

SPINNING WHEEL APARTMENTS
423-427 North Hayworth Avenue
CHC-2017-4770-HCM
ENV-2017-4771-CE

Agenda packet includes:

1. [Under Consideration Staff Recommendation Report](#)
2. [Nomination](#)
3. [Letters of Support](#)

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-2017-4770-HCM
ENV-2017-4771-CE**

HEARING DATE: January 19, 2017
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 423-427 North Hayworth Avenue
Council District: 5
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Mid City West
Legal Description: Tract TR 6790, Lot 273

PROJECT: Historic-Cultural Monument Application for the
SPINNING WHEEL APARTMENTS

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): Hayworth Abbey LLC c/o Isaac Cohanzad
11601 Santa Monica Blvd.
Los Angeles, CA 90025

APPLICANT: Dee Ann Newkirk
427 ½ N. Hayworth Avenue
Los Angeles, CA 90048

PREPARER: Charles J. Fisher
140 S. Avenue 57
Highland Park, CA 90042

RECOMMENDATION **That the Cultural Heritage Commission:**

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The 1936 Spinning Wheel Apartments is a multi-family residential building located at 423-427 North Hayworth Avenue in the Fairfax District of Los Angeles, one block west of Fairfax Avenue. The subject property was designed in the French Norman Revival style by architect David C. Coleman for the Spinning Wheel Corporation. Originally, the Spinning Wheel Apartments was constructed as one of two mirror-image structures that, together, framed a garden court; the second structure was demolished in 2015.

The Spinning Wheel Apartments consists of an asymmetrical, two-story structure with four units in a U-shaped plan and a cross gabled four car garage located at the rear of the property. The exterior of the primary structure features two corbelled towers on the front façade with a small, gabled decorative pediment; a tall, slightly sloped hipped roof; vertical arched vents along each façade; wood casement windows; regency style bay windows; leaded glass fixed pane windows with colored inserts; decorative arch reliefs; and quoins. The interiors of the individual units showcase hardwood floors; detailed crown moldings; gambrel doorways; plastered mantels; original lighting fixtures; and original tiled kitchens and bathrooms.

Based on permit records there appear to have been only minor alterations to the subject property that include the addition of security bars to the windows of the first floor units in 1991.

CRITERIA

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

FINDINGS

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

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



1. PROPERTY IDENTIFICATION

Proposed Monument Name: Spinning Wheel Apartments		Former name of property		
Street Address: 423-27 N. Hayworth Avenue		Zip: 90048	Council District: 5	
Range of Addresses on Property: 423-27 N. Hayworth Avenue		Community Name: Fairfax District		
Assessor Parcel Number: 5527-032-022	Tract: Tract No. 6790		Block: N/A	Lot: 273
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object	<input type="radio"/> Site/ Open Space
				<input type="radio"/> Natural Feature

2. CONSTRUCTION HISTORY & CONDITION

Year Built: 1936	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened?: Private Development	
Architect/Designer: David C. Coleman		Contractor: Owner Build		
Original Use: Apartment Building		Present Use: Apartment Building		
Is the Proposed Monument on its Original Site?:				If "No," where?:
<input checked="" type="radio"/> Yes				<input type="radio"/> No
				<input type="radio"/> Unknown

3. STYLE & MATERIALS

Architectural Style: French Normandy with Chateausque influence		Stories: 2	Plan Shape: U-shaped
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Frame	Type:	
	Cladding Material: Stucco	Cladding Material:	
ROOF	Type: Gable	Type:	
	Material: Composition Shingle	Material:	
WINDOWS	Type: Fixed	Type: Select	
	Material: Stained glass and lead	Material: Select	
ENTRY	Style: Off-center	Style: Off-center	
	Material: Wood	Material: Glass	

4. HISTORIC-CULTURAL MONUMENT CRITERIA

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

5. ALTERATION SUMMARY

List **date** and write a **brief description** of work done for major alterations. This section may also be completed on a separate document. Be sure to include copies of building permits in the nomination packet (see Section 9. SUBMITTAL).

1.	1991	Security bars added to windows.
2.	2015	Second building that was built a twin to subject building demolished.
3.		
4.		
5.		
6.		
7.		
8.		

6. EXISTING HISTORIC RESOURCE IDENTIFICATION (If known)

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

7. WRITTEN STATEMENTS

This section allows you to **discuss at length** the significance of the proposed monument and why it should be nominated as a Historic-Cultural Monument. Type your responses on a separate document and attach sheets to the back of this form.

- A. Proposed Monument Description** – Describe the proposed monument’s physical characteristics and relationship to its surrounding environment. 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 selected in Section 4 (on the previous page). You must support your argument with substantial evidence and analysis.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

8. CONTACT INFORMATION

Applicant

Name: Dee Ann Newkirk		Company:	
Street Address: 427½ N. Hayworth Avenue		City: Los Angeles	State: CA
Zip: 90048	Phone Number: 323-326-6240	Email: dnewki@yahoo.com	

Property Owner

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

Name: Hayworth Abbey, LLC Attn: Issac Cohanzad		Company: Wiseman Residential	
Street Address: 11601 S. Santa Monica Boulevard		City: Los Angeles	State: CA
Zip: 90025-2907	Phone Number: 310-473-3000 & 310-914-5555	Email: leasing@wisemanresidential.com	

Nomination Preparer/Applicant's Representative

Name: Charles J. Fisher		Company:	
Street Address: 140 S. Avenue 57		City: Highland Park	State: CA
Zip: 90042	Phone Number: 323-256-3593	Email: arroyoseco@hotmail.com	

9. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement. Then, electronically or physically sign the bottom portion. Either the applicant or the 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.

Charles J. Fisher
Name:

6-29-2016
Date:

Charles J.
Fisher
Signature:

Digitally signed by Charles J. Fisher
DN: cn=Charles J. Fisher, o, ou,
email=arroyoseco@hotmail.com, c=US
Date: 2016.06.30 00:08:05 -07'00'



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

10. 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 | 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations
(include first construction permit) |
| 2. <input checked="" type="checkbox"/> Written Statements A and B | 7. <input checked="" type="checkbox"/> Contemporary Photos |
| 3. <input type="checkbox"/> Bibliography | 8. <input type="checkbox"/> Historical Photos |
| 4. <input checked="" type="checkbox"/> Two Primary Photos of Exterior/Main Façade | 9. <input checked="" type="checkbox"/> ZIMAS Parcel Report |
| 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documents | |

*Mail the Historic-Cultural Monument Submittal to the Office of
Historic Resources or email PDF to lambert.giessinger@lacity.org*

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012
Phone: 213.978.1200
Website: preservation.lacity.org

Spinning Wheel Apartments

Architectural Description

This 2-story 4-unit apartment building is designed asymmetrically in the French-Normandy style with Chateausque influence with two corbelled towers on the front facade, the first at the Southeast corner and the other at a bump-out to the right center of the facade. The roof is a tall slightly sloped parapet with a small gabled decorative pediment between the two towers and vertical arched vents spread along each facade. The shallow U-Shaped building is more symmetrical on the South facade, where it originally faced a twin that was demolished in 2015. The two second-story units are serviced by two-flight staircases along the inside of each U with delicate steel railings.

Architectural details include wood casement windows, a first-story regency style bay on the left plane of the front facade, with the right plane being slightly forward. Quoins decorate the three front corners. Leaded glass fixed pane windows with colored inserts are at the second floor level above the bay. Two bays are on the South facade. Reliefs of vertical rectangles are found on the sides of that bay, below the windows, with a circle in the center plane. The bays flank an enclosed decorative arch relief, which is between two square pilasters with Egyptian Papyrus-covered capitals under a freeze with simple "Sun disks" above the capitals. The freeze is topped with a small oval shield surrounded by flowers. A small balcony is near the center of the North facade, as are two enclosed sets of secondary stairs serving to the two upper units.

