

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2017-1558-HCM
ENV-2017-1559-CE**

HEARING DATE: May 4, 2017
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 744-748-1/2 S. Ridgeley Drive
Council District: 4 - Ryu
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Mid City West
Legal Description: Tract TR 4464, Lot 163

PROJECT: Historic-Cultural Monument Application for the
BERGER WINSTON APARTMENT BUILDING

REQUEST: Declare the property a Historic-Cultural Monument

OWNERS: Baruch Vardi
3707 Calle Jazmin
Calabasas, CA 91302

Ridgeley 744, LLC c/o Kamyar Lashgari
28510 Driver Avenue
Agoura Hills, CA 91301

APPLICANT: James O' Sullivan, President
Miracle Mile Residential Association
P.O. Box 361295
Los Angeles, CA 90036

PREPARERS: Katie Horak and Mary Ringhoff
Architectural Resources Group
8 Mills Place, Suite 300
Pasadena, CA 91105

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]

Melissa Jones, Planning Assistant
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Berger Winston Apartment Building is a six-unit multi-family residential property located on South Ridgeley Drive, between Wilshire Boulevard and West 8th Street in the Wilshire Community Plan area. Constructed in 1937, the property was designed in the Chateausque style by architect Edith Northman for Mrs. Jennie Berger Winston (1893–1956), a developer who commissioned several other multi-family properties in the Wilshire area. Northman was one of very few female architects working in Los Angeles during the 1930s and was renowned for her high-quality Period Revival style designs.

The subject property contains a two-story apartment building with an irregular L-shaped plan and two one-story, stucco-clad garages at the rear of the parcel with gabled roofs. There is a small exterior courtyard surrounded by a low wrought iron fence with stucco pillars featuring decorative caps/finials at the south-facing side of the property. The building has a hipped roof covered with composition shingles topped with a flat roof, and there is a metal fire escape that leads down the rear (east) façade. The building is clad in smooth stucco with quoins and a string course; decorative molded surrounds are present at some doors and windows. The building's primary (west) façade is asymmetrical with a slightly projecting area that contains the primary entry accessed by a concrete stoop with steps at the north and south ends, fronted by a painted wrought iron handrail. Fenestration consists of steel multi-lite fixed and casement windows; single and paired single-lite, double-hung wood windows; multi-lite steel casement windows with fixed multi-lite transoms; a multi-lite bay window; and a fixed single-lite wood octagonal window with security bars on the primary façade. Other features of the subject property include gabled wall dormers; a stucco turret; wrought iron details; eave molding; balconies; and paneled wood doors with decorative hardware.

Edith Mortensen Northman was born in Copenhagen, Denmark in 1893 and in 1914 she immigrated with her family to Brigham City, Utah. Later, she moved to Salt Lake City and worked in the office of Eugene Wheelon as a junior draftsman. In 1920, she moved to Los Angeles on the advice of her physician and took a job in the office of architect Henry J. Knauer; soon after she moved on to become the chief draftsman for Clarence Smale. Northman studied architecture at the University of Southern California School of Architecture from 1927-1930 and became a certified architect in 1931. She began her private practice in the early days of the Depression and completed hundreds of designs including single-family residences, multi-family residences, hotels, churches, synagogues, commercial buildings, and industrial, as well as over 50 service stations for the Union Oil Company. In 1952, Northman was forced to retire due to increasingly severe symptoms of Parkinson's disease, and died in Salt Lake City in 1956. Other works by Northman in Los Angeles include the Emanuel Danish Evangelical Lutheran Church at 4260 3rd Avenue (1937, HCM #578), the Sephardic Orthodox Congregation Ohel Avraham synagogue at 5500 S. Hoover Street (1934), and the Altman Apartments at 412-416 S. Catalina Street (1940, HCM #1115).

Based on permit records, the property has experienced no major alterations since its construction. The limited alterations include a steel exterior stairway removed from a side façade and placed at the rear façade in 1937; repair of a portion of the walls and roof following fire damage in 1981; replacement of drywall in the kitchens and bathrooms in a few of the units in 2009; and the addition of a tall metal railing to the flat portion of the roof, security bars to some windows, and a metal driveway gate at unknown dates.

The citywide historic resources survey, SurveyLA, identified the subject property as individually eligible for listing or designation at the national, state and local levels as an excellent example of Chateausque residential architecture and a work of pioneering female architect, Edith Northman.

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

2. CONSTRUCTION HISTORY & CURRENT STATUS

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

3. STYLE & MATERIALS

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

Reflects the broad cultural, economic, or social history of the nation, state, or community
Is identified with historic personages or with important events in the main currents of national, state, or local history
Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
A notable work of a master builder, designer, or architect whose individual genius influenced his or her age



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

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

Property Owner

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

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

Nomination Preparer/Applicant’s Representative

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

- | | |
|--|--|
| 1. Nomination Form | 5. Copies of Primary/Secondary Documentation |
| 2. Written Statements A and B | 6. Copies of Building Permits for Major Alterations (include first construction permits) |
| 3. Bibliography | 7. Additional, Contemporary Photos |
| 4. 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. Historical Photos |
| | 9. 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 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 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 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: _____

Date: _____

Signature: _____

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

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

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



744 S. Ridgeley Drive

Historic-Cultural Monument Nomination Continuation Sheet

A. Proposed Monument Description

Introduction

The Berger Winston Apartment Building is a six-unit multi-family residential property in the Wilshire Community Plan area. Constructed in 1937, the property was designed in the Chateausque style by architect Edith Northman for owner Mrs. J. Berger Winston. As it has experienced no major exterior alterations since its construction, it retains a high level of integrity. The property is an excellent example of a Chateausque apartment building designed by a master architect.

Site

The property at 744 S. Ridgeley Drive (full address spanning 744-748 ½) occupies a rectangular parcel of 8,576 square feet on the east side of S. Ridgeley Drive, in the block between Wilshire Boulevard to the north and W. 8th Street to the south. The two-story building has a shallow setback and is elevated from the street. It is accessed via a concrete driveway at the northern edge of the parcel, and via a concrete walkway with steps in the southern part of the parcel. The walkway leads to a second concrete walkway running along the entire front façade of the building, and to a courtyard at the building's south side. Landscaping includes two low hedges flanking the entry walkway, a shallow front lawn, and hedges, foundation plantings, and trees within the courtyard. The property is separated from the one to the south by a tall hedge and the low wrought iron and stucco pier courtyard fence. Two one-story, gabled-roof, stucco-clad garages are present at the rear of the parcel; each has tilt-up wood doors. The rear of the parcel is hardscaped with concrete. The topography of the area is relatively flat, though slight elevations of properties themselves from the street are common. A vacant lot borders the property to the north.

Exterior

The subject property contains a Chateausque apartment building designed by Edith Northman and completed in 1937. It has an irregular L-shaped plan, with a small exterior courtyard sitting in the "L". The courtyard is surrounded by a low wrought iron fence with stucco pillars featuring decorative caps/finials. Two taller pillars supporting a wrought iron arch flank the concrete walkway extending into the courtyard. One of the building's entries is on the primary (west) façade, while the others are accessed from the courtyard. The building has a hipped roof covered with composition shingle, topped by a flat roof with an unknown roof material. The flat portion of the roof is encircled by a modern metal railing and appears to contain HVAC equipment; at the rear, a metal fire escape connects to this railing and leads down the rear (east) façade. An older, lower, decorative wrought iron railing detail at the top



of the hipped roof at the primary façade suggests the building may have originally had a smaller “widow’s walk” feature. Other roof features include boxed, slightly overhanging eaves with molding; vent dormers; wall dormers with decorative molding and finials; and a small turret with finial. The building is clad in smooth stucco with quoins and a string course; decorative molded surrounds are present at some doors and windows.

The descriptions of individual façades below begin with the non-courtyard façades (west, north, east, and south) and continue to the courtyard façades (south and west).

