

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-775-HCM
ENV-2015-776-CE

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

Location: 5303 Hermitage Ave.
Council District: 2
Community Plan Area: North Hollywood Valley
Village
Area Planning Commission: South Valley
Neighborhood Council: Valley Village
Legal Description: Lot 9, TR 9237 and Lot 7, TR
1487

PROJECT: Historic-Cultural Monument Application for the
THE HERMITAGE PROPERTY

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): Sydney Edwards and Marta Lathrop
5303 ½ Hermitage Ave., 12301 and 12301 ½ Weddington St.
Valley Village, CA 91607

APPLICANT: Jennifer Getz
PO Box 5753
Sherman Oaks, CA 91607

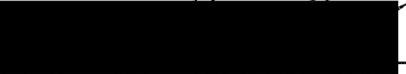
RECOMMENDATION **That the Cultural Heritage Commission:**

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

MICHAEL J. LOGRANDE
Director of Planning



Ken Bernstein, AICP, Manager
Office of Historic Resources



Neils Youngborg, Preservation Planner
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

Built in 1934, the Hermitage Property is comprised of a multiple of structures, reflecting vernacular architectural styles, built between 1934 and 1953. The property consists of two rectangular lots joined in a perpendicular orientation at the end of a cul-de-sac. The primary structures on the property, built within the period of significance, are the main house and the duplex. The main house was constructed in 1934 as a single-family residence. The duplex was constructed in 1948.

The main house has experienced over five additions between the construction date and 1987, including an added second floor in 1945. The duplex is two-stories in height and features a Monterey Revival-style porch on the second floor that runs the length of the building. Also included on the property are trees and shrubs that were part of the original development.

The buildings within the subject property demonstrate multiple property types, such as a duplex and a single-family residence. This type of mixed use development within a community of single-family residences was uncommon for this area and the property became a focal point of community activism due to its distinctive prominence, conjoined lots and increased residential density.

Each of these structures represents vernacular residential architecture of the pre- and post-World War II era within Los Angeles. The main house, constructed pre-World War II, exhibits features that correspond with the Custom Traditional Ranch style, and the duplex, constructed post-World War II, exhibits features that correspond with Monterey Revival style.

CRITERIA

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

FINDINGS

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: The Hermitage Property			
Other Associated Names:			
Street Address: 5303 Hermitage Ave.		Zip: 91607	Council District: 2
Range of Addresses on Property:		Community Name:	
Assessor Parcel Number: 2347025010	Tract: 9237	Block:	Lot: 9
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:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1934	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened?	<input checked="" type="radio"/>
Architect/Designer:	Contractor:			
Original Use: SFD	Present Use: SFD			
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:		<input checked="" type="radio"/>	Stories:	Plan Shape:	<input checked="" type="radio"/>
FEATURE	PRIMARY		SECONDARY		
CONSTRUCTION	Type: Wood	<input checked="" type="radio"/>	Type: Brick	<input checked="" type="radio"/>	
CLADDING	Material:	<input checked="" type="radio"/>	Material:	<input checked="" type="radio"/>	
ROOF	Type: Gable	<input checked="" type="radio"/>	Type:	<input checked="" type="radio"/>	
	Material:	<input checked="" type="radio"/>	Material:	<input checked="" type="radio"/>	
WINDOWS	Type: Double-hung	<input checked="" type="radio"/>	Type: Double-hung	<input checked="" type="radio"/>	
	Material:	<input checked="" type="radio"/>	Material: Aluminum	<input checked="" type="radio"/>	
ENTRY	Style: Off-center	<input checked="" type="radio"/>	Style:	<input checked="" type="radio"/>	
DOOR	Type:	<input checked="" type="radio"/>	Type:	<input checked="" type="radio"/>	



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.

	(see attached, enclosure #1).

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):	
<input checked="" type="checkbox"/>	Reflects the broad cultural, economic, or social history of the nation, state, or community
	Is identified with historic personages or with important events in the main currents of national, state, or local history
<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
	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: Jennifer Getz		Company:	
Street Address: 5303 1/2 Hermitage Ave.		City: Valley Village	State: CA
Zip: 91607	Phone Number: 818.448.5206	Email: me@allnaturalme.org	

Property Owner

Is the owner in support of the nomination?

