avenue
Los Angeles, CA 90036

PREPARERS: Steven Luftman
1212 South Orlando Avenue
Los Angeles, CA 90036

Charles J. Fisher
140 South Avenue 57
Los Angeles, CA 90042

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]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Art A. Smith Courtyard Apartments is a two-story multi-family residence with seven units located on North Sierra Bonita Avenue between West Oakwood Avenue and West Beverly Boulevard in the Beverly Fairfax neighborhood of Los Angeles. Constructed in 1930, the subject property was designed in the Spanish Colonial Revival architectural style by architect and original owner Arthur "Art" A. Smith (1901-1980). It has been under the ownership of the Kendall family since 1957.

With an irregular U-shaped plan oriented to the north, the subject property is of wood-frame construction with textured stucco cladding. It has a combination of hipped and shed roofs with red clay tile, as well as a flat roof with a parapet. The primary, west-facing elevation is asymmetrically composed of three volumes. The main entrance is through an archway at the north end of the primary façade; the arched entry leads to a vestibule containing a door to a ground floor unit, access to a central courtyard, and a stairway to a unit on the second floor. Above the arched entryway are two perforated square openings. The courtyard is enclosed on the north by an arcade with five archways and a long staircase to an upper floor unit. Directly across the courtyard, up four concrete steps, is the entry to a third unit. The entries to the other four units are located off the southside of the courtyard. On the south-facing elevation there are two stoops and arched passageways that lead to secondary unit doors. Fenestration includes multi-lite wood casement windows, fixed wood windows, and jalousie windows. Other decorative features include arched openings, exposed rafters, and wrought-iron railings, window bars, and balconettes. The enclosed courtyard features dense plantings and a fountain. The interiors of the seven units feature arched openings, tiled faux fireplaces, barrel-vaulted, beamed, and coved ceilings, original kitchen and bathroom tile, built-in storage, and hardwood floors.

Arthur Adam Smith was born in New London, Connecticut in January 1901, and later relocated with his parents to Los Angeles. Smith received his state contractor's license in 1929, and he opened his first office in Burbank. Among his early design projects were ten multi-family residences within the same neighborhood as the subject property. Throughout his career as an architectural designer, Smith designed and constructed single-family homes, multi-family residences, and small offices across Southern California. Smith passed away in September 1980.

The subject property has experienced minor alterations that include the addition of a two-foot concrete landscaping wall on the west property line, the installation of an aluminum awning, the replacement of two casement windows with jalousie windows, the removal of terracotta tiles on one of the staircases, and the installation of bars on two courtyard windows, all at unknown dates.

The subject property was listed in the National Register of Historic Places and California Register of Historical Resources in 2018 as a Contributor to the Beverly Fairfax Historic District.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles 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 November 16, 2020, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. The original 30-day expiration date of December 16, 2020 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*.

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



1. PROPERTY IDENTIFICATION

Proposed Monument Name: Art A. Smith Courtyard Apartments		First Owner/Tenant <input type="text"/>	
Other Associated Names:			
Street Address: 340 N. Sierra Bonita Avenue		Zip: 90036	Council District: 5
Range of Addresses on Property: 340-44½ N. Sierra Bonita Ave		Community Name: Beverly Fairfax	
Assessor Parcel Number: 5526040020?	Tract: TR 6568?	Block: None	Lot: 249
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Structure	<input type="checkbox"/> Object
	<input type="checkbox"/> Site/Open Space	<input type="checkbox"/> Natural Feature	
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1930	<input checked="" type="checkbox"/> Factual <input type="checkbox"/> Estimated	Threatened? None
Architect/Designer: Art A. Smith	Contractor: Art A. Smith	
Original Use: Multi-Family housing	Present Use: Multi-Family housing	
Is the Proposed Monument on its Original Site?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No (explain in section 7) <input type="checkbox"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Select from menu or type style directly in <input type="text"/>		Stories: 1	Plan Shape: U-shaped
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood <input type="text"/>	Type: Select	<input type="text"/>
CLADDING	Material: Stucco, textured <input type="text"/>	Material: Select	<input type="text"/>
ROOF	Type: Hipped <input type="text"/>	Type: Gable	<input type="text"/>
	Material: Clay tile, rounded <input type="text"/>	Material: Clay tile, rounded	<input type="text"/>
WINDOWS	Type: Casement <input type="text"/>	Type: Fixed	<input type="text"/>
	Material: Wood <input type="text"/>	Material: Wood	<input type="text"/>
ENTRY	Style: Off-center <input type="text"/>	Style: Off-center	<input type="text"/>
DOOR	Type: Plank <input type="text"/>	Type: Plank	<input type="text"/>



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.	
7/29/1955	Building Permit No. LA21134 for termite work
4/3/2017	Electrical Permit No. WO74110636 for house meter installation
4/10/2017	Electrical Permit No. WO74122994 to demo unapproved outlet in the service room ar

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input checked="" type="checkbox"/>	Listed in the National Register of Historic Places	
<input checked="" 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 checked="" type="radio"/> Contributing feature <input type="radio"/> Non-contributing feature
<input type="checkbox"/>	Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations: Contributor to SurveyLA Orange Grove Avenue-Gardner Street M		

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: Dale Kendall	Company: Save Beverly Fairfax		
Street Address: 357 S Fairfax Ave #323	City: Los Angeles	State: CA	
Zip: 90036	Phone Number: (323) 633-1046	Email: INFO@SAVEBEVERLYFAIRF.	

Property Owner

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

Name: Dale Kendall	Company: Los Angeles		
Street Address: 357 S Fairfax Ave #323	City: Los Angeles	State: CA	
Zip: 90036	Phone Number: (323) 633-1046	Email: INFO@SAVEBEVERLYFAIRF.	

Nomination Preparer/Applicant's Representative

Name: Steven Luftman & Charles Fisher	Company:		
Street Address: 1212 S Orlando	City: Los Angeles	State: CA	
Zip: 90036	Phone Number: 310-503-9958	Email: sluftman@yahoo.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 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.

Name: Steven Luftman Date: 8/20/2020 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



340 344

833012



Art A. Smith Courtyard Apartments/ 340-44½ N. Sierra Bonita Avenue

Historic-Cultural Monument Nomination Continuation Sheet

A. Property Description

Site

The property at 340 N. Sierra Bonita Ave. (subject building) contains seven apartments. The building comprises the following addresses: 340, 340½, 342, 342½, 344, 344¼, 344½ N. Sierra Bonita Avenue. The property occupies a rectangular parcel of 6,498.3 square feet, situated in the Beverly-Fairfax area of central Los Angeles. The property is located in, and is a contributor to, the National Register of Historic Places (NRHP) Beverly Fairfax Historic District. It is on the east side of Sierra Bonita Ave. between Beverly Blvd. to the south and Oakwood Ave. to the north. The district is composed primarily of two-story multi-family homes, and its properties reflect common planning features including modest uniform setbacks, shallow front lawns, concrete sidewalks, and mature street trees along both sides of the street. Most of the buildings in the historic district were built from 1923 through the 1930s. The neighborhood adheres to a rectilinear street grid that is oriented towards the cardinal directions. The neighborhood's topography is generally flat.

The Art A. Smith Courtyard Apartments share a shallow six-foot setback with rest of the 300-North block of Sierra Bonita Ave. The building features a compact U-shaped plan. A two-foot high wall of recycled broken-concrete fronts the building along the sidewalk behind a short strip of grass lawn. Behind the wall, in front of the building are plantings of purple bougainvillea and pink roses. The courtyard apartments are accessed from five concrete steps leading to a prominent arched main entrance at the north-bay of the building's front façade. The enclosed courtyard contains lush landscape elements, including an arcade and a fountain/planter.

Exterior

Built in 1930, the Art A. Smith Courtyard Apartments are a two-story multi-family dwelling built in the Spanish Colonial Revival style. It is an example of a "U-Parti" courtyard toward a completed courtyard type. The building is in an irregular U-plan positioned against the south side of the lot, and a rounded arched arcade wall along the north side of the lot completes the courtyard. It is a wood framed building, clad in textured stucco.¹

The building contains seven one-bedroom and one-bath apartments.

The roof is hipped, shed, and flat, with exposed rafters and a flat parapet. It is surfaced with irregularly laid tapered-barrel mission tile, and rolled asphalt on the flat areas.

The primary façade faces west, and is asymmetrically composed into three bays. Looking east, the southernmost bay features two smaller wood casement windows with decorative wrought iron bars on the first floor, and a larger paired divided-light wood casement window on the second-floor. The second-floor window is decorated with a wrought iron Spanish Colonial balconette.

The center bay is symmetrical and extends forward of the north and south bays. It features two large wood casement windows on the first floor. The second floor features three tall wood casement windows, framed by extended arches that reach to the base of each window, projecting out of the wall on wedding cake corbels.

The north bay features the arched entry to the courtyard. A blind rectangular recess above the entry contains the original address numbers for the building. The arched entry features an impost, and wrought iron gates

¹ S. Polyzoides et al., *Courtyard Housing in Los Angeles* (Princeton Architectural Press, 1992).

guard the entry passageway. There are rectangular lights on either side of the entry. This arched entry leads to an entry vestibule, accessing two of the apartments and the courtyard. The second floor above the arched entry is recessed from the street-wall. There is a clay-tiled roof over the entry. The second floor is fenestrated by two recessed rectangular pierced screens, which feature 12-square piercings. On the second-floor north wall return there is a small wood casement window. There is a hipped roof above the north bay; centered above is a small gabled-roof tower with two clay-barrel vents.

The south façade faces the driveway of the neighboring apartment building. As it is not the public face of the building, it is less detailed. This façade is fenestrated mostly by wood-casement windows, except for two jalousie replacement windows. There are also two stoops and an arched passage that access secondary apartment doors.

The east, rear side of the building is also not public facing. Fenestration is by two sets of two wood casement windows on each floor. Electric utilities are on this side of the building, and there is a small setback to the back-property line.

The north side of the building abuts the neighboring building with a small setback. The back of a staircase to one of the upstairs apartments extends to the property line, as does the back of the rounded arched arcade wall. The arcade wall is connected to the north side of the entry vestibule at its western end.

Courtyard

Entering the building through the arched passage from Sierra Bonita Ave. into the vestibule, on the left there is a grand clay-tiled staircase with a wrought iron railing leading to the second-floor apartment, and on the right is an entrance to the 340 N. Sierra Bonita apartment. The floor in the entryway to the courtyard is concrete, scored in a diamond pattern to imitate tiles.

The north wall is fenestrated with three arched openings along the staircase, and at the first landing there is a large flat arched opening on the east wall. Looking up, over the staircase is a raked ceiling painted with an ultra-marine blue wash. Hanging from the center of the ceiling is an original lantern-styled light fixture. At the second-story landing is a wood-planked door, the main entrance to the 344 N. Sierra Bonita Ave apartment. The wood-planked doors on all the apartments primary entrances are in a vertical wavy pattern with a small rectangular window at the peephole level. The interior panel of the entry doors is etched with intricate designs.

Entering the courtyard from the entry vestibule, an arcade wall with five round arches encloses the north side of the courtyard. A mission tile pent roof runs atop the arcade wall. Along the wall is a raised rectangular cement water fountain/planter; the two arches behind the fountain are blind. The courtyard is paved with rustic square terracotta tiles, and a wide rough cement grout fills the tile joints.

Directly across the courtyard, up four concrete steps, is the entry to apartment 342½. An original Arts and Crafts style porch light is featured next to the entry door, as it is on most of the entries. To the left of 342½, along the north property line, an exterior staircase leads to the entry of apartment 344 ½. The staircase to this rear upper unit features a stepped balustrade and an arched entry to a semi-closed entry porch. The entry porch is fenestrated on three sides by rectangular pierced screens, each screen featuring 8-square piercings. To the right of the semi-closed entry porch is a deeply recessed wood divided-light triplex picture window with opening casement side panels. Above this picture window is a faded red and white aluminum awning.

On the south side of the courtyard lie the entrances to the other three apartments. The courtyard garden is lushly planted; there are cast iron plants in big terracotta pots on the fountain, and heavenly bamboo flanks the fountain. *Dracaena*, swiss cheese plants, an ornamental pomegranate tree, a bottlebrush tree, and a huge Malabar nut tree fill the courtyard. The lush plantings obscure many of the architectural details of the north

courtyard-facing façade. Standing in the courtyard, looking south, the building juts in and out, and the roofs are at different levels; the idea of a courtyard building as village is realized.² Entry to two of the apartments is contained in a rectangle recess: an arched passage to the stairs accessing 344¼ on the second floor, and to the left of the arch is the door to apartment 340½. There are large, deeply recessed wood divided-light triplex picture windows with opening casement side panels on both the first and second floor. To the right of the second-floor picture window is a deeply recessed small wood casement window, suggesting thick walls.

To the right of the eastern return of the building is the entrance to apartment 342 on the first floor. There is a shed roof over this apartment.

The roofs of the building around the courtyard are at multi-level, suggesting the gradual accumulation of informal additions that were typical of Spanish folk dwellings. The original decorative iron sconces reflect the common elaborations of Spanish revival architecture.

Apartment Interiors

Each of the seven units are individually designed, but they share many design elements. The primary entry opens to the living room. Doorless, arched passageways lead from the living room to the dining room and the hallway to the bedroom and bathroom. Many of the of the apartments further delineate the living room from the other rooms with a step up to the dining room and bedroom hallway.

All the apartments feature faux-fireplaces in their living rooms, to replicate the features of a single-family home. The fireplaces are individually designed and decorated with Spanish Colonial Revival tile. All units have their original hardwood flooring. Most living rooms have plaster barrel-vaulted ceilings. Two units have wood-beamed slant ceilings. The bedrooms have plaster coved ceilings, and the dining rooms have recessed ceilings. Kitchens feature original tile, original wood cabinets with built-in refrigerator units, and built-in folding ironing boards. Bathrooms feature original tile, of a different design in each apartment.

Unique built-in bookcases and cabinets are prevalent in all units. Many of the original light fixtures are present.

Apartment 342 is a maisonette, with the living room, dining room, and kitchen on the first floor, and the bedroom and bathroom on the second floor. This unit is the only maisonette in the subject building. The living room has a wood-beamed slant ceiling that rises up to the second-floor bedroom. On the east wall of the living room, an arched passage accesses the stairs to the second floor. The wall between the staircase and the living room is fenestrated with two arched openings. The living room also features a plaster bookcase built into the wall.

Alterations

The Art A. Smith Courtyard Apartments appear to be nearly unaltered from their original construction. There are no building permits for alterations from the Los Angeles Department of Building and Safety (LADBS). The building's current appearance show the following alterations: a short wall made of recycled broken-concrete was added to the landscaping along the sidewalk in front of the building; an aluminum awning was added in the courtyard; two casement windows were replaced (within their original openings) with jalousie louver windows, and two windows in the courtyard have bars added. Three LADBS permits were issued after the building was completed in 1930: a 1955 permit for termite extermination, and two 2017 permits for electrical work.

² Ibid. p49

On the primary west façade, there is evidence that the two large wood-casement windows on the first floor of the center bay had working shutters. The stairs to unit 344¼ had its terracotta tiles removed for water and termite damage repairs and the built-in wrought iron vase holders were removed. The stairs will be re-clad in-kind to match the original tile, and the wrought iron vase holders will be reinstalled.

Character-Defining Features

Site

- Uniform six-foot setback matching other buildings of the 300-North block of Sierra Bonita Ave.
- 1923 subdivision street improvements—concrete curbs, concrete sidewalks

Exterior

- Irregular U-shaped building in plan
- Textured stucco cladding
- Combined hipped-and-gabled clay tile roof, with hidden flat roof behind
- Exposed rafters
- Wood divided-light casement windows
- Decorative wrought iron bars
- Wrought iron Spanish Colonial balconette
- Extended arches that reach to the base of each window, projecting out of the wall on wedding cake corbels
- Concrete entry stairs from sidewalk
- Arched entry
- Wrought iron gates at arched entry
- Rectangular pierced screens, featuring 12-square piercings
- Gabled-roof tower with two clay-barrel vents

Courtyard

- U-Parti courtyard
- Arcade wall made of five round arches with mission tile pent roof
- Concrete floor in entry, scored in a diamond pattern
- Terracotta tile staircase in entry
- Wrought iron staircase railing
- Rustic square terracotta tiles paving courtyard with a rough wide cement grout filling tile joints
- Lush courtyard gardens
- Multi-level roofs around courtyard
- Exterior stairs
- Fountain/planter
- Wood-planked apartment front doors in a vertical wavy pattern with a small rectangular window at the peephole level
- Original door hardware
- Original glass address number-plates
- Arts and Crafts style porch light
- Wood casement divided-light windows
- Deeply recessed wood casement divided-light windows

- Deeply recessed wood divided-light triplex picture window with opening casement side panels
- Raked ceiling painted with an ultra-marine blue wash
- Hanging lantern-styled light fixture
- Wrought iron vase holders on stairs to apartment 344^{1/4}
- Original mailboxes

Interior

- Primary entrance door's interior panel with etched intricate designs
- Original door hardware
- Original hardwood flooring
- Barrel-vaulted ceilings
- Wood-beamed slant ceilings
- Plaster coved bedroom ceilings
- Recessed dining room ceilings
- Arched passage
- Original tile in kitchens
- Original wood kitchen cabinets and drawers
- Built-in refrigerator units
- Built-in folding ironing boards.
- Original bathroom tile
- Built-in bookcases
- Built-in cabinets
- Original light fixtures
- Faux fireplaces with Spanish Revival tile
- Corner faux fireplaces with dramatic angled hoods
- Maisonette two-story unit

B. Statement of Significance

Summary

Art A. Smith Courtyard Apartments meets 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 as an excellent example of a Spanish Colonial Revival courtyard apartment building.

Built in 1930, the multi-family property at 340 N Sierra Bonita Avenue. embodies the distinctive characteristics of a courtyard apartment type in the Spanish Colonial style, making it inherently valuable for a study of 1930s architecture in Los Angeles.

The subject building's adept use of Spanish Colonial and Mediterranean architectural elements makes it an accomplished example of an early 1930s courtyard apartment building. The tower, roofs at various heights, thick walls, arcade wall, doors, stairs, windows, decorative wrought iron, and fountain: stepping into the Arthur A. Smith Courtyard Apartments' courtyard you are transported to a Mediterranean village. As described in

Courtyard Housing in Los Angeles, the subject building can be seen as an illustration “of the capability of Los Angeles building to equal the urban structure and living amenities of Andalusian towns.”³

340 N. Sierra Bonita Ave is listed as a contributor to the 2018 National Register of Historic Places’ (NRHP) Beverly Fairfax Historic District. In 2015, the SurveyLA citywide historic resources inventory identified the subject property as a contributor to the Orange Grove Avenue-Gardner Street Multi-Family Residential Historic District. The historic district is eligible as a Los Angeles Historic Preservation Overlay Zone.⁴

Development of Beverly-Fairfax⁵

The subject building is located in Tract 6568 in the larger Beverly-Fairfax area, within the Wilshire CPA. The Tract is one of a number of tracts within the Wilshire CPA that was subdivided by G Allan Hancock. Tract 6568, bounded by Rosewood Avenue on the north, La Brea Avenue on the east, Beverly Boulevard on the south, and Fairfax Avenue on the west, developed with the western portion dedicated to multi-family residential development, and the eastern portion to single-family homes. It appears that Hancock only carried out the initial development of the subdivision before selling off lots to individual owners. He does not seem to have specifically marketed these tracts, unlike his other subdivisions in the area. The tracts did include some street improvements, including concrete curbs, concrete sidewalks, parkways planted with lawn and street trees, and cast-stone street lamps (removed in the 1970s).

As in the Hancock Park neighborhood, much of the land that is now part of the Fairfax and Beverly Grove neighborhoods (most commonly referred to as Beverly-Fairfax) was originally part of the massive Rancho La Brea. Most of the Salt Lake Oil Field underlies these neighborhoods in the northwestern portion of the Wilshire CPA, and for many years this area was covered with oil derricks. The La Brea Tar Pits are and were the most visible surface manifestation of the vast below-ground resource. The Hancock family embarked on the first oil exploration in this area.

The tract hewed to the area’s general trends in multi-family residential development in the 1920s and 1930s, with the multi-family portions of the tracts developing slightly later than the single-family portions. Sanborn Fire Insurance Maps and historic photographs indicate the district had seen only minimal development by 1926-1927, while the surrounding single-family areas were nearly built out. Development accelerated in the late 1920s-early 1930s in parallel with citywide trends and the increasing need for denser housing, with the most intense year of construction being 1928. Buildings within the district reflected popular types of multi-family housing, most commonly including duplexes, triplexes, fourplexes, and apartment houses, which were designed to emulate the appearance of single-family dwellings with regard to scale, massing, and configuration. Fourplexes, commonly known as “flats” or “four-flats,” were by far the most common building type.

Analysis of the 1930 census data found that about 75% of the Beverly Fairfax Historic District’s buildings contained only tenants during their earliest years, with no owners in occupancy. This is not surprising, given that building permit research indicates many of the properties in the district were constructed by developers who built on multiple parcels. This suggests they were building income properties on speculation, either to sell to new owners or to keep and rent out for a profit themselves. Even owner-developers who only constructed one or two buildings were, on the whole, unlikely to live in them. About 20% of the district’s

³ Ibid. p.48

⁴ "Wilshire Historic Districts, Planning Districts and Multi-Property Resources," ed. Los Angeles Department of City Planning, SurveyLA (Los Angeles 2015).