The one alteration is the addition of burglar bars to the windows on the first floor units.

A cross gabled four car garage is set at the rear of the property.

Interior features include hardwood floors, detailed crown moldings, gambrel doorways, plastered mantles with a central shield, original lighting fixtures and original tiled kitchens and bathrooms.

Spinning Wheel Apartments

423-7 N. Hayworth Avenue

Significance Statement

Built in 1936 by the Spinning Wheel Corporation, this four-unit apartment building was one of several built by this owner in different parts of Los Angeles. The buildings each followed their own design scheme, this project using the French Normandy style with a Chateausque influence. The building is indicative of the type of quality development being done in the Fairfax area in the immediate years prior to the second World War, when it was rapidly becoming the new Jewish section in Los Angeles, quickly eclipsing and eventually replacing the historic Boyle Heights as the home of the Los Angeles Jewish community.

It was the Northern building with a mirror image twin immediately to the South. Together the two buildings framed a garden area. An announcement in the Los Angeles Times on September 16, 1936 stated: "Plans have been completed for two apartment structures at 419-21½ and 425-27½ North Hayworth avenue for the Spinning Wheel Corporation. David C. Coleman is the architect. Each building will be two stories in height and will contain sixteen rooms divided into four apartments. The cost will be \$20,000."

The apartment building is located one block to the West of Fairfax Avenue, directly to the West of Canter's Deli. The subdivision, Tract No. 6790, was laid out in 1923 by the A. F. Gilmore Company, the creators of the Farmers Market (HCM #543), in partnership with the Security Trust and Savings Bank. The land was a part of the Gilmore holdings in the Salt Lake Oil Field, on land that Gilmore had previously operated as a dairy farm. By the 1920s the real estate values had reached such a point that the land was worth more for housing than oil.

G. Allen Hancock had already subdivided his mother's holdings into Hancock Park and the pressure for development to go West was heavy. By the mid-1920s the Fairfax district was hot. However, most of the construction was to the East of Fairfax Boulevard, leaving Tract No. 6790 almost devoid of housing by the end of the decade. Then came the Great Depression, which slowed down the development of single-family homes in the area. The lots on Hayworth Avenue were to remain relatively vacant until the mid-1930s. The Spinning Wheel project was one of the first to come in during that period. The street eventually became almost entirely multi-family housing as the Jewish influx to the area grew. The context statement for survey LA reviews this history and the section dealing with the Beverly-Fairfax area is attached as an addendum to this document.

The statement specifically calls out the Beverly Square (Tract No. 7944) neighborhood located just South of Beverly Boulevard from Tract No. 6790. Both tracts were subdivided by the Gilmore Company in the mid 1920s and experienced the same development patterns. The survey did not review the subject building, but the Hollywood survey picked up a similar one at 825 N Edinburgh Avenue, giving it a 3S,3CS,5S3 rating, referring to it as an "excellent example of French Norman Revival multi-family residential architecture in Hollywood." An email from Kari Fowler of Historic Resources Group, which did the Hollywood survey, notes the similarities and high rate of historic integrity between the two buildings. She also states that "an HCM

nomination is worth pursuing, particularly due to the intact interior features that could contribute to a local designation."

Many of the new residents came from Europe, especially people who chose to leave those areas that were rapidly coming under the heel of Hitler's National Socialism. By 1936, there was a need for housing and new projects, such as the Spinning Wheel Apartments began to meet that need. The Lots, 273 and 274 had first been sold to Raymond J. Eliot in the mid-1920s. Not much has been found on Eliot, but he then deeded the property to James Joseph Anton, who was a long term resident of the Los Angeles area. Born in 1890, he had married his wife, Lillian Stein, at the old sandstone courthouse in Santa Ana, on March 29, 1909. It appears that they were thwarted from building on the lots by the stock market crash in October 1929.

The Antons sold the lots to Raymond D. Currier, but the new owner passed away suddenly on December 1, 1931, leaving it to his wife, Augusta. She retained the properties through the depths of the Great Depression, eventually selling them to the Spinning Wheel Corporation on September 16, 1936. The building permits for the construction of the two buildings were taken out the same day. The design by Architect David C. Coleman, did four large units in each building. The buildings had spacious well-appointed units the size of many houses with the two bedroom units at 1,700 square feet and one bedrooms at 1,500 square feet. The French Normandy design was also unique, with the Chateausque turrets on the front of each building.

The buildings were quickly filled and then sold to owners who lived in each of the buildings, renting out the remaining units. The building at 423-27½ was sold to Harry and Esther Jenkins on December 6, 1939. Jenkins and wife ran a drug store in Boyle Heights, while living nearby at 2020 Pennsylvania Avenue. They were part of an influx of Yiddish-speaking Russian Jewish immigrants that had come to that community at the turn of the 20th Century. By the late 1930s, they saw the exodus to Fairfax and bought the apartment as an investment and a place to live when they retired. By the late 1940's they had relocated to the apartment, living in it until Harry's death in July 1963. The 1956 reverse phone directory shows the owner living at 427 N. Hayworth. The other units were occupied by Jewish immigrants, as well:

Ike Bennie Fingerett was born in Romanou, Russia on February 24, 1891, arriving in the United States on July 14, 1910 in Philadelphia and settling in Pittsburgh, where he worked as a baker. He and his wife, Ethel (also from Russia) were living on Matthews Street in Boyle Heights by 1935 and moved to the Spinning Wheel Apartments sometime after 1940. In 1956 they were living at 423 N. Hayworth Avenue.

Edna Eisner was living at 425 (now 423½) N. Hayworth Avenue. Records show that she and her husband, Samuel, a tailor, were living at 435½ N. Orange Grove in 1942. Records note that Samuel was born in "other country" on his death notification in 1950. Edna probably relocated to the Spinning Wheel Apartment sometime after Samuel's death. The records are very sketchy on the Eisner's background, but it appears that they arrived in the Fairfax District sometime around 1940. It is very possible that they came here after the annexation of Austria the German Reich in 1938.

The background of Pauline Weiner, who lived at 427½ N. Hayworth, is not readily deciphered, as her name is fairly common and she has not left enough of a historic footprint to be distinguished from other women with the same name from the Los Angeles area.

The building was deeded to Irving and Margit Ecker on January 3, 1964. The Eckers had been refugees who fled from Budapest, Hungary after the collapse of the 1956 revolution against the Communist regime there. After first arriving in New York on January 16, 1957, the family came to Los Angeles to live near their married daughter, Eva. Irving, whose birth name was Ignacz Ecker, was born in Sataralyachyhely, Hungary on November 27, 1910 and took up his occupation as a tailor once settled in the United States. His wife, the former Margit Neumann, was born in Bihar, Hungary on September 29, 1905. The couple were naturalized on January 25, 1963.

After Irving's death on September 20, 1996, Margit continued to live in her apartment until her passing on March 10, 2007 (at 101 years of age). The building then went to Eva and her husband, Abraham Leopold Langer. Abraham was also a refugee, arriving in New York from his native Czechoslovakia on August 3, 1948. During World War II, he and his family were imprisoned at the Auschwitz death camp in Poland. Abraham was the only survivor, being liberated by the Russians in 1945. The couple were married in Brooklyn, NY on March 9, 1958. They came to Los Angeles around 1960. The Langer's retained the building until they felt pressured to sell as the street was rapidly changing with large new buildings crowding out many of the historic ones, including the other Spinning Wheel building immediately to the South.

The Spinning Wheel Apartments are an important architectural type specimen of the French Normandy design, as well as one of the earliest apartments to be built as the area became the new Los Angeles Jewish community. From 1938 until 2015, the building was always owned by Jewish immigrants who had come to the United States in search of a better life.



