

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-237-HCM
ENV-2015-328-CE

HEARING DATE: February 5, 2015
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 2242 S. Hobart Boulevard
Council District: 8
Community Plan Area: South Los Angeles
Area Planning Commission: South Los Angeles
Neighborhood Council: Empowerment Congress
North Area
Legal Description: Lot 6, Block 3 of the West Adams
Heights Tract

PROJECT: Historic-Cultural Monument Application for the
CHARLES I.D. MOORE RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument


OWNER(S): Ian Sinnott
2242 S. Hobart Boulevard
Los Angeles, CA 90018

APPLICANT: Laura Meyers
1818 S. Gramercy Place
Los Angeles, CA 90019


RECOMMENDATION **That the Cultural Heritage Commission:**

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

MICHAEL J. LOGRANDE
Director of Planning


Ken Bernstein, AICP, Manager
Office of Historic Resources


Nels Youngborg, Preservation Planner
Office of Historic Resources


Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

- The property embodies "the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of Shingle Style with Craftsman influences.
- The property is "a notable work of a master builder, designer or architect whose individual genius influenced his age," due to its design by the architectural firm Hudson & Munsell.

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.

SUMMARY

Built in 1907, the Charles I.D. Moore Residence is a large, single family residence with a Craftsman and Shingle style exterior and Craftsman style interior. It is a three-story house with pitched roofs and an expansive front porch. The interior features Douglas Fir woodwork, including ceiling beams, flooring and built-in cabinetry. The living room contains an oversized fireplace with a green-tiled face and wood mantle.

The building exhibits many character-defining features of Shingle style architecture with Craftsman influence, including:

- Gabled, low-pitched, shingled roofs
- Exposed rafters
- Grouped casements and double hung windows
- Large porch with square columns
- Wood clapboard shingle exterior
- Asymmetrical massing
- Interior ceiling beams
- Built in cabinetry
- Beamed ceilings
- Grand fireplaces made of decorative tiles
- A sleeping porch

The subject property was designed by prominent Los Angeles architectural firm Hudson & Munsell, which consisted of Dale F. Hudson and William A.O. Munsell. This firm is renowned for their large scale civic, institutional and religious buildings, as well as their residences found throughout the West Adams District. The firm established itself in Los Angeles in the late 1890s with an office in the Stimson Building, at the southeast corner of 3rd and Spring Streets. By

1905, the architects had gained notoriety as architectural designers and were lauded in local newspapers as "architects of the highest order." Their partnership lasted until the early 1930's.

Munsell had worked as a draftsman and architect in Portland, OR and Wichita, KS before moving to Los Angeles in the late 1890s. In 1902, he was president of the Los Angeles chapter of the American Institute of Architects (AIA).

Hudson studied architecture in San Francisco under William Curlett and moved to Los Angeles in 1895. From 1899 to 1901, he was the City Building Inspector for the City of Los Angeles. In 1910, he became the president of the AIA Southern California chapter.

Select designs by this firm include:

- Los Angeles County Hall of Records (1907-demolished 1973), Los Angeles, CA.
- Secondo Guasti House (1910), Los Angeles, CA. HCM #478
- Station #1, Engine Company #29, Los Angeles Fire Department (1910), Los Angeles, CA. HCM #37
- Dr. Grandville MacGowan Home (1912), Los Angeles, CA. HCM# 479
- Briggs Residence (1912), Los Angeles, CA. HCM #477
- Natural History Museum (1913), Los Angeles, CA. NHRP #75000434

The subject property was surveyed in 1986 and formally determined eligible for the National Register of Historic Places; therefore it is currently listed on the California Register of Historic Resources (CRHR #025527).

DISCUSSION

The Charles I.D. Moore Residence successfully meets two of the specified Historic-Cultural Monument criteria: 1) embodies "the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction," and 2) is "a notable work of a master builder, designer or architect whose individual genius influenced his age." The subject property is a good example of an architectural specimen of the Shingle style, with Craftsman influences due the many character defining features of the property that are integral to the style and period of significance. The architectural firm of Hudson & Munsell has made significant and lasting contributions to Los Angeles through many architectural designs that merits their acknowledgement as master architects.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

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

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

The designation of the Charles I.D. Moore Residence as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior's Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

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

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

BACKGROUND

On January 29th, 2015 the Cultural Heritage Commission took the property under consideration with a Commission-Initiated Motion. On February 19th, a subcommittee of the Commission consisting of Commissioners Barron and Irvine toured the property accompanied by a staff person from the Office of Historic Resources.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Charles I. D. Moore Residence		First Owner/Tenant	
Other Associated Names:			
Street Address: 2242 S. Hobart Blvd.		Zip: 90018	Council District: 8
Range of Addresses on Property: 2242 S. Hobart Blvd. ONLY		Community Name: West Adams Heights	
Assessor Parcel Number: 5058-018-014	Tract: West Adams Heights	Block: 3	Lot: 6
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
	<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature	
Describe any additional resources located on the property to be included in the nomination, here: Original garage			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1907-08	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? None
Architect/Designer: Hudson and Munsell	Contractor: E.E. Harriman		
Original Use: Single Family Home	Present Use: Single Family Home		
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7)	<input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Select from menu or type style directly into box		Stories:	Plan Shape:
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type: Wood	Type: Select	
CLADDING	Material: Wood shingles	Material: Select	
ROOF	Type: Gable, crossed	Type: Select	
	Material: Composition shingle	Material: Select	
WINDOWS	Type: Double-hung	Type:	
	Material: Wood	Material: Select	
ENTRY	Style: Off-center	Style: Recessed	
DOOR	Type: Select	Type: Select	

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.

1925	Addition of a sleeping porch and bathroom over driveway, creating a porte cochere
2014	major restoration and rehab (continuing)

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input type="checkbox"/> Listed in the National Register of Historic Places	
<input type="checkbox"/> Listed in the California Register of Historical Resources	
<input checked="" type="checkbox"/> Formally determined eligible for the National and/or California Registers	
<input type="checkbox"/> Located in an Historic Preservation Overlay Zone (HPOZ)	<input type="radio"/> Contributing feature <input type="radio"/> Non-contributing feature
<input checked="" type="checkbox"/> Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): Survey LA (South Los Angeles, 2012) Cultural Resources Documentation Report for
Other historical or cultural resource designations:	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

<input type="checkbox"/>	Reflects the broad cultural, economic, or social history of the nation, state, or community
<input checked="" type="checkbox"/>	Is identified with historic personages 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 checked="" 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



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: Laura Meyers		Company:	
Street Address: 1818 S. Gramercy Place		City: Los Angeles	State: CA
Zip: 90019	Phone Number: 323-868-0854	Email: lauramink@aol.com	

Property Owner

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

Name: Ian Sinnott		Company:	
Street Address: 2242 S. Hobart Blvd.		City: Los Angeles	State: CA
Zip: 90018	Phone Number: 310-284-6432	Email: issinnott@yahoo.com	

Nomination Preparer/Applicant's Representative

Name: Laura Meyers		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.	
✓	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.
✓	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.
✓	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

Charles I.D. Moore Residence
2242 South Hobart Boulevard, West Adams Heights

ARCHITECTURAL DESCRIPTION

This picturesque three-story house shows the influence of both the Shingle and the Craftsman styles, according to Roger Hatheway, who surveyed it for the Community Redevelopment Agency and identified it as a historic resource in 1981. This description of the Charles I.D. Moore Residence's exterior architectural elements draws heavily on Hatheway's DPR sheet.

The house is currently undergoing a major restoration, inside and out, and therefore some interior spaces are not fully described (and this description will be amended when the restoration is complete.)

The Moore Residence is gabled with two linked, oversized dormers facing the street at the center of the façade. Shaped bargeboards in the form of an upside-down "W" are supported by braces and outline the dormers. A row of corbels separates the dormers from the projecting central portion of the house. A two-sided slant bay is offset on the second story of the center section. The porch, shaded by a hipped roof on posts, occupies the lower level of the center. An ample wood entry door welcomes visitors.

Additional decorative exterior features include a planter box on an upper story window, and a porte cochere over the driveway (a feature added by original owners Charles I.D. and Emily Maude Moore, in 1925; the upper level houses a sleeping porch and bathroom addition) along with a projecting pergola over the driveway.

Shingling sheathes the house. A low, rusticated stone retaining wall ties this house to the neighboring house at 2248 S. Hobart Blvd. and is a character-defining feature in the West Adams Heights neighborhood.

The interior features extensive decorative Douglas fir woodwork and wood trim, including beamed ceilings, built-in bookcases, a substantial butler's pantry with two sets of cabinets, wide crown moldings, and columns in a heavy Arts & Crafts idiom. The dining room china cabinet is a replacement built in the 1980s to emulate the original. There are oak floors throughout.

French-style doors separate the living room from a indoor terrace room/conservatory room – an early alteration.

The living room features a very tall and imposing fireplace with Craftsman mantle and over-mantle which rises to the height of the top of the window trim, and it has matte green Grueby art tile – a signature feature found in several local Hudson and Munsell-designed homes. Upstairs on the landing is a second, smaller, fireplace with brown Arts & Crafts tile, possibly also Grueby (in the same dimensions as the tiles in the fireplace downstairs.)

The wide staircase with Craftsman style square newel posts and heavy ballusters/ballustrade rises from a landing that separates the public rooms (entry, living room, dining room) from the family's private spaces (kitchen, pantry, service rooms). Indeed, the landing is a focal point of the entry. The family bedroom suites on the second floor are large and, with banks of windows, are for the most part bathed in light. The main bathroom opens onto a porch (some would say its original purpose was for the ladies to dry their hair.)

The Moore Residence also has a complete third floor, also undergoing restoration.

Charles I.D. Moore Residence
2242 South Hobart Boulevard, West Adams Heights

SIGNIFICANCE STATEMENT

The **Charles Irwin Douglas (C.I.D.) Moore Residence**, located at 2242 South Hobart Blvd., Los Angeles CA 90018, is a significant historic resource in its neighborhood, West Adams Heights.

It was designed by **Master Architects, Hudson & Munsell (Dale F. Hudson and William A.O. Munsell)**, who during the 30 years of their partnership also designed the Museum of Natural History, the Secundo Guasti Estate, the Dr. Grandville MacGowan Mansion, and numerous other important institutional buildings and fine residences. The residence is one of the architects' notable works, and is representative of the work they were doing in the period of construction (1908).

The Charles Irwin Douglas (C.I.D.) Moore Residence embodies the distinguishing characteristics of an architectural-type specimen (Craftsman and Shingle style exterior, Craftsman interior), and is inherently valuable for study of the period and style.

The Charles Irwin Douglas (C.I.D.) Moore Residence is associated with events and personages of its era. Mr. Moore was a well-known business figure who served as an officer of the Pacific Mutual Life Insurance Company, as well as on the Board of Trustees for the University of Southern California, the West Adams Methodist Church, and other institutions. Pacific Mutual is itself an important pioneer company in California and Los Angeles. Prior to his entrance into the insurance industry in 1901, C.I.D. Moore was an educator and the supervising principal for the Santa Monica city schools system.

(The Moore Residence is part of a complex of three grand homes that were built by members of the Cochran family. Pacific Mutual chief executive George Ira Cochran's Mansion sits behind the subject property, facing Harvard Boulevard; Cochran's mother and one sister lived in the residence at 2248 S. Hobart Blvd., next door to the subject property. C.I.D. Moore was married to George Cochran's other sister, Emily Maud.)

In addition, the Charles Irwin Douglas (C.I.D.) Moore Residence also contributes to the community as an important reminder of the heyday of West Adams Heights, which was an exclusive gated tract developed by the partners in Pacific Mutual Life Insurance in the early years of the 20th century, an effort to which C.I.D. Moore contributed by erecting three of the early residences, including the subject property.

Charles I.D. Moore Residence
2242 South Hobart Boulevard, West Adams Heights

THE ARCHITECTS: FRANK D. HUDSON AND WILLIAM A.O. MUNSELL

Architects Frank Dale Hudson (1865-1941) and William A.O. (Alexander Oliver) Munsell (1866-1963) practiced together in Los Angeles for over three decades. Today they are remembered for such important monumental buildings in Los Angeles as the County Hall of Records on Broadway (1907, demolished), the Los Angeles County Museum at Exposition Park (now the Natural History Museum, 1913), and the Los Angeles County Hospital administration building (commissioned in 1909).

They also designed many fine residences in the West Adams District and elsewhere for noted members of "society," in a broad variety of styles ranging from Arts & Crafts to Colonial Revival and Beaux Arts. These homes include important mansions, such as the Frederick Wilson Flint Residence at 20 Chester Place, the Secundo Guasti Estate at 3500 West Adams Boulevard, a pair of homes for Nathaniel Wilshire and Susan Wilshire (brother and stepmother respectively of Gaylord Wilshire, who laid out Wilshire Boulevard), and the 18,000-square-foot Dr. Grandville MacGowan Mansion and the next-door Mary Briggs Residence (the "mother in law" house), also on Adams Boulevard.