⁵ "Beverly Fairfax Historic District : National Park Service / National Register of Historic Places Registration Form," ed. United States Department of the Interior (2018).

buildings (61 properties) had owners in occupation along with their tenants in 1930; of these, only fourteen owners were still the same as those listed on their properties' building permits.

Historic photographs show that, by 1938, much of the district was built out, with the exception of some vacant lots.

Development appears to have moved generally from west to east, as evidenced by the greater numbers of late 1930s and early 1940s buildings seen in the district's eastern portion. The Beverly Fairfax Historic District experienced its most intense period of development from 1924 to approximately 1942, during which 447 of its 463 buildings were constructed. Notably, there is no evidence of a slowdown during the Great Depression, with 170 buildings being constructed between 1929 and 1939. While fourplexes and apartment houses remained the predominant building type during this period, the number of duplexes and courtyard apartments being constructed decreased by the late 1930s.

After this period, construction was slow but steady, seeing a drop during World War II, with no buildings constructed between 1942 and 1947, and a small postwar spike, which resulted in the construction of eight buildings between 1947 and 1949. By the late 1940s, development of the neighborhood was largely complete, with a few examples of infill occurring through the 1950s and 1960s, and sporadic demolition/replacement of original buildings starting in the late 1950s.

Like the single-family and multi-family developments in the Mid-Wilshire and Hancock Park neighborhoods, the new neighborhoods of the Beverly-Fairfax area were developed and heavily marketed as discrete subdivisions. They included a high number of multi-family residences, including numerous two-story duplexes and fourplexes, in a variety of Period Revival styles. Most were constructed from the mid-1920s to the early 1930s. The Beverly-Fairfax developments were even more automobile-focused than the automobile suburbs further east in the Wilshire CPA, since they were past the outer limit of the Los Angeles Railway's streetcar system.

Residential subdivisions in the Fairfax neighborhood were serviced by commercial districts including those along 3rd Street, Beverly Boulevard and Fairfax Avenue. A particularly prominent Jewish business district emerged along North Fairfax Avenue (SurveyLA's Beverly-Fairfax Commercial Planning District—sometimes referred to as “Kosher Canyon”). Businesses catering to the area's Jewish population began appearing on Fairfax starting in the 1930s, accelerating greatly after World War II.

Beverly Fairfax Historic District - National Register of Historic Places⁶

The Beverly Fairfax Historic District is located within the greater Beverly-Fairfax area. The NRHP listed the Beverly Fairfax Historic District in 2018. The Art A. Smith Courtyard Apartments is listed as a contributor to the district.

The Beverly Fairfax Historic District is roughly bounded by Beverly Blvd, N. Fairfax Ave, Rosewood Ave, Melrose Ave, N. Gardner Street, and Vista Street. Comprised of 463 resources—366 of which are contributing structures—the district houses mostly two-story multi-family homes. The neighborhood includes Spanish Colonial Revival, Late Chateausque, Tudor Revival, Colonial Revival, Monterey Revival, Art Deco, and Streamline Moderne homes.

Starting in the late 19th century, many neighborhoods throughout the country had racially restrictive covenants in place. These covenants, which were legally enforceable and integrated into the deed of a property, prohibited an owner from selling or leasing to people of color or ethnic minorities, including Jewish Americans.

⁶ "Beverly Fairfax Historic District : National Park Service / National Register of Historic Places Registration Form."

With no racial covenants in place, the Beverly Fairfax district became the destination of many Jewish Americans who migrated from the eastside from the late 1920s through the 1950s. By 1961, the district was over 60% Jewish. Due to its large Jewish-American population, the neighborhood became a sanctuary for those who fled Nazi persecution, and after World War II, Holocaust survivors.

Today, the neighborhood remains largely Jewish, with some residents living in the same apartment buildings that their grandparents once called home.

SurveyLA Orange Grove Avenue-Gardner Street Multi-Family Residential Historic District

The Orange Grove Avenue-Gardner Street Multi-Family Residential Historic District is a predominantly multi-family historic district (with a few single-family residences along the edges) located in the Beverly-Fairfax neighborhood of central Los Angeles. Bounded by Rosewood Avenue to the north and Beverly Boulevard to the south, the district's properties line both sides of North Orange Grove Avenue, North Ogden Drive, North Genesee Avenue, North Spaulding Avenue, North Stanley Avenue, North Curson Avenue, Sierra Bonita Avenue and North Gardner Street. The topography of the district is generally flat and its streets follow a regular, rectilinear street grid pattern. The two-story, multi-family properties within the district feature modest, uniform setbacks and lawns (some of which are slightly sloped/elevated and are bisected by concrete steps), and feature rear detached garages, driveways with curb cuts and concrete walkways. Historically developed as a single tract, the district has original sidewalks and a few extant mature street trees (maples are predominant on Orange Grove Avenue and jacarandas line Genesee Street; magnolia and Ficus trees are scattered throughout the district). There is a total of 380 parcels in the district, 332 of which are contributing and 48 of which are non-contributing.

The dominant period of development for the district is 1925 to 1949, and most homes are constructed in various Period Revival styles, including Spanish Colonial Revival, Tudor Revival, Mediterranean Revival and French Revival; Monterey Revival, Minimal Traditional and Late Chateausque styles are also represented in the district. Typical architectural features, depending on the style, include stucco cladding, arched window and door openings, and exterior staircases.⁷

Spanish Colonial Revival style 1915-1950

Spanish Colonial Revival style prevailed in Southern California following the 1915 Panama-California Exposition in San Diego. Its popularity coincided with the population boom Los Angeles experienced in the 1920s, and the versatility of the style, which enabled builders and architects to construct buildings as simple or lavish as money would allow, helped to spread further its popularity throughout the city. The Beverly Fairfax Historic District's Spanish Colonial Revival buildings generally feature clay tile, gable, hipped, and/or flat roofs, sometimes with towers; asymmetrical façades and complex, irregular massing; stucco exterior walls; the incorporation of patios, courtyards, loggias or covered porches, and/or balconies; arched door and window openings; wood, wrought iron, and tile decorative elements; and details like exterior staircases, wing walls, pierced stucco screens, jetties, clay attic vents, and ornate light fixtures.^{8 9}

⁷ "Wilshire Historic Districts, Planning Districts and Multi-Property Resources."

⁸ "Architecture and Designed Landscapes, Revival Architecture Derived from Mediterranean and Indigenous Themes," ed. Office of Historic Resources (Los Angeles: City of Los Angeles, 2010).

⁹ 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).

Courtyard Apartment property type 1920s-1930s¹⁰

The courtyard apartment was the natural successor to the earlier development of the bungalow court in Southern California. Courtyard apartments were first built 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 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 dead-end 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. As architectural historian Robert Winter explains, the dwelling type offered an attractive solution to the problem of housing the growing middle class:

Although medium-rise apartment buildings began appearing in Los Angeles during the 1920s, residents preferred more space than these structures afforded. If it was necessary to put more people on less land, why not preserve some of the amenities of the recent past? For instance, would it be

¹⁰ Heather Goers Historic Resources Group; Kari Fowler, Christine Lazzaretto, "Los Angeles Citywide Historic Context Statement, Residential Development and Suburbanization, 1880-1980," ed. Office of Historic Resources Department of City Planning, SurveyLA (Los Angeles: City of Los Angeles, 2018).

possible to design Spanish Revival-style structures that would offer a compromise between the privacy of a single-family house and the density of a large apartment building?

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. Walter S. Davis published an early, but important, work on California courtyard housing types in 1915 entitled *California Garden City Homes*. The work is credited as “the seed of the most important architectural ideas that the firm...realized in the brief years of its existence.” Both brothers traveled extensively through Europe in the teens and 1920s and were inspired by Spanish and other Mediterranean architectural styles they found there, which they interpreted through the lens of their classical architectural training. While their practice included the design of single-family residences, they are perhaps best known for their courtyard designs, which include the Roman Gardens in Hollywood (1926) and the El Greco apartments in Westwood (1929).

By contrast, Arthur Zwebell was a self-taught architectural designer who, together with his wife Nina, developed some of the earliest and most highly-stylized examples of courtyard apartments, which comprised nearly the entirety of their work as designers. The Zwebell's complexes were holistic environments, with exteriors designed by Arthur and interiors created by Nina. Arthur Zwebell's background as an inventor allowed the couple to incorporate unique technological innovations and planning solutions which included the thoughtful arrangement of parking spaces, subterranean parking garages, and one of the earliest examples of automatic garage doors. While much of their early work was concentrated in what is now the city of West Hollywood, the Zwebells received several important commissions in Los Angeles, including the Andalusia in Hollywood (1926, City Historic-Cultural Monument No. 435); El Cabrillo in Hollywood (1928, City Historic-Cultural Monument No. 773), and Casa Laguna in Los Feliz (1928, City Historic-Cultural Monument No. 832).

The character of courtyard apartment complexes was defined through the work of these architects and others throughout the 1920s. As Polyzoides explains, “The ideal image of the suburban landscape (coupled with early building regulations safeguarding against earthquakes) kept the courts to a two-story limit. Within these limits, courts had no need to advance or radically depart from common building technologies of the period from 1910 to 1930.” As a result, significant departures from the original building type were not seen until later decades, when increased density requirements forced the intensification of building within the court envelope.

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.

Arthur Adam Smith Architectural Designer/Contractor/Builder/Owner 1901-1980

Arthur "Art" A. Smith was born in New London, Connecticut on January 3, 1901 to Walter A. Smith, and Sadie L. Smith. Art's father, Walter, owned and operated a paint and wallpaper store in New London.

Art's father formed Walter A. Smith Co. in Los Angeles in 1920, temporarily leaving his family behind. The new eponymous company listed its business as Real Estate and Insurance, Home Builders, and General Contractors. Evidently the Walter A. Smith Co. built inexpensive single-family homes, and in 1923 Art and his older brother, Walter P. Smith, left Connecticut to join their father's company.

In 1927 Art married Esther Pond, who was working at his father's company as a bookkeeper, and struck out on his own. Smith received his state contractor's license in 1929, and opened his first office in Burbank. He kept his license active until his death in 1980. The 1930 census listed his profession as "architectural designer", and listed his address at 7813 Oakwood Ave, a courtyard apartment building he built two years prior.

Among Mr. Smith's early projects were ten multi-family homes in the Beverly-Fairfax Historic District, the same district as the subject building. Twenty-two buildings by Art A. Smith have been identified so far, including single-family homes, multi-family homes, and small offices.

Smith shared an office with Edward J. Borgmeyer, the theater architect, in 1930. From 1932-36 Art shared an office with George Kahn, a developer/realtor. He built at least one project with Kahn, a 12-family courtyard apartment building in Beverly Hills.

In 1984 the Community Redevelopment Agency's *Hollywood Historical Survey* recognized Mr. Smith for a complex of three two-story duplexes he designed and built in 1931 on the northwest corner of Yucca and Cherokee. Unfortunately, this complex was demolished in 1992. One of Art A. Smith's single-family homes was featured in the January 1937 issue of *California Arts & Architecture* magazine.^{11 12}

As revealed in a series of Los Angeles Times articles, Mr. Smith volunteered his time to be the contractor of a model home designed by four University of Southern California architectural students. The model home, a practical-study project for the students, Jerald King, Jack Strickland, Harry Wilson, and Paul Tay, was known as Villageaire. The 1500 square foot home was promoted and furnished by Barker Brothers.¹³

Art Smith and his wife Esther had a daughter in 1931, and a son in 1934. His son, Art A. Smith Jr., went on to become an architect. Tragically Mr. Smith's wife Esther had three miscarriages, and died of a cerebral hemorrhage at the age of 46 in 1940. His daughter Patricia Smith committed suicide in 1952, and his second wife died in 1963 at 60 years of age.^{14 15}

¹¹ C. McAvoy Hollywood Heritage/CRA L. Heumann, "Hollywood Historical Survey," ed. Community Redevelopment Agency of the City of Los Angeles (Los Angeles: City of Los Angeles, 1984).

¹² "The Residence of Mr. And Mrs. J W Browne," *California Arts & Architecture* November 1938.

¹³ "Sc Students Bulding Home as "Laboratory?," *Los Angeles Times*, July 3 1949.

¹⁴ "Romance Gone, Young Woman Ends Her Life," *Los Angeles Times*, May 3 1952.

¹⁵ "Associates Named," *Los Angeles Times*, August 17 1980.

Of the twenty-two buildings identified with Art A. Smith, seven are courtyard apartments. His first courtyard building dates from February 1928, about six years after the Zwebell's first courtyard and a couple of years after Richard Requa's inspirational *Architectural Details: Spain and the Mediterranean*.^{16 17}

While Art Smith can't be called an innovator of the courtyard housing type, the seven known examples identified with him are distinguished works of architecture deserving attention, and the subject building itself is an excellent example of a Spanish Colonial style courtyard. These seven examples show his mastery of the type and style.

Owner and Tenant History

The seven-unit residence at 340 N. Sierra Bonita Ave. was designed and built in 1930 by its owner, Arthur A. Smith. Mr. Smith never lived in the building; at the time of its construction he lived at 147 N Clark Dr. in Los Angeles and had an office at 324½ S. La Brea Ave. In 1932 he did move to 214 S. Poinsettia Pl., another courtyard apartment building he designed, built, and owned.

Mr. Smith owned the subject building for three years, selling it in 1933 to Harry Edwin Fleischer. Mr. Fleischer worked in the transfer and storage business. Harry and his wife, Georgia, held the subject building as a rental income property until October 4, 1955. In 1955 Harry and Rachel Gerscoe purchased the property. On March 14, 1957 the Gerscoes deeded the property to Abraham and Sarah Kendall and their son, Herbert M. Kendall.

One of the early tenants of the building was Abraham "Abe" Lebovich, a furniture buyer, who had immigrated to the United States from Russia with his wife, Leah, in 1897. They lived in Los Angeles for many years until he was killed in a traffic accident on July 19, 1934. Mr. Lebovich was thrown from a car being driven by his nephew when it was struck by another vehicle. The Los Angeles Times reported that Abe and Leah were living in the 344 N. Sierra Bonita unit at the time of his death.

Another notable resident of the subject building was actress Mary Blackwood. Ms. Blackwood lived at 342 N. Sierra Bonita from 1935-1938, and moved across the street to 343 N. Sierra Bonita in 1939. Mary arrived in Hollywood with her mother in 1933, and in 1934 she was one of 35 promising young actors to sign with Fox. Mary's movie career was short; she made her film premiere in 1934's *David Harum*, and got small parts in several movies, including *Stand Up and Cheer!* (1934), *Girls' Dormitory* (1936), and *Pick a Star* (1937). Ms. Blackwood's last movie was *Start Cheering* (1938), a screwball comedy with Jimmy Durante and The Three Stooges. Sometime after 1939 Mary moved to New York to become a photographer's model.¹⁸

The Kendall family owns the subject property to this day. Abraham Kendall was born in Vilna, Russia on January 2, 1892 and Sarah in Wolyn, Russia, on September 28, 1897. They immigrated to the United States at the turn of the twentieth century, and married in Boston, Massachusetts in 1918. Mr. Kendall worked as a shirtmaker and later made women's clothing in a garment factory. Sarah worked for an umbrella maker. The Kendalls had three children: two daughters, Irene, born in 1919, and Frances, born in 1920, and a son, Herbert, who was born in 1928. Sarah Kendall became a United States citizen in 1939.

After serving in the Korean War, Herbert Melvin Kendall worked as meat cutter in Massachusetts. The family moved to Los Angeles in the mid 1950s where Herbert first worked in a record factory, and later opened Herb's Grill, a hamburger stand across El Centro Ave from the Hollywood Legion Lanes Bowling Alley. The family bought the subject building as a home and as income property. On July 11, 1959, Herbert married 25-

¹⁶ Polyzoides et al., *Courtyard Housing in Los Angeles*.

¹⁷ Richard S. Requa, *Architectural Details, Spain and the Mediterranean* (Monolith Portland Cement Company, 1926).

¹⁸ "Fox Films Signs Thirty-Five for Training School," *Los Angeles Times*, February 19 1934.

year-old Jeannetta G. Morris. Their son, Dale R. Kendall, was born on January 21, 1964. The family was to ultimately buy two other historic apartment buildings in the same block of Sierra Bonita. All three of these buildings are listed as contributors to the NRHP's Beverly Fairfax Historic District and SurveyLA's Orange Grove Avenue-Gardner Street Multi-Family Residential Historic District. Dale Kendall's advocacy was instrumental in the fight to get the Beverly Fairfax Historic District nationally recognized.

Abraham Kendall passed away on May 27, 1965 and the property was placed in Herbert and his mother's name on July 13, 1973. Jeannetta was added on May 7, 1974 after Herbert Kendall died on Thanksgiving, November 22, 1973 after a long battle with cancer. Sarah Kendall passed away in August 1987, at the age of 89. Dale Kendall was added to the ownership on July 10, 1997.

Shortly after the February 9, 1971 Sylmar Earthquake, the Kendalls were paid a visit by a 70-year-old Art A. Smith, the original designer of the subject courtyard building. Smith wanted to see how his favorite building had fared. The building did well, as it has in every quake it has been through.

List of Tenants Compiled from Los Angeles Street Directories

340 N Sierra Bonita Ave.	
1932-1935	Isabel Parkhurst (widow William) Irene M Snider —stenographer, secretary Loftus Oil Corp.
1936-1940	Edna W Freeman (widow Frank)
1941-1956	Benjamin R Fisher (Ruth)—Apex Auto Sales
1960-1965	Abraham Boyarsky
1967-1968	R Boyarsky
1969	J Dipperstein
1973-1987	Jeffrey Sherter

340 ½ N Sierra Bonita Ave.	
1933-1934	Samuel Ruman (Helen)—Studioworker, Chief Propman RKO
1935-1937	Donald M Hurd (Amelia M. (Swanholm))—bookkeeper, Bank of America — Mrs. Amelia M Swanholm—office secretary Western Film Laboratories
1940	Bernard Marcus
1960-1965	Manuel Friedman
1967-1969	Sarah Kendall—building owner

342 N Sierra Bonita Ave.	
1933-1934	Leslie J Van Nostrand (Beatrice B)—salesman Insurance Underwriters Ltd
1934	Robt B Acton
1935-1940	Mary T Blackwood—actor [1939 directory lists her address at 343 N Sierra Bonita, 1940 at 342 N Sierra Bonita]

1936-1937	Valerie Allen—studio worker 1936, secretary 1937 Bestway Inc [Traffic Bureaus and Managers Bestway Inc 1652 N Harvard Blvd]
1939	Mildred Dunnam
1940	Pete Allen
1940	William Dolberg—clerk
1956	David Sugerman
1962-1987	Gary M Kent (1987 C C Kent)

342 ½ N Sierra Bonita Ave.	
1933-1934	Benjamin Sheppard (Elise)—salesman Adams & Riddle Co
1935-1940	Willie King (Mamie)
1941	Louis Shapiro
1956	Nettie Miller
1960	Joseph Krause
1961-1964	Evelyn Schoenberg

344 N Sierra Bonita Ave.	
1933	Mrs. Mary Collins
1934	Louis J Wilk (Etkka)
1934-1935	Abraham Lebovich (Leah)—furniture buyer
1936-1938	Louis Berman (Sara)—waiter
1956	Isidore Favor
1960-1961	Jack Muehlstein (Bertha), died January 1961
1961-1962	Betty Sokolow
1963-1969	Hilda Dukane
1973-1987	Gertrude Sokol

344 ¼ N Sierra Bonita Ave.	
1937	Frank Falk
1956-1969	Harry Handler, Joseph Handler
1973	M Goodman

344 ½ N Sierra Bonita Ave.	
1933-1934	Edward Dodds (Blanche)—Studio worker
1937-1941	Marshall E Green (Freida)—commercial agent Universal Transcontinental Frt Serv, 1939 [solicitor] Marr Freight Transit
1937-1938	Louis J Miller (Sylvia)—clerk Santa Fe, auditor Refinance Corp
1939	Bennett Miller (Nellie)
1956	Mrs. Sylvia Gensler
1956	Marlene Mattaschiam
1960-1969	Herbert Kendall (Jeannetta)—building owner
1965-1967	S P Friedman
1968-1987	L A Lipofsky

Ownership History	
1923	G Allan Hancock
1923	E A Kirk
1931	Art A Smith
1933	Harry E Fleischer
1955-10-04	Gerscoe, Harry and Rachel
1957-03-19	Kendall, A et al
1958	Kendall, Herbert et al.
1960	Kendall, Abraham

Period of Significance

The period of significance for the Art A. Smith Courtyard Apartments is defined as 1930 for its significance as an excellent example of a Spanish Colonial courtyard apartment building, reflecting the year of its construction.

Integrity

As the Art A. Smith Courtyard Apartments is almost entirely unaltered, it 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.”¹⁹ 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 courtyard apartment type in the Spanish Colonial style. The exterior remains unchanged from its original construction, and the interior retains almost all of its character-defining features.
- **Setting:** The subject building is located within the NRHP-listed Beverly Fairfax Historic District in the Fairfax neighborhood of Los Angeles. The 300-North block of Sierra Bonita Ave. remains 100% intact, as originally built in the 1920s-1930s.
- **Materials:** The subject property has only very minor alterations including two replacement windows, two window bars, and kitchen floors replacement. The building’s primary structure remains unaltered, dating to its period of significance. Because the property retains almost all of its materials from the time of its construction, this element of integrity remains highly intact.
- **Workmanship:** The subject property’s original workmanship is still evident through its overall construction method and materials. The property was built by its owner and designer, Art A. Smith. As such, the property retains its integrity of workmanship.
- **Feeling:** The property retains all of its essential character-defining features and appearance from its historical period. Further, the surrounding neighborhood of multi-family residences remains 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 1930. As it retains its original appearance, it is clearly recognizable as a 1930s Spanish Colonial Revival courtyard multi-family residential building, and is directly linked with this period of development in the city. Therefore, it retains integrity of association.