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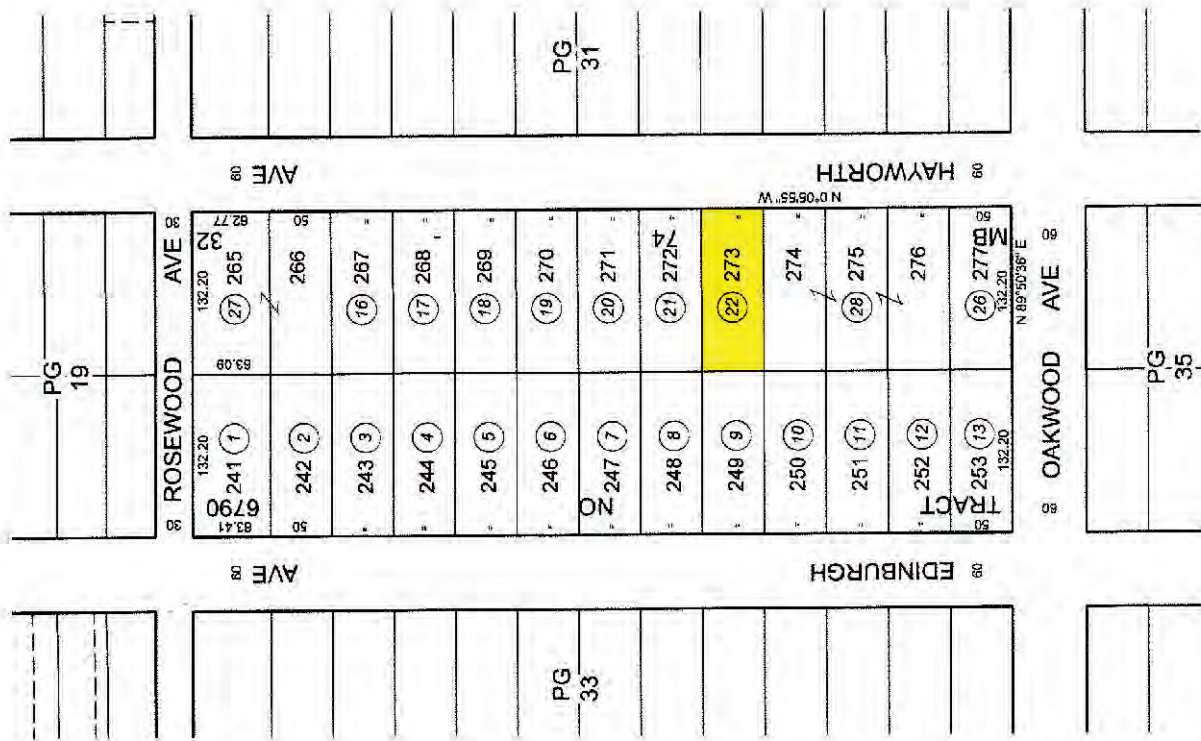
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Ten New Apartment Projects to Be Built in Los Angeles
Los Angeles Times (1923-Current File); Sep 13, 1936;
ProQuest Historical Newspapers: Los Angeles Times
pg. E1

Ten New Apartment Projects to Be Built in Los Angeles

Ten new apartment buildings started and planned represent an investment of approximately \$175,000, exclusive of sites and furnishings.

At a cost of \$75,000, two apartment buildings are to be constructed at 817-51½ and 839-45½ South Hobart Boulevard by the Aetna Construction Company. The structures are to rise two stories in height and are to contain thirty rooms each divided into seven apartments.

Plans have been completed for two apartment structures at 419-21½ and 425-27½ North Hayworth avenue for the Spinning Wheel Corporation. David C. Coleman is the architect. Each building will be two stories in height and will contain sixteen rooms divided into four apartments. The cost will be \$20,600.

At a cost of \$18,000 a two-story apartment building will be constructed at 1432-34½ South Orange Grove avenue for A. A. Alpert. David C. Coleman is the architect. The building will contain twenty-six rooms divided into six apartments and is to have ground dimensions 34x107 feet.

A \$16,500 apartment building will be constructed at 1227-29½ and 1231-33½ South Crescent

Heights Boulevard for Grace Ciener. It is to be two stories in height, will have ground dimensions 40x61 feet and is to contain fourteen rooms divided into three units.

Construction will be started soon on a \$16,500 apartment structure at 1300-02½ Micheltorena street for J. B. Gillman. It will be two stories in height, will contain twenty rooms divided into four units and is to have ground dimensions 98x32 feet.

Work is to be started immediately on a \$12,950 apartment building at 4140-48 Degnan Boulevard for Mabel C. Davies. It will be two stories in height, is to contain sixteen rooms divided into four apartments.

Construction is to be begun at once on a \$16,500 apartment building at 8621 Olympic Boulevard and 1000-06 Sherbourne Drive for Joseph M. Spearing. Edith Northman is the architect.

Contract has been awarded for the construction of a two-story, twenty-eight-room apartment structure at 152 South Spaulding avenue, Beverly Hills, for Flora A. Lewis. Fred C. Snell is the general contractor.

Beverly-Fairfax

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, and in 1900 rancher A.F. Gilmore began doing the same on the piece of the rancho he had acquired.

Gilmore owned a relatively small percentage of the rancho land, but he developed it thoroughly; like G. Allan Hancock in Hancock Park, by the 1910s Gilmore saw the value of subdividing and selling off the less productive portions of his land. It soon became clear to Gilmore and his son E.B. Gilmore that housing and commercial development brought in more money than oil production. Between the Hancocks and the A.F. Gilmore Company, by the early 1930s most of the land in the Fairfax neighborhood, north of Wilshire Boulevard, had been subdivided and developed.

In 1934, the Farmers Public Market, operated by Fred Beck and Roger Dahlhjelm at West Third Street and Fairfax Avenue (on land owned by E.B. Gilmore) opened, inviting local farmers to sell their produce out of the backs of their trucks. Soon, the Farmers Public Market became a permanent venue; restaurants, ice cream stands, flower shops, and other retail stores began selling at the market. The Farmers Market still exists in its original location (although it has grown), with an array of food stands and retail shops as ethnically and culturally diverse as the Survey Area in which it sits. It is the last remnant of Gilmore commercial and recreational developments that once included a drive-in movie theater, a racetrack, and a stadium.

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, though later examples exist; a prominent, unusually intact, and somewhat late example of an apartment house district is Beverly Square, constructed in the 1930s and 1940s as an “ultra-modern” residential development. 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.

Where much of west-central Los Angeles did not have a large Jewish American population until after World War II, the Beverly-Fairfax neighborhood had a significant Jewish American presence from its earliest development in the 1920s. For example, research on the residents of the Orange Grove Avenue-Gardner Street area, historically a Jewish enclave, found a diverse

Jewish community representative of the overall Beverly-Fairfax area at that time. This neighborhood, part of a subdivision developed by G. Allan Hancock, included recent immigrants from outside the U.S., people who had moved from the East Coast, and Angelinos who had moved to the area from other parts of the city (primarily Boyle Heights). It may be that this neighborhood and other known early Jewish residential enclaves in the Beverly-Fairfax area did not see exclusion of Jewish homeowners and renters based on restrictive housing covenants or realtor influence as seen in some other parts of Los Angeles. Permit and census research indicates that a substantial number of properties in these enclaves were built and owned by Jewish individuals, both living on site and renting to tenants. During the postwar period, the Jewish population of Beverly-Fairfax increased substantially, and continued to move westward into neighborhoods like Pico-Robertson. The Beverly-Fairfax neighborhood is still a popular residential area for Jewish families, including members of the Orthodox community who were part of a major movement to the Wilshire CPA starting in the 1980s.