The building’s primary (west) façade is asymmetrical, with a slightly projecting area in its southern portion. This area has quoins and its own articulated hipped roofline, which as noted above is topped by a low wrought-iron decorative railing that may have been a “widow’s walk.” The projecting southern area contains the primary entry, a paneled wood door with decorative hardware and a decorative surround featuring fluted pilasters topped with pediments. It is accessed by a concrete stoop with steps at the north and south ends, fronted by a painted wrought iron handrail. Next to the entry is a canted oriel with steel multi-light fixed and casement windows and a standing seam metal hood. The second story of the projecting portion contains a projecting stucco balcony with painted wrought iron railing, supported by wood beams. The balcony fronts three bays: a partially glazed wood door flanked by paired steel multi-light casement windows. The door and windows are topped by three gabled wall dormers with ornamental molded plaster panels and metal finials (one finial is missing). The rest of the primary façade, north of the projecting area, contains a fixed single-light wood octagonal window (with security bars) and grouped fixed and casement multi-light steel windows in a shared opening at the first story. The second story contains one pair of multi-light steel casement windows and one grouping of fixed and multi-light steel casement windows in a shared opening.

The building’s north façade has two slightly projecting areas with articulated rooflines, though they are not as differentiated from the rest of the façade as the projection on the primary façade is. The string course from the primary façade wraps around to include the westernmost projecting area. The molding at the roof’s boxed eaves is simpler than at the primary façade. The first story of the north façade contains two entries: one is an interior concrete stair with a security door, accessed by a short exterior wooden stairway which may be a replacement. The other is a paneled wood or metal door accessed by a set of concrete steps with a simple metal handrail. The door, which appears to be a replacement, has a wood transom and is flanked by double-hung wood windows; the one to the left is single-light and the one to the right is multi-light. The rest of the first story contains both single and paired single-light, double-hung wood windows and one grouping of steel multi-light fixed and casement windows in a shared opening. Three of the double-hung windows have security bars. The second story of the north façade contains an entry accessed by an exterior wooden stairway which may be a replacement; it ends at a stucco landing fronting a paneled wood or metal door identical to the one at the first story. The rest of the second story contains both single and paired multi-light, double-hung wood windows; one single-light double-hung wood window; and one pair of steel multi-light casement windows.



The east façade has a slightly recessed portion of the first story, in its northern half (a corner cut to facilitate automobile access to the rear garages). This recessed portion contains paired multi-light, double-hung wood windows and a single-light, double-hung wood window. The rest of the first story contains paired multi-light double hung wood windows and a partially glazed wood or metal door. A metal exterior stairway (a possible replacement) leads to a second story entry which has a paneled metal or wood door identical to those on the north façade. A modern light fixture is affixed to the wall next to it. The rest of the second story contains paired multi-light, double-hung wood windows and single, single-light, double-hung wood windows. As noted above, a modern metal fire escape is affixed to the roof and the second story of the east façade.

The portion of the south façade not within the courtyard has a string course wrapping around from the courtyard facade to the west. Both the first and second stories contain grouped multi-light steel casement and fixed windows in shared openings, and paired multi-light, double-hung wood windows.

Within the courtyard, the building's south and west façades exhibit the same high level of ornamentation seen on the primary façade, including quoining, a string course, and molding at the eaves. Where the two courtyard facades meet in the building's "L" is a recessed corner concrete entry stoop with steps and painted wrought iron handrails. This stoop leads to two or more individual unit entries with paneled wood doors and decorative hardware. A stucco landing or small balcony with a painted wrought iron railing sits above the stoop and appears to lead to at least one recessed second story entry.

The south courtyard façade contains a slightly projecting area in its western portion (the same projecting volume seen at the southern portion of the west façade). This area has quoins, its own articulated hipped roofline, and a small stucco turret with a conical roof topped by a finial. The projecting area contains an individual unit entry with a small concrete stoop accessed by concrete steps with painted wrought iron handrails. The entry has a partially glazed, paneled wood door with decorative hardware and a flared metal hood with scalloped detail, supported by elaborate curvilinear brackets. The rest of the projecting area contains grouped multi-light fixed and casement windows in shared openings. East of the projecting area is a double-height canted bay with a hipped roof, containing multi-light steel casement windows with fixed multi-light transoms.

The west courtyard façade is dominated by a canted bay with multi-light steel casement windows with fixed multilight transoms, topped by decorative molded panels. The bay is topped by a balconette with a painted wrought iron railing, fronting multi-light wood French doors with single-light wood transoms. The doors have a decorative molded surround terminating in an arched wall dormer. North of the bay is an individual unit entry with a small concrete stoop accessed by concrete steps with painted wrought iron handrails. It contains a paneled wood door with decorative hardware and the same hood as seen on the south courtyard entry. The façade's second story contains a pair of multi-light steel casement windows.



Alterations

Based on its current appearance and available building permits, it appears that 744 S. Ridgeley Drive has not experienced any major additions or alterations since its construction in 1937. In June 1937, a steel exterior stairway was removed from a side façade and placed at the rear façade; based on the date, this alteration was most likely on paper only (the permit for construction of the building itself was issued only about two weeks earlier).¹ In 1981, portions of the building's walls and roof were repaired after minor fire damage, and in 2009, interior drywall was replaced in kitchens and bathrooms.²

Minor alterations include the likely replacement of some doors at the north (side) and east (rear) façades; the possible replacement of the wood exterior staircases at the north façade; the possible replacement of the metal exterior staircase at the east (rear) façade; the addition of a tall metal railing to the flat portion of the roof, with a metal fire escape at the rear; the addition of security bars at some windows; the addition of a security door at the north (side) façade; and the addition of a metal driveway gate.

Character-Defining Features

Site

- Elevated from street level
- Shallow setback with lawn
- Concrete entry walkways and steps
- Concrete driveway at north edge of lot
- Courtyard enclosed by wrought iron fence with stucco piers, including entry piers with wrought iron arch

Exterior

- Irregular, L-shaped plan
- Two-story configuration
- Multiple projecting areas and bays with articulated rooflines
- Primary façade with visible main entry
- Courtyard façades with less visible courtyard entries
- Recessed corner stoop in courtyard "L" of building
- Smooth stucco cladding
- Hipped roof with composition shingle, topped with flat roof

¹ Los Angeles Department of Building and Safety (LADBS) Permits 16398 (5/17/37) and 18274 (6/2/37).

² LADBS Permits 1981LA27278 (7/14/81) and 09016-30000-09672 (6/29/09).



- Decorative elements: quoins, string course, eave molding, decorative molded door and window surrounds and panels, wall dormers, turret, finials, wrought iron details, metal entry hoods with scalloped detail and curvilinear brackets
- Multi-light steel casement and fixed windows at visible facades
- Single-light and multi-light wood double-hung windows at secondary facades
- Fixed octagonal wood window at primary façade
- Concrete stoops and steps
- Balconies and balconette
- Paneled wood doors with decorative hardware at first story

B. Statement of Significance

Summary

The Berger Winston Apartment Building at 744 S. Ridgeley Drive meets the following criteria for designation as a Los Angeles Historic-Cultural Monument (HCM):

It embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style, or method of construction.

It is a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

Built in 1937, the property at 744 S. Ridgeley Drive embodies the distinctive characteristics of the Chateausque architectural style, conveyed through the building's two-story height, hipped roof, stucco cladding, dormers, casement and double-hung windows, courtyard, and ornate architectural details including quoins, molded surrounds and panels, wrought iron, entry hoods, finials, and a turret. The subject property is also an important work of notable local architect Edith Northman, who designed numerous buildings in Los Angeles with an apparent concentration of residential properties in the Wilshire area. Northman was one of very few female architects working in Los Angeles during the 1930s and was renowned for her high-quality Period Revival style designs.

Multi-Family Residential Development in Miracle Mile³

Residential development in the western portion of the Wilshire area began its boom in the 1920s and 1930s. The boom was partly a result of the explosive commercial development of Wilshire's Miracle Mile, but was also a response to the massive population influx Los Angeles experienced at that time. Facilitated by the rising prominence of the automobile, the city spread in all directions to accommodate

³ Summarized from Architectural Resources Group, Miracle Mile Historic Resources Survey Report (prepared for the Miracle Mile Residential Association, September 2015), pp. 13-17.



its new residents. During this time, the area south of Wilshire Boulevard was subdivided as a series of residential tracts, mostly in the early 1920s; these quickly filled with street after street of one-story houses and two-story apartment buildings in fashionable Period Revival styles. Multi-family residential areas, which tended to be sited closer to major corridors like Wilshire Boulevard and Olympic Boulevard than the single-family residential areas, boasted an array of duplexes, triplexes, fourplexes, apartment houses, and courtyard apartments.