¹⁹ 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.

Bibliography

- Architectural Resources Group, Inc. "SurveyLA Historic Resources Survey Report: Wilshire Community Plan Area, Appendix C: Historic Districts and Planning Districts." Prepared for the City of Los Angeles Department of City Planning, Office of Historic Resources, 2015.
- Gebhard, David and Robert Winter. *An Architectural Guidebook to Los Angeles*. Salt Lake City, UT: Gibbs Smith, 2003.
- Los Angeles County Department of Public Works. Tract Maps. <http://dpw.lacounty.gov/smpm/landrecords/TractMaps.aspx>.
- Los Angeles Times*, v.d.
- NETROnline. NETR Online Historic Aerials. <http://www.historicaerials.com>.
- Sanborn Fire Insurance Company. "Los Angeles, California."
- U.S. Bureau of the Census. Sixteenth Census of the United States, 1900, 1910, 1920, 1930, 1940.
- 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.
- "Architecture and Designed Landscapes, Revival Architecture Derived from Mediterranean and Indigenous Themes." edited by Office of Historic Resources, 13. Los Angeles: City of Los Angeles, 2010.
- "Associates Named." *Los Angeles Times*, August 17 1980, 1.
- "Beverly Fairfax Historic District : National Park Service / National Register of Historic Places Registration Form." edited by United States Department of the Interior, 6, 2018.
- "Beverly Fairfax Historic District : National Park Service / National Register of Historic Places Registration Form." edited by United States Department of the Interior, 144, 2018.
- "Fox Films Signs Thirty-Five for Training School." *Los Angeles Times*, February 19 1934, 1.
- Historic Resources Group: Kari Fowler, Heather Goers, Christine Lazzaretto. "Los Angeles Citywide Historic Context Statement, Residential Development and Suburbanization, 1880-1980." edited by Office of Historic Resources Department of City Planning, 52-64. Los Angeles: City of Los Angeles, 2018.
- L. Heumann, C. McAvoy Hollywood Heritage/CRA. "Hollywood Historical Survey." edited by Community Redevelopment Agency of the City of Los Angeles, 17,18. Los Angeles: City of Los Angeles, 1984.
- McAlester, V., S. P. Matty, A. L. McAlester, S. Clicque, L. Jarrett, and J. U. Rodriguez-Arnaiz. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Knopf Doubleday Publishing Group, 2013.
- Polyzoides, S., R. Sherwood, J. Tice, and J. U. https books google com books id cu H. uxdWnMC Shulman. *Courtyard Housing in Los Angeles*. Princeton Architectural Press, 1992.
- Requa, Richard S. *Architectural Details, Spain and the Mediterranean*. Monolith Portland Cement Company, 1926.
- "The Residence of Mr. And Mrs. J W Browne." *California Arts & Architecture* November 1938, 2.
- "Romance Gone, Young Woman Ends Her Life." *Los Angeles Times*, May 3 1952, 1.
- "Sc Students Bulding Home as "Laboratory"." *Los Angeles Times*, July 3 1949, 2.
- "Wilshire Historic Districts, Planning Districts and Multi-Property Resources." edited by Los Angeles Department of City Planning, 492-97. Los Angeles, 2015.

Exhibit 6a. Exterior Façades



Primary (west) elevation of the Arthur A. Smith Courtyard Apartments. View southeast. (Luftman 2020)



Primary (west) elevation of the Arthur A. Smith Courtyard Apartments. View northeast. (Luftman 2020)



South elevation. View northwest. (Luftman 2020)



South elevation. View north. (Luftman 2020)



East elevation, rear of building. View northwest. (Luftman 2020)



North elevation of the Arthur A. Smith Courtyard Apartments. View west. (Luftman 2020)



North elevation. Arcade wall connects to the entry vestibule.
View southwest. (Luftman 2020)

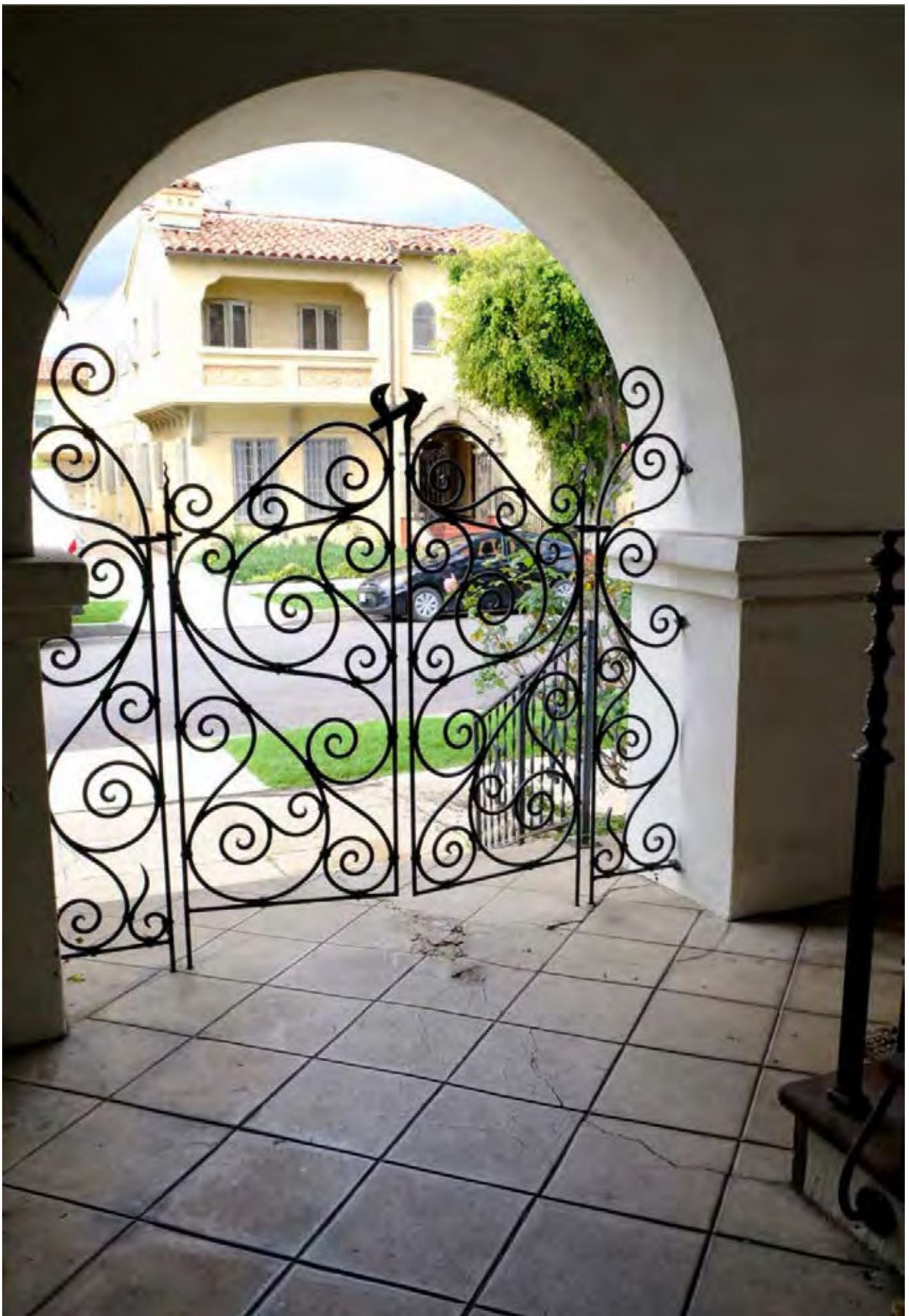


North elevation. View southeast. (Luftman 2020)

Exhibit 6b. Exteriors, Details



Courtyard entry. View east. (Luftman 2020)



Courtyard entry, elaborate wrought iron gates. View west. (Luftman 2020)

Exhibit 6c. Courtyard



Courtyard entry vestibule. Entry to apartment 340 is to the right, apartment 344 is upstairs. View east. (Luftman 2020)



Courtyard entry vestibule. Entry to apartment 340. The wood-planked doors on all the apartments primary entrances are in a vertical wavy pattern with a small rectangular window at the peephole level. The interior panels of the entry doors is etched with intricate designs. Most apartments also feature an Arts and Crafts style porch light (Luftman 2020)



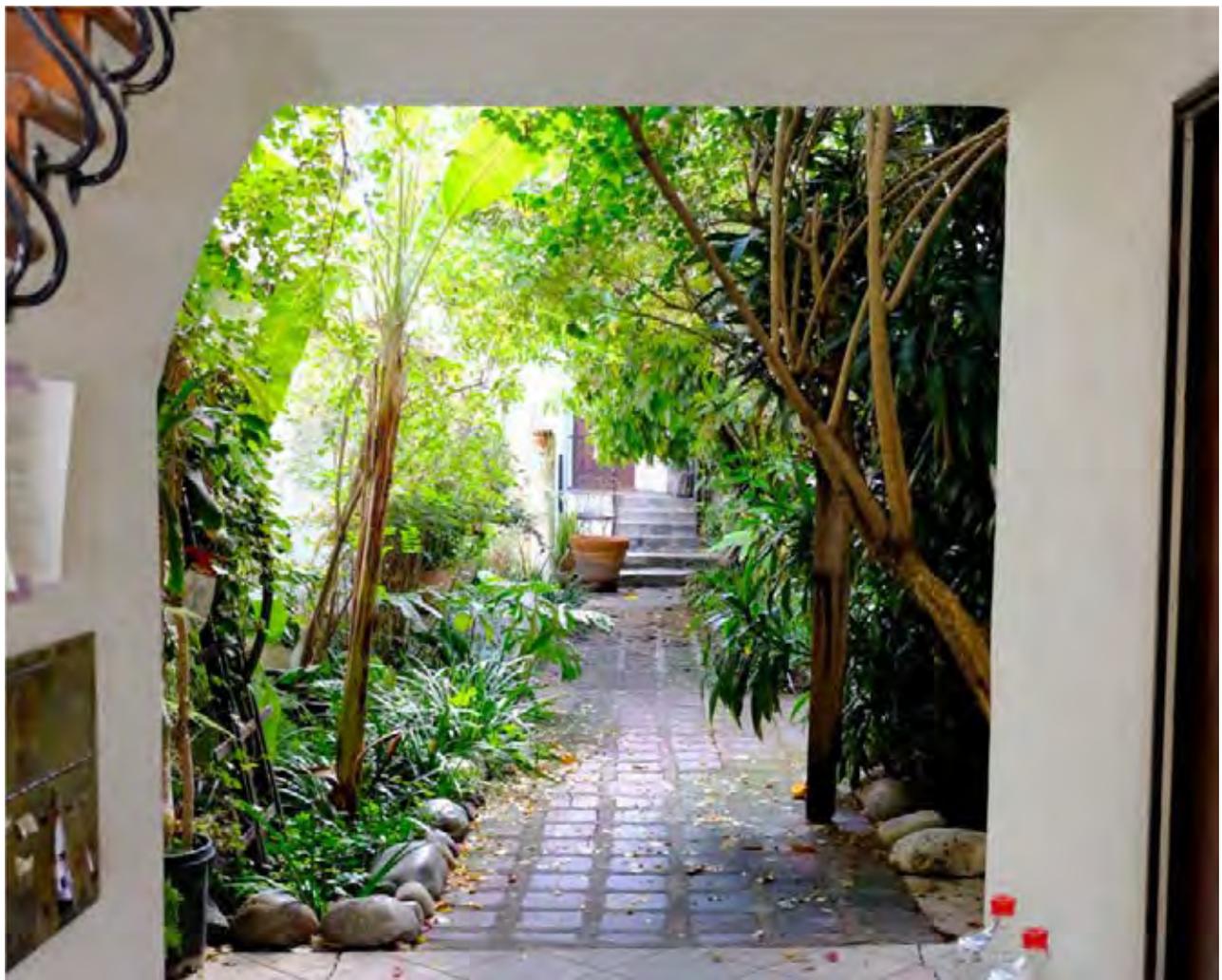
Courtyard entry vestibule stairs to apartment 344. View northeast. (Luftman 2020)



Entry vestibule stairs to apartment 344. View east. (Luftman 2020)



Entry vestibule to apartment 344. Note ultra-marine ceiling and original lantern. View southwest. (Luftman 2020)



Courtyard entry. Apartment 342½ is directly across. View east. (Luftman 2020)



Courtyard fountain and arcade wall. Cast-iron plant in large pots are on the fountain sides. View northeast. (Luftman 2020)



Courtyard fountain and arcade wall. View west to Sierra Bonita Ave. (Luftman 2020)



Entry to apartments 344¼ and 340½. View southwest. (Luftman 2020)



Courtyard, view west to Sierra Bonita Ave. (Luftman 2020)



Second-floor courtyard-facing windows. Note the thick walls. View south. (Luftman 2020)



First-floor picture window. View southeast.
(Luftman 2020)



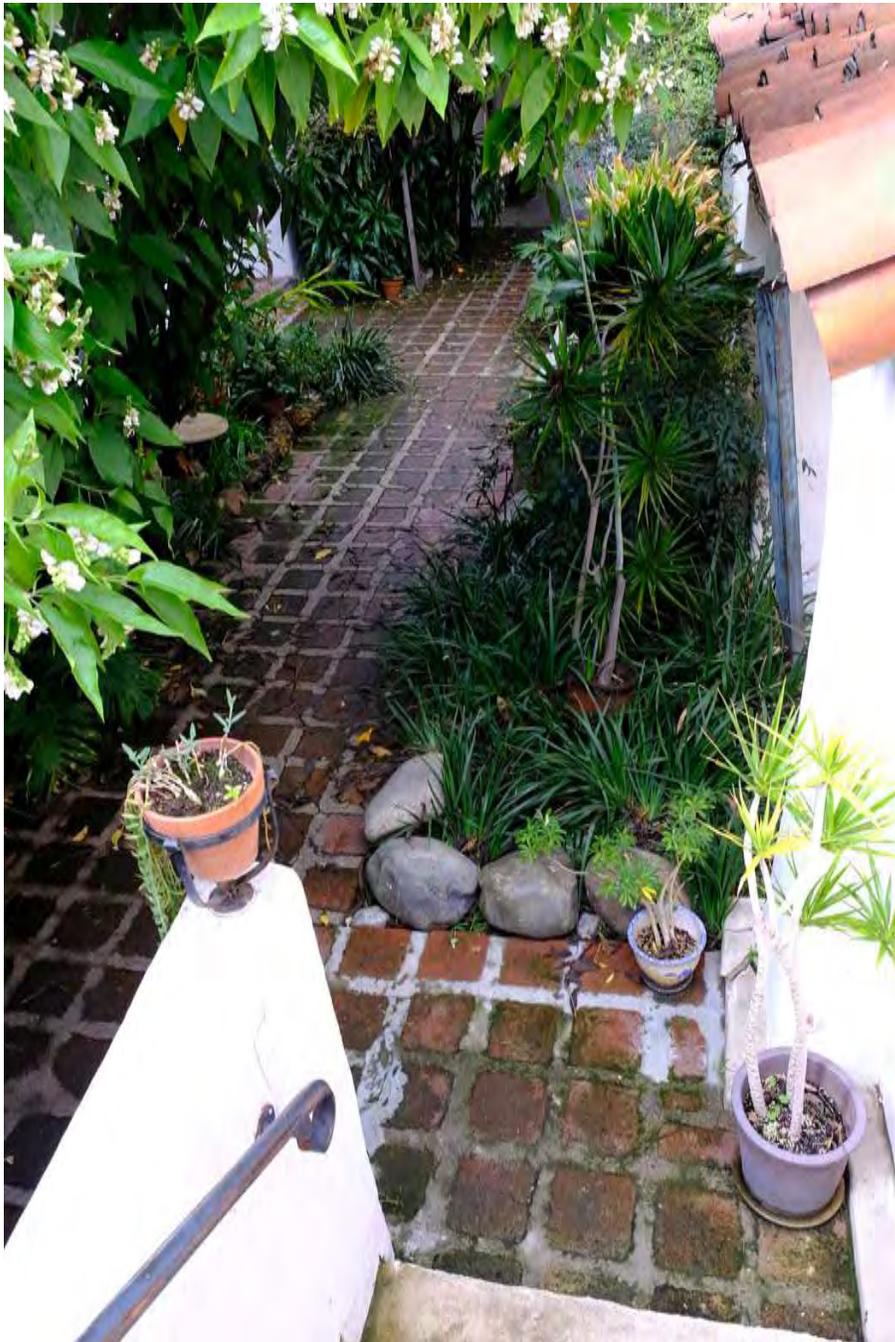
Entry to apartments 344 $\frac{1}{4}$ and 340 $\frac{1}{2}$.
View southwest. (Luftman 2020)



East side of courtyard. Stairs at left lead to apartment 344½.
View southeast. (Luftman 2020)



East side of courtyard. Entry to apartment 342½.
View east. (Luftman 2020)



Courtyard view from stairs to apartment 344½.
View west. (Luftman 2020)



Stairs to apartment 344½. View east. The stairs had its terracotta tiles removed for water and termite damage repairs, they will be re-clad in-kind to match the original tile. See [Exhibit 6f. Historic Photos](#) for reference. (Luftman 2020)



View southwest of courtyard from stairs to apartment 344½. The garden is lushly planted with Dracaena, Swiss Cheese plants, an Ornamental Pomegranate tree, a Bottlebrush tree, and a huge Malabar Nut tree. (Luftman 2020)



Entry vestibule of apartment 344½.
View southwest. (Luftman 2020)



View southeast. Note multi-level roofs, a sophisticated Spanish Colonial elaboration. (Luftman 2020)



View of apartment 344½. Note multi-level roofs. Looking northeast. (Luftman 2020)

Exhibit 6d. Interiors

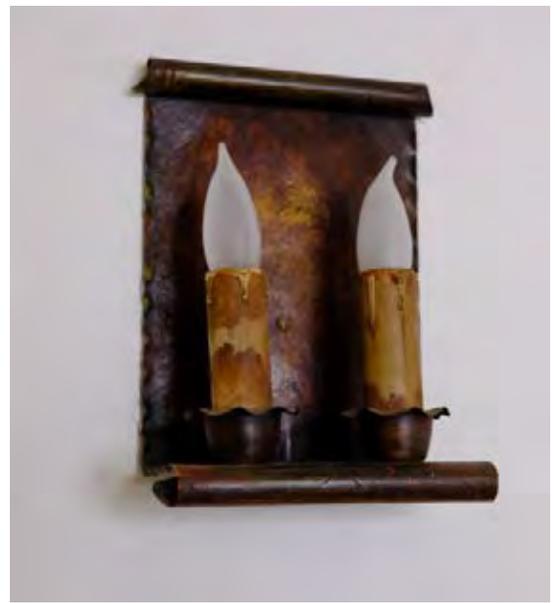
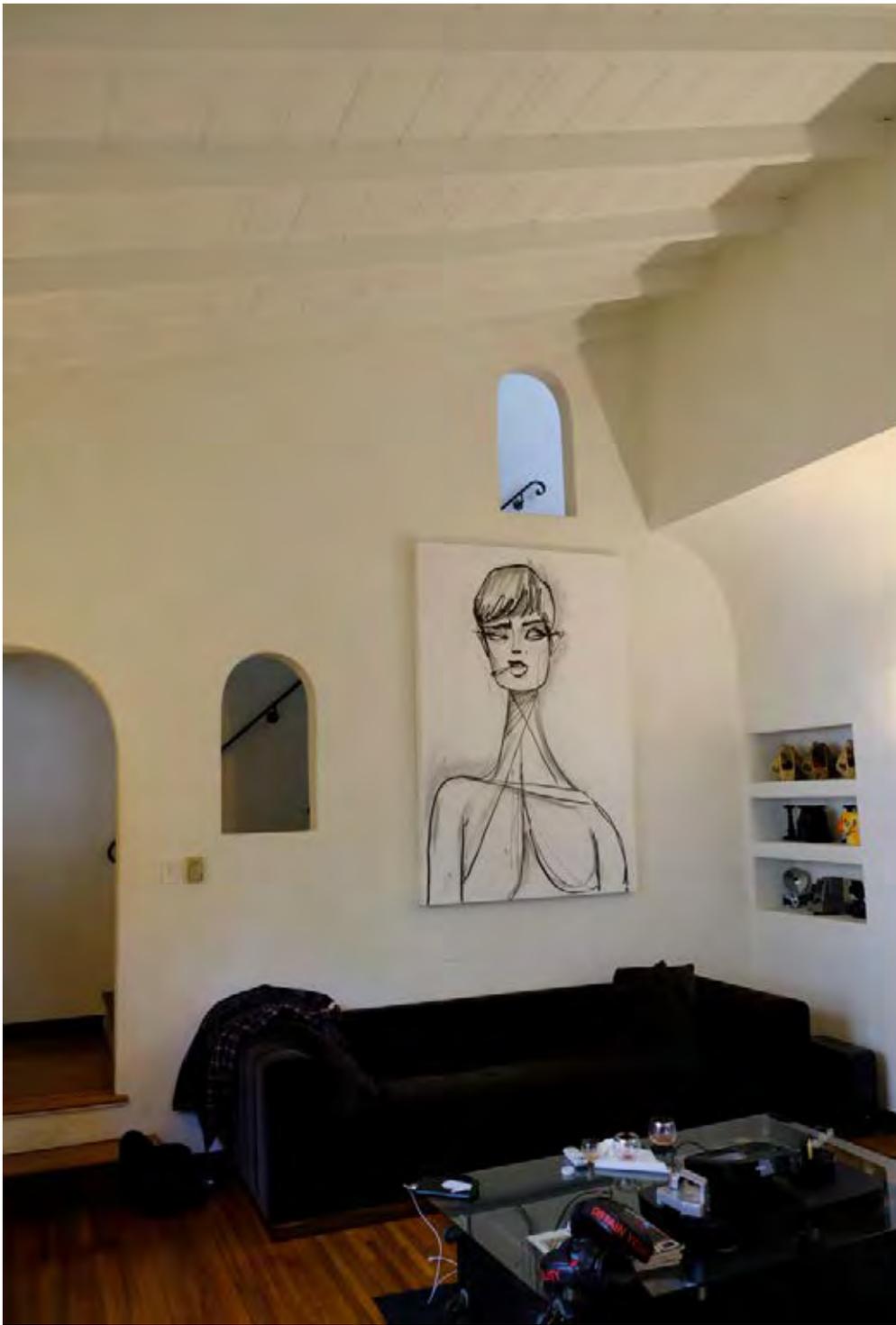