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 (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. In the postwar years, community centers, neighborhood synagogues, kosher delis, restaurants, and Jewish bakeries were numerous on the street. Several long-time businesses, including Canter’s Delicatessen, Schwartz Bakery, and Diamond Bakery, are still in operation. Beverly Boulevard also saw a significant increase in the establishment of Jewish commercial and institutional properties during the postwar period, many of which continue to serve the community today.

Carthay

The Carthay neighborhoods represent a distinctive pattern of development that differed somewhat from that of the surrounding areas of Pico-Robertson, Mid-Wilshire, and Beverly-Fairfax. As most of the Carthay area lies within two HPOZs, Carthay Circle and South Carthay, and one proposed HPOZ, Carthay Square, it was largely not surveyed as part of SurveyLA. Developer J. Harvey McCarthy planned Carthay Center (later Carthay Circle) as a desirable subdivision of one-story, Period Revival, single-family residences and smaller amounts of multi-family housing starting in 1922. McCarthy envisioned the development as a complete community with commercial and institutional elements, which came to include the famous Carthay Circle Theater. Although that plan was not fully carried out, the subdivision’s layout did create a distinctive sense of place: it broke with the surrounding street grid to feature an irregular street pattern around San Vicente Boulevard, and had an emphasis on pedestrian access. Carthay Circle’s deed restrictions excluded non-whites, forbade flat roofs, and required design review of all new construction by a homeowners association.¹⁷

¹⁷ City of Los Angeles, *Carthay Circle HPOZ Preservation Plan* (adopted December 9, 2010), 17-18.

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Fwd: 423 N. Hayworth

Dee Ann Newkirk 6/30/16 [Photos](#)

To: Charley Fisher

This is Kari Fowler email saying our building looks worthy to be on SURVEY LA!

Dee Ann

Begin forwarded message:

From: Kari Fowler <kari@historicsourcesgroup.com>

Date: February 2, 2016 at 11:12:44 AM PST

To: "dnewki@yahoo.com" <dnewki@yahoo.com>

Subject: 423 N. Hayworth

Hello, Dee Ann:

It was nice speaking with you yesterday. I took a closer look at your building and the building on Edinburgh, and I concur that the two buildings are quite similar and appear to have a similarly high level of historic integrity. The Edinburgh building is located in the Hollywood Community Plan Area, which we surveyed, and we did indeed evaluate it as locally eligible as an "excellent example of French Norman Revival multi-family residential architecture in Hollywood." Interestingly, the building at 423 N. Hayworth is located in the Wilshire Community Plan Area, which was surveyed by Katie Horak's firm (whom you spoke with). So I can't speak directly to why it wasn't picked up; they may have had a higher threshold in their area versus ours.

In any case, I agree that an HCM nomination is worth pursuing, particularly due to the intact interior features that could contribute to a local designation. Ordinarily, this is something we could help you with. Although, due to our current workload it's not something we would be able to get to right away. And given your current circumstance you probably need to get this going sooner than later. .

Hope this helpful and best of luck to you!

-Kari

Kari Michele Fowler

Senior Preservation Planner

HISTORIC RESOURCES GROUP
 12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-1915
 Telephone 626 793 2400 x113, Facsimile 626 793 2401
kari@historicsourcesgroup.com
Please note my new email address.

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Building Permit History
423-27 N. Hayworth Avenue
Los Angeles

- September 16, 1936: Building Permit No. 24828 to construct a 2-story, 38' X 74' 16-room 4-family apartment at 425, 425½, 427 and 427½ N. Hayworth Avenue, on Lot 273 of Tract No. 6790.
Owner: Spinning Wheel Corp.
Architect: David C. Coleman
Engineer: None
Contractor: Spinning Wheel Corp.
Cost: \$10,000.00
- September 16, 1936: Building Permit No. 24829 to construct a 1-story, 18' X 33' 4-room garage at 425, 425½, 427 and 427½ N. Hayworth Avenue, on Lot 273 of Tract No. 6790.
Owner: Spinning Wheel Corp.
Architect: David C. Coleman
Engineer: None
Contractor: Spinning Wheel Corp.
Cost: \$300.00
- January 14, 1937: Building Permit No. 524 for interior tile work at 425-27 N. Hayworth Avenue.
Owner: Spinning Wheel Corp.
Architect: None
Engineer: None
Contractor: Selectile Contractors
Cost: Not Shown
- June 2, 1960: Building Permit No. LA61988 for wet sandblasting.
Owner: Harry Jenkins
Architect: None
Engineer: None
Contractor: I. Reblee
Cost: \$440.00

June 29, 1991: Building Permit No. HO13978 to install security bars.
Owner: Irving and Margaret Ecker
Architect: None
Engineer: None
Contractor: Owner
Cost: \$300.00

May 31, 2007 Electrical Permit No. WO74113135 for electrical panel upgrade
Owner: Eva Langer, Trustee, I. and M. Ecker Trust
Architect: None
Engineer: None
Contractor: Owner
Cost: Not Shown

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

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

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

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

Lot No. 273

Tract 679

Location of Building 425 1/2 - 27 1/2 No Hawthorn Ave
(Store, Residence, Apartment House, Motel, or any other purpose)
Approved by City Engineer P. J. Deputy

Between what cross streets Rosewood & Oakwood

USE INK OR INDELIBLE PENCIL

1. Purpose of building Apt. Families 4 Rooms 16
(Store, Residence, Apartment House, Motel, or any other purpose)

2. OWNER (Print Name) Spinning Wheel Corp. Phone Cr. 6620

3. Owner's address 838 So. Loring

4. Certificated Architect David C. Calance State License No. 72 Phone Au. 8850

5. Licensed Engineer none State License No. Phone.

6. Contractor Spinning Wheel Corp. State License No. 44561 Phone Cr. 6620

7. Contractor's address 838 So. Loring

8. VALUATION OF PROPOSED WORK Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon. \$ 10000.00

9. State how many buildings NOW on lot and give use of each. None
(Store, Residence, Apartment House, Motel, or any other purpose)

10. Size of new building 38 x 74 No. Stories 2 Height to highest point 28 Size lot 50 x 130

11. Type of soil hard Foundation (Material) Concrete Depth in ground 12"

12. Width of footing 16" Width of foundation wall 8" Size of redwood sill 2" x 6"

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

14. Joist: First floor 2" x 8" Second floor 2" x 8" Rafters 2" x 6" Material of roof Comp. Shingle

15. Chimney (Material) Size Flue No. inlets each flue Depth footing in ground

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

Sign here Spinning Wheel Corp (Owner or Authorized Agent)

By J. M. Galbreath

Plans, Specifications and other data must be filed if required

PERMIT NO. 24828
FOR DEPARTMENT USE ONLY 5477
Plans and Specifications checked
Zone R4 Fire District No. 920
Corrections verified
Bldg. Line Ft. 920 Ft.
Application checked and approved
Sept 9-16-36
SPRINKLER
Inspector P. J. Deputy

FOR DEPARTMENT USE ONLY

Application <i>Sept</i>	Fire District <i>1011</i>	Bldg. Line	Forced Draft Ventil.....
Construction.....	Zoning.....	Street Widening	

(1) **REINFORCED CONCRETE**

Barrels of Cement.....

Tons of Reinforcing Steel.....

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

Street

Sign Here.....

(Owner or Authorized Agent)

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

Sign here.....

(Owner or Authorized Agent)

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

Sign Here.....