Tract 4464

The property at 744 S. Ridgeley Drive lies within one of the larger residential tracts in the Miracle Mile area: Tract 4464, subdivided in 1921 and bounded by parcel lines south of Wilshire, the west parcels of Cochran Avenue, parcel lines north of Edgewood Place, and the west parcels of Ridgeley Drive. Together with several other tracts, Tract 4464 was advertised as being part of a much larger development, Wilshire Vista. Developers Walter G. McCarty and John A. Vaughn marketed Wilshire Vista in the *Los Angeles Times* as being in proximity to both streetcar lines and newly improved roads and for having improvements such as sewer lines and concrete sidewalks. The variety of building plans and styles observable in the area suggests that Wilshire Vista was not developer-built; rather, empty lots were sold to prospective owners (who hired their own architects/designers and builders) as well as to local builders who then constructed residences and sold them to individuals.

Sanborn fire insurance maps of the Tract 4464 area show that most of its lots south of 8th Street were occupied by single-family residences built between 1921 and 1927; only a few of the lots between 8th Street and Wilshire Boulevard had been developed, but all of the development had been multi-family. By 1950, the entire tract was built out, and with the exception of one church and school complex, the lots north of 8th Street contained only two and three story multi-family residences containing two to 20 units each.⁴ Some of the parcels north of 8th Street were parking lots for businesses on Wilshire, which probably replaced more multi-family properties constructed between 1927 and 1950. The Sanborn maps, along with a chronology map of the larger residential area, indicate that most of Tract 4464's multi-family residences were built in the late 1920s through the end of the 1930s.⁵ The area between 8th Street and Wilshire Boulevard has seen significant construction of modern buildings on larger scales, and few of its 1920s-1930s properties remain.

Owner J. Berger Winston

Born around 1887 in New York, Jennie Berger moved to Los Angeles sometime in the 1920s with her daughter Helen Berger, born around 1919.⁶ It is not known whether Berger was her name by marriage or birth, nor is it known whether any other family members lived with Jennie and Helen Berger before 1934. Berger was active in the local Jewish community, participating in a number of events with the

⁴ Sanborn Map Company, "Los Angeles, California," 1927 and 1927-1950, Vol. 23, Sheet 2309

⁵ Ibid.; Architectural Resources Group, Miracle Mile Survey Report, Appendix D: Building Chronology Map.

⁶ U.S. Census Records, Los Angeles, 1940; *Los Angeles Times*, "Permits Issued," 27 August 1928.



Community Synagogue and Congregation B'nai B'rith.⁷ In 1928, she formed the Equitable Construction Corporation with Lawrence Berger (relationship unknown) and builder Max Weinstein; multiple *Los Angeles Times* articles note Weinstein as an active builder in Los Angeles who constructed a number of multi-family residences in the Leimert Park subdivision in the 1930s.⁸ In 1934, Jennie Berger and Max Weinstein were married.⁹ After the union, the couple began anglicizing their shared last name of Weinstein to Winston, though references to Weinstein are also present in newspaper articles over the next few years and it may not have been an official name change.

Thereafter usually known as J. Berger Winston in official documents and as Jennie Winston or Weinstein in social circles, Winston hired architect Edith Northman to construct at least three multi-family properties for her in the Wilshire area between 1936 and 1937: 745 S. Dunsmuir Avenue, 3801 W. 1st Street, and 744 S. Ridgeley Drive.¹⁰ Her husband is presumed to have been involved as the builder. Winston lived at the 1st Street property (which is in a Chateausque style very similar to that of 744 S. Ridgeley) with Helen, and presumably with Max, after its 1937 completion.¹¹ Max Winston died in 1940.¹² Jennie Berger Winston maintained ownership of her properties, and occupation of her unit at 3801 W. 1st Street, for an unknown period of time. Sources on her life after 1941 could not be found; there are no obvious indications that she was active in property construction or management after the 1930s.

Tenants of 744 S. Ridgeley Drive

Little is known about the early tenants of 744 S. Ridgeley Drive. The 1940 census enumerated occupants of five units at the property, all unmarried women or married couples with no children, and all in their 40s, 50s, and 60s. They were all born in the United States. The occupation of only one tenant was noted in the census data. Below are the 1940 tenants of the property:

- 744: Annie Kinney (67)
- 744 ½: Samuel (55) and Adele (50) Busch
- 746: Anne B. O'Donnell (58)
- 746 ½: Herbert R. (52) and Clara (47) Olson; Herbert was a credit manager at an electrical supply company.
- 748: Louis (55) and Minnie (53) Weincott (spelling unsure-entry is illegible)

⁷ *Los Angeles Times*, "Rabbi Fetes Silver Wedding," 31 January 1932, "Jewish Holidays at Hand," 29 September 1932, "B'nai B'rith to Install," 3 January 1941.

⁸ *Los Angeles Times*, "Permits Issued," 27 August 1928.

⁹ *Los Angeles Times*, "Intention to Marry," 20 January 1934.

¹⁰ Architectural Resources Group, Miracle Mile Historic Resources Survey Report DPR forms and database, 2015; LADBS building permits for 745 S. Dunsmuir Ave., 3801 W. 1st St., and 744 S. Ridgeley Dr.; *Los Angeles Times*, "Six to Build Apartments," 5 July 1936, "Apartment Plans Stated," 30 May 1937.

¹¹ U.S. Census Records, Los Angeles, 1940.

¹² *Los Angeles Times*, "Deaths," 11 March 1940.



Research in newspaper articles and city directories did not reveal significant information about any of the above tenants.

The Chateauesque Style

The apartment building at 744 S. Ridgeley Drive embodies the distinctive characteristics of the Chateauesque style, one of a number of Period Revival styles popular in Los Angeles in the 1920s and 1930s. A range of European and Colonial American residential styles inspired the idiom of Period Revival, which drew on historical references to create idealized, nostalgic new designs. As noted in the Period Revival theme in Los Angeles' citywide historic context statement, "the fantasy promoted by Period Revival styles was ideal for Los Angeles in the 1920s as a developing city full of newcomers, real estate developers, and creative members of the film industry. Developers embraced the style as a way to create identity and disguise dense urban development as bucolic sprawl in hillsides and residential neighborhoods, especially along Wilshire Boulevard."¹³

The Chateauesque style is a variation of French Revival architecture. As a somewhat grander style than the simpler French Revival or French Norman styles, it was most often applied to multi-family residences like apartment buildings. These multi-family properties often had irregular or L-shaped floor plans incorporating small exterior courtyards at primary façades. Chateauesque-style residences are characterized by vertical elements such as turrets, towers, pinnacles, and spires; these elements are often what distinguishes a Chateauesque building from a less elaborate French Revival building. Character-defining features of the style include heights of two stories or more; steeply-pitched, hipped roofs; eaves that commonly flare upward; stucco exteriors (sometimes brick, stone, or simulated stone); wall and roof dormers; multi-light casement windows; double-hung windows; arched entryways; and a range of architectural detailing including quoins, pediments, pilasters, and ornamental door and window surrounds.

Architect Edith Northman

Edith Mortensen Northman was one of the first licensed female architects in Los Angeles and the designer of hundreds of residential, commercial, and institutional buildings throughout the West Coast (primarily in California). Born in Copenhagen, Denmark in 1893, she attended the "Studio" School of Arts in the atelier of Frede Aamodt for two years before immigrating with her family to Utah in 1914.¹⁴ As quoted in a modern article, Northman remembered that as a little girl she "loved watching buildings go

¹³ GPA Consulting, Los Angeles Citywide Historic Context Statement: Context: Architecture and Engineering, Theme: Period Revival, 1919-1950 (prepared for the City of Los Angeles, January 2016), 8.