Apartment 342¼ living room. Note barrel ceiling, built-in bookcase, faux fireplace, and arched passages to the bedroom and bathroom. (Luftman 2020)

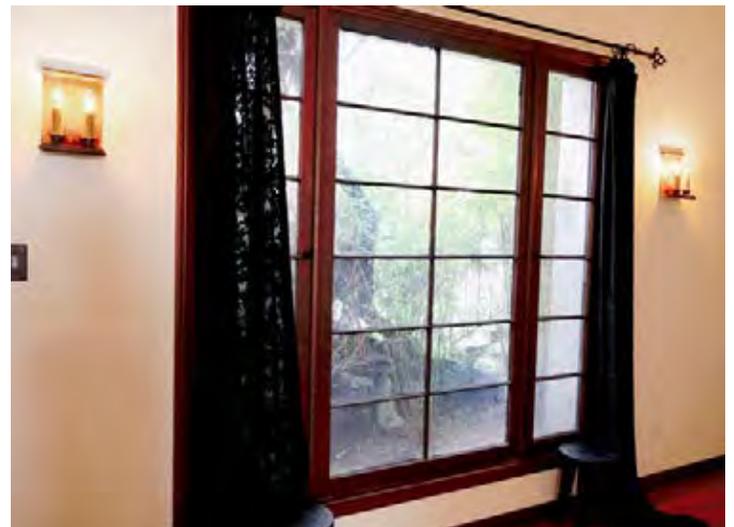
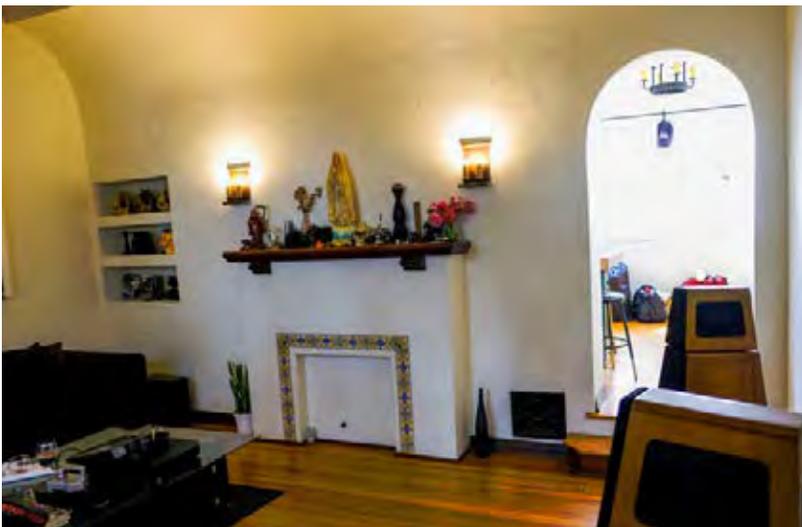


Apartment 340½ living room. Note barrel ceiling, faux fireplace, light fixtures, and step-up to arched passages to the bedroom and dining room. (Luftman 2020)





Apartment 342 living room. 342 is the only maisonette unit, the staircase on the east wall leads to the bedroom and bathroom on the second-floor. Note the partial barrel ceiling and beamed ceiling, built-in bookcase, faux fireplace, light fixtures, and step-up to arched passages to the dining room and staircase. (Luftman 2020)

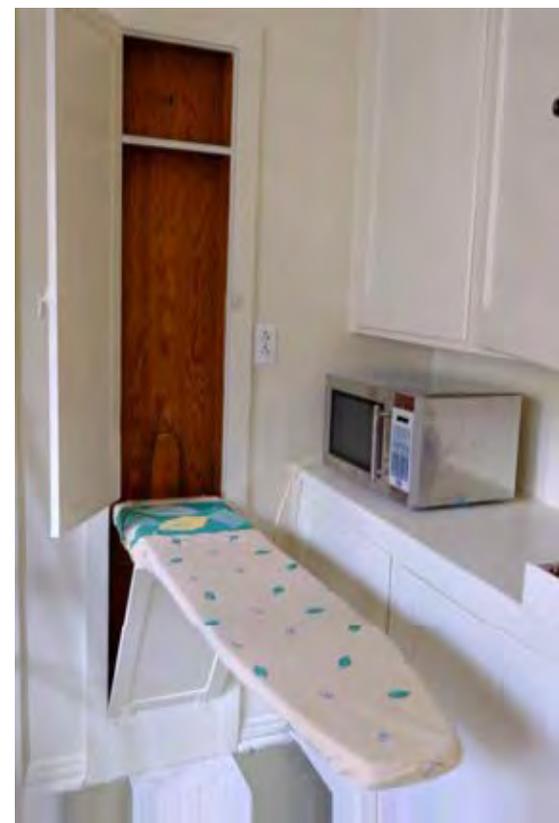




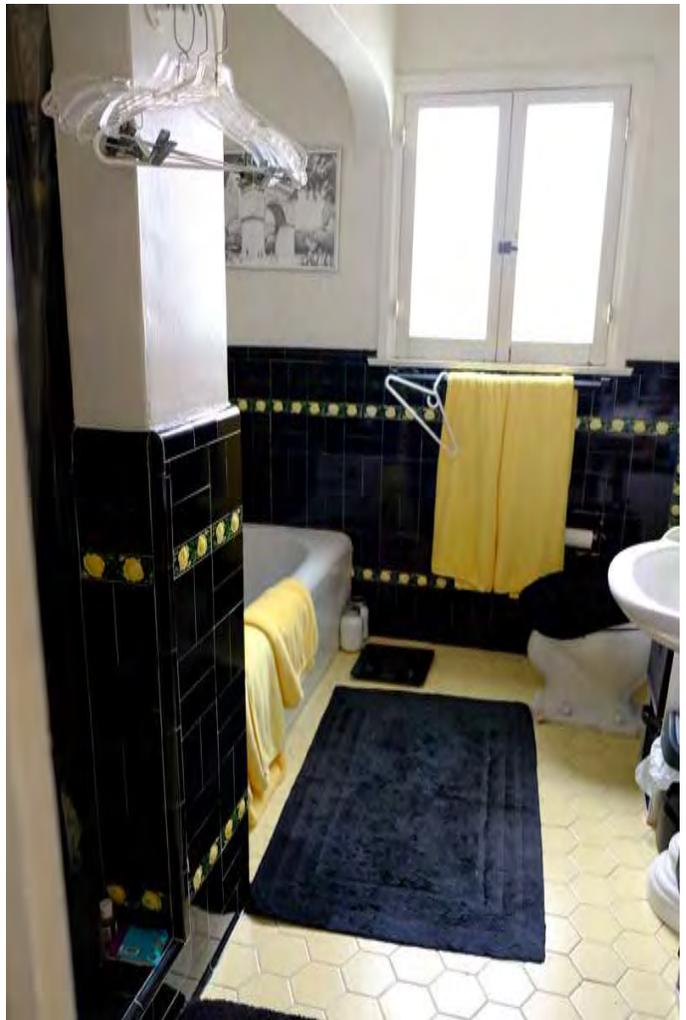
Apartment 344 living room. Note the barrel ceiling, built-in bookcase, faux fireplace, light fixtures, and step-up to arched passages to the dining room and bedroom. (Luftman 2020)



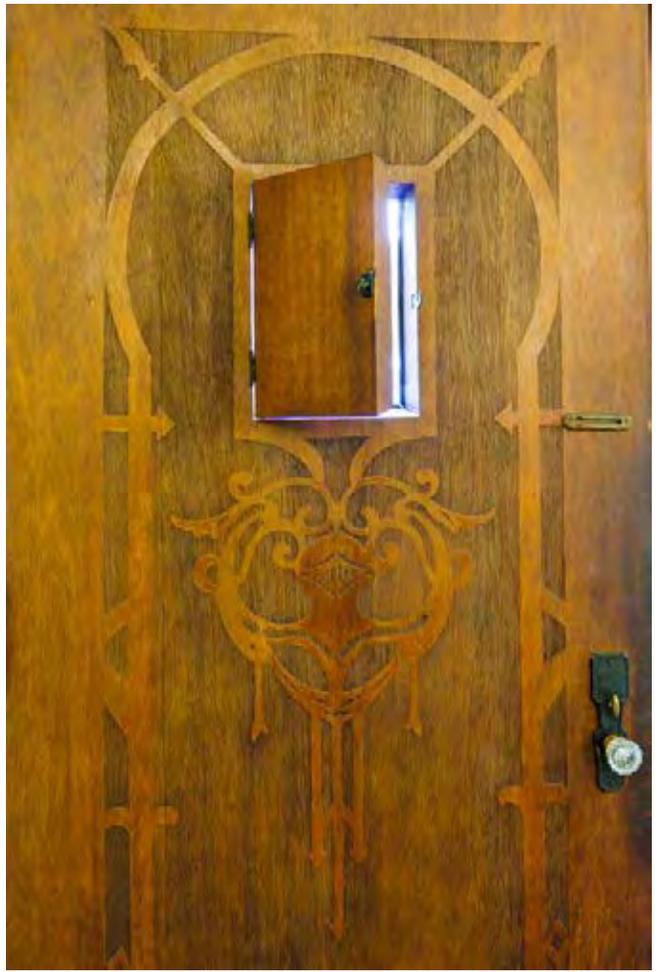
Apartment 342½ living room. Note the beamed ceiling, corner faux fireplace with dramatic angled hood, light fixtures, and step-up to arched passage to the bedroom and bathroom.
(Luftman 2020)



The kitchens in each units have the most modern conveniences for 1930, including built-in refrigerators, flour/sugar drawers, and ironing boards. (Luftman 2020)



Bathrooms feature original tile, with a different design in each apartment.
(Luftman 2020)



Each primary entrance door's interior panels feature intricate etched intricate designs. (Luftman 2020)



All bedrooms feature covered ceilings.
(Luftman 2020)



Many bedrooms feature bedrooms feature
built-in cabinet bookcases.
(Luftman 2020)



All dining rooms feature recessed plaster ceilings.
(Luftman 2020)

Exhibit 2. Maps

Exhibit 2a. Tract Maps

Exhibit 2b. Sanborn Maps

Exhibit 2a. Tract Maps

PLAT OF TRACT NO 6568

IN THE COUNTY OF LOS ANGELES
BEING A SUBDIVISION OF A PORTION OF LOTS 4 AND 5, TRACT NO 215
AS RECORDED IN BOOK 14 PAGES 42 AND 43 OF MAPS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA,
MAY, 1913. Gen. A. Wright, C.E.

NOTE: Basis of Absements taken from N.C. South Line
of Plat of Lots 4 and 5, recorded in Book 14, p. 42 & 43.

72 72 32
map

By G. M. Taylor
Recorder
530

I, Gen. A. Wright, County Clerk of the State of California, and this map conform to the streets
correctly shown on the survey made, when the same were duly
and these positions are correctly shown.

A. Wright

I hereby certify that I am the owner of the land described in the
within the colored border lines and that I am the only person
whose consent is necessary to pass a title to said land,
and I agree to the making of said map and subdivisions and
to the recording of the same and to the payment of the same
to the State of California, when the same shall have been
subdivided.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

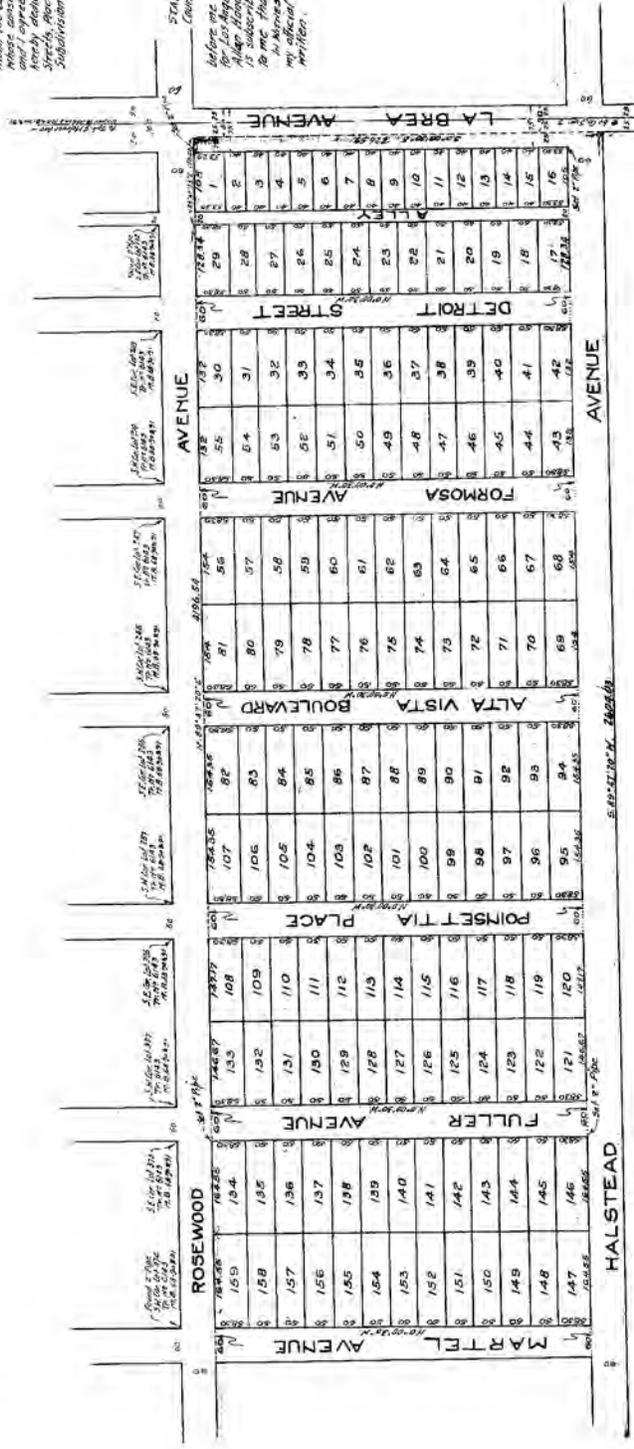
before me, the undersigned, a Notary Public in and
for the State of California, on this 17th day of
July, 1913, at Los Angeles, California, personally appeared
Gen. A. Wright, known to me to be the person whose name
is subscribed to the within instrument, and he acknowledged
to me that he executed the same,
in business premises, I have hereunto set my hand and official
seal, at Los Angeles, California, this 17th day of July, 1913.

A. Wright
Notary Public in and for the State of California

Wright

Map 72 72 32
June 1913
20,000.00

July 17, 1913
A. Wright



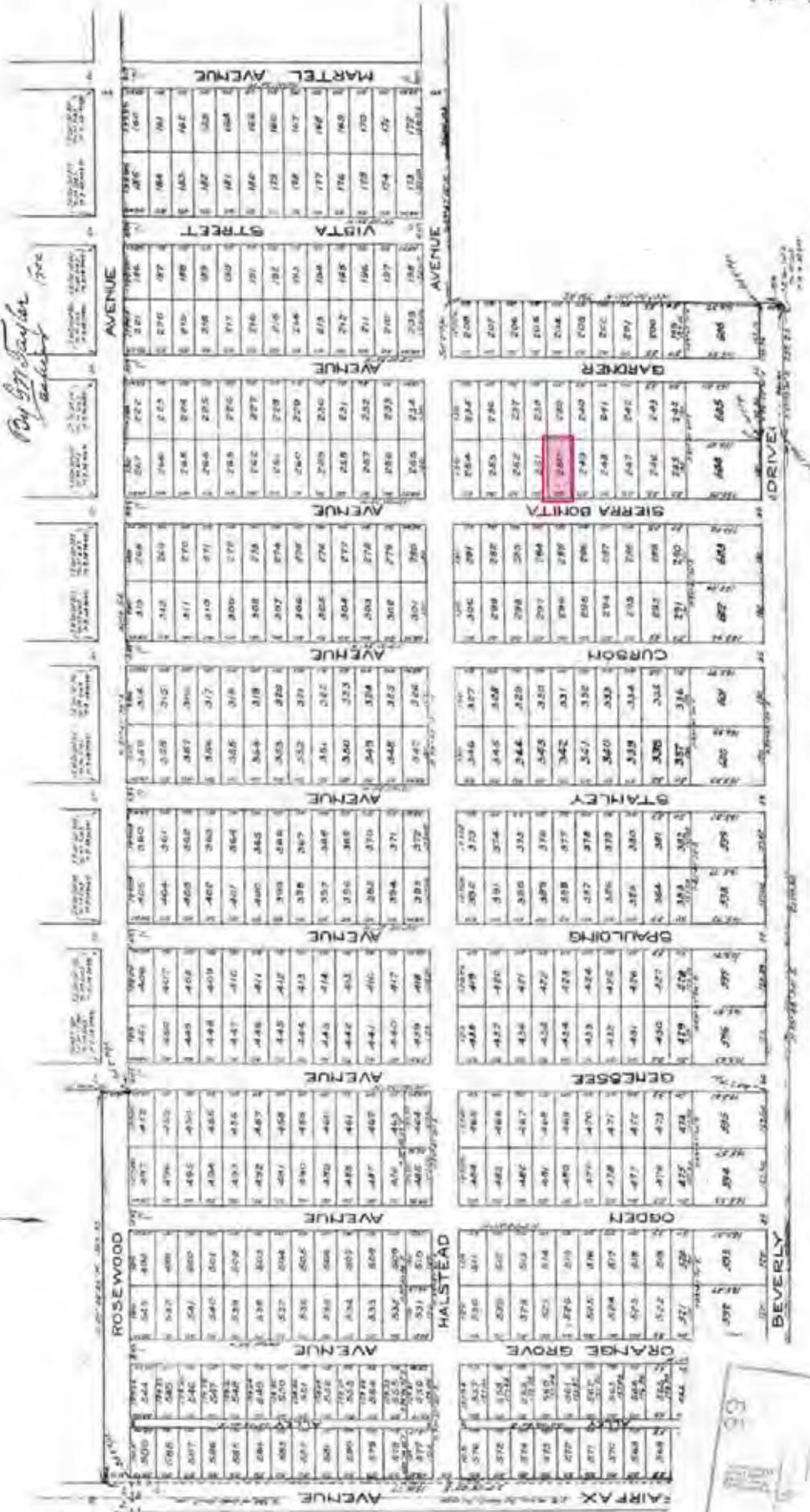
Tract no. 6568 (page 1 of 2). The subject building is on page two of the tract map.

This tract includes much of the National Register of Historic Places-listed Beverly Fairfax Historic District. Halstead Ave. is now Oakwood Ave.

PLAT OF
TRACT No 6568.
IN THE COUNTY OF LOS ANGELES

37 7/23
maps

By *Wm Taylor*
and
Wm Taylor



Tract no. 6568 (page 2 of 2). The subject property is indicated in magenta. Halstead Ave. is now Oakwood Ave.

Exhibit 2b. Sanborn Maps

2092
N. VISTA

2090

HALSTED AV.

N. GARDNER ST

BLVD.

T W O
T H R E E
T W O

2089

OAKWOOD AV.