Hudson and Munsell established themselves in the late 1890s with an office in the Stimson Building. By 1905, they had garnered a reputation as "architects of the highest order" and "also being artists of no small pretensions [who] keep in touch with all the new ideas in building," according to the *Los Angeles Sunday Herald* (September 3, 1905). They had by then designed homes for, among others, real estate developer Wesley Clark (who with his partner E.B. Bryan owned substantial acreage in downtown and elsewhere); railroad magnate W.S. Hook; businessman and staunch Los Angeles booster William M. Garland, who eventually brought the Olympics to Los Angeles; and Frank S. Hicks, a "pioneer insurance man" and attorney with interests in real estate and mining. The architects had already by then also designed the Los Angeles County jail. Their partnership flourished until the 1930s.

Before they joined forces, Frank D. Hudson was the City Building Inspector for the City of Los Angeles, from 1899 to 1901. He was also a pioneer in the use of the fireproof and soundproof artificial building stone, used at the Fairmont Hotel in San Francisco. Hudson studied architecture in San Francisco in the offices of William Curlett, and moved to Los Angeles in 1895 to set up his own office. He became president of the American Institute of Architects (AIA) Southern California chapter in 1910.

Munsell had worked as a draftsman in Portland, Oregon, and as an architect in Wichita, Kansas, before moving to Los Angeles in the late 1890s, settling in Garvanza by 1900. By 1902 he was president of the Los Angeles chapter of the American Institute of Architects (AIA).

There are not as many specific character details associated with Hudson and Munsell (versus, for example, Heineman & Heineman, who employed distinctive patterns of wood-crafting, unique exotic woods and reverse board-and-batten details; or Sumner P. Hunt who evoked Japanese designs and used distinctive moldings above doors and windows). However, a number of homes they designed (including the Charles I. D. Moore Residence) include large – even mammoth – fireplaces with art tiles, often Gruby tiles; expansive upstairs landings which serve almost as a family room/gathering place (the Moore Residence features a fireplace on its landing); dressing rooms/areas with built-in cabinetry; and extensive woodwork with wide crown moldings.

Some of Hudson and Munsell's commissions included:

Benevolent and Protective Order of Elks, Lodge, San Pedro, Los Angeles - 1910
Briggs, Mary L., House, Los Angeles - 1912
Chatsworth Methodist Church, Women's Club Building, Chatsworth, Los Angeles - 1912
City of Los Angeles, Los Angeles Fire Department, Engine Company #23, Station #1, Los Angeles – 1910
Cohn Residence, Alvarado Terrace
County of Los Angeles, Detention Home, Los Angeles - 1910
County of Los Angeles, General Hospital, Administration Building, Lincoln Heights, Los Angeles - 1909
County of Los Angeles, Hall of Records Building #1, Los Angeles - 1908
Gartz, A.F., House, Altadena, CA - 1908
Guasti, Secondo, House, West Adams, Los Angeles - 1910
Hammel Building, in the Plaza, Los Angeles - 1909
Los Angeles Unified School District (LAUSD), 79th Street School, Los Angeles - 1924
Los Angeles Unified School District (LAUSD), 95th Street School, Los Angeles - 1924
Los Angeles Unified School District (LAUSD), Murchison Street School, Los Angeles - 1924-1925
MacGowan, Dr. Grandville Residence, West Adams Boulevard, Los Angeles --
Masonic Building, Blue Lodge, Los Angeles - 1907
Natural History Museum, Exposition Park, Los Angeles - 1913
Roman Catholic Archdiocese of Los Angeles, Saint Anthony's Church #1, Long Beach - 1902-1904
Stewart, Will H., House, Alhambra, CA - 1908
Terminal School District, School, Los Angeles - 1904
Thom, Cameron Erskine, House Project, West Adams, Los Angeles – 1905
Wilshire, Susan Residence, West Adams, Los Angeles -- 1912

Charles I.D. Moore Residence
2242 South Hobart Boulevard, West Adams Heights

BIOGRAPHY: CHARLES IRWIN DOUGLAS (C.I.D.) MOORE (1865-1944)

Charles I. D. Moore was a prominent businessman, educator, civic leader, and director of social welfare and religious organizations in Los Angeles for more than four decades. He was described as “hardworking and earnest” – and he also married well.

Moore’s father-in-law was Dr. George Cochran, a prominent Methodist pastor (he was the first pastor of the Metropolitan Church in Toronto), a missionary to Japan, the first to translate the bible into Japanese, and a dean at the University of Southern California. Moore’s brother-in-law was George Ira Cochran, chief executive at the Conservative Life Insurance Company (and the man for whom the street Cochran Avenue is named), and his mother-in-law, Catherine Lynch Cochran, was a direct descendant of Susannah Wesley, the mother of the founder of Methodism.

Moore was born in Islington, near Toronto, Canada, in 1865, the son of a farmer. His early years were spent on that farm, where he learned to work energetically, and for long hours. But Moore strived to better his status in life, and attended the Victoria University at Toronto, graduating with honors. He won the Prince of Wales Gold Medal, the university’s highest honor.

After college graduation, Moore traveled to Tokyo, Japan, becoming a teacher in Toyo Eiwa Gakko at a Methodist mission college for boys. It was in Japan that he met Emily Maud Cochran, and they were married in December, 1893.

On returning to America in 1891 Moore settled in California and for ten years was connected with the schools of Santa Monica, at first as teacher at the high school, then its principal, and later serving as supervising principal of all the schools in the beach city.

Santa Monica had always been a “wide-open” town but in 1900, when Charles I.D. Moore was a member of its Board of Trustees, city leaders made a determined effort to “secure a better order of things,” according to *Ingersoll's Century History, Santa Monica Bay Cities* (1908). An ordinance was passed making the city a no-saloon town, the result of an effort led by Frederick Rindge, Moore, J.S. Slauson, among others, along with temperance leaders and local church pastors. “A vigorous, well organized, educational anti-saloon crusade followed.”

About Christmas, 1901, according to the October 25, 1918 edition of *The Eastern Underwriter*, “it was suggested to Mr. Moore that he should give up school work, as he had gotten about as high as he could in that line, and go into business. Life insurance was mentioned as offering an attractive field. Within two months from that time he had given up his school position and was in possession of a rate book, selling life insurance for the Conservative Life, of Los Angeles.” Of course, Conservative Life was helmed by George Ira Cochran.

Moore had immediate success in business, and more than doubled his income as an educator from the very beginning of his insurance career. He remained a salesman for about four years. But after the consolidation of Conservative Life with Pacific Mutual Life Insurance in 1905 (the latter company then moving to Los Angeles in the wake of the San Francisco earthquake), Moore was appointed assistant secretary of the combined company. The next year he became its corporate secretary, and eventually, in 1920, Pacific Mutual's vice president, a position he held until his retirement in 1935.

It was the executives of Conservative Life who had filed the tract map and laid out the West Adams Heights tract in 1901-1902. They incorporated the West Adams Heights Association. By 1903, Conservative Life's officers George Ira Cochran, Frederick Rindge and several others were building their own grand mansions at the top of the rise. They even extended the Los Angeles Railway Company's streetcar line beyond the Rosedale Cemetery into the West Adams Heights tract (the streets at that point were still privately owned and not yet dedicated to the City) so they could run a private railroad car on the extension to their downtown offices.

Moore was not yet in a position to build an imposing mansion of his own. The subject property at 2242 S. Hobart was actually the third house in West Adams Heights that Moore eventually commissioned.

In 1903 he built an American Foursquare house at 1957 Oxford (subsequently renumbered to 2057 S. Oxford Ave), and lived there for three years. In 1906, he built a larger home at 2071 S. Hobart (attributed to the architecture firm of Hudson and Munsell), and lived there for two years. Historians have speculated that these first two homes were built in order to help generate interest in the West Adams Heights development.

Moore's final residence at 2242 S Hobart, which he occupied beginning in 1908, was positioned as part of a large compound that included the mansion belonging to George Ira Cochran (facing Harvard Boulevard) and a more modest Dutch Colonial Revival next door at 2248 S. Hobart housing his wife's mother and sister, that residence having been built for them by Mr. Cochran.

The Moore residence, designed by the Hudson and Munsell firm, is a Shingle/Craftsman style home. It is currently undergoing an extensive restoration.

Moore was successful in his business career, and was listed in *Who's Who of Los Angeles County 1927-1928*. He edited the *Pacific Mutual News* for almost a quarter of a century, and during his tenure that publication became recognized as one of the outstanding life insurance house organs in the U.S. By this time he had also become published writer. In 1927, he published *CID Says*, a book of proverbs. In 1928 he authored a history of the company, titled *The Pacific Mutual Life Insurance Company of California; a History of the Company and the Development of its Organization, the Sixtieth Anniversary 1868-1928* and in 1930 he wrote *In the Footsteps of the Padres*.

Moore became a trustee of the University of Southern California, and was also involved with the University Religious Conference at the University of California, Los Angeles, along with the California Historical Association. He was also a longtime director of the Community Chest (today's United Way), and the Los Angeles YMCA, also serving on the YMCA's national council for three years. For 40 years, Moore was also a member of the board of trustees for the West Adams Methodist Church.

Near the end of his life, Moore received the following tribute: "He loves his profession, loves flowers, writes poetry, and is an unfailing contributor to the morale and efficiency of the great organization which he serves as an official, and a splendid example of the balanced adjustment which a few rare men can make between devotion to their business and to the human and personal interests of life."

Moore lived out nearly all of his days at the residence on the Hill. His great-grandson observed, "CID loved 2242 very much and wrote a poem about having to leave it. The upkeep became too much for him and he moved to a duplex with his daughter and son-in law Richard and Catherine Hill. He died 30 days later, some conjectured from a broken heart of having left the property."

Charles I.D. Moore Residence
2242 South Hobart Boulevard, West Adams Heights

HISTORY OF THE PACIFIC MUTUAL LIFE INSURANCE COMPANY

In its heyday, Pacific Mutual Life Insurance was one of the nation's major life insurance companies. It was a pioneering California company that merged with Los Angeles-based Conservative Life in 1905, and then, after the devastating San Francisco earthquake of 1906, moved to Los Angeles. Charles I.D. Moore, the owner of the subject property located at 2242 S. Hobart Blvd., was one of Pacific Mutual's top executives from 1906 until his retirement in the 1930s.

History

On May 9, 1868, Pacific Mutual Life's first policy was ceremonially issued to Leland Stanford, the company's first president from 1868-1876. Its board was dominated by California business and political leaders, including three of the "Big Four" who created the Central Pacific Railroad (Charles Crocker, Mark Hopkins, and Leland Stanford) and three former governors (Stanford, Newton Booth, and Henry Huntley Haight).

Initially the company offered life and endowment policies and began investing in community improvements, and by the end of its first year Pacific Mutual had five hundred life insurance policy owners and had paid its first death benefit.

By 1870 Pacific Mutual Life was selling life insurance throughout most of the western US. Expansion continued in the early 1870s into Colorado, Kentucky, Nebraska, New York, Ohio, and Texas. The company ventured into Mexico in 1873 but sold few policies. It had better luck in China, accepting its first risk there in 1875, and in Hawaii, where it started business two years later. In 1881 Pacific Mutual Life moved to San Francisco.

Later, while serving his second term as a United States Senator from California, Stanford founded Leland Stanford, Jr. University (known today as Stanford University) as a memorial to his only son. Three weeks after the 1893 commencement, on June 21, Leland Stanford died. His business affairs were left in a tangled state -- a circumstance aggravated by the panic of 1893.

Since the University derived its support at that time exclusively from Stanford's fortune, the financial situation became grave. The *San Francisco Examiner* headlined, "No Pay For The Professors!" Intent on preserving the University, Mrs. Stanford used her husband's Pacific Mutual life insurance policy to soothe the momentary financial distress and ease the plight of the strapped university professors. The benefit from Stanford's policy kept the university open until the estate was settled.

In response to the needs of the company's policyholders, Pacific Mutual had begun offering accident insurance in 1885. This was a drastic departure for a life insurance company at the time, but the firm recognized that all hazards to human life and health are equally important to plan for. The new accident coverage was popular, and quickly demonstrated its value. The second claim filed (for \$50), resulted from an injury sustained while the insured was setting a wagon brake -- only fifteen minutes after becoming one of the initial policyholders.

On March 12, 1906, Pacific Mutual Life consolidated with Conservative Life, a young life insurance company from Los Angeles. With almost eerie foresight, additional fire insurance was placed on the Pacific Mutual home office in San Francisco, additional vaults were constructed, and older vaults were reinforced. These actions were completed by early April.

Days later, on April 18, a 48-second earthquake rocked San Francisco, leveling hundreds of city blocks. Although Pacific Mutual's seven-story home office building survived the initial earthquake, the home office was sacrificed as a firebreak to prevent further damage to the city. At the time of the earthquake, a Pacific Mutual employee named Richard Mier realized that valuable bonds were in a safe that was not fireproof. Quick thinking Mier courageously removed the bonds, along with several stock ledgers and ran down five flights of shaking stairs. He wrapped the bonds to protect them and climbed to the top of Sacramento Street where he then buried the important documents in the basement of his home where they would be safe until needed -- a couple days later.

On May 18, 1906, the Board of Directors met for the first time since the catastrophe. There amongst the rubble, they formally voted to establish a new home office in Los Angeles. The staff was sent ahead, and a new chapter in the company's history would begin. Their new home office, located near Pershing Square in downtown Los Angeles, opened in 1908 and remained the company's headquarters until they moved south to their current location in Newport Beach, California, in 1972.