¹⁴ American Institute of Architects, Historical Directory of American Architects, membership file for Edith Mortensen Northman, <http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/ahd1032871.aspx>, accessed 7 March 2017; Sarah Allaback, *The First American Women Architects* (Urbana, IL: University of Illinois Press, 2008), 164.



up, but didn't tell anyone. It wasn't 'ladylike.'"¹⁵ In 1918-1919, she worked as a junior drafts person in the office of Eugene R. Wheelon in Salt Lake City. Moving to Los Angeles in 1920 for health reasons, Northman joined the office of Henry J. Knauer and worked there for about a year; then from 1921 to 1926 she worked for Clarence J. Smale, first as a drafts person and then as chief drafts person.¹⁶ According to one source, Northman recalled she "got into one office on the strength of being able to typewrite with two fingers...my drafting was too good, thank goodness."¹⁷

From 1927 to 1930, Northman studied at the University of Southern California School of Architecture. She opened her own practice in 1930, and passed the California state licensing exam in 1931.¹⁸ Working with just one drafts person, Northman was very prolific during the Great Depression and completed hundreds of designs including single-family residences (on scales from modest to palatial), multi-family residences (from duplexes to large apartment houses), hotels, churches, synagogues, commercial buildings, and industrial buildings. In the mid-1930s, she designed over 50 service stations across the West Coast for the Union Oil Company.¹⁹ Northman most commonly designed Period Revival style buildings, with well-known examples including Spanish Colonial Revival, French Revival, Chateausque, Mediterranean Revival, English Tudor Revival, and even Danish Revival styles. Notable Northman properties in Los Angeles include the 1937 Emanuel Danish Evangelical Lutheran Church at 4260 3rd Avenue (HCM #578), the 1934 Sephardic Orthodox Congregation Ohel Avraham synagogue at 5500 S. Hoover Street (now a church), and the 1940 Altman Apartments at 412-416 S. Catalina Street (HCM #1115).

Despite the wide range of her designs, Northman is perhaps best known for her Period Revival multi-family and single-family residential buildings. In addition to 744 S. Ridgeley Drive and the French Revival-style Altman Apartments in the Koreatown/Wilshire Center neighborhood, she is known to have designed at least seven other buildings in the Wilshire area (and likely many more yet to be researched). Intact examples include 749 S. Burnside Avenue (1931), 1031 S. Burnside Avenue (1932), 1044 S. Cloverdale Avenue (1927), 1000 S. Dunsmuir Avenue (1942), 1024 S. Dunsmuir Avenue (1929), 4009 Leeward Avenue (1938), and 3801 W. 1st Street (1937). The multi-family property at 3801 W. 1st Street was owned by Mrs. J. Berger Winston, the owner of 744 S. Ridgeley Drive. Examples of Northman's residential designs also survive in Leimert Park, Beverly Hills, Santa Monica, and even Fresno, where her French Revival/Chateausque Normandie Mar Apartment Hotel (1939) bears great similarity to her design for 744 S. Ridgeley Drive.

¹⁵ John Edward Powell, "Edith Mortensen Northman: Tower District Architect" *The Fresno Bee*, 11 May 1990 (reposted in [Historicfresno.org](http://historicfresno.org)'s "A Guide to Historic Architecture in Fresno, California," <http://historicfresno.org/bio/northman.htm>, accessed 7 March 2017).

¹⁶ AIA, Historical Directory; Allaback, *The First American Women Architects*, 164.

¹⁷ Powell, "Tower District Architect."

¹⁸ AIA, Historical Directory; Allaback, *The First American Women Architects*, 164.

¹⁹ Powell, "Tower District Architect"; Allaback, *The First American Women Architects*, 164.



Northman worked for the U.S. Army Corps of Engineers during World War II, designing everything from camp toilets to large medical facilities.²⁰ After the war, she resumed private practice and continued designing properties from Los Angeles to Palm Springs, focusing on hotels and large apartment buildings. She also taught a course in the Los Angeles Adult Education Center program in 1945, instructing homeowners in how to read floorplans.²¹ Northman was a member of the AIA from 1945 to 1952, when she let her membership lapse; she was forced to retire at that time due to increasingly severe symptoms of Parkinson's disease, and died in Salt Lake City in 1956.²²

A full study of Northman's body of work and legacy as one of Los Angeles' first women architects in individual practice has yet to be completed, but it is clear that she was an influential practitioner in the Los Angeles area during its most prolific period of residential development and growth. In 1990, Northman was featured in a UCLA exhibit highlighting four important women architects of the first half of the 20th century; the other architects addressed were Edla Muir, Alice Constance Austin, and Julia Morgan.²³

Period of Significance

The period of significance for 744 S. Ridgeley Drive is defined as 1937, reflecting the year of the building's construction.

²⁰ Powell, "Tower District Architect"; Allaback, *The First American Women Architects*, 164.

²¹ *Los Angeles Times*, "Special School Courses Beckon Home Builders," 7 October 1945.

²² AIA, Historical Directory

²³ *Los Angeles Times*, "Works of Women Architects Shown," 29 April 1990.



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Items Attached

Exhibit 1. Parcel Profile Report

Exhibit 2. Historic Tract Map

Exhibit 3. Original Building Permits and Alteration Permits

Exhibit 4. Existing Conditions Photos, ARG, 2017



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Resources Group

Exhibit 1. Parcel Profile Report



City of Los Angeles Department of City Planning

4/18/2017 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

744 1/2 S RIDGELEY DR
746 1/2 S RIDGELEY DR
748 1/2 S RIDGELEY DR
744 S RIDGELEY DR
746 S RIDGELEY DR
748 S RIDGELEY DR

ZIP CODES

90036

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2016-961-HPOZ
CPC-1986-823-GPC
ORD-184834
ORD-183497
ORD-165331-SA2152
ENV-2016-962-CE
87-639-ZC-HD-GPA-ZV

Address/Legal Information

PIN Number	132B181 163
Lot/Parcel Area (Calculated)	8,576.0 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID C3
Assessor Parcel No. (APN)	5089005010
Tract	TR 4464
Map Reference	M B 48-51
Block	None
Lot	163
Arb (Lot Cut Reference)	None
Map Sheet	132B181

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 4 - David Ryu
Census Tract #	2162.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	[Q]R4-1-HPOZ
Zoning Information (ZI)	ZI-2410 Metro Westside Subway Extension Project ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2336 Miracle Mile
General Plan Land Use	High Medium Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	Miracle Mile
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
District	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	Yes

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

CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5089005010
Ownership (Assessor)	
Owner1	VARDI,BARUCH
Address	3707 CALLE JAZMIN CALABASAS CA 91302
Ownership (Bureau of Engineering, Land Records)	
Owner	GANJIANPUR, KHOSROW J (ET AL)
Address	6125 SAN VICENTE BLVD LOS ANGELES CA 90048
APN Area (Co. Public Works)*	0.196 (ac)
Use Code	0500 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$1,377,000
Assessed Improvement Val.	\$1,122,000
Last Owner Change	11/10/2015
Last Sale Amount	\$2,450,024
Tax Rate Area	67
Deed Ref No. (City Clerk)	5-236 491962 373633 1331185 1331184-5 1331184 1000287
Building 1	
Year Built	1937
Building Class	D6
Number of Units	6
Number of Bedrooms	8
Number of Bathrooms	6
Building Square Footage	6,019.0 (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

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.

Oil Wells None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km) 3.5664648
Nearest Fault (Name) Newport - Inglewood Fault Zone (Onshore)
Region Transverse Ranges and Los Angeles Basin
Fault Type B
Slip Rate (mm/year) 1.00000000
Slip Geometry Right Lateral - Strike Slip
Slip Type Poorly Constrained
Down Dip Width (km) 13.00000000
Rupture Top 0.00000000
Rupture Bottom 13.00000000
Dip Angle (degrees) 90.00000000
Maximum Magnitude 7.10000000

Alquist-Priolo Fault Zone No
Landslide No
Liquefaction No
Preliminary Fault Rupture Study Area No
Tsunami Inundation Zone No

Economic Development Areas

Business Improvement District None
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 745

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.