N. SIERRA BONITA AV.

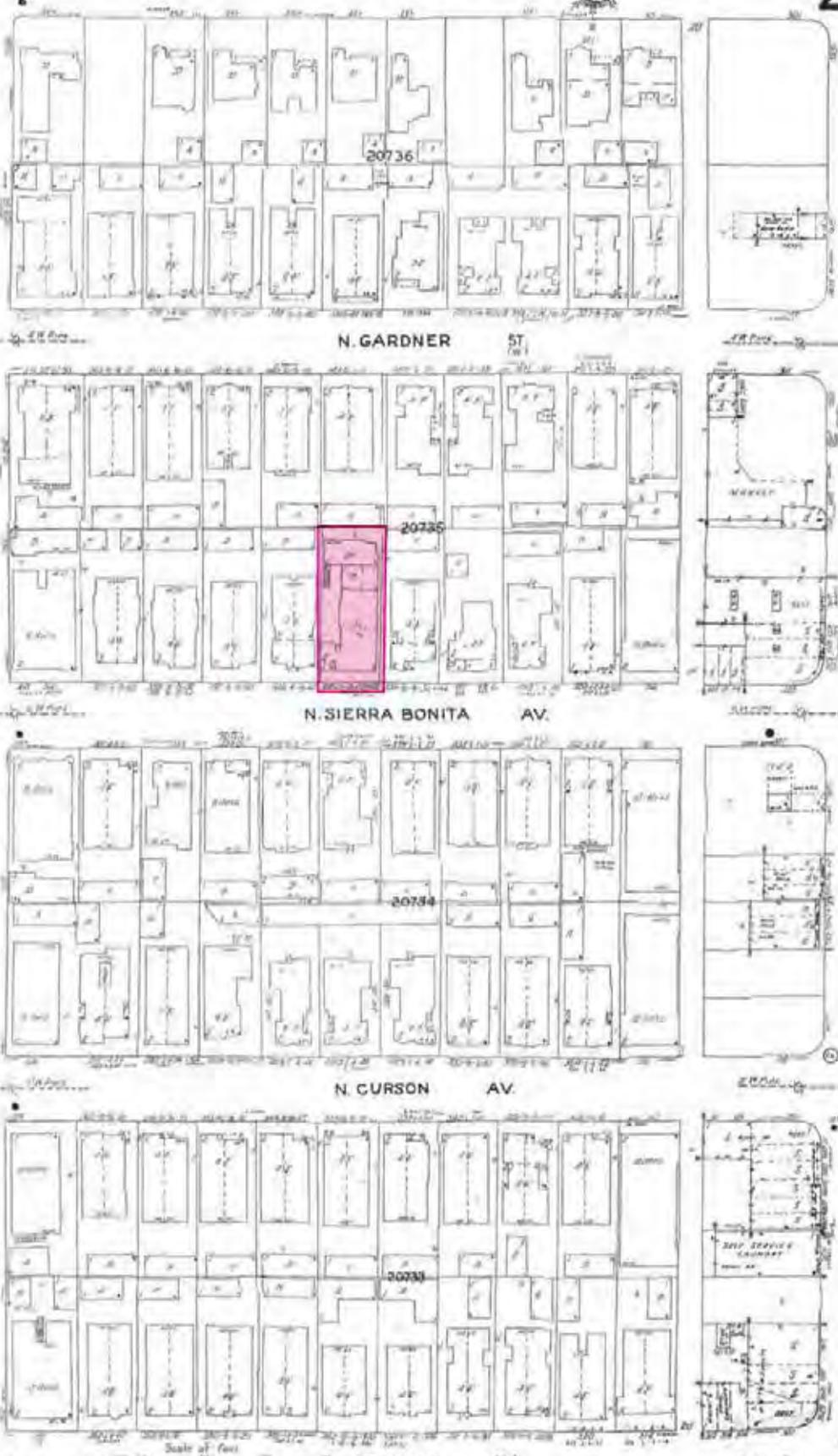
BEVERLY

B L U M E
U O I L U M E
S E E

N. CURSON AV.

N. STANLEY AV.

2088



Los Angeles 1906 updated through January 1951 vol. 20. The magenta outline indicates the subject building.

2092
N. VISTA

Los Angeles Cal. 90010

2090



20786

N. GARDNER AV.

20735



N. SIERRA BONITA AV.

20734

N. CURSON AV.

20733

N. STANLEY AV.

2088

HALSTEAD AV.

OAKWOOD AV.

BEVERLY BLVD.

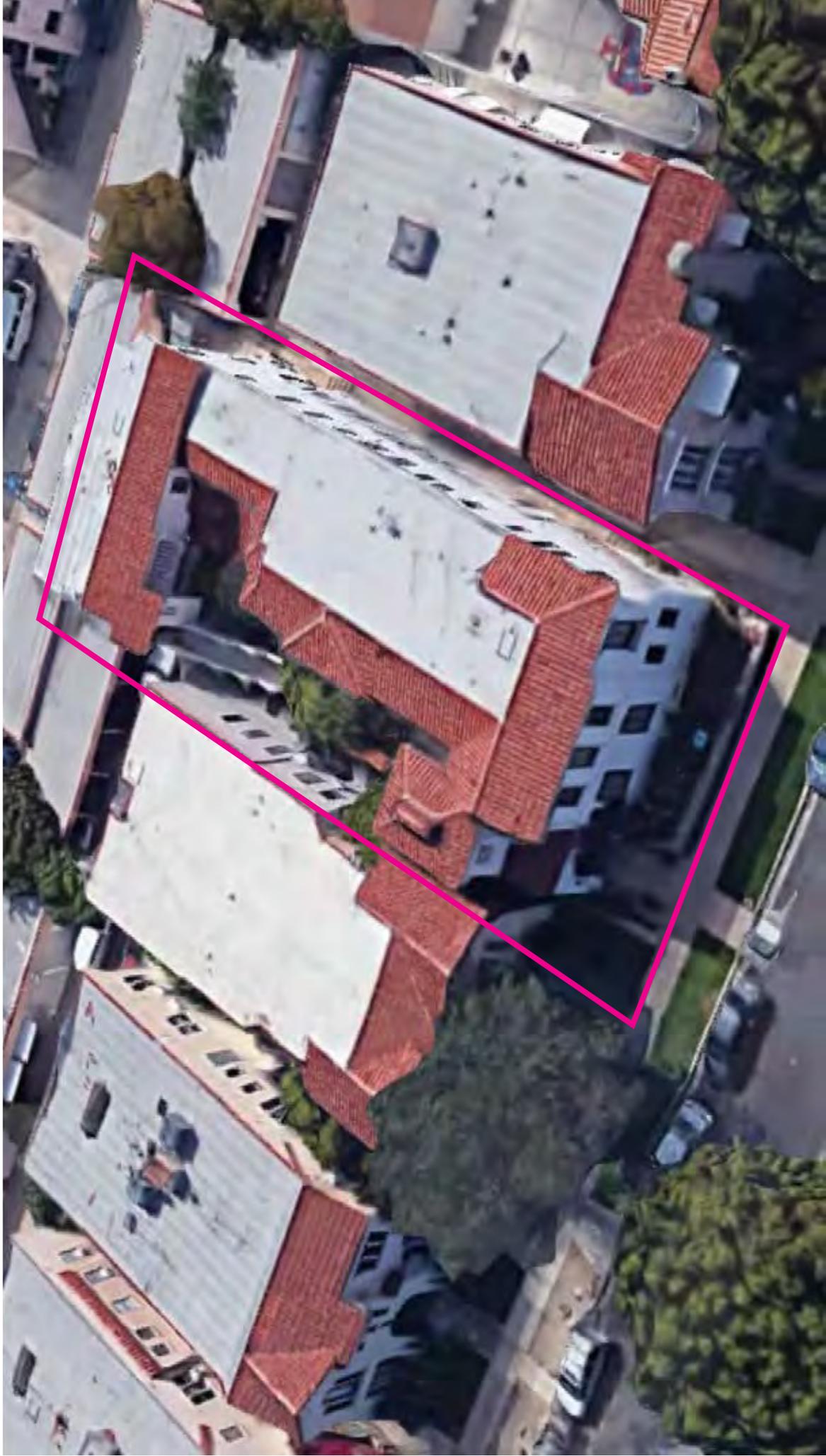
BEVERLY

T
O
B
E
W
E
N
T
H
E
C
O
U
R
T
Y
A
R
D
S

Scale of feet

Los Angeles 1906-updated through January 1926 vol. 20. The magenta outline indicates the subject property. In 1926, four years before construction started on the Arthur A. Smith Courtyard Apartment, the Beverly Fairfax neighborhood was largely undeveloped though it was subdivided three-years prior.

Exhibit 3. Satellite Photographs



The magenta outline indicates the subject property.
(Google 2020)

Exhibit 4. Building Permits

Exhibit 4a. List of all Building Permits 1930-2017

Exhibit 4b. Original Building Permits 1930

Exhibit 4a. List of all Building Permits 1930-2017

Building Permit History
340-44 N. Sierra Bonita Avenue
Hollywood

- March 12, 1930: Building Permit No. 5421 to construct a 2-story 28' X 110' 28-room frame and stucco 7-unit apartment house at 340 Sierra Bonita Avenue on Lot 249, of Tract No. 6568.
Owner: Art A. Smith
Architect: Not Listed but designed by Smith
Contractor: Art A. Smith
Cost: \$15,000.00
- July 29, 1955: Building Permit No. LA21134 for termite work.
Owner: Mr. Harry E. Fleischer
Architect: None
Engineer: None
Contractor: Western Exterminator Company
Cost: \$2,000.00
- April 3, 2017: Electrical Permit No. WO74110636 for house meter installation.
Owner: Dale R. Kendall Trust
Architect: None
Engineer: None
Contractor: Cruz & Cruz Electrical
Cost: Not Shown
- April 10, 2017: Electrical Permit No. WO74122994 to demo unapproved outlet in the service room and install new outlet.
Owner: Dale R. Kendall Trust
Architect: None
Engineer: None
Contractor: Cruz & Cruz Electrical
Cost: Not Shown

Exhibit 4b. Original Building Permits 1930

All Applications Must be Filled Out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

BUILDING DIVISION

2

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Frame Buildings

CLASS "D"

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

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

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

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

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

TAKE TO ROOM No. 248 (2ND FLOOR)

CITY CLERK PLEASE VERIFY

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

ENGINEER PLEASE VERIFY

Lot No. 249 Block
(Description of Property)

Tract 6568

District No. 340 M. B. Page 14 F. B. Page 416

No. 2111 Vina Pointa Street

Det Oakwood & Beverly Blvd
(Location of Job)

(USE INK OR INDELIBLE PENCIL)

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

1. Purpose of Building Apartment No. of Rooms 25 No. of Families 7
2. Owner's name Art J. Smith Phone
3. Owner's address 324 1/2 S La Brea
4. Architect's name Art J. Smith Not to be filled in unless with name of Certified Architect or Licensed Engineer under State Act Phone
5. Contractor's name Art J. Smith Phone Or 4566
6. Contractor's address 324 1/2 S La Brea
7. VALUATION OF PROPOSED WORK {including all Material, Labor, Finishing Equip-ment and Appliances in Completed Building} \$ 15000.00
8. Is there any existing building or permit for a building on lot? No How Used?
9. Size of proposed building 25 x 110 Height to highest point 25 feet
10. Number of Stories in height 2 Character of ground Adobe
11. Material of foundation Concr Size of footings 16 Size of wall 8 Depth below ground 12
12. Material of chimneys Number of Inlets to flue 5 Interior size of flues
13. Material of exterior walls Frame & Plaster
14. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing Studs 2 x 4
Ceiling joists 2 x 4 Roof Rafters 2 x 8 FIRST FLOOR JOISTS 2 x 8
Second floor joists 2 x 10 Specify material of roof Tile & Compo
15. Will all provisions of State Housing Act be Complied with? Yes
17. Will all lathing and plastering Comply with Ordinance? Yes
16. What Zone is Property in? R

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

OVER 3/6/15 (Sign Here) Art J. Smith
(Owner or Authorized Agent)

PERMIT NO. 5421	FOR DEPARTMENT USE ONLY	
	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>Kaneen</u> Plan Examiner	Application checked and found O.K. <u>3-12-15</u> <u>20</u> <u>Lope No 56</u> Clerk
Stamp here when permit is issued MAR 12 1930		

PLANS
Growwater CA #4523 25

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.	
CONSTRUCTION	O. K.	
ZONING	O. K.	
SET-BACK LINE	O. K.	
ORD. 33761 (N. S.)	O. K.	
FIRE DISTRICT	O. K.	

REMARKS

The building referred to in this
 ordinance is more than 100 feet
 from Beaumont Street
John Williams
 Owner or Authorized Agent

Mr. Williams
 #1523

CITY OF LOS ANGELES
DEPARTMENT

OF
BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

Date Certificate Issued:

7/7/30

19

340-44 1/2 N. Sierra Bonita Address of Building

CC 4523 Owner

Owner's Address

(Post Office)

(Zone)

(State)

5421

Permit Number

1930

Year

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Chapter 1, as to permitted uses of said property; Chapter 9, Articles 1, 3, 4, and 5; and with the applicable requirements of the State Housing Act,—for the following occupancies:

2 Stories, Class D, 28 Rooms, 7 Apartments,
Apartment Building.

COPY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

G. E. MORRIS
Superintendent of Building

By

3

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP	1. LEGAL LOT	BLK.	TRACT
ZONE <i>R</i>	2. BLDG. ADDRESS 340-344 N. Sierra Bonita		APPROVED
FIRE DIST.	3. BETWEEN CROSS STS. Beverly Blvd. AND Oakwood		
INSIDE KEY	4. PRESENT USE OF BLDG. Apt. building	NEW USE OF BLDG.	
COR. LOT	5. OWNER Mr. Harry E. Fleischer		
REV COR. LOT SIZE <i>X</i>	6. OWNER'S ADDRESS 2157 No. Bronson Ave.		
REAR ALLEY	7. CERT. ARCH.	<i>0</i>	STATE LICENSE NUMBER
SIDE ALLEY	8. LIC. ENG.		STATE LICENSE NUMBER
BLDG. LINE	9. CONTRACTOR Western Exterminator Company		STATE LICENSE NUMBER 130970
AFFIDAVITS	10. SIZE OF EX. BLDG. 50 x 150 STORIES 2 HEIGHT 28'		
BLDG. AREA	11. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		
SPRINKLERS REQ'D SPECIFIED	ROOF CONST: <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER		

3

340-44 N Sierra Bonita

VALIDATION	LA21134		
TYPE	GROUP	MAX. OCC.	M-2955 04720 A-1CK 9.00
DIST. OFFICE			
C. OF O. ISSUED	BP 9.00		
DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. \$ 2000.00		VALUATION APPROVED
PARKING SPACES	13. SIZE OF ADDITION Termite work <i>X</i> STORIES HEIGHT		APPLICATION CHECKED
GUEST ROOMS	14. NEW WORK: MATERIAL EXT. WALLS MATERIAL ROOF		PLANS CHECKED
FILE WITH	<p>I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.</p> <p><i>Harry E. Fleischer</i> SIGNED</p> <p>This form when properly validated is a permit to do the work described.</p>		CORRECTIONS VERIFIED
CONT. INSP.			PLANS APPROVED
			APPLICATION APPROVED

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

000 III I → A u = y d # 1000-111

JUL 27 PM 3:27

Exhibit 5. Ownership History

Exhibit 5a. County Assessor Map Book No. 311 1920-1924

Exhibit 5b. County Assessor Map Book No. 542 1924-1931

Exhibit 5c. County Assessor Map Book No. 542 1931-1938

Exhibit 5d. County Assessor Map Book No. 542 1938-1945

Exhibit 5e. County Assessor Map Book No. 542 1946-1950

Exhibit 5f. County Assessor Map Book No. 542 1951-1955

Exhibit 5g. County Assessor Map Book No.1593 1956-1960

Exhibit 5a. County Assessor Map Book No. 311 1920-1924



The magenta outline shows the approximate location of the subject property.

LOS ANGELES COUNTY

NO. WORK SHEET	NO. WORK SHEET	NO. WORK SHEET	NO. WORK SHEET
101	102	103	104
105	106	107	108
109	110	111	112
113	114	115	116
117	118	119	120
121	122	123	124
125	126	127	128
129	130	131	132
133	134	135	136
137	138	139	140
141	142	143	144
145	146	147	148
149	150	151	152
153	154	155	156
157	158	159	160
161	162	163	164
165	166	167	168
169	170	171	172
173	174	175	176
177	178	179	180
181	182	183	184
185	186	187	188
189	190	191	192
193	194	195	196
197	198	199	200

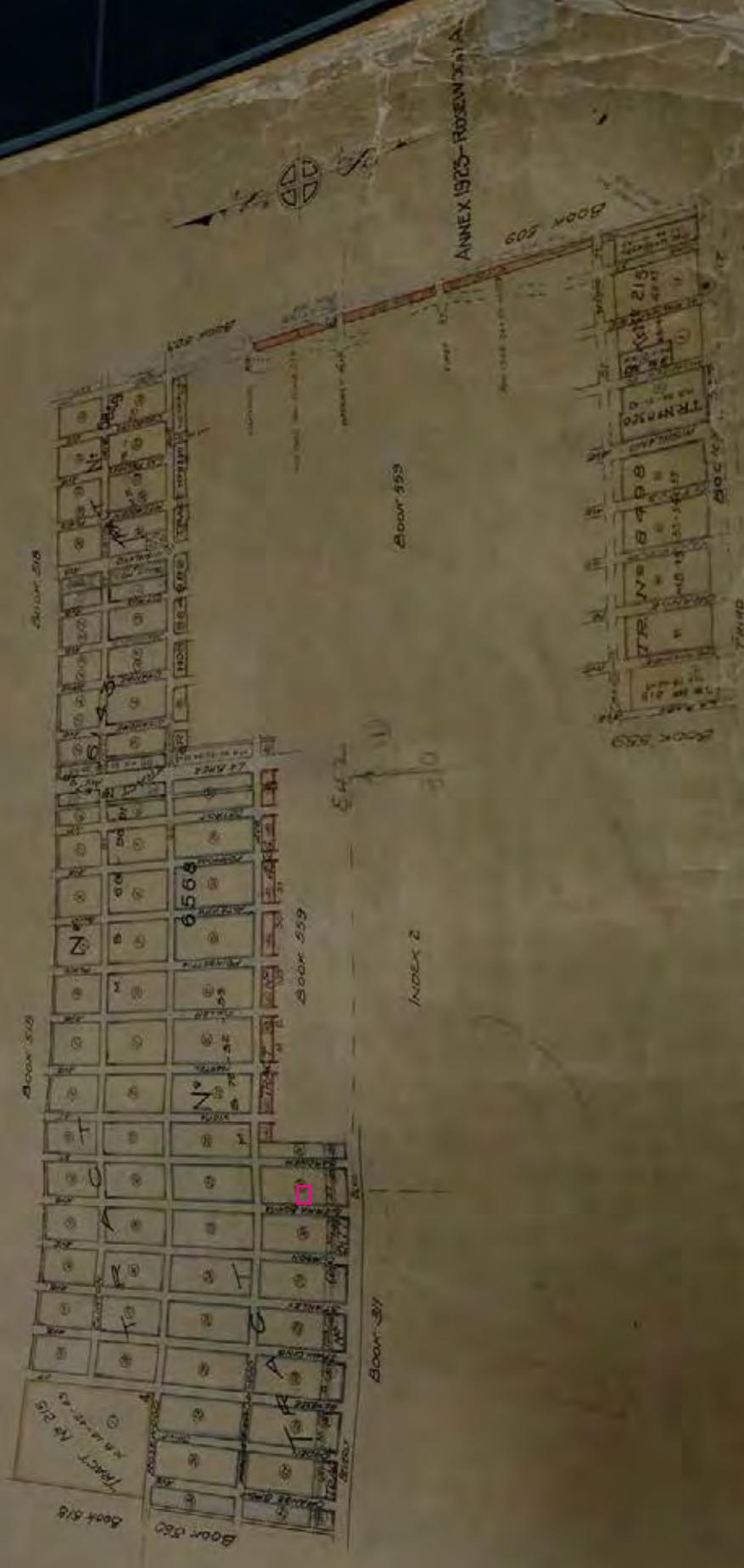
100 ft. x 100 ft.

All properties owned by G Allen Hancock.

Exhibit 5b. County Assessor Map Book No. 542 1924-1931

INDEX-542

SCALE 1 INCH = 40 FEET



The magenta outline shows the approximate location of the subject property.

Exhibit 5c. County Assessor Map Book No. 542 1931-1938

LOS ANGELES COUNTY

Handwritten notes and a large table of data on a ledger page. A pink arrow points to a specific row in the table.

Frank L Reiman	Myrtle M Wayahn	Myrtle M Wayahn
do Paul H Keller	Chas A Eliot	
Minnie E Partridge ³⁰		
Art A Smith ³¹	Harry E. Fleischer ³³	
Katherine Coghlan		
Gail N Davis ²⁹		
Alzada M Martin ²⁸	Home Owners Loan Corp ³⁷	
do Paul H. de West ²⁷	Geo J. Sullwald ³⁴	

Exhibit 5d. County Assessor Map Book No. 542 1938-1945

Exhibit 5e. County Assessor Map Book No. 542 1946-1950

Exhibit 5f. County Assessor Map Book No. 542 1951-1955

Exhibit 5g. County Assessor Map Book No.1593 1956-1960

Exhibit 6. Photographs

Exhibit 6a. Exterior Façades

Exhibit 6b. Exteriors, Details

Exhibit 6c. Courtyard

Exhibit 6d. Interiors

Exhibit 6e. Historic photos: Aerials

Exhibit 6f. Historic photos

Exhibit 6e. Historic Photos: Aerials

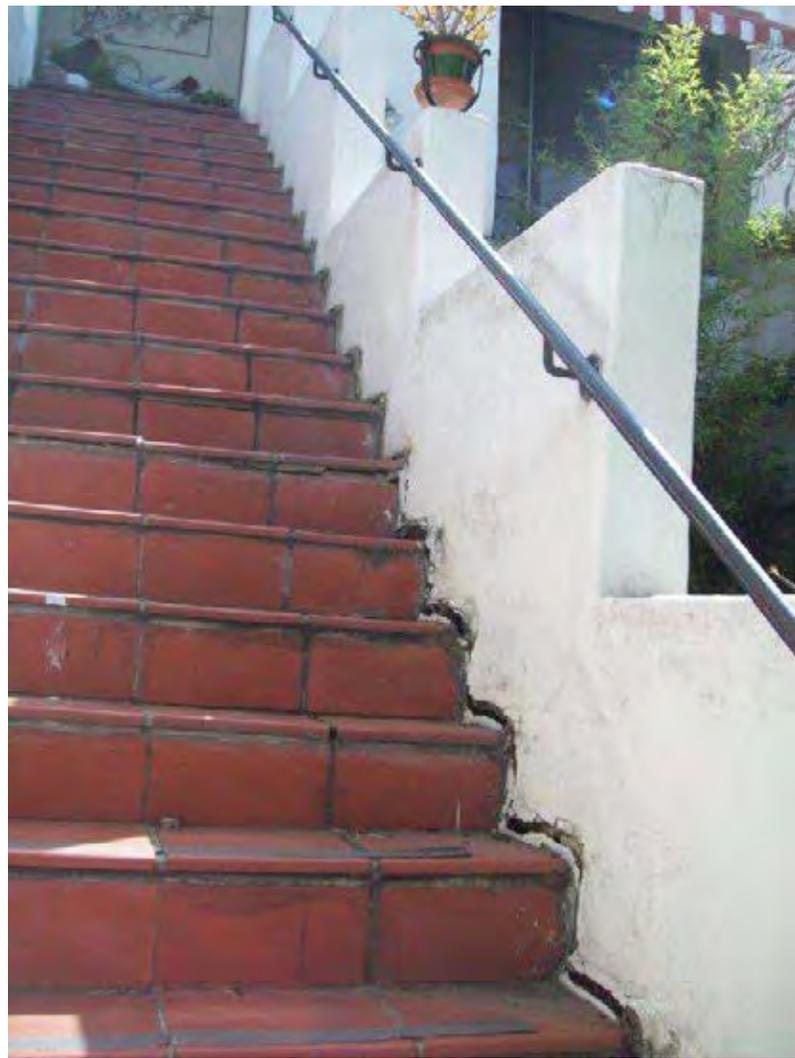


Fairchild Aerial Survey December 31, 1927, the latest aerial photo available that predates the Arthur A. Smith Courtyard Apartments.
The magenta outline shows the subject property, yellow outlines Fairfax High School (1924).