Pacific Mutual Life's non-cancellable disability policies proved to be both popular and disastrous during The Great Depression. With unemployment surging, the product became a financial drain, threatening the security of the company. Insurance Commissioner Samuel L. Carpenter proposed a bold blueprint for reorganization of the company. He endorsed a principle that already guided Pacific Mutual Life: primary concern for the interest of policyholders. Carpenter and the Pacific Mutual board provided that the company's life insurance policyholders were to be given the opportunity, through mutualization, to become the owners of the company.

The company squeaked through the Depression, and after WWII, Pacific Mutual Life entered the group insurance and pension markets.

After 83 years as a stock company and an eight-year stock purchasing program, Pacific Mutual Life became a true mutual in 1959.

Charles I.D. Moore Residence
2242 South Hobart Boulevard, West Adams Heights

WEST ADAMS HEIGHTS: CONTEXT

"Nowadays we scarcely notice the high stone gates which mark the entrances on Hobart, Harvard, and Oxford streets, south of Washington Boulevard. For one thing, the traffic is too heavy, too swift; and then, again, the gates have been obscured by intrusions of shops and stores. At the base of the stone pillars appears the inscription "West Adams Heights." There was a time when these entranceways were formidable and haughty, for they marked the ways to one of the first elite residential areas in Los Angeles. . . In the unplanned early-day chaos of Los Angeles, West Adams Heights was obviously something very special, an island in an ocean of bungalows—approachable, but withdrawn and reclusive—one of the few surviving examples of planned urban elegance of the turn of the century."

-- Carey McWilliams, "The Evolution of Sugar Hill," *Script* magazine, March, 1949: 30.

Today West Adams Heights is still obviously something special. The past seventy years, however, have not been kind. In 1963 the Santa Monica Freeway cut through the heart of West Adams Heights, dividing the neighborhood, eliminating its continuity. In the 1970s the city paved over the red brick streets and removed the ornate street lighting. After the neighborhood's zoning was changed to a higher density, overzealous developers claimed several mansions for apartment buildings, before the area was down-zoned again. Despite these challenges, however, "The Heights," as the area was once known (or "The Hill," as it is often referred to today) has managed to retain and regain some of its former elegance.

History of "The Heights"

The West Adams Heights tract (or "Adams Street Homestead Tract No. 2," as it was first known) was homesteaded in 1868 by Mary Hall. Mary's brother, Charles Victor Hall, was a student who had worked on survey efforts in the area. Charles was a claim-layer as well, opportunistically snapping up a 1/4 section (160 acres) to the south.

After the Civil War had ended, many Confederate veterans abandoned their ruined farms and Union veterans left their eastern mill towns to make new lives for themselves in California. "Surveyors were in the field by 1868," wrote Patricia Adler in her history of the Normandie Program Area prepared for the Los Angeles Community Redevelopment Agency. They laid out section lines "so that the U.S. Land Office could begin to accept claims from the newcomers."

Located smack in the middle of the public lands nestled between the pueblo lands surrounding the Plaza and owned by the City of L.A. (which sold off its holdings after statehood in 1850) and the Avila family's Rancho Las Cienegas, Mary Hall's land had most recently been used for cattle grazing. The city though was slowly developing an appetite for residential land (population doubled after 1890, reaching 100,000 in 1900); and, by 1893, school-teacher Hall (by then married to Civil War veteran and surveyor William Moore, one of the leading engineers of Southern California), subdivided her land for "exclusive home sites."

An economic depression rivaling the Great Depression of the 1930s seized the nation in 1893, hampering development in West Adams Heights for its first few years as a residential enclave. But recovery arrived in Southern California Country (to borrow a Carey McWilliams phrase) and imposing houses for the rich and socially prominent started springing up in West Adams Heights just after turn of the century. By then, the business owners of the enterprise that became Pacific Mutual Life Insurance had created an investment syndicate that acquired the portion of West Adams Heights that sat on the mesa and had commanding views.

The West Adams Heights Tract was laid out in 1902, in the former fields on the western edge of town. Although the freeway now creates a physical barrier, the original neighborhood boundaries were Adams Boulevard, La Salle Avenue, Washington Boulevard, and Western Avenue. Costly improvements were part of the development, such as 75-foot wide boulevards (which were some of the first contoured streets not to follow the city grid), lots elevated from the sidewalk, ornate street lighting, and large granite monuments with red-brass electroliers at the entrance to every street. These upgrades increased the property values, which helped ensure the tract would be an enclave for the elite.

One early real estate ad characterized the neighborhood stating: *“West Adams Heights needs no introduction to the public: it is already recognized as being far superior to any other tract. Its high and slightly location, its beautiful view of the city and mountains make it a property unequaled by any other in the city.”*

West Adams Heights quickly became an elite and fashionable enclave. The first major residence was the Frederick Rindge Mansion, a Chateausque “town house” completed in 1903, followed soon by the Shingle style George Ira Cochran Mansion. (Cochran was C.I.D. Moore’s brother-in-law.) New residents soon included many other officers of the Pacific Mutual Life Insurance Company, ranchers, bank presidents and mining engineers – along with George Cochran’s mother (and Moore’s mother-in-law), for whom a Dutch Colonial Revival residence was erected. They hired notable architects and architectural firms, including Train & Williams, Fredric Roehrig, and Hudson & Munsell.

Geographically speaking, West Adams Heights commands a particularly nice spot, on the northern end of a flat mesa that dips south offering views across an undulating plain to the hills now named for Lucky Baldwin. Land baron and Malibu developer Rindge built his manse just below the crest of the ridge. The house itself still stands and is listed on the National Register of Historic Places. Hall and Moore built their own house in the southwest corner of the tract, at the intersection of Adams and Western. (It was demolished to provide surface parking for the 1948 Golden State Mutual Life Insurance building, designed by architect Paul Williams and now Los Angeles’ Historic Cultural Monument No. 1000.)

In 1912, the West Adams Heights Association hired architects John C. Austin and W.C. Pennell to design a 600-seat brick veneered church at Adams and La Salle. (*Southwest Contractor*, 5/25/1912, p.15). The West Adams Heights Methodist Church, now the Greater Page Temple Church of God in Christ, also features stained glass windows created by Judson Studios.

Sugar Hill Historic District

SurveyLA, the Los Angeles Historic Resources Survey, identified the southern portion of West Adams Heights as the “Sugar Hill Historic District,” meeting California and National Register criteria. The Charles I.D. Moore Residence is identified as a Contributor to the District. (It had previously been identified as a Contributor to a district with nearly identical boundaries, in the *Determination of Eligibility Report for Adams-Normandie 4321 Redevelopment Project Area*, an evaluation undertaken in 1981 by Roger G. Hatheway and Associates for the Los Angeles Community Redevelopment Agency.)

According to SurveyLA, the Sugar Hill District – which comprises only the two blocks of Hobart and Harvard, and just 26 buildings lying south of the 10 Freeway to Adams – is significant both “as an enclave of grand residences constructed in the styles of the Arts and Crafts mode, many of which were designed by noted architects of the era”; and “for its association with the African-American community and the movement to abolish deed restrictions that promoted racial segregation in neighborhoods across the United States.”

Harvard Heights

In this same time period, a variety of nearby tracts (now north of the freeway’s dividing line) were established which are now jointly designated as the Harvard Heights Historic Preservation Overlay Zone (HPOZ).

The Harvard Heights HPOZ is predominantly characterized by two-story Craftsman-style residences built from 1902 to 1908. The large and somewhat grand scale of architecture is due to land covenants that stipulated that houses built within many of the tracts that now comprise the HPOZ cost more than \$2,500, a substantial sum at the turn of the century. The Westmoreland Heights Tract, comprising Hobart and Westmoreland Boulevard between Washington and Venice, required the houses cost at least \$5,000.

The community became home to many wealthy owners. The naming of streets after universities such as Harvard, Cambridge, Oxford, and Hobart added to the neighborhood’s prestige. To the west lay the Harvard Military Academy, and to the northwest was the new home of the Los Angeles Country Club, known as the Pico and Western Links.

The city’s best architects flocked to the area to build elegant homes for upscale residents. The HPOZ includes the only still-existing Greene and Greene-designed house in the city of Los Angeles (while one other, a much-larger Greene and Greene, *demolished*, once stood on Hobart Blvd.) The neighborhood also features the work of the famous Heineman brothers as well as numerous examples of notable West Adams architect Frank M. Tyler, Jr., who built his own imposing house (no longer extant) within this neighborhood. The HPOZ boundaries include modest commercial buildings located along the edges of the neighborhood.

In addition, the Harvard Heights HPOZ contains the northern-most section of the West Adams Heights Tract, which once spanned several blocks (Oxford, Hobart, Harvard and La Salle) running north-south between Adams Boulevard and Washington Boulevard. The granite corner markers on Washington Boulevard and Harvard Boulevard are extant, restored by the neighborhood association. West Adams Heights was cut asunder by the development of the Santa Monica/I-10 Freeway in the 1960s. A substantial number of its residences were lost at that time, with about 17 still extant south of the freeway. The north side, which falls within the Harvard Heights HPOZ boundaries, is more intact, with approximately 60 residences of the era still standing. West Adams Heights was and is characterized by impressive, master architect-designed mansions. The subject property is one of the remaining mansions.

Between its attractive topography and its architectural riches, it's not hard to see how the area acquired the nickname "Sugar Hill" in the late 1940s and 1950s when the neighborhood housed numbers of prominent African Americans. (The aforementioned Golden State Mutual Life building remains of a symbol of the economic stature and prominence of Sugar Hill's mid-century denizens.) But before Sugar Hill could be born, those same pioneering African Americans had a battle to win.

Like many Los Angeles tracts, land deeds in the West Adams Heights tract came equipped with a slate of restrictions designed to ensure and perpetuate the "desirability" of the area. The early residents' were required to sign a detailed restrictive covenant. This hand-written document required property owners to build a "first-class residence," of at least two stories, costing no less than \$2,000 (at a time when a respectable home could be built for a quarter of that amount, including the land), and built no less than 35 feet from the property's primary boundary. Common in early twentieth century, another clause excluded residents from selling or leasing their properties to non-Caucasians.

By the mid 1930s, however, most of the restrictions had expired. While some absentee landowners welcomed the opportunity to profit from an expanded market, others feared the prospect of living in a racially integrated neighborhood and lobbied for the covenants' extension. A small group of white property owners signed agreements in 1937 and 1938 in which they said they would not permit occupancy in West Adams Heights by non-Caucasians.

Nonetheless, between 1938 and 1945 many prominent African-Americans began to make "The Heights" their home. According to Carey McWilliams, West Adams Heights became known "Far and wide as the famous Sugar Hill section of Los Angeles," and enjoyed a clear preeminence over Washington's smart Le Droit Park, St. Louis's Enright Street, West Philadelphia, Chicago's Westchester, and Harlem's fabulous Sugar Hill.

Eventually, a number of prominent African American property owners challenged the constitutionality of the racially-based deed restrictions, in West Adams Heights and in other restricted tracts in Los Angeles. These cases were ultimately consolidated and heard at the U.S. Supreme Court. Its 1948 Shelley v. Kraemer decision parses the issue somewhat: declaring not so much that the restrictions themselves violate constitutional provisions but, rather, prohibiting courts from enforcing them. Regardless, in the absence of enforceability, the racially restrictive covenants were rendered impotent.

Indeed, West Adams Heights, soon also known as L.A.'s Sugar Hill, played a major role in this aspect of the civil rights movement in Los Angeles. In 1938, Norman Houston, president of the Golden State Mutual Life Insurance Company and an African-American, purchased a home at 2211 South Hobart Boulevard. During that period, other prominent African-Americans began to make Sugar Hill their home – including actress Hattie McDaniel, dentists John and Vada Sommerville, actress Louise Beavers, band leader Johnny Otis, performers Pearl Bailey and Ethel Waters, and many more.

Legal action from eight Caucasian homeowners ensued. McDaniel, Beavers, Waters, and musicians Noble Sissle, Juan Tizol and Russell Smith were among the named defendants. They argued in court documents that, by then, African Americans owned more than half of the lots in the tract, and that it was improper to try to enforce race restrictions.

On December 6, 1945, the “Sugar Hill Cases” were heard before Judge Thurmond Clark, in Los Angeles Superior Court. He made history by becoming the first judge in America to use the 14th Amendment to disallow the enforcement of covenant race restrictions. The *Los Angeles Sentinel* quoted Judge Clark: “This court is of the opinion that it is time that [African-Americans] are accorded, without reservations and evasions, the full rights guaranteed them under the 14th Amendment.”

From Time magazine, December 17, 1945:

Spacious, well-kept West Adams Heights still had the complacent look of the days when most of Los Angeles' aristocracy lived there. In the Los Angeles courtroom of Superior Judge Thurmond Clarke last week some 250 of West Adams' residents stood at swords' points.

Their story was as old as it was ugly. In 1938, Negroes, willing and able to pay \$15,000 and up for Heights property, had begun moving into the old eclectic mansions. Many were movie folk—Actresses Louise Beavers, Hattie McDaniel, Ethel Waters, etc. They improved their holdings, kept their well-defined ways, quickly won more than tolerance from most of their white neighbors.

But some whites, refusing to be comforted, had referred to the original racial restriction covenant that came with the development of West Adams Heights back in 1902 which restricted "Non-caucasians" from owning property. For seven years they had tried to enforce it, but failed. Then they went to court ...