(Owner or Authorized Agent)

REMARKS:

PLAN CHECKING

RECEIPT NO. 9572

VALUATION \$ 10000.00

FEE PAID \$ 20.00

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

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

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

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

Lot No. 273

Tract 6790

Location of Building 425-17 W Hayward Ave (House Number and Street) Approved by City Engineer PAV Deputy

Between what cross streets

USE INK OR INDELIBLE PENCIL

- 1. Purpose of building Storage Families 4 Rooms 4
2. Owner (Print Name) Spinning Wheel Corp. Phone
3. Owner's address 838 So. Lorain
4. Certificated Architect David C. Clancy State License No. 72 Phone Du 8850
5. Licensed Engineer none State License No. Phone
6. Contractor Spinning Wheel Corp. State License No. 44461 Phone
7. Contractor's address 838 So. Lorain OKWMT
8. VALUATION OF PROPOSED WORK Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon. 300.00
9. State how many buildings NOW on lot and give use of each. none (Store, Residence, Apartment House, Hotel, or any other purpose)
10. Size of new building 18' x 33' No. Stories 1 Height to highest point 12' Size lot 50' x 130'
11. Type of soil Hard Foundation (Material) R.C. Depth in ground
12. Width of footing Width of foundation wall Size of redwood sill 2' x 6"
13. Material exterior wall Frame Steel Size of studs: (Exterior) 2' x 4' (Interior bearing) 2' x 4'
14. Joist: First floor Slat Second floor Rafters 2' x 6' Material of roof Comp.
15. Chimney (Material) Size Flue No. inlets each flue Depth footing in ground

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

Sign here Spinning Wheel Corp (Owner or Authorized Agent)
By J. M. Galore

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

PERMIT NO. 24829 FOR DEPARTMENT USE ONLY
Plans and Specifications checked J.C. Manning
Corrections verified J.C. Manning
Plans, Specifications and Application rechecked and approved J.C. Manning
Fee 2.50
Stamp here when Permit is issued
SEP 16 1936
Inspector PAV

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

REMOVED FROM

REMOVED TO

Lot, Tract, Present location of building, New location of building, Between what cross streets

425-27 North Hayworth (House Number and Street) Approved by City Engineer Deputy.

- 1. Purpose of PRESENT building Residence Families Rooms
2. Use of building AFTER alteration or moving Families Rooms
3. Owner (Print Name) Spinning Wheel Corp. Phone
4. Owner's Address 425-27 North Hayworth
5. Certificated Architect State License No. Phone
6. Licensed Engineer State License No. Phone
7. Contractor Selectile Contractors State License No. 38286 Phone HI 1167
8. Contractor's Address 736 No. Highland Ave. Tile Setting Ord. Fee \$1.00 Contractors Reg. No. Tr. 347
9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon)
10. State how many buildings NOW on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building x Number of stories high Height to highest point
12. Class of building Material of existing walls Exterior framework (Wood or Steel) Describe briefly and fully all proposed construction and work: Interior Tile

Fill in Application on other Side and Sign Statement (OVER)

Table with 4 columns: PERMIT NO. (524), FOR DEPARTMENT USE ONLY (Plans and Specifications checked, Corrections verified, Plans, Specifications and Applications rechecked and approved, For Plans See, Filled with, Required Valuation Included, Specified Yes-No), Zone, Fire District No., Bidg. Line, Street Widening Ft., Application checked and approved (SPINKLER), Inspector (E.A. Botley '12)

3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL LOT	BLK.	TRACT	DIST. MAP
			5477
2. BUILDING ADDRESS	APPROVED		ZONE
427 N HAYWORTH			
3. BETWEEN CROSS STREETS	OAKWOOD		FIRE DIST.
BEVERLY ROSENWOOD AND			
4. PRESENT USE OF BUILDING	NEW USE OF BUILDING		INSIDE KEY
DWELLING			
5. OWNER	PHONE	COR. LOT	
HARRY JENKINS	WE62754		
6. OWNER'S ADDRESS	P. O.	ZONE	REV. COR. LOT SIZE
427 N HAYWORTH	L A		
7. CERT. ARCH.	STATE LICENSE	PHONE	
8. LIC. ENGR.	STATE LICENSE	PHONE	REAR ALLEY SIDE ALLEY BLDG. LINE
9. CONTRACTOR	STATE LICENSE	PHONE	
I RUBLEE	I32335		
10. CONTRACTOR'S ADDRESS	P. O.	ZONE	AFFIDAVITS
I926 W 79th st	L A		
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
45x65	2	20	
3 427 N hayworth			DISTRICT OFFICE
			L A
12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK
EXT. WALLS:	<input type="checkbox"/> STUCCO	<input checked="" type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE
ROOF	<input type="checkbox"/> WOOD	<input type="checkbox"/> STEEL	<input type="checkbox"/> CONC.
CONST.	<input type="checkbox"/> WOOD	<input type="checkbox"/> STEEL	<input type="checkbox"/> OTHER
13. VALUATION; TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 440.00		ROOFING SPRINKLERS REQ'D. SPECIFIED BLDG. AREA
14. SIZE OF ADDITION	STORIES	HEIGHT	VALUATION APPROVED DWELL. UNITS
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	APPLICATION CHECKED SPACES PARKING
WET SANDBLASTING			PLANS CHECKED GUEST ROOMS
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.			CORRECTIONS VERIFIED FILE WITH
Signed <i>J. Rublee</i>			PLANS APPROVED CONT. INSP.
This Form When Properly Validated is a Permit to Do the Work Described.			APPLICATION APPROVED INSPECTOR
TYPE	GROUP	MAX. OCC.	P.C.
			S.P.C.
			G.P.I.
			B.P. 50
			I.F.
			O.S.
			C/O

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY

LAG1988

JUN-2-60 34423 A-1CS 3.50

P.C. No. GRADING CRIT. SOIL CONS.

[Print](#)

January 26, 2016

Document ReportDocumentsDocument Number(s)

1991HO13978

Record Description

Record ID: 21678878

Doc Type: BUILDING PERMIT

Sub Type: ALTERATION

Doc Date: 08/26/1991

Status: None

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: This document shows the following information: Insp Group = B. SECURITY BARS.

Property Address(es)

427 N HAYWORTH AVE

Legal Description(s)

Note: If you have any questions, please visit one of our Records Counter Section open Monday thru Fridays from 7:30 AM to 4:30 PM,

Block: EXCEPT on Wednesdays which opens from 9:00 AM to 4:30 PM.

Map Reference: Modifier:

Locations: Metro - 201 N. Figueroa St., 1st Floor Rm. 110, Los Angeles CA 90012

Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401

PIN(s)

141B177 1388

Assessor Number(s)

5527-032-022

Council District(s)

5

Census Tracts(s)

194500

District Offices(s)

LA

Film RBF

Type: HIST P0338: 002: 0219



January 26, 2016

Document ReportPrimary Use

APARTMENT

10. FEE ITEM INFORMATION**PANELBOARDS AND SWITCHBOARDS**

Panel 201-600 Amp (1) 28.00

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

11. OWNER-BUILDER DECLARATION

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

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

OR

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

12. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, the following declaration:

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

13. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

14. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: EVA LANGER Sign: Internet ePermit System Declaration Date: 05/31/2007 Owner Authorized Agent

Spinning Wheel Apartments Photographs



Spinning Wheel Apartments, 423-27½ N. Hayworth Avenue, April 12, 2016 (photograph by Charles J. Fisher)



Spinning Wheel Apartments, 423-27½ N. Hayworth Avenue, April 12, 2016 (photograph by Charles J. Fisher)



Spinning Wheel Apartments, 423-27½ N. Hayworth Avenue, April 12, 2016 (photograph by Charles J. Fisher)



Spinning Wheel Apartments, satellite view, 423-27½ N. Hayworth Avenue, c 2015 (photograph by Google Earth)



Spinning Wheel Apartments, front bay, 423-27½ N. Hayworth Avenue, April 12, 2016 (photograph by Charles J. Fisher)



Spinning Wheel Apartments, North facade, 423-27½ N. Hayworth Ave, April 12, 2016 (photograph by Charles J. Fisher)