Laval Company Inc. December 31, 1937, the earliest aerial available after the Arthur A. Smith Courtyard Apartments was built. The magenta outline shows the subject property. While the neighborhood has filled in, the Gilmore sports complex (1934) and the newly-built Pan Pacific Auditorium (HCM 183, built 1935) are outlined in yellow.

Exhibit 6f. Historic Photos



The stairs to unit 344¼ had its terracotta tiles removed for water and termite damage repairs and the built-in wrought iron vase holders were removed. The stairs will be re-clad in-kind to match the original tile, and the wrought iron vase holders will be reinstalled. (Kendall 2015)



Courtyard, Jeannetta and Dale Kendall. View east. (Kendall circa 1965)



Courtyard, Herbert and Dale Kendall. View east. (Kendall circa 1968)

Exhibit 7. Historic References

Exhibit 7a. Arthur A. Smith Architectural Designer/Contractor

Exhibit 7b. Noteworthy Tenants

Exhibit 7a. **Arthur A. Smith** Architectural Designer/Contractor

ART A. SMITH

Builder

307 S. LA BREA AVE. LOS ANGELES

FOR SALE:
 Craftsman's Home
 in Beverly Hills

12 rooms, 7 1/2 acres, designed by architect, Beverly Hills address and terms, actual cost \$150,000 and ready for \$100,000. *Home by appointment only.*

ART A. SMITH
 307 S. LA BREA AVE. LOS ANGELES
 (Market 141)

ADDRESSING, MAILING, TYPING, MICROGRAPHING, MULTIGRAPHING.

Conveniently by Green Mall & Complete Service

147 So. Hollywood Blvd. (at Beverly Hills) and 147 Beverly Hills. Most addressing problems. Mail called for and delivered.

LOS ANGELES LETTER SHOP

all orders of 100 or more
 100% free for all requests

W. P. WOODCOCK
 Architectural
 Photographer of Distinguished Houses

118 N. Lombard Ave.
 Hollywood 2008
 Los Angeles, California

Service

Never before has there been such a widespread boom in the building field, nor such widespread prosperity, throughout the nation, and, including subdivisions, in those who wish to build through your dealer in new year new homes. Out of thousands of exclusive California Plans, to illustrate steps toward, looked up by experienced group of experienced and known, and assisted by responsible authorities in intelligent and help in your selection.

May we suggest that you study the approved houses and the helpful articles of "Small Homes of the Year" in this and numerous issues? These articles by well-known architects, building designers and thoughtful criticisms are by people who know, and need to be known.

Send us your preferences and questions. They will be answered by appropriate reports in our "Small Home Service" department.

80-100 cents extra per subscription for:

One year	\$2.50
Two years	\$4.00
Three years	\$5.00

Name _____
 Address _____
 (Include city, state & zip code)
 For a free copy of our ASSOCIATION



Photographs by Miss Brown

THE RESIDENCE OF MR. AND MRS. MARKS
 GLENDALE, CALIFORNIA

SAUL HARRIS BROWN, ARCHITECT

BEVERLY HILLS CONSTRUCTION CO., BUILDERS

A well constructed California home designed for a woman life. The architect's modern style was retained while the style is simple, the high roof of architectural design. Emphasis under the line, which does not enter in lines and colors.

The garage placed directly behind the main rooms while giving to the garage and terrace where breakfast can be served directly from the kitchen.

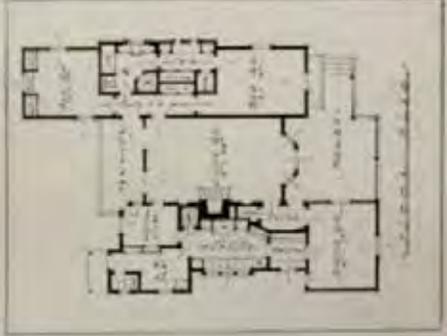
The plan is admirably situated with City of Glendale and the terrace street in an open pleasant location. The construction and the service.



THE RESIDENCE OF MR. AND MRS. J. W. BROWNE
 BRENTWOOD, CALIFORNIA

ART A. SMITH, BUILDER

In typically California home costing approximately \$8000, has a well arranged floor plan with a fully finished basement. The living room is a central living room. Considerable art collection with great variety and a splendid thought. The kitchen is completely equipped in '32 and adds to well equipped by means of large windows over the breakfast table, a pleated sunny breakfast room overlooks the terrace and garden.



A JOB WELL DONE.
 IN GENERAL PLANTS

Materials of proven quality plus skilled workmanship equal user satisfaction

THE COST IS NO GREATER

GENERAL WATER HEATER CORPORATION

WEATHER STRIPS
 GUMMA & GLASS
 TYPING RUBBER
 CALIBRATING
 SCREENS

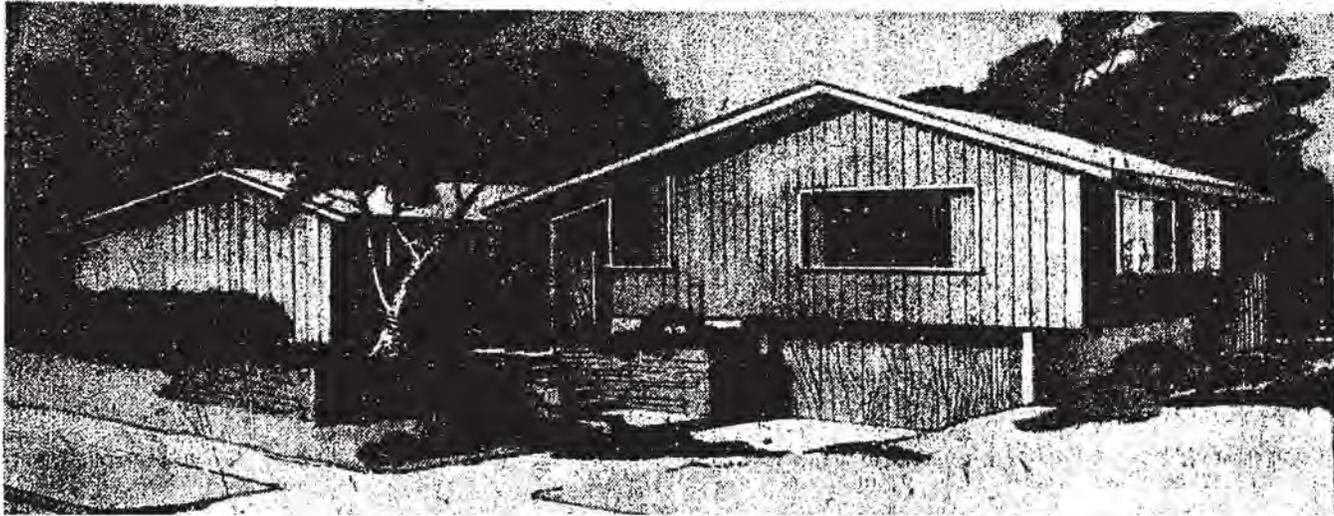
CHAMBERLIN
 METAL WEATHER STRIP CO., INC.

155 South LaBrea Avenue
 Los Angeles, California

OFFERING 1008

SC Students Building Home as Laboratory: SC HOME

Los Angeles Times (1923-1995); Jul 3, 1949; ProQuest Historical Newspapers: Los Angeles Times
pg. E1



DESIGNED BY STUDENTS—Four architectural students at SC designed dwelling shown above. Lot on which it is being built and cost of construction are gift to SC School

of Architecture. Proceeds from sale of the property will go to the school for research fund. Meantime, students will study the home's construction processes.

SC Students Building Home as 'Laboratory'

A \$16,500 home-building project has just been presented to students of the University of Southern California School of Architecture to be used as a laboratory for practical study.

The gift, which included the presentation of a lot and the cost of construction for a home, was made by the California Federal Savings & Loan Association.

Ground-breaking ceremonies took place in the past week at the site in Baldwin Hills Village Gardens at Falls Grove and Carmina Sts. The lot was purchased from the Walter H. Leimert Co.

Aid for Research

Four seniors have designed the home as a class project and when completed it will be placed on exhibit. Profits from the sale will be turned over to the SC School of Architecture for a research fund, it was explained.

Attending the ground-breaking event were Art Smith, contractor; Dean Arthur B. Gallion of the Trojan school; J. Howard Edgerton and Oliver M. Chatburn, president and vice-president of California Federal; Arnold Eddy, director of the company and executive secretary of the SC Alumni Association, and Walter H. Leimert. Also participating were Jerald King, Jack Strickland, Paul Tay and Harry Wilson, the four senior students who prepared the plans.

The floor plan includes approxi-

mately 1400 square feet for the home which is centered on a lot 55x128 feet. It was prepared following student interviews with sales managers and contractors of the Leimert firm to learn of features preferred by prospective buyers. Livability in combination with practical arrangement of rooms and economy of steps were among first considerations, according to Prof. Henry C. Burge, SC instructor.

Gardens Provided

Privacy and the elimination of traffic noises will be possible because of a brick-wall surrounding the premises. A patio effect will permit each room of the home to front on separate gardens.

Plans call for a combination den and guest room, living room

Turn to Page 2, Column 6

SC HOME

Continued from First Page

with wood-beamed ceilings, two bathrooms and large closet space in addition to ample storage facilities. An all-electric kitchen is planned.

"The project is unique as a cottage-type home, done in good taste and well planned for both comfort and economy," Mr. Leimert said.

The four students who designed the dwelling will visit the project frequently to study progressive steps in construction. SC classes in landscape design also will use the project for practical application of landscaping.

It is expected that the model home will be open by Oct. 1.

Home Designed by SC Students Nears Finish

Construction progress of the \$16,500 model home, designed by four senior students of the School of Architecture, University of Southern California, indicates its completion by mid-December, according to report of the project.

The house is being built at Fallsgrove and Carmona Sts., in Village Gardens, in the Baldwin Hills region with cost of lot and construction financed by the California Federal Savings & Loan Association.

The dwelling, affording a practical-study project for the school, will be placed on display when completed and any profit from the sale will go to the school for a research fund, it was disclosed.

Four Participate

The four students, Jerald King, Jack Strickland, Paul Tay and Harry Wilson, began work on their plans in October, 1948, and over a period of five months some six different designs were submitted to a committee composed of Howard Edgerton, president, and Oliver M. Chatburn, vice-president of California Federal, Walter H. Lelmert and Russel Lee of the Walter H. Lelmert Co., from which company the lot was acquired; Arthur Gallion, dean of the School of Architecture; Henry Burge, one of the senior instructors, and Art Smith, contractor, who has contributed his services to the project.

During the period when these plans were being prepared the students had frequent interviews with sales managers of the Lelmert firm to learn of features preferred by prospective buyers and they later took an active part in negotiations with subcontractors.

Two Bedrooms and Den

The home, which is now approximately 90% completed, has 1484 square feet. It contains two bedrooms with a combination den and guest room, a living room with wood beam ceiling and ample closet and storage facilities. The house features compactness of design.

The living room and kitchen face the patio at the rear of the home, with the entire wall of the living room, facing on the patio, of glass. There also will be a view of the garden and children's play area from the ultra-modern, all-gas kitchen.

The student designers recently received a further plaudit for their plan when they were awarded a New Freedom All-Gas Kitchen certificate by the American Gas Association. This award is the highest given by the AGA, it was stated.

BARKER BROS. presents EIGHT ATTRACTIVE MODEL HOMES

Completely and distinctively
decorated and furnished by
BARKER BROS. DECORATORS

Specialists in accomplishing wonders for small homes on modest budgets! Take advantage of the Doris Small Homes Studio decorating service . . . no charge or obligation to you.

N. HOLLYWOOD "AMERICAN TRADITIONAL"

11950 Riverside Dr. (near Laurel Canyon Blvd.), North Hollywood. Built by Wm. Mellenthin, 4701 Laurel Canyon Blvd. Decorated by R. Sprague Hall, Barker's Hollywood. Coordinated by Martha Weaver. First model home furn. in "American Traditional."

SOUTH ARCADIA PARK MODEL HOME

3046 Tyler (near Live Oak and Tyler), South Arcadia. Built by South Arcadia Park, Inc., John D. Lusk, pres. Decorated by Lois Hugin, Doris Studio. Coordinated by Martha Weaver. Furnished in informal maple with selected Provincial accessories and touches.

CONTEMPORARY "PRICESSETTER HOUSE"

40 Sullivan Canyon Road, just North of Sunset Blvd., between Brentwood and Pacific Palisades, across from Riviera Country Club. Designed and built by Cliff May. Decorated by Elena Binckley, coordinated by Martha Weaver. Colors, Wm. Mankar, Garden, Thomas D. Church, Mod. furnishings keyed to muted colors.

"BUTTONS & BOWS" MODEL HOME

702 S. Highland Ave., at Wilshire Blvd., Los Angeles. Built by Kaiser Community Homes. Decorated by Helen Davis, coordinated by Martha Weaver. Charming informal with Victorian accents.

"CALINESE TOUCH-PLATE" HOUSE

217-20th St., just south of San Vicente Blvd., Santa Monica. Designed and built by Joseph H. Schulte. Decorated by George Erb. Coordinated by Martha Weaver. House of new ideas!

"VILLAGEAIRE" MODEL HOME

Corner Fallsgrove and Carmona Sts., Baldwin Hills Village, near La Brea Blvd. and Rodeo Rd., Los Angeles. Designed by School of Architecture, Univ. of So. Calif. Decorated by Elaine Bowman, coordinated by Martha Weaver. Art Smith, general contractor.

VENTURA BLVD. MODEL HOME

14111 Ventura Blvd. (near Hazeltine), North Hollywood. Builders Kaiser-Burns. Decorated by Martha Weaver in Barker's exclusive Pacific Modern furniture. Featured in BETTER HOMES & GARDENS.

PANORAMA CITY MODEL HOME

8609 Matilija, near Chase Street, Panorama City, Van Nuys. Built by Kaiser Community Homes. Decorated by Louise Brazelton, Doris Studio, and coordinated by Martha Weaver. Colonial maple.

Open daily from 10:00 a.m. to 5 p.m.
("Buttons & Bows" open 10 a.m. to 10 p.m.)

Watch for April issue of BETTER HOMES & GARDENS which features the "Pricesetter" model home described here.

BARKER BROS.

SEVENTH STREET, FLOWER & FIGUEROA

Long Beach • Hollywood • Pasadena • Crenshaw • Santa Monica • Alhambra • Westwood
Glendale • Inglewood • Pomona • Huntington Park • Van Nuys • Santa Ana

LATimes 1950-02-19 Barker Bros, Villageaire -Display Ad.

LATimes 1949-11-27 Home Designed by USC Students -Art Smith Contractor.

Romance Gone, Young Woman Ends Her Life

Los Angeles Times (1923-1995); May 3, 1952; ProQuest Historical Newspapers: Los Angeles Times
pg. A20

Romance Gone, Young Woman Ends Her Life

You'd never understand from the note she left exactly why she did it, but Mrs. Patricia Smith, 21-year-old secretary at a recording company, killed herself yesterday.

The only note left by the young woman, who was found dead, apparently from an overdose of pills of an unknown prescription, was stuck in a bedroom mirror at her apartment, 631 N San Vicente Blvd., and was addressed to Don Mendel Jr., 22, who had ended a one and one-half-year romance with her a month ago.

The note said:
"My Dearest Don—It seems as if I have been spending all my

life apologizing to you for things that happened whether they were my fault or not. I am enclosing your (fraternity) pin because I want you to be free from me. I don't want you to think I would kill myself over you because you're not worth any emotion at all. It is what you cost me that hurts and nothing can replace it."

Daughter of Mr. and Mrs. Art Smith, 410 S Westminster Ave., the young woman was a graduate of Marlborough School for Girls and Woodbury Business College, where she first met Mendel. Her father is a contractor.

Don Mendel Jr. was greatly shocked when told of Miss Smith's death.



ENDS LIFE — Patricia Smith, 21, found dead of sleeping-pill overdose.

OBITUARY

Miss Patricia L. Smith

Funeral services for Miss Patricia Louise Smith, 21, of 410 S Westminster Ave., an accountant, will be conducted today at 2 p.m. in Grace Chapel, Inglewood Park Cemetery. Miss Smith, an honor student graduate of Los Angeles High School in 1947 and graduate of Woodbury College last year, died Friday. She had suffered a serious spinal injury five weeks ago. She leaves her parents, Mr. and Mrs. Art A. Smith, a sister Barbara and a brother, Art Jr.

LATimes 1952-05-06 Patricia Smith [daughter] Obituary.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

LATimes 1952-05-03 Patricia Smith Ends Her Life [daughter].

Photo Standalone 14 -- No Title
Los Angeles Times (1923-1995); Aug 17, 1980; ProQuest Historical Newspapers: Los Angeles Times
pg. J15



ASSOCIATES NAMED -- Architects Ronald L. Erland, left; Raymond I. Cayse, center; Arthur A. Smith, right, and office manager John Ziegler, not pictured, have been named as associates of Ziegler Kirven Parrish Architects. The firm is based in Los Angeles.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

LATimes 1980-08-17 Associates Named, Ziegler Kirven Parrish Architects - Arthur A. Smith [son].

Obituary 3 -- No Title

Los Angeles Times (1923-1995); Sep 8, 1980;
pg. C2

DEATH NOTICES

Funeral Announcements

SMITH, Art A., beloved husband of Gladys; loving father of Art A. Smith, Jr. and Barbara H. Harnack; also survived by 8 grandchildren and 2 great-grandchildren.

Services 1 p.m., Wednesday at **Pierce Brothers; Beverly Hills** 417 N. Maple Drive

LATimes 1980-09-08 Art A. Smith Obituary.