Superior Judge Thurmond Clarke decided to visit the disputed ground—popularly known as “Sugar Hill.” ... Next morning, ... Judge Clarke threw the case out of court. His reason: “It is time that members of the Negro race are accorded, without reservations or evasions, the full rights guaranteed them under the 14th Amendment to the Federal Constitution.”

Judge Thurman concluded, “Judges have been avoiding the real issue for too long. Certainly there was no discrimination against the Negro race when it came to calling upon its members to die on the battlefields in defense of this country in the war just ended.”

This triumph of equity, however, was short lived. In 1955, the government targeted the neighborhood in its bid to connect downtown and the Westside with a freeway. Constructed between 1961 and 1966, Interstate 10 (known locally as the Santa Monica freeway) now plows right through the heart of the West Adams Heights tract.

The freeway succeeded in fragmenting the neighborhood: the two halves are not even connected by an overpass. In the aftermath, the trend of absentee landholding continued with some owners concerned more with profits than neighborhood cohesion. Moreover, the area was "up-zoned," effectively incentivizing the demolition of historic single family residences.

Undeterred by the consequences of these setbacks, residents have remained committed to preserving their quality of life and preserving a unique collection of early 20th century housing styles. The northern part of the West Adams Heights neighborhood boasts a particularly effective neighborhood association which meets regularly, actively engaging residents and cementing neighborly links among its ethnically diverse denizens. One of its most commendable beautification projects has been the restoration of the street markers that punctuate the corners of Washington & Oxford, Hobart, and Harvard, and they recently received a preservation award for these efforts.

Charles I.D. Moore Residence
2242 South Hobart Boulevard, West Adams Heights

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1359

All applications must be filled out by applicant.

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

Ward 5

Applicant must indicate the Building Line or Lines clearly and distinctly on the Drawings.

Application for Erection of Frame Buildings
CLASS "D"

Application is hereby made to the Chief Inspector of Buildings of the City of Los Angeles, for the approval of the detailed statement of the specifications and plans herewith submitted for the erection of the building herein described. All provisions of the Building Ordinances shall be complied with in the erection of said building, whether specified herein or not.

(Sign here) E. E. Harriman

Los Angeles, Cal. AUG 28 1907

Room No. 6 Lot No. 6 Block

Assessor Please Verify

West Adams Heights
OK Mallard
Borwick
District No. 20 M. B. page 9 F. B. page 103

Room No. 34

Engineer Please Verify

No 2242 Hobart Blvd. Street
OK C.T.

1. Purpose of the Building residence
Number of Rooms eight
Is any part to be used for store or other business purposes? If so, state what

2. Owner's name G. J. D. Moore

3. Owner's address 2071 Hobart Blvd.

4. Architect's name Hudson & Mumall

5. Builder's name E. E. Harriman

6. Builder's address 2336 West 23

7. Estimated Cost of the Proposed Improvements, \$6500.00

8. Will the building be erected on the front or rear of lot? front

9. Size of lot 75 x 150 Size of building 42 x 53

10. Number of stories in height two; height from curb level to highest point 35 ft

11. What is the character of the ground; rock, clay, sand, filled, etc. clay

12. Of what material will foundation walls be built? brick

13. Give thickness of foundation walls 9 x 13 Give thickness and width of footings 9" x 17"

14. What will be the depth of foundation walls below surface of ground independent of cellar 12"

15. Will there be a cellar or basement? yes Will walls be of brick, stone or concrete brick
Give thickness of same 13" Also height of cellar wall 7 1/2

16. Kind of chimneys brick Number of flues 4

17. What will be the size of mud sills 2 x 6 Size of girders or stringers 4 x 6

18. What will be the size of exterior studs? 2 x 4; interior studs? 2 x 4

19. Bearing partition studs 2 x 4

PERMIT NO. 5087

OVER

Handwritten signatures and initials

20. Give size of floor joist:

1st floor	<u>2 x 6</u>	2nd floor	<u>2 x 10</u>
3rd floor	<u>x</u>	4th floor	<u>x</u>
5th floor	<u>x</u>	6th floor	<u>x</u>
Ceiling Joist	<u>2 x 6</u>	Rafters	<u>2 x 4</u>

21. Will the roof be peak, flat or mansard? peak Material of roofing shingles

22. How many fire escapes will be provided? _____ Where placed? _____

23. Will cellar or basement ceiling be plastered? _____ Metal or wood lath _____

24. Are any buildings to be taken down? _____ How many? _____

25. Of what materials will floors be constructed? wood

How many thicknesses? 2

What kind of fire-proofing? _____

26. How will hall and soffits of stairs be plastered? _____

PLANS, SPECIFICATIONS

All applications must be filled out by applicant

WARD 5

PLANS AND SPECIFICATIONS
and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

3

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector 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.

REMOVED FROM			REMOVED TO		
Lot.....	Block.....		Lot.....	Block.....	
Tract.....			Tract.....		
Book.....	Page.....	F. B. Page.....	Book.....	Page.....	F. B. Page.....

TAKE TO ROOM No. 6 FIRST FLOOR

ASSESSOR PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

From No. 2242 So Hobart Blvd Street

To No. _____ Street

(USE INK OR INDELIBLE PENCIL)

- What Purpose is the present Building used for? Residence
- Owner's name C. J. D. Moore Phone 71108
- Owner's address 2242 So Hobart Blvd
- Architect's name R. K. Necessary Phone 556507
- Contractor's name " Phone "
- Contractor's address 2114 West 7th St
- ENTIRE COST OF PROPOSED WORK (including Plumbing, Gas Fitting, Sowers, Ceaspoons, Elevators, Painting, Finishing, etc.) \$ 175.00
- Class of Present Building _____ No. of Rooms at present 1
- No. of stories in height 3 Size of present building _____
- State how many Buildings are on this lot 1
- State purpose Buildings on lot are used for Res.
(Tenement House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO

Remove wall between roof and tile also finish floors with tile

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

OVER

(Sign here)

R. K. Necessary
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>5160</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink) Plan Examiner _____	Application checked and found O. K. (Use Rubber Stamp) SEP 6 - 1916 G.K. Clerk _____	RECEIVED SEP 6 1916 J. J. J.
---------------------------	--	--	------------------------------------

69 6A Minidock

150

All applications must be filled out by applicant

Clerk will assign number here, as follows:
1. If for Plumbing, Sewer or Cesspool.
2. If for Gas Fitting or Old Gas Pipe Inspection.
3. If both for Plumbing, Sewer, Cesspool and for Gas Fitting.

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

Application for the Installation of Plumbing, Sewer or Cesspool, Gas Fitting and Old Gas Pipe Inspection

Plans and Specifications and such other data as will enable the department to ascertain whether the proposed work will conform to the Building Ordinance of the State, County and City Ordinances must be filed.

This form to be used only where there is no new erection, construction, alteration or repair being made to building, and where a building permit has not been issued.

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a permit to construct and install the work 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 construct or install the work 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 of the work therein described or any portion thereof for any purpose that is or may be hereafter prohibited by Ordinance of the City of Los Angeles.

(USE INK OR INDELIBLE PENCIL)

Location by Street and Number where work herein described is proposed to be done

No. 2245 S. Hobart Street

- 1. What purpose is the building used for? Residence
2. Owner's Name: Mrs. Cid Moore
3. Contractor's Name: Phillips Heating & Ventilating & Mfg. Co. (Plumber, Gas Fitter, Sewer or Cesspool Contractor)
4. Contractor's Address: 1244 S. Figueroa St.
5. State the number of Plumbing Fixtures to be installed or altered: none
6. Specify if there is a Sewer or Cesspool to be constructed on the premises: San Sewer (No cesspools allowed where there is a street sewer)
7. State the number of Gas Outlets to be installed or altered: One
8. Is the work to be done in a new or old building? Old (Any completed building is considered old)
9. If in an old building, are there any alterations or repairs or change of purpose being made to same; and if so, what is your estimate of the cost of the construction work? None (Answer fully)

I hereby certify that I have carefully examined and read the above application, that the same is true and correct and that the work herein described is to be done in accordance with all the provisions of the Building Ordinances of the City of Los Angeles, whether herein specified or not.

(Sign here) [Signature] (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

Table with 3 columns: PERMIT NO. (11355), Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink), Application checked and found O. K. (Use Rubber Stamp) MAY 27 1914, and a date stamp: RECEIVED MAY 27 1914.

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Blg. Form 3

3

BOARD OF PUBLIC WORKS DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector 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.

REMOVED FROM			REMOVED TO		
Lot.....	Block.....	Tract.....	Lot.....	Block.....	Tract.....
			6	3	West Adams Heights
Book.....	Page.....	F. B. Page.....	Book.....	Page.....	F. B. Page.....
From No. <u>2242 S. Hobart</u>	Street		To No. <u>2242 S. Hobart</u>	Street	

By: *[Signature]* O.K. City Clerk
By: *[Signature]* O.K. City Engineer

- (USE INK OR INDELIBLE PENCIL)
- What purpose is the present Building now used for? Res. 1 family
 - What purpose will Building be used for hereafter? Res. 1 family
 - Owner's name: E. J. Moore Phone.....
 - Owner's address: 2242 S. Hobart
 - Architect's name: Raymond Gold Phone.....
 - Contractor's name: Otto Kraut Phone 44915
 - Contractor's address: 357 West 57 St.
 - VALUATION OF PROPOSED WORK (including Plumbing, Gas Fitting, Sewers, Ceasepools, Elevators, Painting, Finishing, all Labor, etc.) \$ 2,500.00
 - Class of present Building: 2 Story Frame No. of rooms at present.....
 - Number of stories in height: 2 1/2 Size of present Building: 53 x 42
 - State how many buildings are on this lot: two
 - State purpose buildings on lot are used for: Residential, Print Press
(Apartment House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Build on on North side 1 Bath 1 Sleeping Porch
East side Addition on Green Porch
and Bath above. Build Roof over Porch
and Plaster the Ends.
Generally 1 1/2 story overall.

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

OVER 110 12 (Sign here) Otto Kraut
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>6038</u> <u>6038</u>	Plans and Specifications checked and found to conform to Ordinance, State Law, etc. <u>Wicko</u> Plan Examiner	Application checked and found O. K. <u>2/15</u> <u>3/13</u> Clerk	
	<u>Plans</u> <u>BY the same</u>		

550

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DISCR	LOT 6	BLOCK 3	TRACT WEST ADAMS HEIGHTS	COUNTY DISTRICT NO. 8	DIST. MAP SHEET NO. 7299
2. PRESENT USE OF BUILDING	DWELL & DET GAR		NEW USE OF BUILDING	SAME	
3. JOB ADDRESS	2242 S. HOBART		STREET CORNER	68/E4	
4. BETWEEN CROSS STREETS	WESTERN AND ADAMS		APZ 53	LOT TYPE	
5. OWNER'S NAME	KOMAC EXPORT MANAGEMENT CORP		213-736-2922	PHONE	
6. OWNER'S ADDRESS	2242 S. HOBART		LOS ANGELES CA 90018	CITY STATE ZIP	
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY		ZIP	AFFIDAVITS	
10. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	FILE WITH	
MIKES'S ROOFING SERVICE CO. INC		422726 780-8830		INSPECTOR	
11. SIZE OF EXISTING BLDG.	WIDTH	LENGTH	STORIES	RECORD NO. OF EXISTING BUILDINGS ON LOT AND DIST.	P.C. NO.
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	DISTRICT OFFICE	
13. JOB ADDRESS	2242 S. HOBART		STREET CORNER	68/E4	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$4500.00		SEISMIC STUDY CODE		
15. RE-ROOF WITH CLASS "A" FIRE RESISTANT CLASS	SHEATHING 41 HQR. SMOKE DETECTORS REQUIRED		SIDE OF ADDITION		
16. DWELL & DET GAR	MAX OCC.	FLOOR AREA	PLANS CHECKED	FILE WITH	
17. DWELL UNITS	MAX OCC.	TOTAL	INSPECTION ACTIVITY	INSPECTION	
18. DWELL UNITS	MAX OCC.	TOTAL	INSPECTION ACTIVITY	INSPECTION	

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: 6-26-89 Lic. Class: C-39 Lic. Number: 422726 Contractor: *[Signature]*

OWNER-BUILDER DECLARATION
 17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7011.5, Business and Professions Code):
 () I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the contractor is not intended or offered for sale (Sec. 7044, Business and Professions Code).
 () I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code).
 () I am exempt under Sec. _____ of the Business and Professions Code.
 Date: _____ Owner's Signature: _____

WORKERS' COMPENSATION DECLARATION
 18. I hereby affirm that I have a certificate of consent to self-insure, or certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3900, Lab. C.).
 Policy No. 469302 Insurance Company: STATE COMP INSURANCE FUND
 Certified copy is heretofore furnished.
 Certified copy is filed with the Los Angeles City Dept. of Building and Safety.
 Date: 4-26-89 Applicant's Signature: *[Signature]*
 Applicant's Mailing Address: 7916 WOODLEY AVE, VAN NUYS CA 91406

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's Signature: _____

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. 3907, 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 cause 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 makes any warranty or shall be responsible for the condition, state or result of any work described herein, and the condition of the property or soil upon which such work is performed (Sec. 91.0302 LAMC).
 Signed: *[Signature]* REPRESENTATIVE 626-89