Yes

No

Unknown

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

Nomination Preparer/Applicant's Representative

Name: Jennifer Getz		Company:	
Street Address: 5303 1/2 Hermitage Ave.		City: Valley Village	State: CA
Zip: 91607	Phone Number: 818.448.5206	Email: me@allnaturalme.org	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Jennifer Getz

Name:

1.15.2015

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

HISTORIC-CULTURAL MONUMENT NOMINATION FORM

#4. ALTERATION HISTORY

PERMIT TIMELINE

Permit Issued: 12/11/1934 (bldg-new) 1934LA16992 (Single Family Dwelling)

Permit Issued: 10/26/1938 (bldg-new) 1938LA35922 (Garage) (16 x 20)

Permit Issued: 05/22/1940 (alter/repair) 1940LA20110 (Single Family Dwelling)

Permit Issued: 12/02/1941 (alter/repair) 1941VN57709 (Single Family Dwelling - Erect Fireplace)

Permit Issued: 06/06/1944 (alter/repair) 1944VN51522 (Single Family Dwelling - Convert Garage to Residence)

Permit Issued: 04/30/1945 (bldg-addition) 1945LA05925 (Single Family Dwelling - second story addition)

Permit Issued: 10/04/1946 (bldg-new) 1946VN60192 (Storage)

Permit Issued: 11/29/1946 (bldg-new) 1946VN62421 (Duplex)

Permit Issued: 11/29/1946 (bldg-new) 1946VN62422 (Garage/private) (17' x 21') (pool house 1946)

March 26, 1947 AFF 9186

Variance Granted: September 3, 1947 Yard Case No: 3349

Permit Issued: 09/15/1947 (alter/repair) 1947VN62275 (Utility to Single Family Dwelling) (Hermislope)(?)

Permit Issued: 09/26/1947 (bldg-addition) 1947VN62855 (Garage / apartment) (12307 Weddington)(?)(orig permit#62422)

Permit Issued: 09/26/1947 (alter/repair) 1947VN62855 (Garage / apartment) (12307 Weddington)(?)(orig permit#62422)

COO Issued: 04/19/1948 1946VN62421 (Dwelling - Duplex)

COO Issued: 05/07/1948 1946VN60192 (Storage / Warehouse)

COO Issued: 05/07/1948 1947VN62275 (Utility / SFD)

Permit Issued: 03/27/1953 (bldg-new) 1953VN48825 (Pool 37' x 18') Pool House measures - 18' x 22'

Permit Issued: 07/27/1987 (alteration) 1987VN25860 (Single Family Dwelling)

Permit Issued: 07/28/1987 1987VN25860 (Single Family Dwelling)

Permit Issued: 12/20/2004 (alter/repair) 2004VN64683 (Private Garage/Carport)



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

#7. WRITTEN STATEMENTS

A. PURPOSED MONUMENT DESCRIPTION

The Hermitage Property is a rectangular shape structure sitting on a corner lot quietly tucked away surrounded by foliage. A pronounced chimney, low pitched gable roof & large picture window facing the front of the yard (Hermitage Ave.) reflect what started as a vernacular gabled type cottage...slowly morphing into what became known as the Ranch Style House. Roof eaves, horizontal siding with brick used on the lower sections of the exterior walls & double-hung windows combined with metal windows make this structure an easily identifiable combination of The California Ranch House with traces of The Bungalow. These significant time periods represent the home for the "lover of the out-of-doors"⁵. The Hermitage Property's open space & love of the land, surrounding 80 year old trees, plants, herbs, fruits & vegetables represent this.

B. STATEMENT OF SIGNIFICANCE

- The Hermitage Property meets the criteria stated in Sec. 22.171.7. of The Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles, including historic structures or sites in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified;

Originated by Builders & homeowners, The Bungalow & The Ranch house offer interesting perspectives on the cultural relationship between the America West & the rest of the country.

Both styles originating in Southern California, they played important roles in building the suburban culture of the region. They then spread eastward becoming Nationally significant. What was referred to as "the backwash of the frontier", - the eastward surge of cultural traits & practices originating in the West, reversing the prevailing westerling tide of cultural influence to affect the nation as a whole.