Spinning Wheel Apartments, 423-27½ N. Hayworth Avenue, January 16, 2016 (photograph by Charles J. Fisher)



Spinning Wheel Apartments, rear facade, 423-27½ N. Hayworth Ave, April 12, 2016 (photograph by Charles J. Fisher)



Spinning Wheel Apartments, garage, 423-27½ N. Hayworth Ave, March 11, 2016 (photograph by Dee Ann Newkirk)



Spinning Wheel Apartments, South side bay, 423-27½ N. Hayworth, April 12, 2016 (photograph by Charles J. Fisher)



Spinning Wheel Apartments, South facade, 423-27½ N. Hayworth Ave, April 12, 2016 (photograph by Charles J. Fisher)



Spinning Wheel Apartments, railing, 423-27½ N. Hayworth Avenue, April 12, 2016 (photograph by Charles J. Fisher)



Spinning Wheel Apartments, typical living room, 423-27½ N. Hayworth Ave, April 12, 2016 (photograph by Charles J. Fisher)



Spinning Wheel Apartments, typical mantel, 423-27½ N. Hayworth Ave, April 12, 2016 (photograph by Charles J. Fisher)



Spinning Wheel Apartments, leaded glass, 423-27½ N. Hayworth Avenue, April 12, 2016 (photograph by Charles J. Fisher)



Spinning Wheel Apartments, crown molding, 423-27½ N. Hayworth Avenue, April 12, 2016 (photograph by Charles J. Fisher)



Spinning Wheel Apartments, original bathroom, 423-27½ N. Hayworth Ave, April 12, 2016 (photograph by Charles J. Fisher)



Spinning Wheel Apartments, 423-27½ N. Hayworth Avenue, January 26, 2016 (photograph by Charles J. Fisher)



City of Los Angeles Department of City Planning

12/13/2016 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

427 N HAYWORTH AVE
425 N HAYWORTH AVE
423 N HAYWORTH AVE
427 1/2 N HAYWORTH AVE
425 1/2 N HAYWORTH AVE
423 1/2 N HAYWORTH AVE

ZIP CODES

90048

RECENT ACTIVITY

CHC-2017-4770-HCM
ENV-2017-4771-CE

CASE NUMBERS

CPC-1986-823-GPC
ORD-183497
ORD-165331-SA80

Address/Legal Information

PIN Number	141B177 1388
Lot/Parcel Area (Calculated)	6,611.9 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID B7
Assessor Parcel No. (APN)	5527032022
Tract	TR 6790
Map Reference	M B 74-32
Block	None
Lot	273
Arb (Lot Cut Reference)	None
Map Sheet	141B177

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 5 - Paul Koretz
Census Tract #	1945.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	R3-1
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2443 Neighborhood Conservation ICO - Lower Council Dist. 5
General Plan Land Use	Medium Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	Yes
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No

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

Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5527032022
Ownership (Assessor)	
Owner1	HAYWORTH ABBEY LLC C/O C/O ISSAC COHANZAD
Address	11601 SANTA MONICA BLVD LOS ANGELES CA 90025
Ownership (Bureau of Engineering, Land Records)	
Owner	HAYWORTH ABBEY LLC C/O ISAAC COHANZAD
Address	11601 SANTA MONICA BLVD LOS ANGELES CA 90025
APN Area (Co. Public Works)*	0.152 (ac)
Use Code	0400 - 4 units (4 stories or less)
Assessed Land Val.	\$1,223,796
Assessed Improvement Val.	\$714,204
Last Owner Change	07/31/15
Last Sale Amount	\$1,900,019
Tax Rate Area	67
Deed Ref No. (City Clerk)	933266 2043220 1916427 1861576 1656888
Building 1	
Year Built	1936
Building Class	D65
Number of Units	4
Number of Bedrooms	8
Number of Bathrooms	4
Building Square Footage	4,668.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.35278168
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin

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

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
Promise Zone	No
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	West
Division / Station	Wilshire
Reporting District	711

Fire Information

Bureau	South
Batallion	18
District / Fire Station	61
Red Flag Restricted Parking	No

CASE SUMMARIES

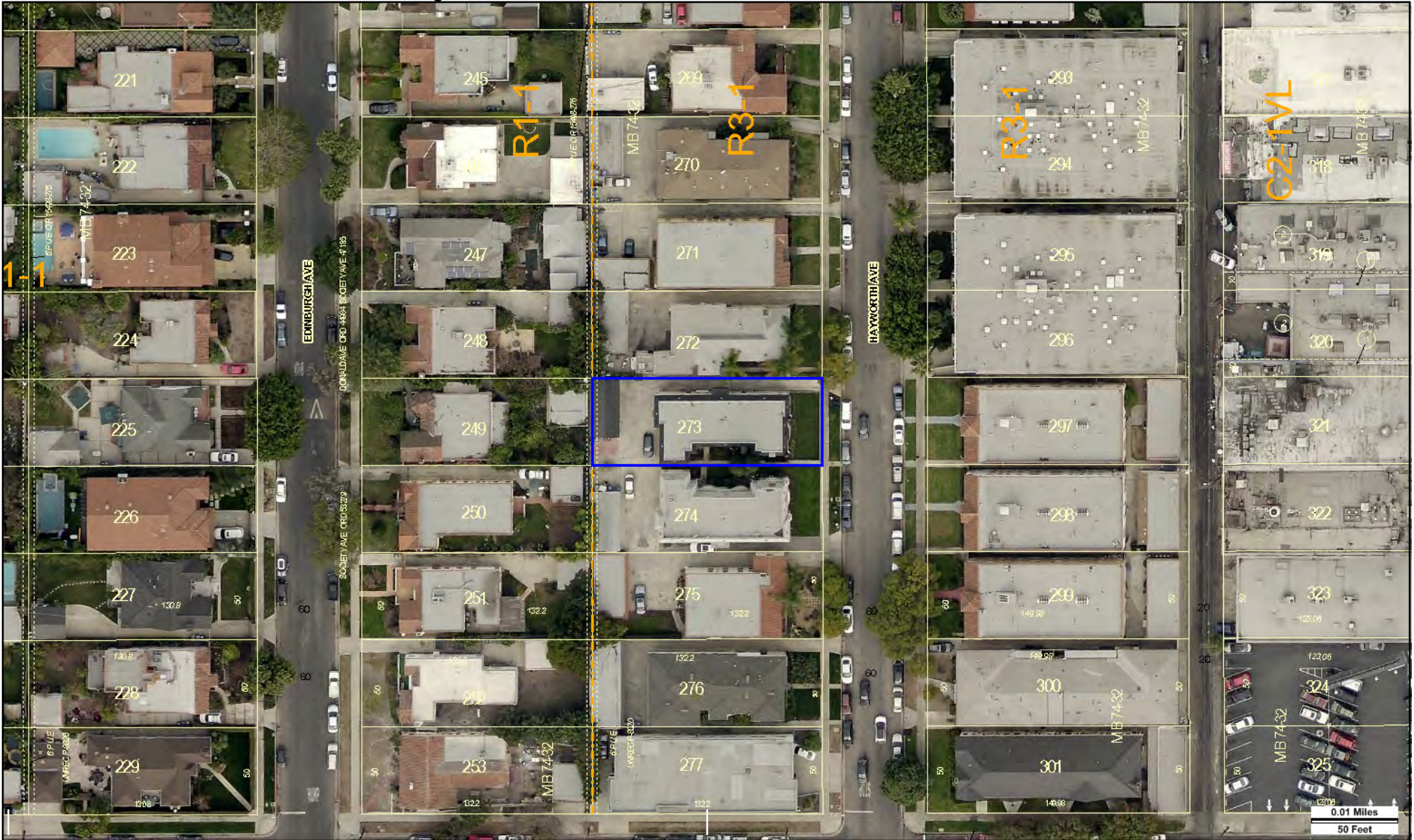
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-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-SA80



Address: 423 N HAYWORTH AVE
 APN: 5527032022
 PIN #: 141B177 1388

Tract: TR 6790
 Block: None
 Lot: 273
 Arb: None

Zoning: R3-1
 General Plan: Medium Residential





Melissa Jones <melissa.jones@lacity.org>

Fwd: HCM Support for 423 N HAYWORTH AVE HCM

2 messages

Ken Bernstein <ken.bernstein@lacity.org>

Thu, Jan 5, 2017 at 8:40 AM

To: Melissa Jones <melissa.jones@lacity.org>, Lambert Giessinger <lambert.giessinger@lacity.org>

For the 1/19 CHC packet...