Art A. Smith Buildings

Date	Permit No	Address	Building Type	Owner	Architect	Contractor	Valuation	Notes
▼ (blank)								
Jun 11, 1921	13205	1669 Rimpau Blvd	SFR	Walter A Smith Co. 228 Union Oil Bldg		Walter A Smith Co. 228 Union Oil Bldg	\$1200.00	
Jul 13, 1921	16020	1135 Exposition Blvd		Elizabeth Howar San Jaun Capistono		Walter A Smith [father] 228 Union Oil Building		1135 Exposition Blvd 1921-07-13 W A Smith
Apr 6, 1922	11280	2906-08 Dalton Ave	Duplex [spanish colonial]	Walter A Smith [father]1669 Rimpau Ave		Walter A Smith [father] 905 Loews State Building	\$4500.00	https:// planning.lacity.org/ odocument/ 526aef6f- aeb7-4923-8568- fce1cb7c0442/ Historic_Resources _Survey_Report_Ap pendices.pdf
Jun 28, 1922	21935	4841 Beverly Blvd	SFR	Walter A Smith [father] 905 Loews State Building		Walter A Smith [father] 905 Loews State Building	\$4500.00	4841 Beverly Blvd 1922-06-28 Walter A Smith
Jun 28, 1922	21936	4841 Beverly Blvd	garage	Walter A Smith [father] 905 Loews State Building		Walter A Smith [father] 905 Loews State Building		4841 Beverly Blvd 1922-06-28 Walter A Smith
May 17, 1927	14077	8556 Saturn	SFR	Eloise Smith [Walter L Smith wife]		Art A Smith 1369 S Mansfield	\$5000.00	Brother's residence — demolished 1960s
Nov 10, 1927	33920	337-39 N Spaulding	4 family apt building	E M Smith [Ester M Smith]	Art A Smith	M Jacobsen 320 W M Garland Bldg. [117 W 9th St]	\$14,500.00	APN: 5527040015 Noncontributor Furnace permit:notify Geo Finney
Nov 25, 1927	35474	337-39 N Spaulding	private garage	E M Smith [Ester M Smith -wife] 337 N Spaulding		Art A Smith 337 N Spaulding	\$500.00	APN: 5527040015 Noncontributor
Feb 27, 1928	5647	401-07 N. Ogden Drive	8 Family apt building	E M Smith 1639 Redesdale		Art A Smith	\$16,000.00	Courtyard, mirrors 404 N Orange Grove APN: 5527029014

Date	Permit No	Address	Building Type	Owner	Architect	Contractor	Valuation	Notes	
Mar 29, 1928	9238	401-07 N. Ogden Drive	private garage	Art A Smith 1639 Redesdale		Art A Smith 1639 Redesdale	\$450.00	APN: 5527029014 Contributor 1928 Furnace - art smith 337 N Benton Way	
Apr 18, 1928	11306	346-48 Sierra Bonita	4 family apt building	E M Smith 1639 Redesdale		Art A Smith 324 1/2 S La Brea	\$14,000.00	346-48 Sierra Bonita 1928-04-18 #11306	
May 2, 1928	12477	400-04 N Orange Grove Ave + 7811-17 Oakwood Ave	8 Family apt building	Charles Gillstrom 1639 Redesdale	Art A Smith	1639 Redesdale	\$16,000.00	courtyard, mirrors 407 N. Ogden Dr 400-04 N Orange Grove Ave + 7811-17 Oakwood Ave 1928-05-02 #12477	
May 15, 1928	14002	7807 Oakwood	private garage	Art A Smith 324 1/2 S La Brea		Art A Smith 324 1/2 S La Brea	\$510.00	7807 Oakwood 1928-05-15 #14002 garage	
Dec 1, 1928	33251	424-26 N Gardner	4 family apt building	B. Tansky		Art A Smith		424-26 N Gardner 1928-12-01	
Mar 4, 1929	5604	445-47 N Ogden Dr	4 family apt building	D B Condon [D G?] 445 N Ogden		Art A Smith 324 1/2 S La Brea	\$11,000.00	445-47 N Ogden Dr 1929-03-04 #5604	
Mar 4, 1929	5605	445-47 N Ogden Dr	private garage	D B Condon [D G?]		Art A Smith 324 1/2 S La Brea	\$400.00	445-47 N Ogden Dr 1929-03-04 #5605	
Jun 4, 1929	14977	674 Annandale Blvd [6824 N Fig & 6110 E BURWOOD AVE	40 room, 16 family apt building	M. Seeman 113 S Ave 63	Art A Smith	M. Seeman 113 S Ave 63	\$25,000.00	Eagle Rock Sentinel 1929-06-14 Vol XXI, No. 51, Art A Smith apt buiding 6324 Fig [currant address]	
Jun 27, 1929	16958	230-32 S Poinsettia PI	6 Family Apt building	Charles E Gillstrom 4273 S Figueroa		Art A Smith 324 1/2 S La Brea	\$15,000.00	230-32 S Poinsettia PI 1929-06-27 #16958.pdf	
Jul 5, 1929		309 S Crescent Dr, Beverly Hills	SFR	E M Rittuman [Fred Linstrum?] 165 N La Brea	Art A Smith 324 1/2 S La Brea		\$10,000.00	BH historic list	
Jul 9, 1929	17860	230 S Poinsettia PI	private garage	Charles E Gillstrom 4273 S Figueroa		Art A Smith 324 1/2 S La Brea		230 S Poinsettia PI 1929-07-09 #17860	

Date	Permit No	Address	Building Type	Owner	Architect	Contractor	Valuation	Notes
Mar 12, 1930	5421	340-44 N Sierra Bonita	7 Family apt building	Art A Smith 324 1/2 S La Brea		Art A Smith 324 1/2 S La Brea	\$15,000.00	Subject Building
Jun 11, 1930	13564	210-218 S Poinsettia PI	13 Family apt building courtyard apt.	Art A Smith 324 1/2 S La Brea		Art A Smith	\$35,000.00	210-18 S Poinsettia PI 1930-06-11 #13564
Jul 21, 1930	16890	214 S Poinsettia PI	private garage	Art A Smith 324 1/2 S La Brea		Art A Smith	\$450.00	214 S Poinsettia PI 1930-07-21 #16890
Jul 21, 1930	16891	218 S Poinsettia PI	private garage	Art A Smith 324 1/2 S La Brea		Art A Smith	\$450.00	
Dec 1, 1930	21 1/5	148-154 S Palm Dr, Beverly Hills	12 Family apt building, courtyard apt.	Geo. Kahn 455 S La Brea		Art A Smith 324 1/2 S La Brea	\$30,000.00	BH historic list. Shared office 1932-1935
Feb 27, 1931	3859	1805-07 N Cherokee Ave; 6651 Yucca; 6657-59 Yucca	3 Duplexs	Dr. Fred V Watson 7046 Hollywood Blvd		Art A Smith 324 1/2 S La Brea	3@ \$5,000	[demolished] Hollywood CRA survey listed: http://www.crala.org/internet-site/Projects/Hollywood/upload/HollywoodHistoricalSurveyFormsC-G.pdf
Jan 1, 1937		Brentwood	SFR	Mr and Mrs J W Browne		Art A Smith 207 S La Brea	\$6,000.00	California Arts & Architecture 1938-11
Apr 21, 1937	13041	207 S La Brea	Art A Smith office	Art A Smith 211 S La Brea		Art A Smith 211 S La Brea	\$300.00	207 S La Brea 1937-04-21 #13041 office
Sep 26, 1941		860 San Simeon Rd, Arcadia	SFR	Leo J Hulbert		Art A. Smith	\$8,000 building permit \$4,000 newspaper	arcadia-tribune-Oct-02-1941-p-1 [demolished] http://laserfiche.ci.arcadia.ca.us/weblink/0/doc/585629/Page1.aspx
Jan 3, 1947	47	3309 Barham Blvd	Art A Smith office	Art A Smith 410 S Westminster		Art A Smith 410 S Westminster	\$1000.00	

	Date	Permit No	Address	Building Type	Owner	Architect	Contractor	Valuation	Notes	P
	May 18, 1949	7478	Villageaire USC project, 5604 Fallsgrove St., Baldwin Hills Villiage Gardens	SFR	Ralph O Wilcox 5678 Wilshire Blvd	Jerald King, Jack Strickland, Harry Wilson, Paul Tay -USC students	Art A Smith 3309 Barham Blvd	\$12,000.00	Carmona Ave and Fallsgrove St. corner lot	

Exhibit 7b. Noteworthy Tenants

Fox Films Signs Thirty-five for Training School

LATimes 1934-02-19 Fox Signs
35 for Training School.

Continuing a policy adopted last year with the establishment of a training school for its younger players, Fox Film today will place thirty-five new players under term contract. Twenty-five are girls and ten are men.

The girls are Shirley Aaronson, Lynn Bari, Dorothy Dearing, Edith Haskins, Julie Cabanne, Iris Shunn, Anita Thompson, Ardel Unger, Marion Weldon, Nadine Dore, Florine Dixon, Jean Allen, Anne Nagel, Jean Chadburn, Patricia Lee, Phillippa Hilber, Marbeth Wright, Esther Brodelet, Patricia Farr, Geneva Sawyer, Elsie Larson, Irene Coleman, **Mary Blackwood**, Virginia Mills and Lucille Miller.

The young men are Jimmy Grant, Tex Broadus, Fred Wallace, William Stelling, Pat Gunning, George Ford, Paul McVey, Glen Gallagher, Paul Parry and Carlisle Taylor.

MOTION PICTURE STUDIO WILL BE ALMA MATER OF FILM ACTING CLASS

Thirty-five young actors and actresses who have been placed under contract at the Fox studio within the past few months by talent scouts make up the first class of the Fox Film Stock Players at Movietone City. This group not only received expert coaching in the finer points of acting but also presented stage plays. Twenty of the training school's student body at the end of its first semester are shown below, the names of those in the photograph being given by the studio as, left to right, front row, Betty Bryson, Julie Cabanne, Richard Brodus, Joan Sheldon, Paul McVey, Shirley Aaronson and Phillippa Hilber; rear row, Carlisle Taylor, Ardel Unger, Pat Gunning, **Mary Blackwood**, Ann Nagel, Fred Wallace, Blanca Vischer, William Stelling, Florine Dixon, Glenn Gallagher, Ginger Britton, Vincent Carato and Al Gibson.



PROMOTIONS GIVEN YOUNG 'BIT' PLAYERS

The happiest girls and boys in Hollywood's film colony are the thirty-five young actors and actresses brought here three months ago by Fox Film Corporation, after a nation-wide search for new screen talent.

The entire group, pick of studio scouts for potential stardom, will receive new contracts tomorrow under a blanket executive order renewing their options for another three-month period.

Besides promotion from "atmospheric" roles to bit and featured parts, the renewals carry an increase in salary for the aspiring young Thespians.

For the last three months they have supplied "atmosphere" and played occasional bits in Fox films and meanwhile received dramatic instruction from directors and teachers on the lot.

The wholesale contract renewals are unprecedented in Hollywood as usually a number of the embryo players put under contract by the studios are dropped from the roles at option time.

The young actresses, and their home towns, are as follows:

Shirley Aaronson, Fresno; Jean Allen, Minneapolis; Lynn Bari, Roanoke, Va.; Esther Brodelet, Chicago; **Mary Blackwood, Alexandria, La.**; Julie Cabanne, Hollywood; Dorothy Dearing, Parachute, Colo.; Nadine Dore, San Jose; Florine Dickson, San Bernardino; Patricia Farr, Kansas City; Edith Haskins, Duluth, Minn.; Virginia Hills, Salt Lake City; Philippa Hilber, Los Angeles; Sunny Ingram, Tulsa, Okla.; Josephine Johnson, New York City; Elsie Larsen, Los Angeles; Patsy Lee, Hollywood; Lucille Miller, Los Angeles; Anne Nagel, Halden, Mass.; Geneva Sawyer, Minneapolis; Iris Shunn, Sioux City, Iowa; Anita Thompson, Dallas, Tex.; Ardel Unger, Pasadena; Marian Weldon, Duluth, Minn.; Marbeth Wright, Houston, Tex.

The actors in the group, and their native cities, are as follows: Richard Brodus, Summerville, Tex.; Pat Gunning, Santa Clara; George Ford, Wooster, O.; Glenn Gallagher, Boulder, Colo.; Vincent Carrato, Rome, Italy; Paul McVey, Boston; Paul Perry, Clairette, Tex.; William Stelling, Weehawken, N.J.

Carlisle Taylor, Pretoria, South Africa, and Fred Wallace, Peoria, Ill.

M.-G.-M. TO LAUNCH TALENT LABORATORY

Metro-Goldwyn-Mayer studios tonight will launch a "talent laboratory" in the Hawthorne High School, Beverly Hills.

Before an audience of executives, producers, directors and writers, twenty-three young players who have been tutored by the studio for periods ranging upward from six months will take part in five one-act plays.

Admittance is restricted to those interested in using the young players in motion pictures.

Players who will participate include Martha Sleeper, Irene Hervey, Jean Howard, Skirley Ross, Agnes Anderson, Pauline Brooks, Ruth Renick, Joan Gale, William Henry, James Ellison, Robert Livingstone, George Walcott, Claudella Kaye, Robert Taylor, Robert Dalton, Alan Conrad, Edward Norris, Maxine Jennings, Creighton Chaney, M. Beaumont, John Hale, Ray Mayer and Crauford Kent.



—Acme
Mary Tom Blackwood was accidentally kicked by Toby Wing while filming Come On Marines; then Toby saved her from drowning

Nine Ingenues Chosen for Film

A larger aggregation of ingenues than any picture has offered since "Eight Girls in a Boat" is promised in "Girl's Dormitory," which will have Simone Simon, Herbert Marshall and Ruth Chatterton in the leads.

Nine young ladies who look 18 have been signed, including Lynn Bari, **Mary Blackwood**, Esther Brodelet, Julie Cabanne, daughter of the director, Christy Cabanne; Dorothy Dearing, Madeleine Earl, Philippa Hilbert, June Storey and Marion Weldon.

J. Edward Gromberg, who is acting in "The Mercy Killer," and Shirley Deane have also been secured, and the picture will start Monday, with Irving Cummings directing.

LATimes 1936-04-25 Mary Blackwell one of Nine Chosen for Film.

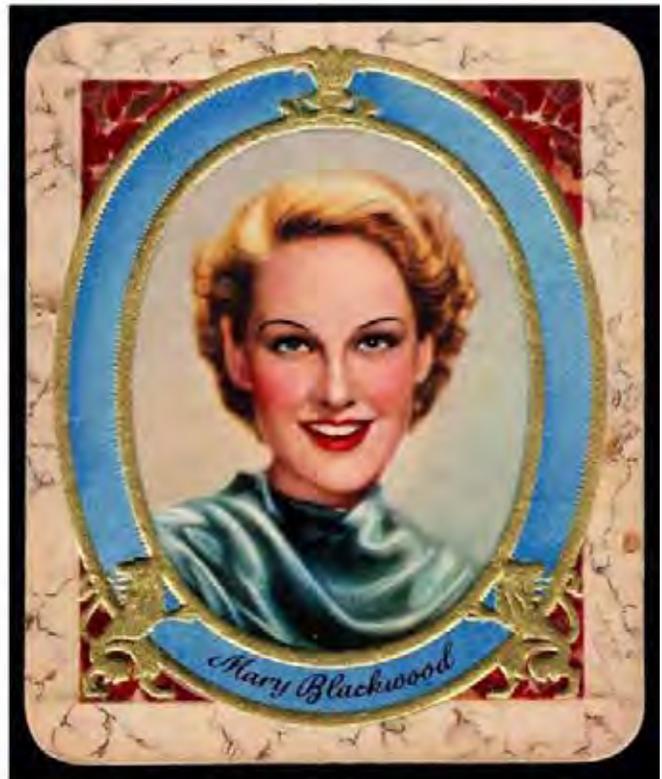
My Beauty Hint



By **MARY BLACKWOOD**
 (Screen Actress)

To keep my hair healthy, lustrous and free from dandruff, "lauder" it with a good hot-oil shampoo of pure olive oil.

I think that oil is as necessary to the hair and scalp as food to the body, and proper shampooing makes hair easier to curl and manage.



FALL FROM CAR IN CRASH KILLS

*Buyer's Fatal Hurts Result
of Autos' Colliding*

*Manslaughter Charge Faces
Cook in Boy's Death*

*Inquest Set for Monday in
Pedestrian Fatality*

Thrown from an automobile when it collided with another machine, Abe Lebovich, 56-year-old buyer of 344 North Sierra Bonita avenue, was injured fatally yesterday morning. As the aftermath of a previous accident in which a 5-year-old boy was killed, manslaughter was charged yesterday against Jack Stringham, 31, a cook of 2411 Glover Place.

Lebovich was riding in a car driven by his nephew, William Hirsch of 141 North Clark Drive, Beverly Hills. Hirsch received bruises and contusions. The accident took place at Eighth street and Gramercy Place. Joseph L. Black of 1041 Sunset Boulevard was driving the other machine, according to police. Black was uninjured.

Eugene Kohler, son of Mr. and Mrs. A. F. Kohler of 427 Fischer street, Glendale, was the youth killed in the accident for which Stringham is charged with manslaughter. The accident took place Sunday. Stringham was arraigned in Municipal Court and bail of \$1500 set pending a preliminary hearing next Tuesday.

An inquest will be held today at 1:30 p.m. at the Goodrich-Halverson mortuary, San Pedro, into the death of Donald Morrison, 88 years of age, of 478 Eighteenth street, San Pedro, who died yesterday afternoon at the San Pedro Hospital an hour after being struck by an automobile as he was crossing Pacific avenue at Eighteenth street. Witnesses declared that Morrison walked directly into the path of the car.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

LATimes 1934-07-20 FALL FROM CAR IN CRASH KILLS.
Abe Lebovich.

Exhibit 8. Historic Resource Surveys

Exhibit 8a. National Register of Historic Places:
Beverly Fairfax Historic District

Exhibit 8b. SurveyLA Wilshire CPA: Historic Districts,
Planning Districts and Multi-Property Resources

Exhibit 8a. **National Register of Historic Places:**
Beverly Fairfax Historic District

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

DRAFT

1. Name of Property

Historic name: Beverly Fairfax Historic District

Other names/site number: _____

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: Roughly bounded by Rosewood Avenue, Melrose Avenue, N. Gardner Street, Vista Street, Beverly Boulevard, and N. Fairfax Avenue

City or town: Los Angeles State: California County: Los Angeles

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ **national** ___ **statewide** ___ **local**

Applicable National Register Criteria:

___ **A** ___ **B** ___ **C** ___ **D**

<p>_____ Signature of certifying official/Title:</p>	<p>_____ Date</p>
<p>_____ State or Federal agency/bureau or Tribal Government</p>	

<p>In my opinion, the property ___meets ___does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p>	<p>_____ Date</p>
<p>_____ Title : State or Federal agency/bureau or Tribal Government</p>	

Beverly Fairfax Historic District
Name of Property

Los Angeles, California
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND TWENTIETH CENTURY REVIVALS:

Colonial Revival, Tudor Revival, Mission/Spanish Colonial Revival,

Mediterranean Revival, Monterey Revival, French Renaissance Revival, Chateausque

MODERN MOVEMENT:

Streamlined Moderne, Art Deco

OTHER: _____

Mid-Century Modern, Minimal Traditional

NO STYLE _____

Materials: (enter categories from instructions.)

Principal exterior materials of the property: _____

Foundation	CONCRETE
Walls	STUCCO WOOD BRICK STONE CERAMIC TILE
Roof	ASPHALT TERRA COTTA SHINGLE SYNTHETICS METAL

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Beverly Fairfax Historic District, composed predominantly of multi-family residences with a small number of single-family residences, is located in the Beverly-Fairfax neighborhood of central Los Angeles, approximately eight miles northwest of downtown Los Angeles. The

Beverly Fairfax Historic District
Name of Property

Los Angeles, California
County and State

neighborhood's topography is generally flat. Its streets follow a regular, rectilinear street grid pattern and its properties reflect common planning features including modest, uniform setbacks, shallow front lawns, concrete sidewalks, mature street trees, and automobile accommodations like driveways, curb cuts, and rear detached garages. The residences of the Beverly Fairfax Historic District are mostly two-story, multi-family buildings designed in Period Revival styles, such as Colonial Revival, Tudor Revival, Mission/Spanish Colonial Revival, Mediterranean Revival, Monterey Revival, French Renaissance Revival, and Chateausque. Streamlined Moderne, Art Deco, and Minimal Traditional buildings are also present, and are architecturally compatible with the Period Revival buildings. The Beverly Fairfax Historic District retains a high level of integrity. Of 463 total resources, 366 are district contributors and 97 are noncontributors, primarily due to loss of integrity or construction after the period of significance. Two noncontributors are vacant lots.

Narrative Description

Location and Setting

The Beverly Fairfax Historic District is located in the Beverly-Fairfax neighborhood of central Los Angeles, approximately eight miles northwest of downtown. Though somewhat irregular in shape, the district is roughly rectangular and bounded by Rosewood Avenue and the vehicular alley south of Melrose Avenue on the north, the rear lot lines of the properties on the east side of N. Spaulding Avenue and N. Gardner Street on the east, the vehicular alley north of Beverly Boulevard on the south, and N. Genesee Avenue and the vehicular alley east of N. Fairfax Avenue on the west. The area is generally flat and level, and the streets adhere to a regular, rectilinear grid pattern oriented towards the cardinal directions, lots in the district are consistent in size and shape and generally face east and west. The areas along Melrose Avenue (north), Fairfax Avenue (west), and Beverly Boulevard (south) are highly trafficked vehicular corridors that are predominantly commercial in character. Fairfax High School is located just outside the northwest portion of the district, at the northwest corner of N. Genesee and Rosewood Avenues.

Beverly Fairfax's streets are consistent in character and are paved with asphalt. Streets feature concrete curbs, concrete sidewalks, and parkways planted with lawn and a variety of mature street trees including ficus, maple, jacaranda, magnolia, and palm. Public utilities are underground, and residences have consistent setbacks. Landscaping varies from building to building, but most properties feature shallow lawns, some of which are slightly sloped or elevated, and mature shrubs and foundation plantings, perimeter fences, low walls, or hedges are sometimes present, but usually are not original to the property. Most properties feature concrete walkways and steps running from the sidewalk to primary building entrances.

Multi-Family Residential Resources

There are 447 multi-family residences in the Beverly Fairfax Historic District, comprising approximately 97% of all resources. Multi-family residential property types commonly found throughout the district include fourplexes, duplexes, and apartment houses. A small number of triplexes, sixplexes, courtyard apartments, and bungalow courts are also present. These buildings are consistent in size and scale, rising no more than two stories in height. Some buildings are

Beverly Fairfax Historic District
Name of Property

Los Angeles, California
County and State

only one story at the street, and rise to two stories at the back. While building footprints are generally rectangular, some are L-shaped, U-shaped, or irregular.

The majority of properties have detached rear garages, usually accessed by long concrete driveways at the edges of parcels. These were not counted as resources within the district due to their very low visibility and ancillary nature, but were noted as related features for properties that have them. Some properties have detached rear residential buildings, either original or later additions; those that are visible from the street were included in the property count, while the rest were noted only as related features. The visible examples are typically part of corner lots and are exposed on cross streets, or are at the far end of courtyard apartments or bungalow courts but are sufficiently visible to evaluate. Most of the rear buildings have very low to no visibility and could not be evaluated in terms of style, alterations, or significance.