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

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The California Bungalow: A style of detached, single-family dwelling who's distinct style was it's integration with it's surroundings. "The structure of the building when seen from without should not be designed to hold it's own in the landscape, but should be entirely subordinated thereto". The ideal home for the lover of the out-of-doors & a house who's atmosphere is, as far as possible, that of the woods & fields." The California Bungalow had become the most popular style for new single-family detached home construction in residential neighborhoods throughout the nation.

The California Ranch House: As the Bungalow style was fading out late 1920's, a new indigenous style was gathering momentum. Another type that stood out from the medley of jumbled styles, lack of styles or mere affectations. This was The California Ranch House. What grew naturally & inevitably, it borrowed none of the finery of other architectural styles; it never laid claim to name. A vernacular that represented a departure from tradition much as the bungalow had. Horizontal, low to the ground poured on a concrete slab, roofed at a long low-pitched angle with overhanging eaves. Replacing the street facing porch of the bungalows was an innocuous entryway. The total effect was one of informal outdoor living. Both the Ranch House & Bungalow style appealed to the same informal California Style. ⁶ The Hermitage Property embodies not just one but two incredibly significant time periods. The characteristics of these time periods not only originated here in Los Angeles California, but made their way all across the country making it Nationally significant.

⁵ Bungalow and Ranch House: The Architectural Backwash of California, John Mack Faragher

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9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE

What some folks think is a park when viewing it from afar, is the north west corner of Hermitage & Weddington. Tucked away past all the green is a 2 story Single Family Dwelling, what we call the Main House, along side of a detached garage. A bit further back into the property resides a Guest House, Pool, Pool House, Storage Unit & a Duplex.

For your reference, a detailed site map is enclosed.

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE

Because The Hermitage Property was one of the first of it's kind on the block, (technically before they even put sidewalks in or described it as a 'block'), it represents the social history & community in such a way where that is exactly what was being created at that moment in time - the community. By building this property, little did they know they were actually building the community entirely. Bit by bit family bought land down the street, friends were to buy land next door & use Hermitage as it's model.

Sec. 22.171.17 of the **Cultural Heritage Ordinance** states:

"..A Historic-Cultural Monument is any site, building or structure of particular historic or culture significance to the City of Los Angeles..."

To gain a better understanding, I looked up the definition of culture.

Dictionary.reference.com defines culture as:

1. The behaviors and beliefs characteristic of a particular social, ethnic, or age group.
2. A particular civilization at a particular period.
3. The attitudes, feelings, values, & behavior that characterize & inform society as a whole or any social group within it.

The values & characteristics of The Hermitage Property were reflected all over the neighborhood. As building multiplied, it was this property that was used as the guide & template. Creating neighbors & joining families who were brought together by a common interest. That interest being this property.

The distinguishing characteristics such as wood siding, double hung windows, wood trim & a large window facing the yard reflect what started as a vernacular gabled type cottage....slowly morphing into what became known as the Ranch Style House.

In years to come The Hermitage Property was the nucleus of the neighborhood, where children were walked to the day care that was established & operated out of this home. The beliefs & values at the time were about family, friends, community & existing in that harmonious environment. When Jean Lathrop asked her husband...*"all the neighborhood kids are already always over here, why not just make it a day care..?"*, it's clear that not only was there a developed culture being made & lived, but it was depended upon.

This is a significant reminder of a culture that is unquestionably needed right now more than ever. The Property was "home" not only to the family, but to all of the neighborhood kids.

One perspective might be that the very first houses **ever** to be erected in Los Angeles, the houses to be built on dirt filled land & to be placed on undefined roads, that those structures stand to be *particularly historic as well as culturally significant to this City*", because, they are **exactly** what created this city.

Late 1940's expanding of the property was beginning...This was at a time when Los Angeles was experiencing Post-War problems, particularly with building inspections & it's 250 employee's.³ G.E. Morris (Superintendent of Building Los Angeles) writes: *"There can be no model code, that a just & reasonable building code can not be "written," it must be developed after years of experience."* I include this because The Hermitage Property was a part of building Los Angeles. It was a part in creating the building code as everyone together was experimenting on what worked & what didn't.