 Forwarded message

From: **Faisal Alserri** <faisal.alserrri@lacity.org>

Date: Wed, Jan 4, 2017 at 4:26 PM

Subject: HCM Support for 423 N HAYWORTH AVE HCM

To: Ken Bernstein <KEN.BERNSTEIN@lacity.org>, Naomi Guth <naomi.guth@lacity.org>

Hi Ken, Naomi,

Hope you had a great holiday and happy new year! Please note Councilmember Koretz is supporting the HCM nomination for this property.

Would you please relay the support to the CHC?

Thank you,



Faisal Alserri
 Senior Planning Deputy
 Office of Councilmember Paul Koretz
 200 North Spring Street, Room 440
 Los Angeles, CA 90012
 (213) 473-7005 -Los Angeles City Hall
 Email: Faisal.Alserrri@lacity.org

 Forwarded message

From: **Dee Ann Newkirk** <dnewki@yahoo.com>

Date: Fri, Mar 4, 2016 at 12:10 AM

Subject: 423 N HAYWORTH AVE HCM

To: faisal.alserrri@lacity.org

Hi Faisal,

It was lovely meeting you today, and having a second meeting with Mr. Koretz regarding our neighborhood, and specifically our beautiful historic building at 423 N Hayworth Ave.

Our neighborhood is so thankful for Mr. Koretz's protective support of 750 N Edinburgh and we hope he can continue to do the same here on Hayworth Ave, behind historic Canter's Deli.

To recap, the three historic buildings to the south, including our twin sister building and shared rose-garden, were all demolished on February 14, 2015.

As I shared with both of you, and I understand you would like to share with Ken Bumstein, our 1936-French Revival Normandy is in pristine shape, and is historically intact, with original windows, hardwood floors, high ceilings, unique door archways, moldings and exterior turrets. A building similar to our's was flagged for Survey LA recently, as there are only 31 French Normandy buildings listed currently on the Survey, making them unique and worth preserving. The French Normandy on Edinburgh--ironically--also had a twin at some point, but now stands next to a 1950s dingbat building. Despite this, the Survey still flagged it as worthy to be preserved.

Kari Fowler of Historic Resources Group, whose firm flagged the French Normandy building on Edinburgh for Survey LA, yet was not the firm that surveyed our street, said when I inquired about her thoughts about our building and if we should pursue a HCM, she wrote the following:

"I took a closer look at your building and the building on Edinburgh, and I concur that the two buildings are quite similar and appear to have a similarly high level of historic integrity. The Edinburgh building is located in the Hollywood Community Plan Area, which we surveyed, and we did indeed evaluate it as locally eligible as an 'excellent example of French Norman Revival multi-family residential architecture in Hollywood.' Interestingly, the building at 423 N. Hayworth is located in the Wilshire Community Plan Area...

In any case, I agree that an HCM nomination is worth pursuing, particularly due to the intact interior features that could contribute to a local designation. Ordinarily, this is something we could help you with. Although, due to our current workload it's not something we would be able to get to right away. And given your current circumstance you probably need to get this going sooner than later."

As I had discussed with you and Mr. Koretz, our historic building and the one to the north (429 N Hayworth Ave) has now been purchased by Michael and Isaac Cohanzad of Wiseman Residential, the most "aggressive developer" in LA, according to the *LA Times*, and is responsible of evicting, via the Ellis-Act, over three hundred residents thus far in our community. The *LA Times* is doing two articles: one, on Ellis Act abuses, and the second: an expose on Wiseman Residential. I am featured in the article, with my 2-month old baby, as we are posed to be Ellis-acted and evicted in the next few months, so I will let you know when the article is published, likely next week.

Michael Cohanzad's plans are to purchase 435 N Hayworth Ave, the third building to the north of us, do another three-tie lot purchase, evict, demolish and replace with another four-story building, and eventually, tear down the entire west side of Hayworth Avenue and all its historic multi-family homes in his path.

In the meantime, we, as a neighborhood, have been advised by both Mr. Koretz and other neighborhood council members and activists to apply for a HCM status for our building at 423 N Hayworth, as we've been told it's historically worthy.

We are thrilled to hear Mr. Koretz is interested in preserving our historic neighborhood, and that he values our building enough to flag any demo permit, and to follow up with the City Attorney regarding how we can have **ICOs** for all **multi-family homes**, as last year the neighborhood council elected in an unanimous decision to propose that there be a moratorium on all demolitions of multi-family homes built in the 20s, 30s, and 40s!

We are in the process of seeking guidance on how to go about doing a HCM, and knowing that Mr. Koretz and the *LA Times*, are behind us are two huge steps towards this goal! We would love any thoughts you and/or Mr. Bumstein would have for us.

Thanks so much for your time, energy and effort on our neighborhood and Hayworth Ave's behalf.

Best,

Dee Ann Newkirk
323-326-6240

Per your request, below is the listing of the similar building on Edinburgh on LA Survey. Only 31 French Normandy's in total are listed.



Primary Address: 825 N EDINBURGH AVE
 Other Address: 823 N EDINBURGH AVE
 823 1/2 N EDINBURGH AVE
 825 1/2 N EDINBURGH AVE
 Name:
 Year built: 1938
 Architectural style: French Revival (Norman)

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Period Revival, 1919-1950
Sub theme:	French Norman, 1919-1950
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	35.3CS.553
Reason:	Excellent example of French Norman Revival multi-family residential architecture in Hollywood.

1936
 Spinning Wheel Corporation (est. 1910)



Hayworth Ave today with Wiseman's out-of-scale four-story development, causing more traffic, congestion, constant construction and pollution



Melissa Jones <melissa.jones@lacity.org>
To: Ken Bernstein <ken.bernstein@lacity.org>
Cc: Lambert Giessinger <lambert.giessinger@lacity.org>

Thu, Jan 5, 2017 at 8:57 AM

Thanks, Ken. I will distribute this correspondence chain with the application.

Best regards,
Melissa

Melissa Jones **Department of City Planning**
Planning Assistant Office of Historic Resources
T: (213) 978-1192
E: melissa.jones@lacity.org
200 N. Spring St., Room 559
Los Angeles, CA. 90012



[Quoted text hidden]



Melissa Jones <melissa.jones@lacity.org>

please support the application for 423 N Hayworth Avenue

1 message

Carol Cetrone <perpetua33@gmail.com>

Wed, Jan 4, 2017 at 12:40 PM

To: Lambert Giessinger <LAMBERT.GIESSINGER@lacity.org>, Melissa Jones <melissa.jones@lacity.org>

hi Lambert,

I'm writing to urge your staff's support for the application for 423 N Hayworth. I will be at the CHC meeting on the 19th and I'm hoping

your office will generate a positive staff report. This building is a gorgeous, intact example of 1930s French Normandy Revival architecture,

beautifully designed with it's castle motif and many original features, wonderfully maintained.