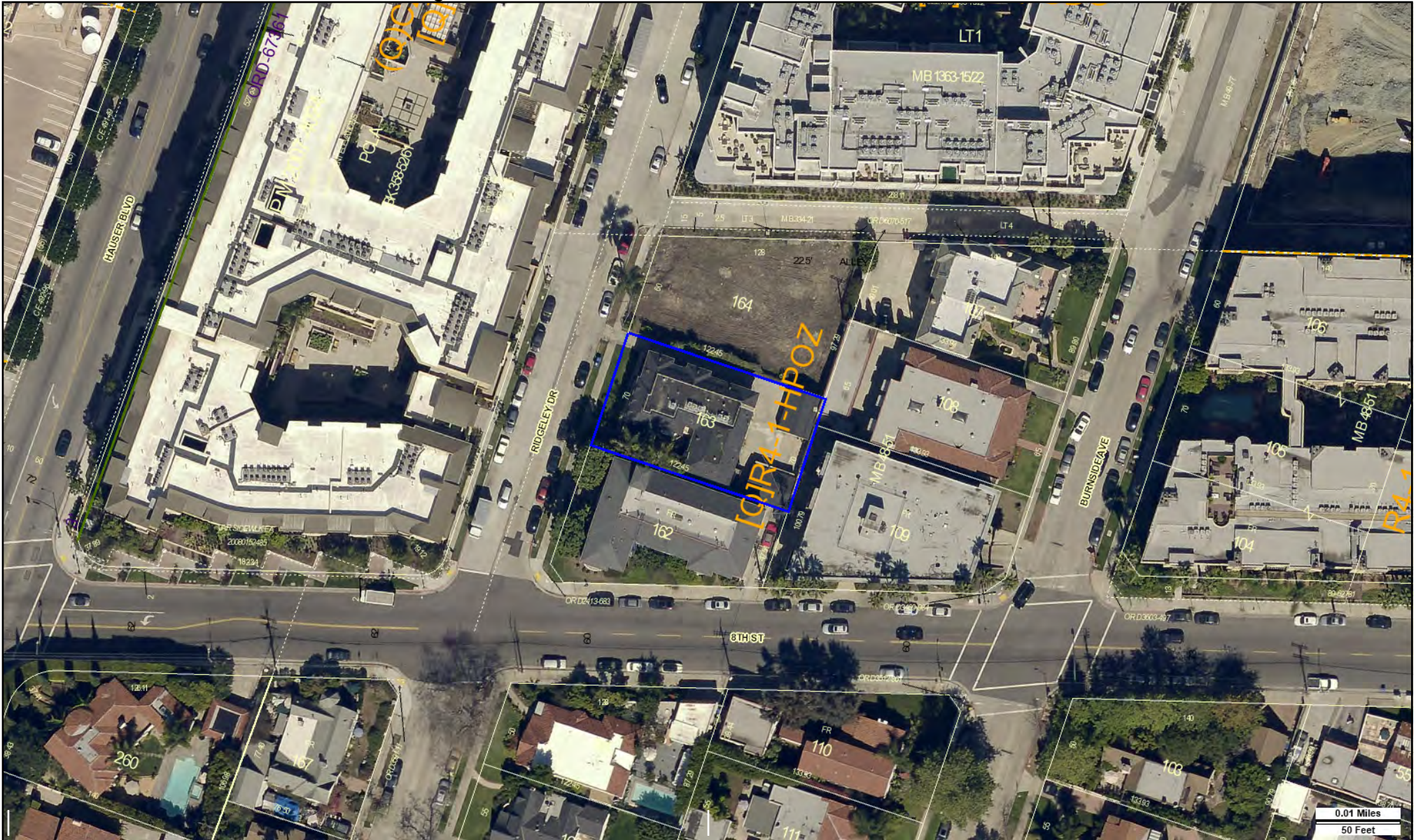
Case Number:	CPC-2016-961-HPOZ
Required Action(s):	HPOZ-HISTORIC PRESERVATION OVERLAY ZONE
Project Descriptions(s):	PURSUANT TO 12.20.3 F, THE ESTABLISHMENT OF A HISTORIC PRESERVATION OVERLAY ZONE (HPOZ) FOR THE MIRACLE MILE NEIGHBORHOOD, GENERALLY BOUNDED BY WILSHIRE BOULEVARD TO THE NORTH; SAN VICENTE BOULEVARD TO THE SOUTH; LA BREA AVENUE TO THE EAST; AND FAIRFAX AVENUE TO THE WEST.
Case Number:	CPC-1986-823-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT
Case Number:	ENV-2016-962-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PURSUANT TO 12.20.3 F, THE ESTABLISHMENT OF A HISTORIC PRESERVATION OVERLAY ZONE (HPOZ) FOR THE MIRACLE MILE NEIGHBORHOOD, GENERALLY BOUNDED BY WILSHIRE BOULEVARD TO THE NORTH; SAN VICENTE BOULEVARD TO THE SOUTH; LA BREA AVENUE TO THE EAST; AND FAIRFAX AVENUE TO THE WEST.
Case Number:	87-639-ZC-HD-GPA-ZV
Required Action(s):	GPA-GENERAL PLAN AMENDMENT HD-HEIGHT DISTRICT ZC-ZONE CHANGE ZV-ZONE VARIANCE
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-184834

ORD-183497

ORD-165331-SA2152



Address: 744 1/2 S RIDGELEY DR
 APN: 5089005010
 PIN #: 132B181 163

Tract: TR 4464
 Block: None
 Lot: 163
 Arb: None

Zoning: [Q]R4-1-HPOZ
 General Plan: High Medium Residential





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Exhibit 2. Historic Tract Map

TRACT No. 4464

BEING A SUBDIVISION OF A PORTION OF THE SOUTHERLY 50 ACRES OF
 NORTHERLY 60 ACRES OF THE 326.62 ACRE TRACT ALLOTTED
 TO ANTONIO URQUIDEZ IN THE PARTITION OF THE RANCHO
 LAS CIENEGAS AS PER MAP THEREOF IN DISTRICT COURT CASE No. 1161
 RECORDS OF LOS ANGELES COUNTY,
 STATE OF CALIFORNIA.



Courses based on East side of Cahuenga Valley and
 Ballona Road as per Tract No. 3821 M. B. 42-15

Scale, 1 in. = 200 ft.

I, J. B. Murray hereby certify that I am a Licensed
 Surveyor and that this map, consisting of one sheet, correctly
 represents a survey made under my supervision, September
 1921 and that all the monuments shown hereon actually exist
 and their positions are correctly shown.

J. B. Murray

We hereby certify that we are the owners of or interested in the land
 included within the subdivision shown upon the annexed map and that our
 consent is the only consent necessary to pass a clear title to said land,
 and we consent to the making of said map and subdivision and hereby
 dedicate to the public use all the streets, Avenues and Drive shown
 within the colored border line.

[Signature]

Title Guarantee & Trust Co.

Commercial National Bank

by *[Signature]*
 Vice-President
 by *[Signature]*
 Secretary

by *[Signature]*
 President
 by *[Signature]*
 Secretary

State of California } ss
 County of Los Angeles }

On this 1 day of October in the year Nineteen
 hundred twenty one, before me *[Signature]* a Notary Public
 in and for said County of Los Angeles, State of California, residing
 therein, duly commissioned and sworn, personally appeared C. E.
 Rachal known to me to be the person who executed the annexed
 instrument and acknowledged to me that he executed the same.

In witness whereof I have hereunto set my hand and affixed
 my official seal the day and year in this certificate first above written.

[Signature]
 Notary Public in and for said County
 of Los Angeles, State of California.

State of California } ss
 County of Los Angeles }

On this 2 day of October in the year Nineteen
 hundred twenty one, before me *[Signature]* a Notary Public in and
 for said County of Los Angeles, State of California, residing therein, duly
 commissioned and sworn, personally appeared W. A. Bonyng Jr. known
 to me to be the President and W. A. Bonyng Sr. known to me to be
 the Secretary of the Commercial National Bank the Corporation
 that executed the annexed instrument and known to me to be the
 persons who executed the annexed instrument in behalf of the Corpora-
 tion therein named and acknowledged to me that such Corporation
 executed the same.

In witness whereof I have hereunto set my hand and affixed my
 official seal the day and year in this certificate first above written.