The UBC was changed every 3 years & a shortage of building materials made it tough for projects to progress⁴.

The experience of constructing this property provided the path & the knowledge needed to form the rest of this city.

From the introduction of the Los Angeles Building Code in 1943, all the way up to our most recent Building Codes enforced today. These were developed based on Los Angeles's first fabrications, such as The Hermitage one.

It is for all these reasons that this property exemplifies & undoubtedly poses as a vital contributor towards the *broad cultural, economic & social history of the community*.

³ Los Angeles Times January 17, 1949 (ProQuest Historical Newspapers)

⁴ Los Angeles Times April 8, 1946 (ProQuest Historical Newspapers)



Office Of Historic Resources/Cultural Heritage Commission
HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

FINDINGS

- The structures reflect the “*broad cultural, economic or social history of the nation, State or community*” as an example of the combination of The California Bungalow & The California Ranch Style type house, constructed during the distinct period of The Great Depression that continued to expand through another distinct period WorldWar II.
- The structures “*embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction;*” as an excellent example of The Bungalow of the early twentieth century & The California Ranch House of the post-World War II era.

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 on the site), building or structure of particular historic or cultural significance to the City of Los Angeles, including 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 is identified with historic personages or with important events in the main currents of national, State or local history; or which embodies 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 or her age.

IN SUMMARY

The San Fernando Valley became the open range of the Ranch House & by Wars end, there were indications of National Interest. ⁷

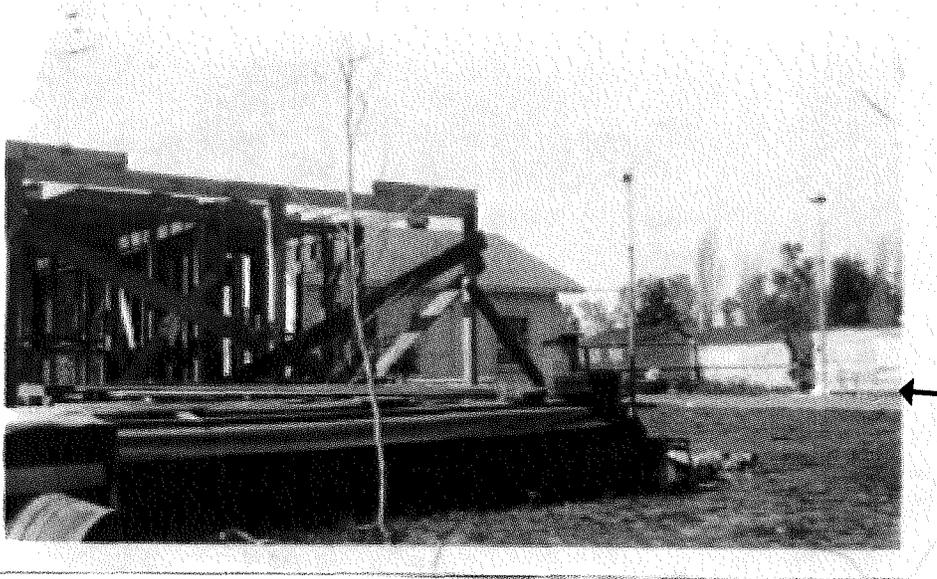
The values thought to be promoted were simplicity, functionality & informality, reflecting the “California Dreaming” of the emerging middle class of the post war era.

Today, these styles are extolled, in recognition of these combined styles & how they reshaped the look of Americas neighborhoods & suburbs, not only locally but throughout Southern California & throughout the country. They both signaled the vast change that took place in the relationship of the West to the rest of the country in the twentieth century.

With a hybrid cottage style featuring plenty of windows, The California Bungalow reflected the arts & crafts aesthetic of honest construction & simple ornamentation. Harmonizing the house with its surroundings of brick & nature, keeping the house uncouth & primitive, it gave the building a genuine natural character. The Hermitage Property continued that character as additional building took place on the property, matching original organic materials such as brick, wood & stucco. Ranch houses being typically set back from the street & situated on a big lot, the concrete driveway, low profile roof & multiple windows contribute to the characteristics this property embodies.