FEE	NO.	TYPE APPLIANCE OR EQUIPMENT	BTU
11 25	1	COMFORT COOLING COMP. H.P. 8	INCIDENTAL GAS
13 25	6	REFRIGERATION COMP. H.P.	SMOKE DAMPERS
		AIR INLETS - OUTLETS	APPL. VENTS
		COMM COOKING VENT. SYSTEMS	FIRE DAMPERS
		HOODS - VENT. SYSTEMS	SMOKE DET.
		OTHER VENT. SYSTEMS	EVAP. COOLERS
		AIR HANDLING UNITS	BOILER VENT. SYSTEMS
10		ISSUING FEE	
		INVESTIGATION	
		SUPPLEMENTAL	
		PLAN CHECK	
		MISC PERMIT	
35		SUB TOTAL	
10		SURCHARGE	
36		TOTAL FEE	

HEATING - VENTILATION - AIR CONDITIONING - REFRIGERATION
 ALTERED REMOVED ADDED TO

CASHIERS USE ONLY
 5/15/11
 31,30 DOTS

JOB ADDRESS: 2242 South Hobart L.A.
 SUITE OR ROOM NO. (101)

OWNER: Regan Export Management 213-796-2922
 OWNER'S ADDRESS: 2242 South Hobart L.A. Ca 90028
 CITY: L.A. STATE: Ca ZIP: 90028

QUALIFIED INSTALLER: 419382 C-20 818-348-2888
 PLAN CHECK APPLICANT: (Please Print) Use last

NAME: Magic Aims, Inc.
 ADDRESS: 19327 Hays St., Northridge Ca 91325
 CITY: Northridge STATE: Ca ZIP: 91325

USE OF BUILDING: RES
 LOCATION OF EQUIPMENT IN BUILDING: FURNACE, GAS

Permit expires if work is not commenced within 180 days after fee is paid or if work is suspended for a period of more than 180 days.
 Plan check expires after one year unless a permit has been issued.
 CHANGE OF ADDRESS:
 From: _____
 To: _____
 Old Application # _____

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTOR'S DECLARATION
 I hereby affirm that I am licensed under the provisions of Chapter 5 (commencing with Section 4400) of the Business and Professions Code, and the license is in full force and effect.
 Date: 7/24/11 Lic. Classification: C-20

OWNER-BUILDER DECLARATION
 I hereby affirm that I am exempt from the Contractor's License Law for the foregoing project. This project is exempt from the provisions of the Contractor's License Law (Chapter 5 (commencing with Section 4400) of the Business and Professions Code) or that it is exempt therefrom and the basis for the alleged exemption. Any violation of Section 4400 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/or contract to do the work and/or contract for sale (Sec. 4404, 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 obtain the work done. This 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 the reason: _____
 Date: _____ Owner's Signature: _____

WORKERS' COMPENSATION DECLARATION
 I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Member's Compensation Insurance, as certified by WCB-122879 Insurance Company, Commercial National and Agency No. _____
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Building and Safety.
 Date: 7/24/11 Applicant's Signature: _____
 Applicant's Mailing Address: _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
 I certify that the performance of the work for which this permit is issued, I will not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
 Date: _____ Applicant's Signature: _____

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
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued.
 Lender's Name: _____
 Lender's Address: _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all applicable ordinances and state laws relating to building construction, and hereby authorize representatives of the City of Los Angeles to enter upon the above-mentioned property for inspection purposes.
 I declare that this permit is an application for inspection, and I do not approve or authorize any other person to do so. If it does not authorize or permit any violation of laws or safety standards applicable to the work, the City of Los Angeles will not be held responsible for any violation of laws or safety standards applicable to the work, the City of Los Angeles will not be held responsible for any violation of laws or safety standards applicable to the work, the City of Los Angeles will not be held responsible for any violation of laws or safety standards applicable to the work.
 (See Sec. 44020 LAMC)
 Signed: _____
 Owner or agent holding primary owner's contract

FEE	NO.	TYPE APPLIANCE OR EQUIPMENT	STG.
15.00		CHANGE OF WORK	
		COMFORT COOLING COMP. H.P.	ACCIDENTAL GAS
		REFRIGERATION COMP. H.P.	SMOKE DAMPERS
		AIR INLETS - OUTLETS	APPL VENTS
		COMM. COOKING VENT. SYSTEMS	FIRE DAMPERS
		HOODS - VENT. SYSTEMS	ADJUV. ACY.
		OTHER VENT. SYSTEMS	SWIM COOLERS
		AIR HANDLING UNITS	BOILER VENT. SYSTEMS
			BOILER VENT. SYSTEMS

10.00	ISSUING FEE	HEATING VENTILATION AIR CONDITIONING REFRIGERATION
	INVESTIGATION	<input type="checkbox"/> ALTERED <input type="checkbox"/> NEW
	SUPPLEMENTAL	
	PLAN CHECK	
	MISC. PERMIT	
25.00	SUB TOTAL	
1.00	SURCHARGE	
9.00	TOTAL FEE	

USE ONLY

F 9962 8-8-89

JOB ADDRESS
2242 SO. HOLMANT ST. L.A.

OWNER'S NAME
ROBERTA BONNET

OWNER'S ADDRESS
1742 S HOLMANT ST

CITY **LOS ANGELES** STATE **CA** ZIP **90014**

ISSUED TO
MUSIC STORE INC.

ADDRESS **18327 WASH ST.**

CITY **NORTHridge** STATE **CA** ZIP **91325**

PERMIT NO. **9962**

DATE OF ISSUE **8-8-89**

Permit expires if work is not commenced within 180 days after fee is paid or if work is discontinued for a period of more than 180 days.
Plan check expires after one year unless a permit has been issued.

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION
I hereby affirm that I am licensed under the provisions of Chapter 4 of the Business and Professions Code, and am licensed to do full term and good work.

OWNER-BUILDER DECLARATION
I hereby affirm that I am exempt from the Contractor's License Law for the following reasons: I am the owner of the property and I am the contractor for the project. I am not intending to sell the property and I am not intending to receive any profit from the project.

I, as owner of the property, or the contractor with respect to their sole responsibility, do not intend to sell the property or to receive any profit from the project. I understand that the Contractor's License Law does not apply to an owner of property who builds or improves himself, and that such work is not subject to the provisions of the License Law.

WORKERS' COMPENSATION DECLARATION
I hereby affirm that I have a certificate of coverage for self-insurance, or a certificate of workers' compensation insurance, or a verified copy thereof.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
I certify that in the performance of the work for which this permit is issued, I shall not employ any person to be bound subject to the Workers' Compensation Law of California.

CONSTRUCTION LENDING AGENCY
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued.

Fee schedule table with columns for 'FEE' and 'DESCRIPTION OF WORK'. Includes categories like '15-20A 120 V LT. OR REC. BR. CIR. AND DWELL. APPL. BR. CIR. (15 TO 20) AND NONDWELL. MTRS. OR APPL. NOT EX. 2-HP-KVA', 'UTILIZATION EQUIP. EXISTING CIR. BR. CIR.', 'NONDWELL. POW. EQUIP. HP OR KVA 3.1-5', 'SERVICES 0-200A', 'SWITCHBOARDS', 'PANEL BOARDS', 'F.A./EMER./COMM. DEVICES', 'P.A./CONTROL PANELS', 'SMOKE DETECTORS--NO. OF RES. OR DTL. UNITS', 'NO. OF UNITS', 'INVESTIGATION FEE', 'SUPPLEMENTAL FEE', 'INSURING FEE', 'DISTORAL', 'ONE STOP CHARGE', 'TOTAL FEE DUE'.

Owner and installer information section. Includes fields for 'OWNER'S ADDRESS' (2512 S. HOBART BLVD.), 'CITY STATE' (LOS ANGELES, CA), 'USE AND AREA OF BUILDING' (SINGLE FAM. DWG.), 'QUALIFIED INSTALLER' (RUBIN ELKOP), 'CITY STATE' (DOWNEY, CA).

Table with columns: O.H., U.G., REB., CONL., LITE, POW., 1Ø, 3Ø, 4Ø, 120/240. Row 1: 120/240, 240, 277/480, 400, NO. MTRB., CTS., NEW, CHANGE, REWY, REWAL, REWREW.

DECLARATIONS AND CERTIFICATIONS. I hereby affirm that I am licensed under the provisions of Chapter 9 of the Business and Professions Code... I am exempt under Sec. 20097, Clr. C.

WORKERS' COMPENSATION DECLARATION. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Employer's Compensation Insurance.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE. I certify that in the performance of the work for which I am permitted to be licensed, I am not subject to the Workers' Compensation provisions of the Labor Code.

CONSTRUCTION LENDING AGENCY. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. I certify that I have read this application and state that the above information is correct.

2242 S Hobart Blvd



Application #:

01042 - 10000 - 07661

Plan Check #:

Printed: 09/30/13 10:40 AM

Event Code:

Plumbing
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

Issued On: 05/17/2001

**APPLICATION FOR PLUMBING
PLAN CHECK AND INSPECTION**

Last Status: Permit Finaled

Status Date: 06/04/2001

1. PROPERTY OWNER

ICHINO, MASAHARU AND BEST, RC 2242 HOBART BLVD

LOS ANGELES CA 90010

2. APPLICANT INFORMATION (Relationship: Contractor)

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT & ENGINEER NAME

ADDRESS

CLASS LICENSE # PHONE #

(C) ACTION CONTRACTORS INC 17111 SOUTH BROADWAY GARDENA, CA 90248

C36 652535 (310)515-1311

5. APPLICATION COMMENTS

FAX PERMIT

6. DESCRIPTION OF WORK

WATER HEATER CHANGE OUT.

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 8

9. APPLICATION PROCESSING INFORMATION

Plan Check By:
OK for Cashier: Jenny Ayala

Signature: _____ Date: _____

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

For Cashier's Use Only

W/O #: 14207661

NOTICE:

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

10. FEE INFORMATION Final Fee Period

2242 S Hobart Blvd
01042 - 10000 - 07661

Payment Date:
Receipt No:
Amount:



* P 0 1 0 4 2 1 0 0 0 0 0 7 6 6 1 F N *

2242 S Hobart Blvd



Application #: 09042 - 10000 - 22659
Plan Check #: X09LA20534 Printed: 09/30/13 10:40 AM
Event Code:

Plumbing 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety	Issued On: 12/18/2009 Last Status: Permit Finaled Status Date: 12/21/2009
APPLICATION FOR PLUMBING PLAN CHECK AND INSPECTION		

1. PROPERTY OWNER		
ICHINO, MASAHARU AND BEST, RC 2242 HOBART BLVD		LOS ANGELES CA 90018
2. APPLICANT INFORMATION (Relationship Contractor)		
3. TENANT INFORMATION		

4. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS LICENSE #	PHONE #
(C) XPRESS ONE PLUMBING INC	525 WHEELING WAY,	LOS ANGELES, CA 90042	C36 829785 (323)256-6000

X09LA20534	5. APPLICATION COMMENTS	6. DESCRIPTION OF WORK
		REPLACE APPROX. 100FT OF 1 1/4" WATER MAIN.

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 8	For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311 or (866) 4LACTY (452-2489). Outside LA County, call (213) 473-3231
-------------------------------	---

9. APPLICATION PROCESSING INFORMATION	For Cashier's Use Only W/O #: 94222659
Plan Check By: OK for Cashier: Vincent Lou	
Signature: _____ Date: _____	

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

10. FEE INFORMATION Final Fee Period

Payment Date:
Receipt No:
Amount:



2242 S Hobart Blvd
09042 - 10000 - 22659

FORM 6 E. W. H. **BUILDING DESCRIPTION BLANK**

Index Book 5058
Page 18

Street No. _____
Tract _____

Lot No. 6 Block No. 3

Examined by [Signature] Date 7/23 1922

CLASS	EXTERIOR	HEATING	TRIM
Single	1 Story	Fireplace	Cobblestone
Double	1½ "	False Mantel	Brick
Maverick	2 "	Gas Furnace	Stone
California	3 "	Wood "	Plain
Bungalow	Plaster Metal Lath	Coal "	Plaster
Residence	" Wood "	Steam "	Wood
Cottage	" Chicken Wire	Gas Radiators	Ornamental
Dwelling	Shakes, Rustic	Stove	INSIDE FINISH
Flat	Siding, B & B	PLUMBING	Plaster
Apartment	Brick	Number of	Plaster-Board
Factory	Corrugated Iron	Fixtures	Jazz
Church	Adobe		Tiffany
School	Plaster on Adobe		Paper
Store	" on Tile		Unfinished
Garage			Woodwork, Plain
Barn			" Ornamental
Shed	ROOF	Cheap	BUILT-IN
Poultry House	Flat	Medium	FEATURES
FOUNDATION	Hip	Good	Refrigerator
Stone	Gables	Special	Buffet
Concrete	Dormers	Bath } Tile Floor	Patent Beds
Brick	Cut-up	Tile Walls	Bookcases
Wood	Shingle	LIGHTING	BUILT
BASEMENT	Gravel	Gas	CONSTRUCTION
feet x	Tile	Electricity	Cheap
feet x	Tile-Trim		Medium
cu. ft.	Corrugated Iron	Cheap	Good
	Composition	Medium	Special
	Slate	Good	
		Special	