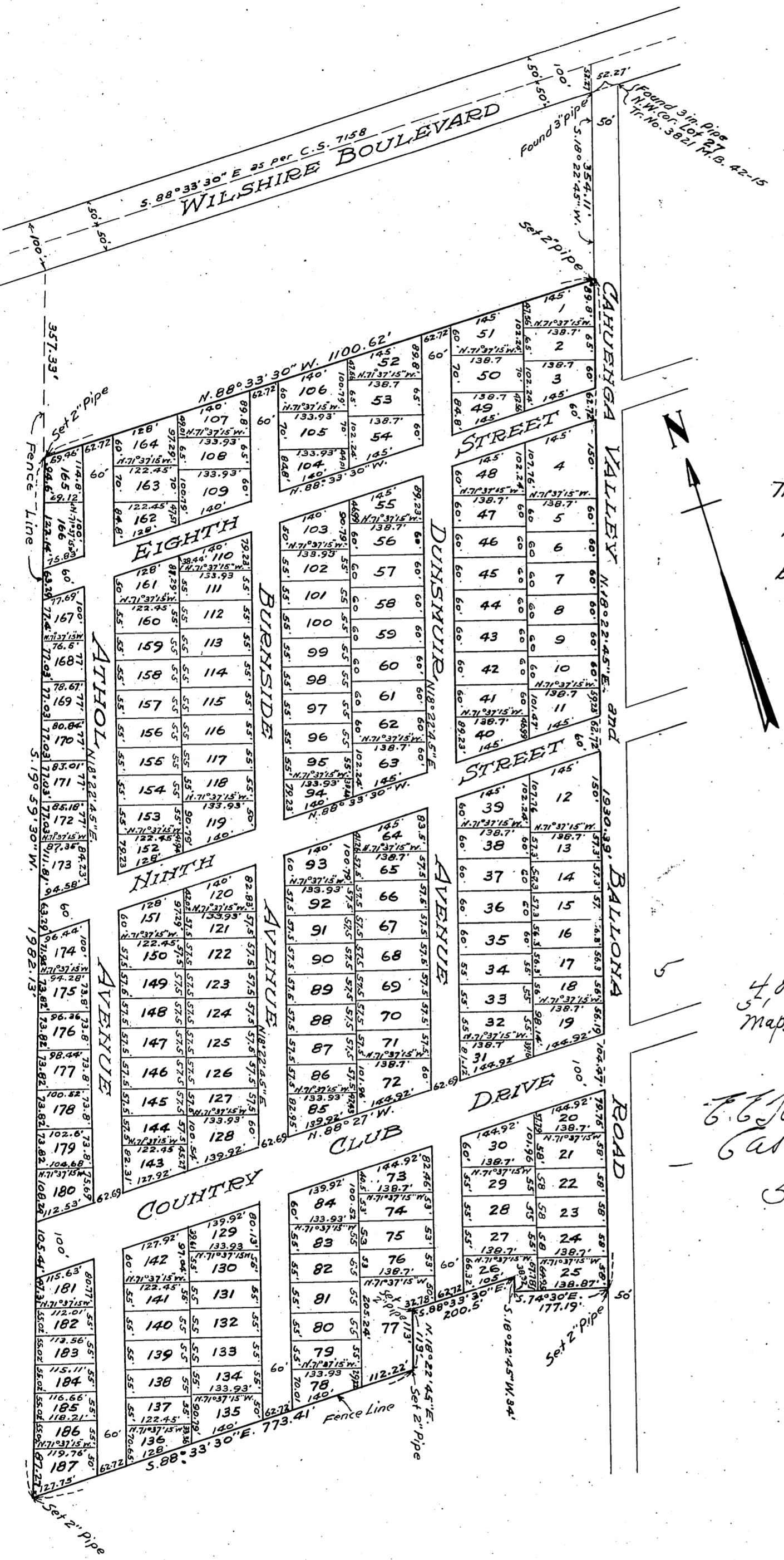
[Signature]
 Notary Public in and for said County
 of Los Angeles, State of California.

State of California } ss
 County of Los Angeles }

On this 19 day of October in the year Nineteen hundred twenty one,
 before me *[Signature]* a Notary Public in and for said County of Los Angeles,
 State of California, residing therein, duly commissioned and sworn, personally appeared
 E. W. Danyant known to me to be the Vice-President and A. R. *[Signature]*
 known to me to be the Secretary of The Title Guarantee & Trust Co.
 the corporation that executed the annexed instrument and known to me to be the
 persons who executed the annexed instrument in behalf of the corporation therein
 named and acknowledged to me that such corporation executed the same.

In witness whereof I have hereunto set my hand and affixed my
 official seal the day and year in this certificate first above written.

[Signature]
 Notary Public in and for said County of Los Angeles, State of California.



48
 Maps

[Signature]
 Cashier

502

[Handwritten notes]

[Handwritten notes]

100 10 1921



Architectural
Resources Group

Exhibit 3. Building Permits

Exhibit 3a. Original Building Permits

Exhibit 3b. Alteration Permits

Original Building Permits

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

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

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

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

Lot No. 163

Tract 446A

Location of Building 744 1/2 - 76 1/2 SO 14 1/2 RIDGELEY DRIVE
(House Number and Street)

Approved by
City Engineer
[Signature]
Deputy

Between what cross streets 8th St & WILSHIRE BLVD

USE INK OR INDELIBLE PENCIL

- Purpose of building APARTMENT HOUSE Families 6 Rooms 23
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) MRS. J. BERGER WINSTON Phone FI. 9816
- Owner's address 3050 1/2 W. Pico Blvd.
- Certificated Architect Edith Northman State License No. C-66 Phone PA. 6724
- Licensed Engineer _____ State License No. _____ Phone _____
- Contractor None State License No. _____ Phone _____
- Contractor's address _____ OK/RPS
- VALUATION OF PROPOSED WORK \$16,000.00
{Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.
- State how many buildings NOW } None
on lot and give use of each. (Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 68'3" x 58'6" No. Stories 2 Height to highest point 30' Size lot 70' x 122'45"
- Type of soil Adobe Foundation (Material) Concrete Depth in ground 1'4"
- Width of footing 16" Width of foundation wall 8" Size of redwood sill 2" x 6"
- Material exterior wall Frame stucco Size of studs: (Exterior) 2" x 4" (Interior bearing) 2" x 4"
- Joist: First floor 2" x 10" Second floor 2" x 10" Rafters 2" x 4" Material of roof Shingles Composition
- Chimney (Material) None 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 Mrs. J. Berger Winston
(Owner or Authorized Agent)

By Edith Northman
5365

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

PERMIT NO. 16398	FOR DEPARTMENT USE ONLY			Fee <u>51.00</u> Stamp here when Permit is issued MAY 17 1937
	Plans and Specifications checked <u>Perush.</u>	Zone <u>R4</u>	Fire District No. <u>141</u>	
	Corrections required <u>None</u>	Blgd. Line <u>110</u> ft.	Street Widening <u>110</u> ft.	
	Plans, Specifications and Application checked and approved <u>[Signature]</u>	Application checked and approved <u>[Signature]</u> Clerk		
PLANS <u>[Signature]</u>	For Plans Set	Filed with	INSPECTOR <u>[Signature]</u>	Inspector

PERMIT TICKET NO. 682

FOR DEPARTMENT USE ONLY

Application <i>AA</i>	Fire District.....	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 fromStreet
 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:

I hereby certify that no contractor is employed, and/or will be employed to do the work mentioned in this application.

PLAN CHECKING
 RECEIPT NO. 13906
 VALUATION \$ 16000 00
 FEE PAID \$ 30 00

(Signed) *[Signature]*

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

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

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

Lot No. 163

Tract 4464

Location of Building 744-1/2-46-1/2-48 1/2 - Ridgely Drive (House Number and Street)
Between what cross streets 8th St & Wilshire Blvd.
Approved by City Engineer
Deputy.

USE INK OR INDELIBLE PENCIL

- 1. Purpose of building Garage Families 3 Rooms
2. Owner (Print Name) Mrs. J. Berger Winston Phone P19816
3. Owner's address 3050 1/2 W. Pico Blvd.
4. Certificated Architect Edith Northman State License No. C-66 Phone P46224
5. Licensed Engineer
6. Contractor None State License No. Phone
7. Contractor's address
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.
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 18'6" x 26'6" No. Stories 1 Height to highest point Size lot 70' x 122'45"
11. Type of soil A. dabe. - loam Foundation (Material) Concrete Depth in ground 6"
12. Width of footing 12" Width of foundation wall 3 1/2" Concrete Slab Floor Size of redwood sill 2" x 6"
13. Material exterior wall CAME Size of studs: (Exterior) 2" x 4" (Interior bearing)
14. Joist: First floor Second floor Rafters 2" x 4" Material of roof Shingles Composition
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 Mrs. J. Berger Winston (Owner or Authorized Agent)
By H. Engelbrecht

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

FOR DEPARTMENT USE ONLY
PERMIT NO. 16399
Plans and Specifications checked Plans
Corrections verified
Application checked and approved
SPRINKLER Required Valuation Included Specified Yes-No
Fee 25.00
Stamp here when Permit is issued MAY 17 1937
Inspector

FOR DEPARTMENT USE ONLY

Application <i>AA</i>	Fire District <i>*</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: I hereby certify that the contractor is employed, and will be employed to do the work mentioned in this application.