Due to the district's incremental development over a period of twenty-five years, concentrations of several architectural styles are present. Properties constructed in the pre-World War II era were designed predominantly in Period Revival styles, such as Colonial Revival, Tudor Revival, Mission/Spanish Colonial Revival, Mediterranean Revival, Monterey Revival, French Renaissance Revival, and Chateausque. The district also has one Art Deco example. A substantial number of Minimal Traditional residences, some with strong Streamlined Moderne influences, dating to the 1930s and 1940s, are also located throughout the area; these are more common in the eastern half of the district, reflecting its slightly later period of development. Post-World War II residences are few, and predominantly reflect the Minimal Traditional and Mid-Century Modern styles. While specific architectural features are dependent on style, the majority of the buildings within the district do share some common characteristics related to their multi-family property types. These include hipped, gabled, and flat roofs (with clay tile coping), stucco wall cladding, wood, multi-light, casement, fixed, and double-hung windows, and prominent primary entrances, often leading to a foyer with first-story unit entries and an interior stairway leading to second-story units. The majority of properties have a high degree of workmanship and quality in materials and construction.

The multi-family properties located within the district vary in scale and design, ranging from modest/minimal to high style. Many of the buildings were designed and/or constructed by the same architects, builders, and owner-developers, and are replicated throughout the district, with slight or no variations in detail. Therefore, some building designs are seen at least once on each street. Some architects who worked frequently in the district tended to design in only one or two architectural styles. For example, W. E. Calhoun, C. E. Finkenbinder, Edward S. Garwood, Floyd W. Lytle, and Charles E. Williams designed frequently in the Spanish Colonial Revival style, David C. Coleman in the Minimal Traditional style, and William H. Greene in the French Renaissance Revival style. Architects often worked with the same builders as well: Calhoun with J.H. Mailhon, Finkenbinder with T.C. Wilson, Green with C. Smelser, and Williams with Guy F. Williams. A common building trend seen in the district was the owner as architect/builder relationship, as in the case of Floyd W. Lytle and Foster C. Phelps. In other instances, architects worked for only one or two owners, for example, prominent local architect R.S. Loring worked with builder W. G. Chandler on several Minimal Traditional and Streamlined Moderne

Beverly Fairfax Historic District
Name of Property

Los Angeles, California
County and State

residences, designed mainly for owners George Miller and Substantial Homes Ltd. Other notable local architects who designed buildings in the neighborhood include Max Maltzman, Louis Selden, and Edith Northman.

While the Beverly Fairfax Historic District is distinctive for its range of architectural styles, it is consistent in aesthetic and visual character. Architectural harmony is evident in the quality of construction of its buildings, and through the repetition of styles, architectural features, and materiality. Overall, the district represents a cohesive appearance that reflects the broader patterns of multi-family residential architecture and development occurring in Los Angeles during this period.

Single-Family Residential Resources

The Beverly Fairfax Historic District contains 14 single-family resources that date to its period of significance and which are located on the east-west running streets of Clinton, Rosewood, and Oakwood Avenues. These residences are small in size and modest/minimal in character, with many design examples lacking an identifiable architectural style. Several are residential units sitting above detached garages, sharing a parcel with a larger multi-family residence. Seven are noncontributing properties.

Other Resources

There are two undeveloped lots within the district, classified as noncontributing sites—since they have no buildings.

Condition and Integrity

In general, the Beverly Fairfax Historic District retains its historic appearance from the 1924 to 1949 period of significance. The tangible elements of the neighborhood's design are largely intact, and most buildings are very well maintained, have experienced minimal or no alterations, and retain a high degree of integrity. Three hundred sixty-six buildings—79% of the district—date to the period of significance and retain integrity of design, materials, and workmanship, making them district contributors. Ninety-seven noncontributing resources—21% of the district—were built outside of the period of significance or have been extensively altered, and two are vacant lots. These resources do not detract from the district's ability to convey the original design intent of its architects and builders.

Alterations that preclude a resource from contributing to the historic district include resizing of window openings, and thus interruption of fenestration patterns, additions to the primary façade or drastic alterations to porches or balconies, and/or a combination of replacement windows, doors, roof material, and/or cladding, which collectively reduce the property's ability to convey its significance. Though alterations to individual properties somewhat compromise the District's integrity of materials and workmanship, overall, the number of extensively altered properties is few and the alterations are not so prevalent or substantial that the district's integrity is diminished as a whole. As a result, the Beverly Fairfax Historic District retains integrity of location, setting, design, materials, and workmanship. Because the district remains completely residential in character, it also continues to convey its original development pattern as a multi-

Beverly Fairfax Historic District
Name of Property

Los Angeles, California
County and State

pilasters, quoins, and string course. The roof is flat and hipped, with open eaves, exposed purlins, exposed rafters, and flat parapet, and surfaced with composition shingle and an unknown material. Related features include detached garage and flagstone steps. Alterations include security window bars added.

286. 344 N. Sierra Bonita Ave. APN: 5526040020 Contributor 1930
Builder and Original Owner: Art A. Smith Photo 25

A two-story apartment house in the Spanish Colonial Revival style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, balconette, grilles, light fixtures, and pierced screens. The roof is flat, hipped, and shed, with exposed rafters and flat parapet, and surfaced with clay tile and an unknown material. Related features include concrete steps. Alterations include awnings added, landscape/hardscape altered, and one window replacement on side.

287. 348 N. Sierra Bonita Ave. APN: 5526040021 Contributor 1928
Builder: Art A. Smith; Original Owner: E.M. Smith

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include jetty. The roof is flat, crossed gable, and shed, with clay tile coping, open eaves, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. The building appears to be unaltered.

288. 349 N. Sierra Bonita Ave. APN: 5526041005 Contributor 1930
Architect: C.M. Ellingson; Builder and Original Owner: D.G. Martinoli

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration and corbeled jetty. The roof is flat, hipped, and shed, with clay tile coping, cornice, open eaves, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include concrete steps and a detached garage with an upper residential unit (partial glimpse only, not visible enough to count or evaluate). Alterations include security window bars added, some windows replaced, and security gate added.

289. 350 N. Sierra Bonita Ave. APN: 5526040022 Contributor 1928
Builder and Original Owner: J.B. Rhoads

A two-story fourplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include grilles, light fixtures, and quoins. The roof is flat, front gable, and shed, with clay tile coping, open eaves, exposed rafters, and flat parapet, and surfaced with clay tile and an unknown material. Related features include detached garage and concrete steps. Alterations include wall cladding replaced, some windows replaced, and one window opening infilled at rear of side façade.

Beverly Fairfax Historic District
Name of Property

Los Angeles, California
County and State

Photo 25



Photo 26



Exhibit 8b. **SurveyLA Wilshire CPA: Historic Districts,
Planning Districts and Multi-Property Resources**

Name: Orange Grove Avenue-Gardner Street Multi-Family Residential Historic District

Description:

The Orange Grove Avenue-Gardner Street Multi-Family Residential Historic District is a predominantly multi-family historic district (with a few single-family residences along the edges) located in the Beverly-Fairfax neighborhood of central Los Angeles. Bounded by Rosewood Avenue to the north and Beverly Boulevard to the south, the district's properties line both sides of North Orange Grove Avenue, North Ogden Drive, North Genesee Avenue, North Spaulding Avenue, North Stanley Avenue, North Curson Avenue, Sierra Bonita Avenue and North Gardner Street. The topography of the district is generally flat and its streets follow a regular, rectilinear street grid pattern. The two-story, multi-family properties within the district feature modest, uniform setbacks and lawns (some of which are slightly sloped/elevated and are bisected by concrete steps), and feature rear detached garages, driveways with curb cuts and concrete walkways. Historically developed as a single tract, the district has original sidewalks and a few extant mature street trees (maples are predominant on Orange Grove Avenue and jacarandas line Genesee Street; magnolia and ficus trees are scattered throughout the district). There are a total of 380 parcels in the district, 332 of which are contributing and 48 of which are non-contributing.

The dominant period of development for the district is 1925 to 1949, and most houses are constructed in various Period Revival styles, including Spanish Colonial Revival, Tudor Revival, Mediterranean Revival and French Revival; Monterey Revival, Minimal Traditional and Late Chateausque styles are also represented in the district. Typical architectural features, depending on the style, include stucco cladding, arched window and door openings and exterior staircases.

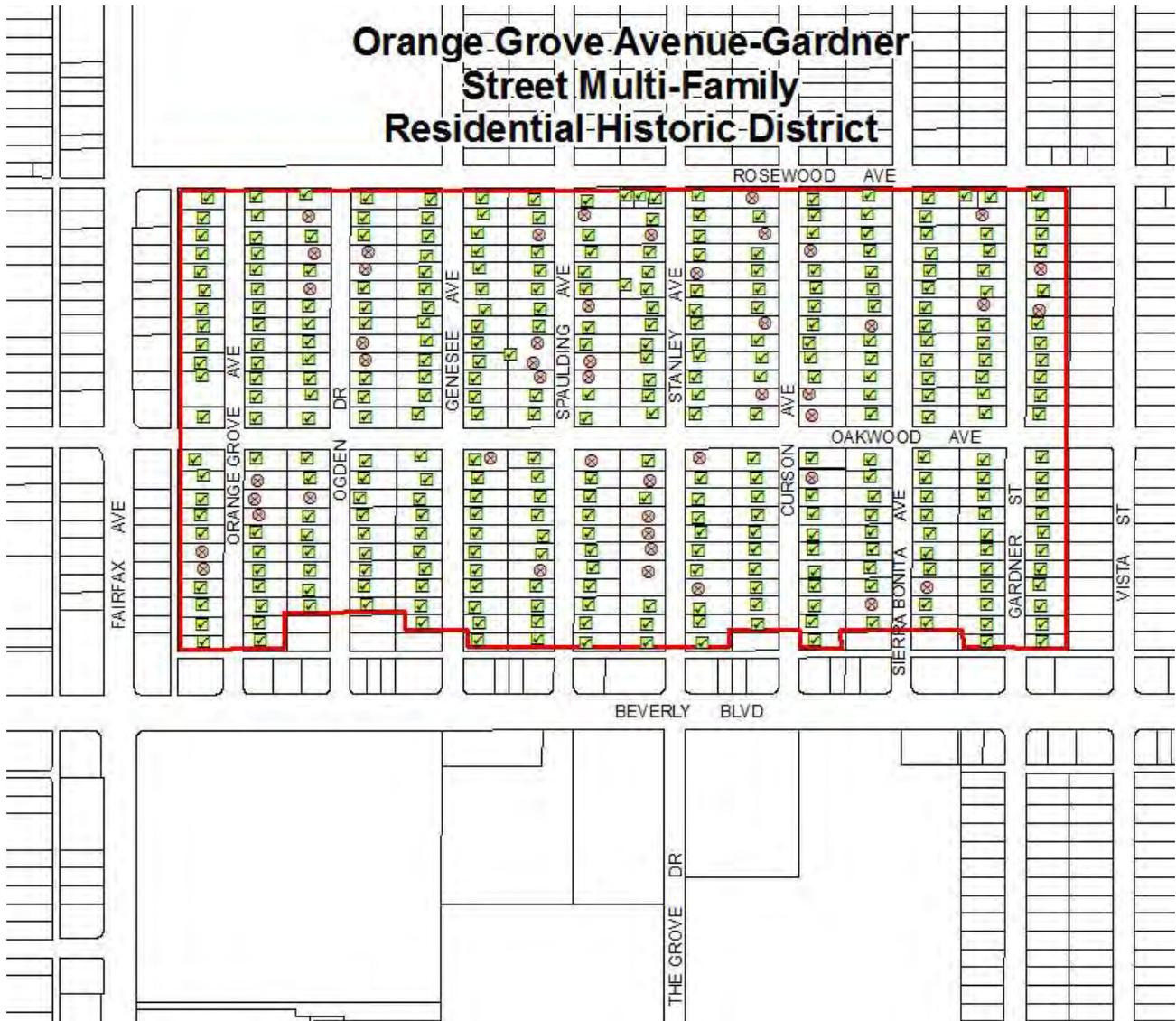
Significance:

The Orange Grove Avenue-Gardner Street Multi-Family Residential Historic District is an excellent example of a 1920s to 1940s Period Revival neighborhood with multi-family residences in various Period Revival styles; it is also significant as an early Jewish enclave, representing the earliest movement of the Jewish community westward from areas like 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, Mediterranean Revival, Tudor Revival, French Revival and Minimal Traditional styles. The district's period of significance for its excellent concentration of Period Revival-style residences and multi-family property types is 1925 to 1949, 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 1925, when the first residences were constructed in the district; it remains a vibrant Jewish enclave. Of the district's 380 residences, 87% contribute to its significance.

The area was originally subdivided in 1923 by owner and developer G. Allan Hancock. Hancock was a major oil and later real estate developer of land his father, Henry Hancock, had acquired in 1863, known as Rancho La Brea. In 1910, after his father and mother had passed, Mr. Hancock began developing his family's land for residential purposes. Considering the number of owner-built residences and notable local architects, such as Max Maltzman and C.J. Smale, who designed houses in the district, Mr. Hancock likely carried out the initial development of the subdivision and sold off lots to individual owners. No evidence was found regarding marketing of the subdivision.

The 1930 U.S. Census enumerated a substantial number of Jewish residents in this district, listing individuals of Russian, German, Austrian, Hungarian 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 Los Angeles residents who moved to Wilshire from other parts of the city (illustrated by a number of established Jewish restaurants and religious institutions that relocated in Wilshire in the 1930s and post-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. There is still a substantial Jewish community in this area of Wilshire, and the district is still a popular residential neighborhood for Jewish families, including members of the Orthodox community who were part of a major movement to the area in the 1980s.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Period Revival Multi-Family Residential Neighborhoods, 1918-1942
Property type:	Residential-Multi Family
Property sub type:	Multi-Family District

Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: Spanish Colonial Revival



Primary Address: 339 N SIERRA BONITA AVE
 Other Address: 337 N SIERRA BONITA AVE
 337 1/2 N SIERRA BONITA AVE
 339 1/2 N SIERRA BONITA AVE

Type: Contributor
 Year built: 1930

Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: Spanish Colonial Revival



Primary Address: 343 N SIERRA BONITA AVE
 Other Address: 341 N SIERRA BONITA AVE
 341 1/4 N SIERRA BONITA AVE
 341 1/2 N SIERRA BONITA AVE
 343 1/2 N SIERRA BONITA AVE
 343 3/4 N SIERRA BONITA AVE

Type: Contributor
 Year built: 1939

Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: French Revival (Norman)



Primary Address: 344 N SIERRA BONITA AVE

Other Address: 340 N SIERRA BONITA AVE

Type: Contributor

Year built: 1930

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

Architectural style: Spanish Colonial Revival; Mediterranean Revival



Primary Address: 348 N SIERRA BONITA AVE

Other Address: 346 N SIERRA BONITA AVE

Type: Contributor

Year built: 1928

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

Architectural style: Spanish Colonial Revival



City of Los Angeles Department of City Planning

11/16/2020 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

344 N SIERRA BONITA AVE
340 N SIERRA BONITA AVE

ZIP CODES

90036

RECENT ACTIVITY

CHC-2020-6841-HCM
ENV-2020-6842-CE

CASE NUMBERS

CPC-2017-2609-ZC
CPC-19XX-22786
CPC-19XX-22470
CPC-1986-823-GPC
ORD-183497
ORD-165331-SA240
ORD-140451

Address/Legal Information

PIN Number	138B177 201
Lot/Parcel Area (Calculated)	6,498.3 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID C7
Assessor Parcel No. (APN)	5526040020
Tract	TR 6568
Map Reference	M B 72-32/33
Block	None
Lot	249
Arb (Lot Cut Reference)	None
Map Sheet	138B177

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 5 - Paul Koretz
Census Tract #	2144.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	RD1.5-1-O
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Low Medium II 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	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

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.

Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 1
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	Active: Pan Pacific Park

Assessor Information

Assessor Parcel No. (APN)	5526040020
Ownership (Assessor)	
Owner1	KENDALL,DALE R TR DALE R KENDALL TRUST AND
Owner2	KENDALL,JEANNETTA
Address	357 N SIERRA BONITA AVE LOS ANGELES CA 90036
Ownership (Bureau of Engineering, Land Records)	
Owner	KENDALL, DALE R. TR (ET AL) DALE R. KENDALL INTERVIVOS TRUST
Address	342 N. SIERRA BONITA AVE LOS ANGELES CA 90036
APN Area (Co. Public Works)*	0.149 (ac)
Use Code	0500 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$64,091
Assessed Improvement Val.	\$141,288
Last Owner Change	03/18/2014
Last Sale Amount	\$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	870254
	7-18
	6-377
	3-20
	2-855
	1036037
Building 1	
Year Built	1930
Building Class	D6
Number of Units	7
Number of Bedrooms	14
Number of Bathrooms	7
Building Square Footage	6,878.0 (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: 5526040020]

Additional Information

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

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)	2.73350736
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 [APN: 5526040020]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No

Public Safety

Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	713
Fire Information	
Bureau	South
Batallion	18
District / Fire Station	61
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number: CPC-2017-2609-ZC

Required Action(s): ZC-ZONE CHANGE

Project Descriptions(s): ZONE CHANGE PER LAMC 12.32

Case Number: CPC-19XX-22786

Required Action(s): Data Not Available

Project Descriptions(s):

Case Number: CPC-19XX-22470

Required Action(s): Data Not Available

Project Descriptions(s):

Case Number: CPC-1986-823-GPC

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

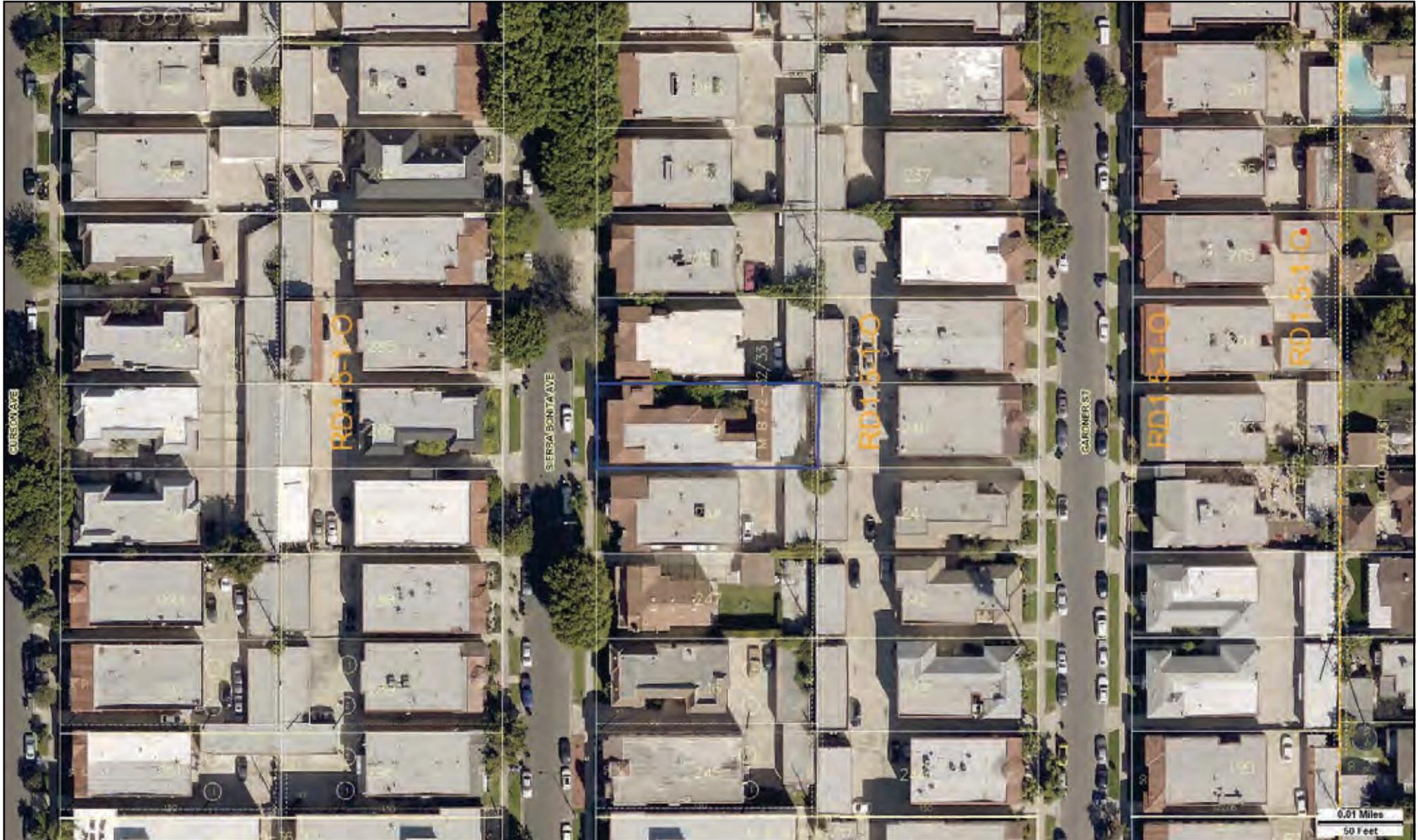
Project Descriptions(s): AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION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

DATA NOT AVAILABLE

ORD-183497

ORD-165331-SA240

ORD-140451



Address: 340 N SIERRA BONITA AVE
 APN: 5526040020
 PIN #: 138B177 201

Tract: TR 6568
 Block: None
 Lot: 249
 Arb: None

Zoning: RD1.5-1-O
 General Plan: Low Medium II Residential