	Bas	1	2	3	Attic	BUILDING VALUES
Living Room						No. of Cubic Ft.
Bed Rooms						No. of Square Ft. <u>422</u>
Bath Room						At \$ <u>3502</u>
Kitchen						Building Cost <u>1477</u>
Breakfast Room or Nook						Basement Cost <u>300</u>
Hardwood Floors						Heating Cost <u>110</u>
Hardwood Finish						Garage Cost <u>600</u>
No. of Permit <u>6085</u> Date <u>3/15/22</u>						Outbuildings Cost
Estimated Cost of Bldg. \$ <u>3500</u>						Total Cost <u>1777</u>
No. of Permit <u>422</u> Date <u>4/23</u>						Physical Depreciation <u>11204</u>
Estimated Cost of Bldg. \$ <u>550</u> <u>630</u>						Utility Depreciation <u>1000</u>
Owner's Name						Depreciated Value <u>1307</u>
Cost Factor Checked						Assessed Value <u>890</u>
Computations <u>UP</u>						
Entered on Map Book <u>71</u>						
Compared <u>50</u>						
add to →						<u>390-20</u>

add 1 bottle sleeping foam
to residence

2
1
3
7
4
0

128
294

0220
350

211
1266

1477



11

BUILDING DESCRIPTION BLANK

Index Book 5058 Page 18

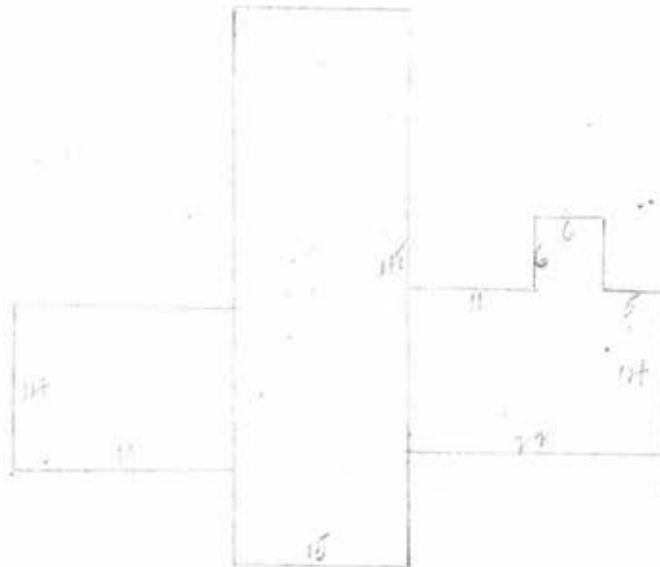
Street No. 72112 E. 11th

Tract

Lot No. Block No.

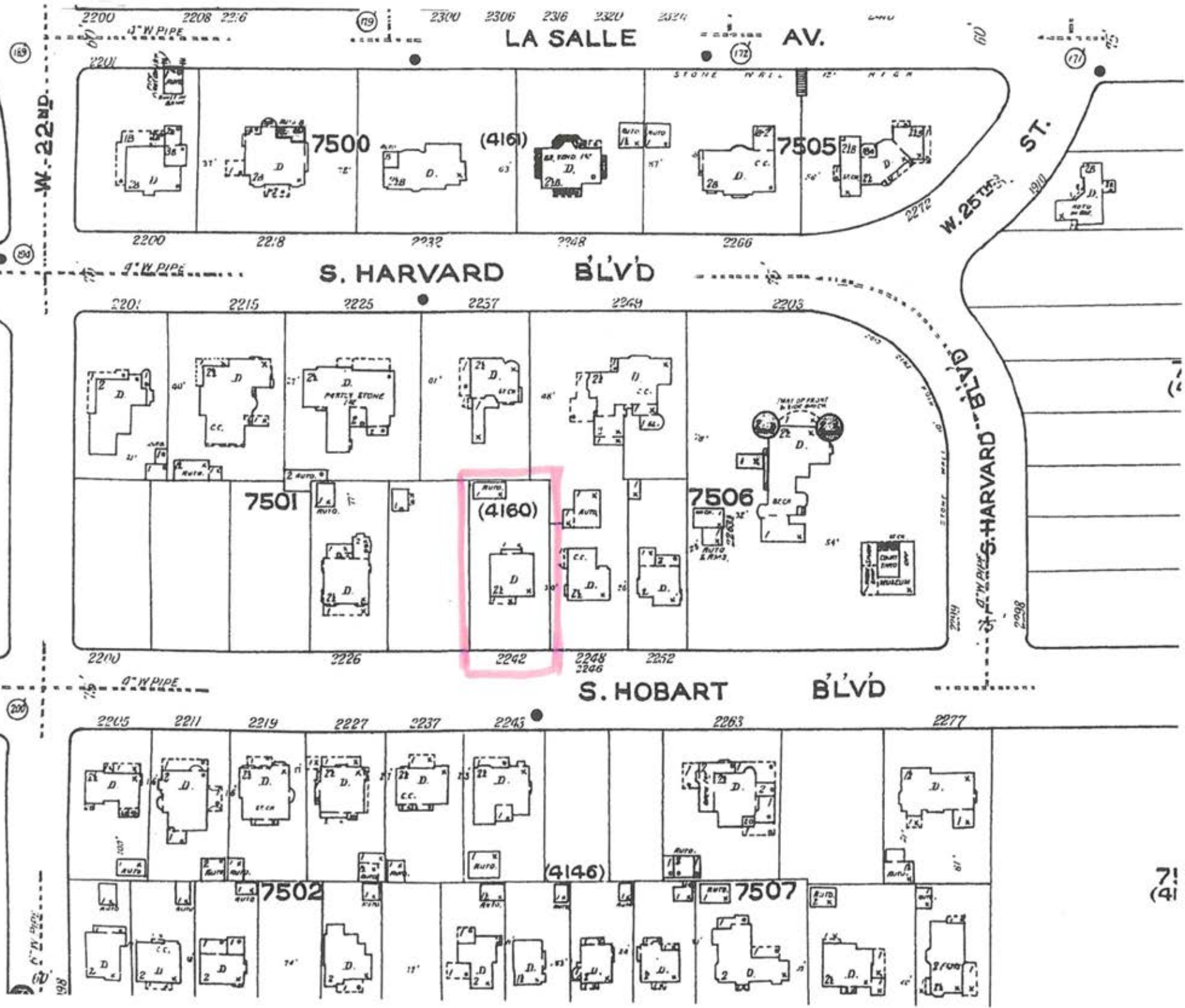
Examined by Date 1-25-1927

CLASS	EXTERIOR	HEATING	TRIM
Single	1 Story	Fireplace	Tile
Double	1 1/2 "	False Mantel	Cobblestone
Maverick	2 "	Gas Furnace	Brick
California	3 "	Wood "	Stone
Bungalow	Stucco	Coal "	Plin
Residence	Shakes, Rustle	No. openings	Plaster
Cottage	Shaking, B & B	Steam	Wood
Dwelling	Brick	Gas Radiators	Ornamental
Flat	Brick Veneer	PLUMBING	INSIDE FINISH
Apartment	Corrugated Iron	Number of	Plaster
Factory	Frame, Steel	Fixtures	Plaster-Board
Church	Frame, Wood		Stucco
School	Adobe		Tinny
Store	Plaster on Adobe		Canvas or Sintas
Garage	Plaster on Tile		Paper
Barn			Unfinished
Shed			Woodwork, Plain
Poultry House			" Ornamental
	ROOF	CHAMP	BUILT-IN
FOUNDATION	Shed	Medium	FEATURES
Stone	Flint	Good	Refrigerator
Concrete	Flts	Special	Buffet
Brick	Galbas	Bath: Tile Wall	Patent Beds
Wood	Dormers	Tile Floor	Bookcases
	Cut-up	LIGHTING	BUILT
	Shingle	Gas	1021
	Garvel	Electricity	
BASEMENT	Tile	CHAMP	CONSTRUCTION
feet x	Tile-Trim	Medium	Cheap
feet x	Corrugated Iron	Good	Medium
feet deep	Composition	Special	Good
@	Size		Special
	1 2 3 4	BUILDING VALUES	CHANGES ONLY
Living Room		No. of	
Bedrooms		Cubic Ft.	
Bathroom		No. of	
Shower		Square Ft. 1430	
Kitchen		At \$ 200	
Hfst. R. or Nook		Building	
Hdwd. Floors		Value 2600	
Hdwd. Finish		Basement	
No. of		Value	
Permit	Date 4/27	Heating	
Estimated		Value	
Cost of Bldg.	930	Garage	
No. of		Value	
Permit	Date	Outbuild-	
Estimated		ings Value	
Cost of Bldg.	690		
Owner's		Total	
Name		Value 2600	
C. F. Checked		Physical	
Compt. Checked		Depreciation	
E. on M. B. 7		Value 1400	
Compared		Depreciation	
P. C. by	Date	Utility	
		Value 150	
		Depreciated	
		Value 1100	
		Assessed	
		Value 1150.1	
		Value 730	



$$\begin{array}{r}
 15 \times 11 = 165 \\
 14 \times 11 = 154 \\
 6 \times 6 = 36 \\
 28 \times 11 = 308 \\
 \hline
 663
 \end{array}$$

SANBORN MAP, 1921



71
(41)

C. I. D. Moore, Pioneer Civic Leader, Dies

Prominent in business, social, church and welfare circles in Los Angeles for more than 40 years, C. I. D. Moore, 79, died at his home, 2242 S. Hobart Blvd., yesterday. Funeral services will be conducted at Rosedale Chapel at 11 a.m. tomorrow.

Mr. Moore was born Feb. 16, 1865, on a farm near Islington, Ont., and was an honor graduate of the University of Victoria, now the University of Toronto. In his youth he was a teacher in a Methodist mission in Japan, where he married Emily Maud Cochran.

Upon his return to the United States Mr. Moore continued his educational work, being principal of Santa Monica High School from 1892 until 1902.

Thereafter he became interested in insurance and for some time was field representative for the Conservative Insurance Co. Later he was associated with Pacific Mutual Life Insurance Co., serving as a director, assistant secretary, secretary and a vice-president. He retired in 1935.

He was a trustee of the University of Southern California, was interested in the University Religious Conference at the Los Angeles campus of the University of California, served as a director of the Community Chest, was a director of the Los Angeles Y.M.C.A., and member of the board of trustees, West Adams Methodist Church, for 40 years.

Mr. Moore leaves his widow and three children, Douglas E. C. Moore, Rutherford D. Moore and Mrs. Catherine I. Hill.

A MONG REAL ESTATE OWNERS AND DEALERS.

FEW BUSINESS PROPERTIES NOW OFFERED FOR SALE.

Practice of Leasing Unimproved Lots on Business Streets Beginning to Be Favored—Purchases for Improvement Numerous, Especially in New Tracts.

The trend of investment is in the direction of prospective business properties, rather than toward business blocks. Rates on the latter class of properties are stiff, as compared with former prices, with very little of this kind of property offered for sale. The practice of renting and offering for rent, desirable unimproved lots on business streets, instead of offering them for sale, is gaining in popularity with owners. Some purchases of desirable residence properties are noted, and an increasing number of sales of lots in new tracts that are soon to be improved is found in the reports.

Ninth and Flower.

A. W. Rhodes has purchased of J. A. Graves, through the agency of Hon.

A Handsome Home.

J. A. Brown has purchased of George W. Stimson, through Althouse Bros., a handsome ten-room two-story frame dwelling, with lot, 50x150 feet, on the north side of Ninth street, 100 feet east of Park View avenue; consideration named, \$3500. This is desirable residence property, and will be occupied by the purchaser as a home.

West Adams Heights.

In the latter part of the week the map of the West Adams Heights tract was recorded, and that exceptionally well located addition to the city was placed upon the market. The work of laying out and improving the streets of the tract has been in progress some time, and several magnificent dwellings, for members of the association by which the tract is owned, are now in course of construction. The dwellings being erected for Frederick H. Rindge, George I. Cochran, and A. J. Wallace are palatial mansions, each of which will cost thousands of dollars. The tract lies between Washington and Adams streets, on the north and south, with Normandie and Western avenues as its east and west boundaries. It comprises about 400 lots, averaging 60x160 feet each, and with the excellent location and expensive improvements that are being made the tract must necessarily become one of the choicest suburbs of the city. Numerous lots, the aggregate price of which runs well up in the thousands, have already been spoken for in this new addition.

Two Fine Residences.

on the west side of St. Andrews Place, one lot north of Sixteenth street; consideration named, \$2200. The former lot will be improved with a handsome home; the latter held as an investment.

Mrs. Margaretha Dockweiler has purchased of J. N. Schaefer a nine-room two-story frame dwelling, with lot 50x150 feet, on the southwest corner of Hope and Eighteenth streets; consideration named, \$5900, and will occupy the place as a home.

John Goode buys of R. W. Yoindexter, through Charles E. and Roy W. Day, a lot 40x125 feet, on the west side of Magnolia avenue, 278 feet south of Adams street, with a nine-room two-story frame dwelling now being erected; consideration named, \$4000. Bought for a home.

John R. Vogel buys of Oliver Morosco, through Lee A. McConnell & Co., 50x150 feet, on the east side of Okey street between Ninth and Tenth streets, unimproved; consideration named, \$2500. He also buys of same parties 55x140 feet, on the south side of Tenth between Bennett and Figueroa streets, unimproved; consideration named, \$2000, and will erect modern flats on each lot.