(Signed) *[Signature]*

0.52

0.52

0.52

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. 162

Tract 4464

Location of Building 744-1/2-46-1/2-48 1/2 Ridgeley Drive (House Number and Street) Approved by City Engineer

Between what cross streets 8th St & Wilshire Blvd Deputy

USE INK OR INDELIBLE PENCIL

1. Purpose of building Garage Families 3 Rooms -

2. Owner (Print Name) Mrs. L. Berger Winston Phone FL 9816

3. Owner's address 3050 1/2 W. Pico Blvd.

4. Certificated Architect Edith Northman State License No. 6-66 Phone PA 6224

5. Licensed Engineer State License No. Phone.

6. Contractor State License No. Phone.

7. Contractor's address

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. \$ 325.00 2500.00

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 19' x 27' No. Stories 1 Height to highest point Size lot 70' x 122.75'

11. Type of soil Adobe - loam Foundation (Material) Concrete Depth in ground 6"

12. Width of footing 12" Width of foundation wall 3 1/2" conc. slab floor Size of redwood sill 2" x 6"

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

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

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

I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building 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 Mrs. L. Berger Winston (Owner or Authorized Agent)

By H. Engelhardt

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

PERMIT NO. 16400 FOR DEPARTMENT USE ONLY Fee 3.00 Stamp here when Permit is issued MAY 17 1937 Plans checked and approved 5/17/37 Clerk Inspector

FOR DEPARTMENT USE ONLY

Application <i>AA</i>	Fire District	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 fromStreet
 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:

I hereby certify that no contractor is employed, and/or will be employed to do the work mentioned in this application.

(Signed) *[Signature]*

**CITY OF LOS ANGELES
DEPARTMENT**

**OF
BUILDING AND SAFETY**

CERTIFICATE OF OCCUPANCY

Date Certificate Issued:

19.....

744-4~~88~~¹/₂ S. Ridgeley Dr. Address of Building

CC four Apartment Owner

Owner's Address

(Post Office)

(Zone)

(State)

163980

Permit Number

1937

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:

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

G. E. MORRIS
Superintendent of Building

By

Apt 16398(37)

Los Angeles, Calif., Nov 30, 1937

The Superintendent of Building,
Department of Building and Safety

Sir:—I respectfully beg to report that I have inspected the building above
referred to, located at No. 744-48 1/2 South Fidelity Drive
and find that the same complies in all respects to the provisions of the State
Building Act and the City Building Ordinances, and is fully entitled to a certificate
of acceptance.

[Signature]
Deputy Inspector

No. of Bldg. D, No. of Stories 2
No. of Rooms 23, No. of Apts. 6

Certificate No. 6089, Issued Nov 30, 1937

Alteration Permits

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: Applicant 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.

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 163 Lot

Tract 4464 Tract

Present location of building } 744-1/2-46-1/2x98 1/2 - S. Ridgely Drive (House Number and Street) New location of building } Same (House Number and Street) Between what cross streets } Approved by City Engineer Deputy.

- 1. Purpose of PRESENT building Apt, Families 6 Rooms 23
2. Use of building AFTER alteration or moving Same Families Same Rooms Same
3. OWNER (Print Name) MRS. J. Berger Winston Phone FI-9816
4. Owner's Address 3050 1/2 W. Pico Blvd
5. Certificated Architect EDITH Northman State License No. C-66 Phone PA 6224
6. Licensed Engineer State License No. Phone
7. Contractor State License No. Phone
8. Contractor's Address OK Same
9. VALUATION OF PROPOSED WORK \$ 25.00
10. State how many buildings NOW on lot and give use of each. 1 - apt - 2 gar (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building 66 x 58 Number of stories high 2 Height to highest point
12. Class of building D Material of existing walls Stucco Exterior framework (Wood or Steel)

Describe briefly and fully all proposed construction and work: Removal of steel stair from side yard as shown on plans. Placing of same in 11'-0" deep Rear yard. Changing placement of kitchen layout from present plan - this is a different placement of steel stair than shown on present plans.

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

Table with 4 columns: PERMIT NO., FOR DEPARTMENT USE ONLY (Plans and Specifications checked, Zone, Fire District, Corrections verified, Bldg. Lns, Street Widening, Plans, Specifications and Applications received and approved, Application checked and approved, For Plans Sec, Filed with, Required Valuation included, Inspected), Fee, Stamp here when Permit is issued, Inspector.

137

11

PUBLIC RECORD

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

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1.	LOT 163	BLOCK	TRACT 4464	COUNCIL DISTRICT NO. 4	DIST. MAP 5123
	LEGAL DESCR. 163				CENSUS TRACT 2162.00
2.	PRESENT USE OF BUILDING () Mult. Dwig.			NEW USE OF BUILDING () Same	
3.	JOB ADDRESS 744-48½ Ridgley Dr., Los Angeles				ZONE R4-1
4.	BETWEEN CROSS STREETS AND 8th St. Wilshire				FIRE DIST. --
5.	OWNER'S NAME Esther and David Choy			PHONE	LOT TYPE Int
6.	OWNER'S ADDRESS 744-48½ Ridgley Dr., Los Angle			CITY	LOT SIZE 70x
7.	ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY --
8.	ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE --
9.	ARCHITECT OR ENGINEER'S ADDRESS				CITY
10.	CONTRACTOR Globe Reconst.			BUS. LIC. NO. 250469	ACTIVE STATE LIC. NO. 984-34284
11.	SIZE OF EXISTING BLDG. WIDTH	LENGTH	STORIES 2	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE 2-Garage/Dwelling
12.	CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS Stucco	ROOF Comp	FLOOR Wood	STREET GUIDE
13.	JOB ADDRESS 744-48½ Ridgley Dr.				DISTRICT OFFICE LA
14.	VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING				\$ 7000
15.	NEW WORK (Describe) restine fire damage 10% inspector				GRADING --
	to verify (roof, ext. walls)				FLOOD --
	NEW USE OF BUILDING Multi-Dwelling				HWY. DED. --
	TYPE NC		GROUP OCC. NC	BLDG. AREA NC	CONSTR. --
	DWELL UNITS NC		MAX OCC. NC	TOTAL	ZONED BY Telles
	GUEST ROOMS NC		PARKING REQ'D NC	PARKING PROVIDED STD. NC COMP. Q	FILE WITH
	SPRINKLERS REQ'D SPEC.		CONT. INSP.		APPLICATION APPROVED
	P.C.	P.M.	CLAIMS FOR REFUND OF FEES PAID ON PERMITS MUST BE FILED: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.		CASHIER'S USE ONLY C 49.00 B-CI 27278 0001 82914 4 07/14/81 49.00 CHTD
	S.P.C.	I.F.			
	B.P. 49.00	O.S.			
	G.P.I.	C/O			
	DIST. OFFICE LA		ENERGY:		INSPECTOR
	P.C. NO.				

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Date 7-10-81 Lic. Class B-1 Lic. Number 250469 Contractor: David Perry G.R. (Signature)

OWNER-BUILDER DECLARATION

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

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

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

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

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).
 Policy No. PC 964692 Company McCord + Holdren INC. N. Hollywood.
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
 Date 7-10-81 Applicant David Perry G.R.
 Applicant's Mailing Address PO Box 4476 N. Hollywood, CA. 91609
REPUBLIC INDEM.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

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

CONSTRUCTION LENDING AGENCY

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

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
 I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed David Perry G.R. 7-10-81
 (Owner or agent having property owner's consent) Position Date

14. APPLICATION COMMENTS

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

CLASS LICENSE# PHONE #

(O) Owner-Builder

0

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)

17. 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.)