In addition to it's architectural strengths, the building also speaks to the rich history of the Jewish community; the first owners either migrated

here from the Jewish Boyle Heights area in the 30-40s, or escaped the Communist Regime in Hungary in the 1950s and helped to create

what is now the Jewish Fairfax district.

This gem brings great history and character to the neighborhood,
Please support this nomination..!

Thank you,
Carol Cetrone



Lambert Giessinger <lambert.giessinger@lacity.org>

423 N Hayworth HCM

1 message

Heather Fox <hfoxen@gmail.com>

Tue, Jan 3, 2017 at 10:08 AM

To: Lambert Giessinger <lambert.giessinger@lacity.org>

Cc: ken.bemstein@lacity.org

Dear Mr. Giessinger,

I am writing to ask you to support the HCM application for **423 N Hayworth Ave.**, a beautiful French Normandy Revival building in my neighborhood. As you know, this building is an important contributor to the Jewish neighborhood of Canters Deli and the migration of the Jewish community from Boyle Heights into the FAIRFAX DISTRICT. Additionally, there is an identical French Normandy building at 825 N Edinburgh that was flagged by Survey L.A. (http://preservation.lacity.org/sites/default/files/Hollywood_Individual%20Resources.pdf) I have personally toured both buildings and they are identical in their significance. But considering the neighborhood around Hayworth is rapidly changing due to new developments, it is even more imperative that we preserve it. Please support the integrity of our community by supporting the the application for historic designation for 423 N. Hayworth Ave.

Thank you for your consideration,

Heather Fox



Lambert Giessinger <lambert.giessinger@lacity.org>

423 N HAYWORTH AVE

1 message

sundmach9@cox.net <sundmach9@cox.net>

Mon, Jan 2, 2017 at 10:43 AM

To: lambert.giessinger@lacity.org

To Whom It May Concern,

As newlyweds in 1958, my husband and I drove Route 66 from St. Louis, Missouri to become permanent residents of Los Angeles. (And yes, we are still married 58 years later!)

Route 66 became legendary as did many of the L.A. attractions of that time. Their successes continue to flourish because they represent a heartbeat that no other city can claim.

There is another side to the L.A. story...the multi-family homes that also depict the past and the present and they too are landmarks to be grateful for and should be protected.

The four-unit homestead at 423 North Hayworth Avenue was built in 1936 in the French Normandy Revival style. It features artful defined details on the exterior that stand as a work of art. The interior is crafted with built in light sconces, original hardwood floors and beautiful molding around the ceilings. The home stands as a tribute to the history of Los Angeles. So why isn't it appreciated as historic value instead of a throw-a-way?!

Shameful.

Multi-family homes are iconic to the city of Los Angeles like no other city in the world! And 423 N Hayworth Ave especially embodies the unique architecture AND history that tourists come to see from around the world.

We must protect this historic building, our historic neighborhoods and this wonderful architecture!

423 N Hayworth Ave is a star in the neighborhood that wishes to uphold the historic legacy of L.A.

Please save this beautiful treasure. It will be a proud achievement for the city.

Sincerely,

Lynn Barton



Lambert Giessinger <lambert.giessinger@lacity.org>

423 N Hayworth - Historic Cultural Monument Application

1 message

Jenny Eakes <alaskarox@mac.com>

Mon, Jan 2, 2017 at 10:06 PM

To: lambert.giessinger@lacity.org

Dear Mr. Lambert Giessinger,

I am writing in support of making 423 N Hayworth Ave. a Historic Cultural Monument. I am very familiar with this building, and this neighborhood. I lived at 364 1/2 N Hayworth for 4 years from 2004-2008, and I currently live only 4 blocks away at 424 N Genesee Ave. It is these old multi-family buildings that give this neighborhood the depth of character and the feeling of home that Los Angeles so deeply needs and deserves. The building that has gone up next door to 423 N Hayworth is an absolute catastrophe. Not only visually is it vacant of character, but it also serves as an example of what is in store for much of Los Angeles, unless areas and buildings can be protected and preserved. It is my hope that with your assistance you can make a huge difference and save the integrity of this block, and this neighborhood one beautiful building at a time.

With hope and appreciation,

Jenny Eakes



Lambert Giessinger <lambert.giessinger@lacity.org>

423 N Stanley Ave

1 message

Jonathan Kedj <eggssaladonrye@gmail.com>

Sat, Dec 31, 2016 at 4:45 PM

To: lambert.giessinger@lacity.org

Hi,

I'm writing in support of saving this iconic building.

When I first moved to LA in 1994 I lived at 437 1/2 N Hayworth Ave. It is and was an amazing street where cultural worlds literally were and still are intersecting; The strong Jewish community, the old folks homes, the families, and the younger generations all loving together.

Sadly a lot of the streets architectural charm has disappeared but one of the remaining gems is 423 N Stanley. It had and has always stood out and so I'm adding my voice to those who want it to remain as a great living example of our/my neighborhood, its past and its continued thriving existence.

We don't need another new modern, ugly building at unaffordable rents for outside developers to gain wealth at the cost of this neighborhoods' history. We need this building to survive as a sign of hope and acknowledgement of the rich cultural and architectural relevance of the neighborhood we love and live in.

I hope that this helps persuade you and others in power to act in support of us locals who walk, breathe and care about our Fairfax community in every way.

Thank you,
Jonathan Kedj
431 1/2 N Stanley Ave



Lambert Giessinger <lambert.giessinger@lacity.org>

Hayworth Ave

1 message

Chanel Bowling <chanelbowling@gmail.com>

Mon, Dec 26, 2016 at 6:58 PM

To: Lambert.giessinger@lacity.org

Dear Lambert,

When I was apartment hunting, I kept coming back to the word character. I was uninterested in leasing an apartment that looked and felt like a hotel. My boyfriend and I ultimately found a new place on Hayworth Ave right across from the most charming building on the block. While our home has a warm and cozy feeling (i.e. original wood floors and fireplaces) I would have loved to live in the French Normandy complex that we see every day. It has a special something that homes outside of Weho just do not have.

The buildings such as the one across the street from our home are special and a testament to the craftsmanship of that era. It would be a shame to let these beautiful stately homes not be preserved for future generations. They are apart of the unique fabric of LA and we should protect them as such.

Warmest regards,
Chanel Bowling
414 N Hayworth Ave
#4
Los Angeles, CA 90048

Sent from my iPhone



Lambert Giessinger <lambert.giessinger@lacity.org>

Historic Preservation

1 message

chasrosasco@aol.com <chasrosasco@aol.com>

Tue, Dec 20, 2016 at 11:09 AM

To: Lambert.giessinger@lacity.org

Hello ,

I am a resident on Hayworth Avenue in the Fairfax District of Los Angeles. I am writing to encourage the preservation of 427 N. Hayworth, a beautiful, historic French Normandy Building in our neighborhood. These kinds of buildings are become fewer and fewer in LA and we as a community are missing the beauty of heritage of these unique structures.

Thank you for your consideration in this matter,

Charles Rosasco, Los Angeles

310 854 2043



Lambert Giessinger <lambert.giessinger@lacity.org>

Historic Hayworth Ave.

1 message

jj616@aol.com <jj616@aol.com>

Tue, Dec 20, 2016 at 9:03 PM

To: Lambert.giessinger@lacity.org

I have lived on the 400 block of Hayworth Ave. in L.A. for the past 10 years. I moved to this neighborhood because I loved the historic design and feel of it. For example the building directly across the street from ours is especially beautiful for it circa 1930's "castle" look.

I truly love this area of the city and its classic buildings. It is a unique and historic place in a city that is quickly losing all of its vintage charm. It would be a shame to lose this neighborhood's beauty as well. I hope that what is left of my historic neighborhood will not be taken away from us.

Sincerely,

Joseph Jaslow
422 N. Hayworth Ave. #1
L.A. CA 90048