Robert Mitchell, George N. Black, George W. Stitzel and Julius H. Black, four active agents, have formed a partnership in the real estate business under the firm name of Mitchell, Black & Co.

John D. Foster, one of the energetic and successful real estate agents of the city, returned last week from a vacation spent at Idyllwild.

C. S. Holman of the real estate firm of W. I. Hollingsworth & Co., buys of W. F. Marshall a lot 53x119 feet, on the south side of Orange street between Lucas and Wilmer streets, unimproved; consideration named, \$2500, and will

Historical Preservation Overlay Zone 2242 S HOBART BLVD

This property is not located within a City Historic Preservation Overlay Zone. However, it does have other designations and survey information. Click the tab "Other Historic Designations" to view this information.

Other Historical Designation 2242 S HOBART BLVD

The designation and survey information displayed currently includes properties with California Historical Resource Status Codes 1 and 2. Information with properties with Status Codes 3 through 7 will be added in the future. Please refer to California Historical Resource Status Codes for a definition of the codes.

OTHER HISTORIC SURVEY INFORMATION

(compiled from California Office of Historic Preservation Historical Resources Inventory)

Charles I D Moore Residence

Not Available

025527

<u>Status Code</u>	<u>Program Ref No.</u>	<u>Evaluation Date</u>
2D2	DOE-19-86-0002-0015	08/01/1986

OTHER HISTORIC SURVEY INFORMATION

(compiled from California Office of Historic Preservation Historical Resources Inventory)

Charles I D Moore Residence

Not Available

025527

<u>Status Code</u>	<u>Program Ref No.</u>	<u>Evaluation Date</u>
2D2	HUD860725H	08/01/1986

Mills Act 2242 S HOBART BLVD

This property does not have a Mills Act Contract.

DETERMINATION OF ELIGIBILITY REPORT

ADAMS NORMANDIE 4321

Roger G. Hatheway
Principal Investigator
History and Architecture

Contributions

by

Richard Starzak, Tom Zimmerman and Leslie Heuman

ROGER G. HATHEWAY & ASSOCIATES
Suite 3110, One Century Plaza
2029 Century Park East
Los Angeles, California 90067
(213) 553-4322

Prepared for:

THE COMMUNITY REDEVELOPMENT AGENCY OF
THE CITY OF LOS ANGELES

November 1981

IV. CONCLUSIONS

Based upon the results of the Phase III analysis of the Adams-Normandie 4321 Redevelopment Project Area, the following conclusions have been made:

Buildings Eligible to the National Register

Chester Place District

601 West Adams Boulevard	St. Vincent de Paul Church
649 West Adams Boulevard	Miner Residence
745 West Adams Boulevard	Garner Residence
1 Chester Place	Von Schmidt Residence
2 Chester Place	Davis Residence
7 Chester Place	Wilson Residence
8 Chester Place.	O. Posey-Doheny Residence
8 1/4 Chester Place	Doheny Conservatory
10 Chester Place	Bayly Residence
11 Chester Place	Vermillion Residence
17 Chester Place	Foster Residence
20 Chester Place	Flint Residence
22 St. James Park	Knight Residence
2321 South Figueroa Street	Connell Residence
634 West Twenty-Third Street	Connell Carriage House
650 West Twenty-Third Street	J. Posey Residence
2421 South Figueroa Street	Stimson Residence

West Adams Heights District

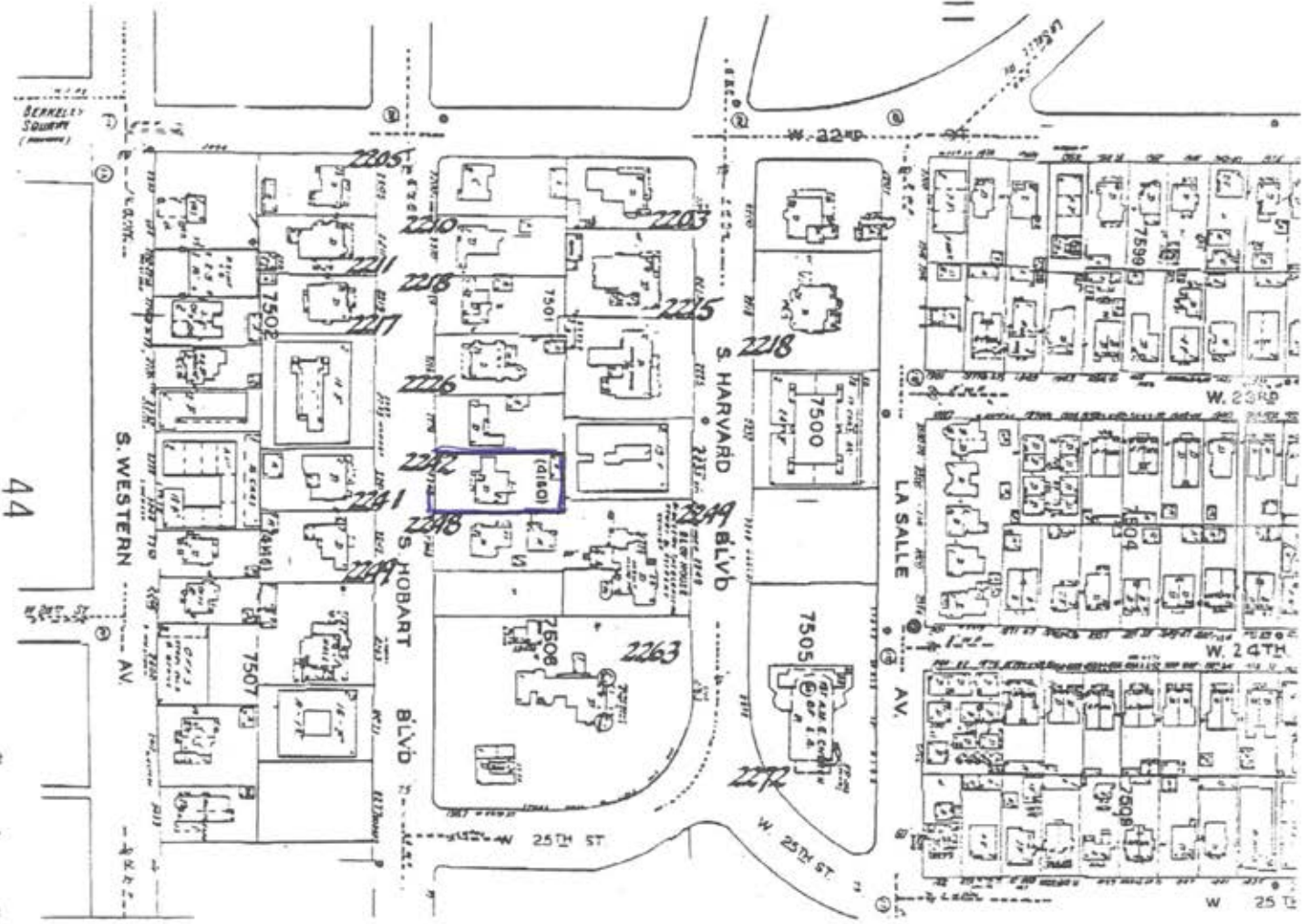
2203 South Harvard Boulevard	Washburn Residence
2215 South Harvard Boulevard	Phillips Residence
2249 South Harvard Boulevard	Cochran Residence
2263 South Harvard Boulevard	Rindge Residence
2218 South Harvard Boulevard	Beckett Residence
2272 South Harvard Boulevard	First African Methodist Episcopal Church

West Adams Heights District (Cont'd)

2205 South Hobart Boulevard	Kelly Residence
2211 South Hobart Boulevard	Kahn Residence
2217 South Hobart Boulevard	Smith Residence
2241 South Hobart Boulevard	Johnson Residence
2249 South Hobart Boulevard	Oakley Residence
2210 South Hobart Boulevard	Burger Residence
2218 South Hobart Boulevard	Sampsell Residence
2226 South Hobart Boulevard	Russell Residence
2242 South Hobart Boulevard	Moore Residence
2248 South Hobart Boulevard	Cochran Guest House

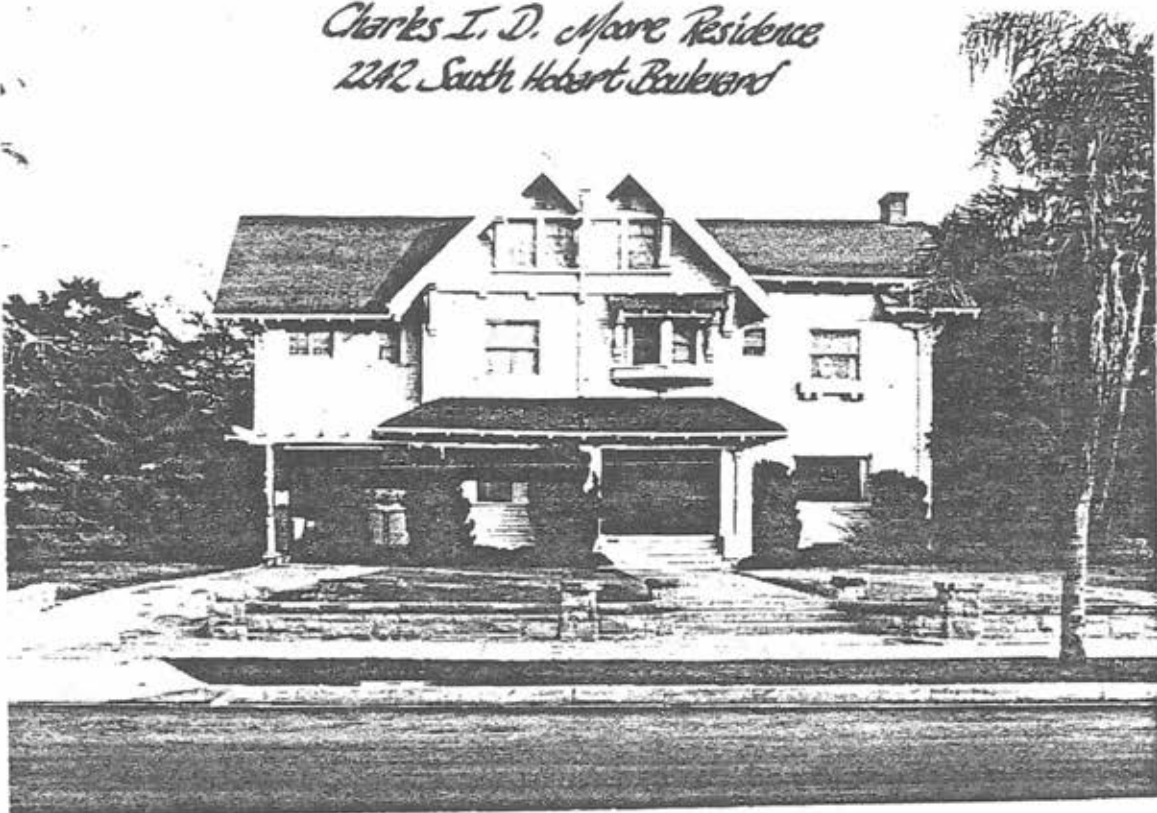
Buildings Eligible on Individual Merit

839 West Adams Boulevard	Garland Residence
1315 West Adams Boulevard	Bonsall Residence
1347 West Adams Boulevard	Franklin Residence
1445 West Adams Boulevard	West Adams Presbyterian Church
1449 West Adams Boulevard	Grand View Presbyterian Church
1970 Bonsallo Avenue	Shannon Residence
1982 Bonsallo Avenue	Heimgartner Residence
2122 Bonsallo Avenue	Kane Residence
2124 Bonsallo Avenue	Gibbons Residence
1978 Estrella Avenue	Arnold Residence
2110 Estrella Avenue	Short Residence
2119 Estrella Avenue	Alexander Residence
2128 Estrella Avenue	McGriff Residence
27 St. James Park	Stearns Residence
2305 Scarff Street	Seyler Residence
2309 Scarff Street	Burkhalter Residence
2325 Scarff Street	Powers Residence
2341 Scarff Street	Seaman-Foshay Residence
2342 Scarff Street	Creighton Residence
1400 West Twenty-Second Street	Diehr Residence
917 West Twenty-Third Street	King Residence
925 West Twenty-Third Street	Reuman Residence
1030 West Twenty-Third Street	Foster Residence



44

*Charles I. D. Moore Residence
2242 South Hobart Boulevard*



HISTORIC RESOURCES INVENTORY

HABS _____		HAER _____	NR _____	SHL _____	Loc _____
UTM: A _____				B _____	
C _____				D _____	

IDENTIFICATION

1. Common name: _____
2. Historic name: Charles I. D. Moore Residence
3. Street or rural address: 2242 South Hobart Blvd.
City Los Angeles Zip 90018 County Los Angeles
4. Parcel number: West Adams Heights, Book 3, Lot 6, Parcel 14.
5. Present Owner: Clarence and Vera White Address: 6716 Garth Avenue
City Los Angeles Zip 90056 Ownership is: Public _____ Private X
6. Present Use: Residence Original use: Residence

DESCRIPTION

- 7a. Architectural style: Shingle Style/Craftsman
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This picturesque 2-1/2 story house shows the influence of the shingle and Craftsman styles. It is gabled with two, linked, oversized dormers facing the street at the center of the facade. Shaped bargeboards in the form of an upside-down "W", are supported by braces and outline the dormers. A row of corbels separates the dormers from the projecting central portion of the house. A two-sided, slant bay, sheltered by a shed roof on rafters and braces, and adorned with a planter box, is offset on the second story of the center section. The porch, shaded by a hipped roof on posts, occupies the lower level of the center. Additional decorative features include a planter box on an upper story window and a pergola over the driveway. Shingling sheathes the house, which is landscaped with shrubs and a lawn. A low, rusticated stone retaining wall, as well as its setback, era, and scale, tie this house to its neighbor (2248). No alterations were noted.