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier _____ Policy Number _____

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

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

19. 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

20. 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

KHOSROW GANJIANPUR

Date

06/29/09

Owner

Authorized Agent



OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

(OWNER-BUILDER DECLARATION)

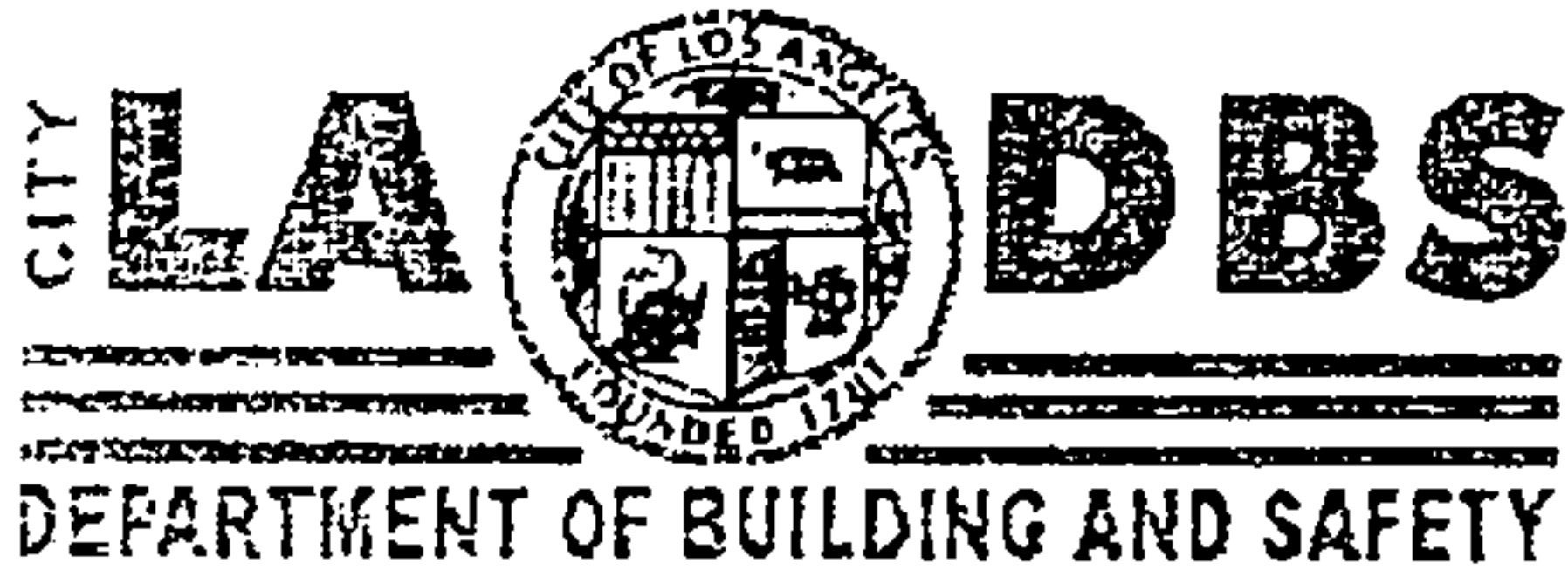
Application Number: 09016 3014 09672

Project Address: 744 S. RIDGELEY DR. LOS ANGELES CA. 90036
UNIT # 744 1/2, 746, 746 1/2, 748 1/2

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

- 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
- 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.
- 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.
- 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.
- 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.
- 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.
- 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.
- 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.
- 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the Internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.



OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

(OWNER-BUILDER DECLARATION, cont.)

Application Number: _____

Project Address: 744 S. RIDGELEY DR LOS ANGELES CA 90036

UNIT # 744 1/2, 746, 746 1/2, 748 1/2

RS

10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 744 S. RIDGELEY DR LOS ANGELES CA 90036

RS

11. I agree that, as the party legally and financially responsible for this proposed construction activity, will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

RS

12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.

Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Owner's Name: KHOSROW GANJIANPUR

Signature of property owner [Handwritten Signature] Date: 04/29/09

- SEC. 3. Section 19830 of the Health and Safety Code is repealed.
- SEC. 4. Section 19831 of the Health and Safety Code is repealed.
- SEC. 5. Section 19832 of the Health and Safety Code is repealed.



Architectural
Resources Group

Exhibit 4. Existing Conditions Photos, ARG, 2017



Primary (west) façade with courtyard to south, view northeast (ARG, 2017).



Primary (west) façade, view southeast (ARG, 2017).



Primary (west) and north façades, view southeast (ARG, 2017).



North and west façades, view southeast (ARG, 2017).



North façade, view south (ARG, 2017).



North and east façades, view southwest (ARG, 2017).



East and portion of north façades, view southwest (ARG, 2017).



East façade, view northwest (ARG, 2017).



South façade, view to northeast (ARG, 2017)



South and west courtyard façades, view to northeast (ARG, 2017)



South and west courtyard façades, view to northeast (ARG, 2017).



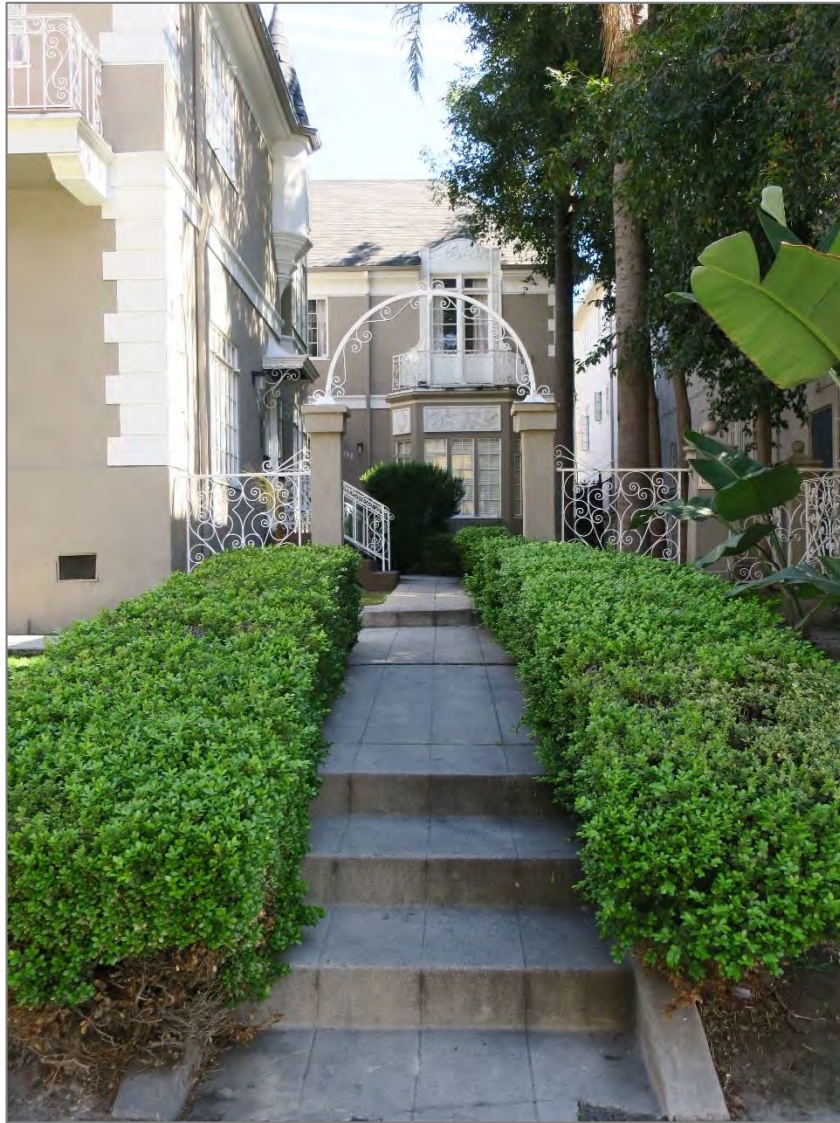
South and west courtyard façades with corner stoop, view to northeast (ARG, 2017).



Courtyard and walkway, view to east (ARG, 2017).



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Courtyard entry steps from street, view to east(ARG, 2017).



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Courtyard unit entries, view to east (ARG, 2017).



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Courtyard unit entry and turret on south façade, view to northeast (ARG, 2017).



Garages at rear of parcel, view to southeast (ARG, 2017).