⁷ Bungalow and Ranch House: The Architectural Backwash of California, p.170 John Mack Faragher





This is the beginnings of construction in late 1946 of the duplex. The guest house was already complete. It wasn't until 1959 that an apartment building went up in the NorthEast corner.

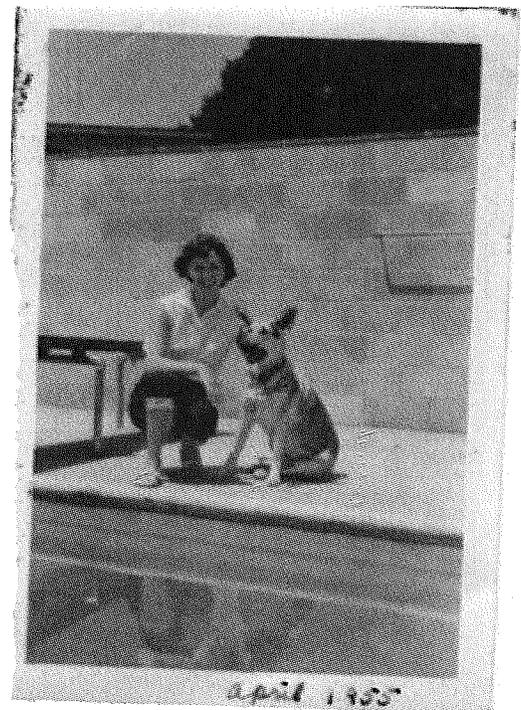
Badminton court later replaced with a pool.



Photo of the main house, the duplex & the guest house. The American Sweet Gum Tree that was planted here thrives at over 45 feet tall.

This tree also still exists but haven't identified it as of yet.

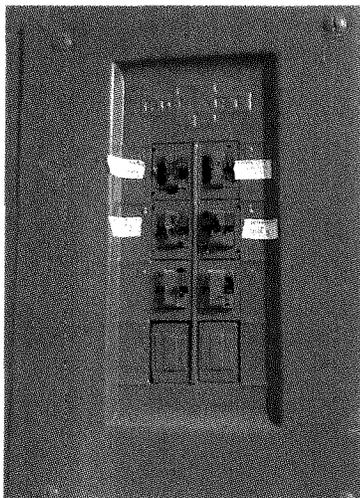
Second generation family, Jean's daughter in 1955 outside with the new pool. No apartment buildings exist behind her on the other side (Corteen St.).





Jean Lathrop, standing in front of her newly built pool house in late 1950's.

Every wall of a building had to be decorated with plants.



Original fuse box made by 'HOMART' inside the pool house.

Homart provided electrical supplies throughout the 1940's & 1950's for Sears.

Old newspaper clippings suggest these electrical panel box's were available & most popular in the late 1940's throughout the 1950's.

This panel is original & was installed at the time of construction in the 1950's.

This is from the viewpoint of Jean's parent's garage area. They owned the land next door.

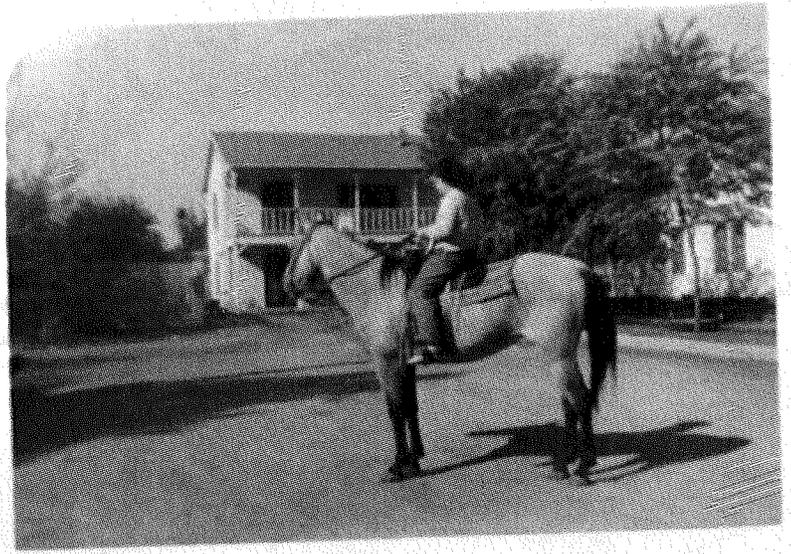
Shot is of the Hermitage garage front left, with a view of the chimney & second story of main house.