Attach Photo(s) Here

SEE ATTACHED PHOTOS

8. Construction date: 1907
Estimated _____ Factual _____
9. Architect Hudson & Munsell
10. Builder E. E. Harximan
11. Approx. property size (in feet)
Frontage 75 Depth 160
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
November 1981

CONTINUATION SHEET #1
2242 So. Hobart Blvd.

19. Significance (contd):

Charles I. D. Moore had earlier established his reputation as a school teacher and supervisor of Santa Monica schools. In 1902 he began selling insurance for the Conservative Life Co. Conservative Life was consolidated with the Pacific Mutual Life Insurance Co. in 1906, and Moore became the assistant secretary of the companies. The next year he became secretary. Pacific Mutual served a number of Adams Heights residents as a place of business. George Ira Cochran of 2249 Harvard Blvd. was president of the company. The executive and medical director of Pacific Mutual, Dr. Wesley W. Beckett, resided at 2218 South Harvard Blvd. Pacific Mutual was the largest life insurance company in the west.

The architectural firm which designed the residence of Charles I. D. Moore was headed by Frank D. Hudson and William A. Munsell. They also designed the County Museum at Exposition Park, the old Hall of Records (no longer extant), and a number of fine residences throughout the Los Angeles area. In the Adams-Normandie area Hudson & Munsell designed the Frederick Wilson Flint Residence located at 20 Chester Place.

Continuation Sheet #2
2242 S. Hobart Blvd.

21. Sources

Building Permits, City of Los Angeles

1907 #5087; 1914 #11355.

Land Use Planning and Management System Files (LUPAMS),
City of Los Angeles

#5058-018-014.

City Directories, City of Los Angeles

1907, 1908, 1909.

Deeds, County of Los Angeles

Assessment Records, County of Los Angeles

1901-1910, Book 46, page 58.

Surveyor's Map Books, County of Los Angeles

Book 2, pages 53, 54.

Assessor's Research Library Files, County of Los Angeles

Book 5058, page 18.

Public Library Archives, City of Los Angeles

McGroarty, 1921, Vol. III, pp. 616, 617; Hunt, 1926, Vol. V,
pp. 522, 523; Withey, 1970, pp. 306, 307.

Los Angeles Times Index

Museum Archives, County of Los Angeles

Miscellaneous Records, County of Los Angeles



City of Los Angeles Department of City Planning

12/12/2014

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2242 S HOBART BLVD

ZIP CODES

90018

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1990-346-CA
CPC-1986-603-GPC
CPC-1986-447-GPC
CPC-1983-506-SP
CPC-12640
ORD-70562
ORD-171682
ORD-171681
ORD-167121-SA654
ORD-162128
ORD-121726

Address/Legal Information

PIN Number	123B193 282
Lot/Parcel Area (Calculated)	12,000.1 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID H6
Assessor Parcel No. (APN)	5058018014
Tract	WEST ADAMS HEIGHTS
Map Reference	M B 2-53/54
Block	3
Lot	6
Arb (Lot Cut Reference)	None
Map Sheet	123B193

Jurisdictional Information

Community Plan Area	South Los Angeles
Area Planning Commission	South Los Angeles
Neighborhood Council	Empowerment Congress North Area
Council District	CD 8 - Bernard C. Parks
Census Tract #	2215.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	[Q]RD2-1
Zoning Information (ZI)	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use	Low Medium II Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	South Los Angeles Alcohol Sales
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	25
500 Ft School Zone	Active: Frederick Douglass Academy Elementary School

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.

500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5058018014
APN Area (Co. Public Works)*	0.275 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$472,668
Assessed Improvement Val.	\$266,832
Last Owner Change	10/28/13
Last Sale Amount	\$725,007
Tax Rate Area	48
Deed Ref No. (City Clerk)	866288-9
	823282
	786275
	1039742

Building 1	
Year Built	1905
Building Class	D85C
Number of Units	1
Number of Bedrooms	9
Number of Bathrooms	4
Building Square Footage	5,164.0 (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)	2.06620872
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No

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Liquefaction	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Renewal Community	Los Angeles
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	West Adams
Public Safety	
Police Information	
Bureau	South
Division / Station	Southwest
Reporting District	316
Fire Information	
Division	1
Batallion	11
District / Fire Station	26
Red Flag Restricted Parking	No

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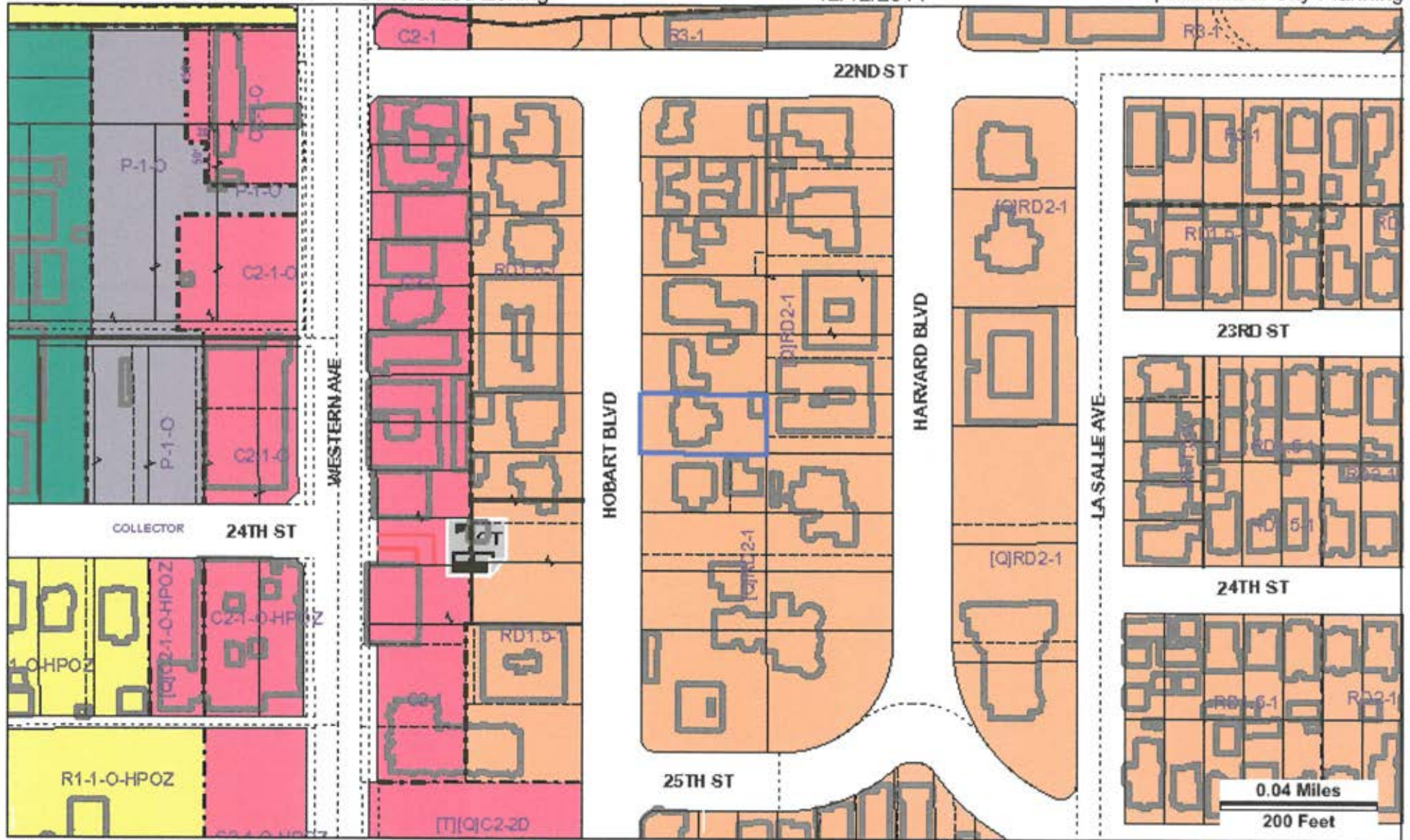
CASE SUMMARIES

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

Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)
Case Number:	CPC-1986-603-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONING CONSISTENCY PROGRAM
Case Number:	CPC-1986-447-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AND ZONE CONSISTENCY - SOUTH CENTRAL LOS ANGELES (HERB GLASCOW)
Case Number:	CPC-1983-506-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

CPC-12640
ORD-70562
ORD-171682
ORD-171681
ORD-167121-SA654
ORD-162128
ORD-121726

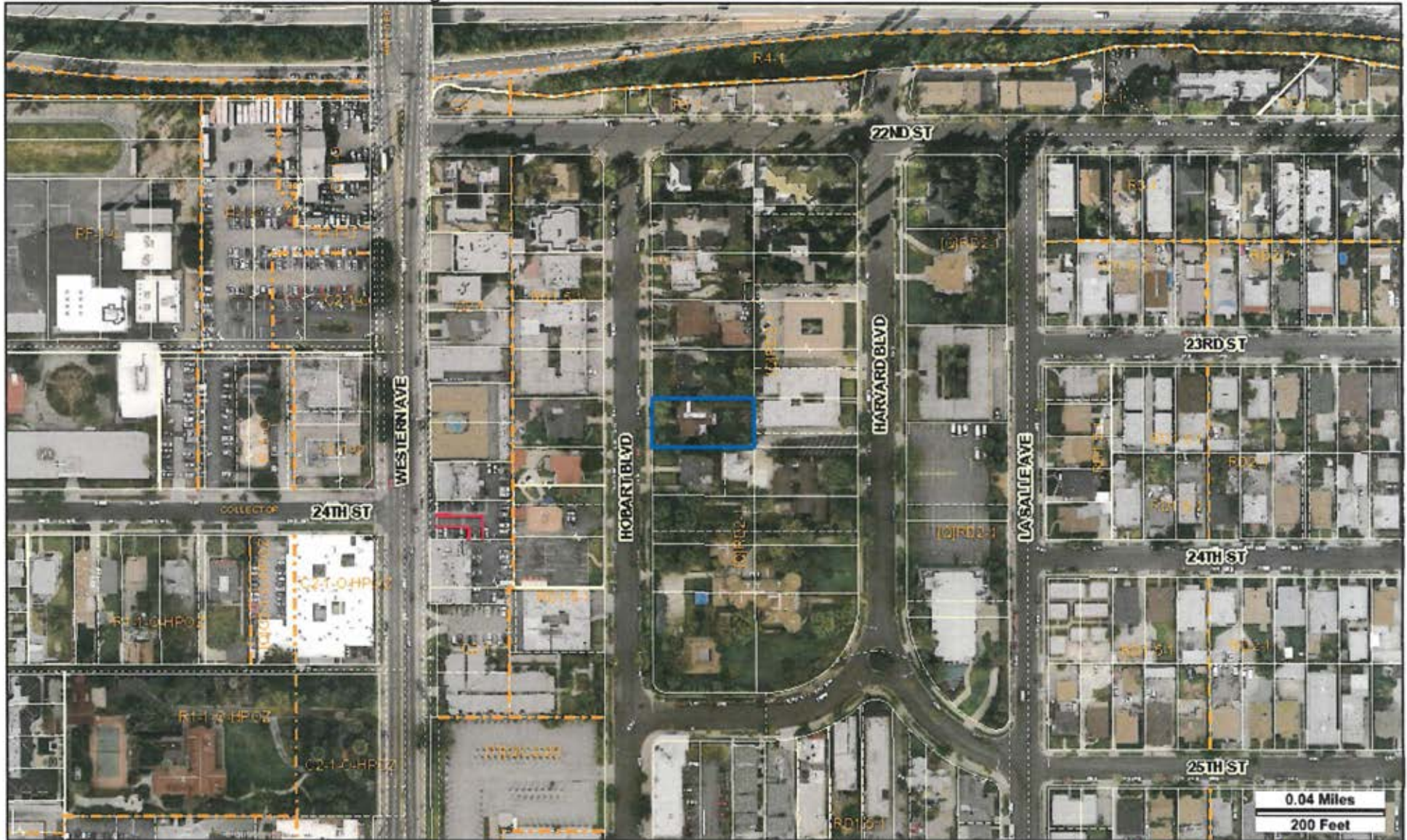


Address: 2242 S HOBART BLVD
 APN: 5058018014
 PIN #: 123B193 282

Tract: WEST ADAMS HEIGHTS
 Block: 3
 Lot: 6
 Arb: None

Zoning: [Q]RD2-1
 General Plan: Low Medium II Residential





Address: 2242 S HOBART BLVD
 APN: 5058018014
 PIN #: 123B193 282

Tract: WEST ADAMS HEIGHTS
 Block: 3
 Lot: 6
 Arb: None

Zoning: [Q]RD2-1
 General Plan: Low Medium II Residential