Camera pointing south.



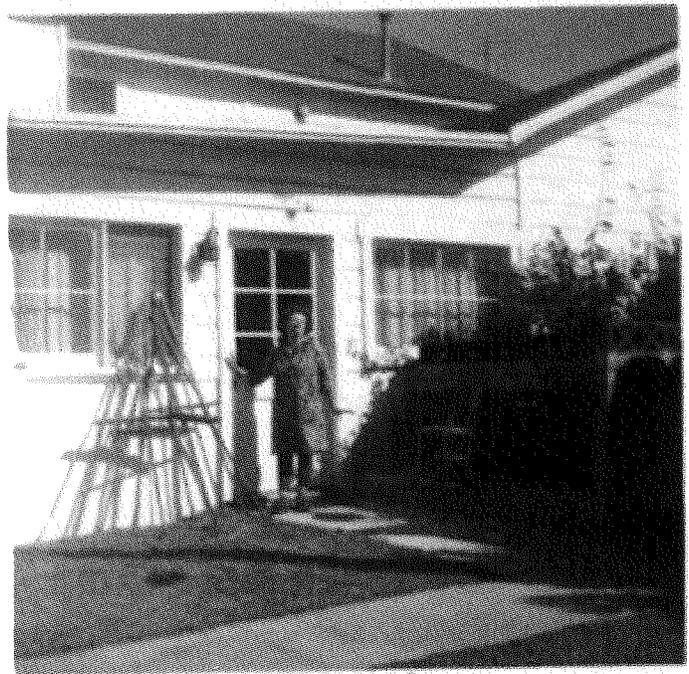
Camera pointing west shows the duplex & main house to the right. Oh, & the horse in the middle of the street.

They used to call the land to the left 'The Bamboo Forest'. This is where all the kids would play hide & seek. In 1953, Barb & her husband Doc expanded their house, so no more bamboo forest. (12302 Weddington St.)



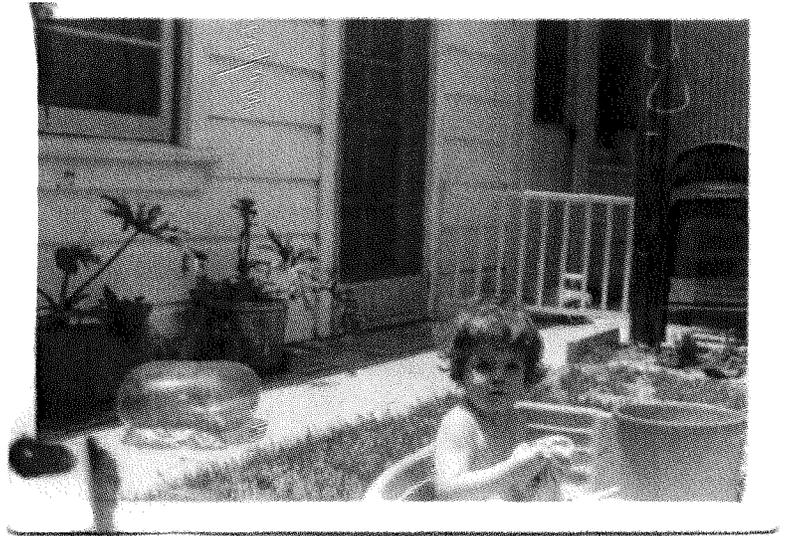
Across the street, camera pointed West. Shows the garage, front yard, main house & the trees, which still exist today.

Jean Lathrop displaying a proud face coming out of what was known as 'The Sewing Room'. This would be the room years later where voting polls were held as well as community gatherings. It is still used now & is known to be the room 'where the magic happens'. Creative art & any projects relating to the house take place in that room.



Backyard of main house, with shot of both back doors which lead into the main house. Camera pointed south.

Jean ran a daycare here so gates & safety were of the highest priority to keep children safe on the property. This was home to more than a dozen children, some of which grew up here.

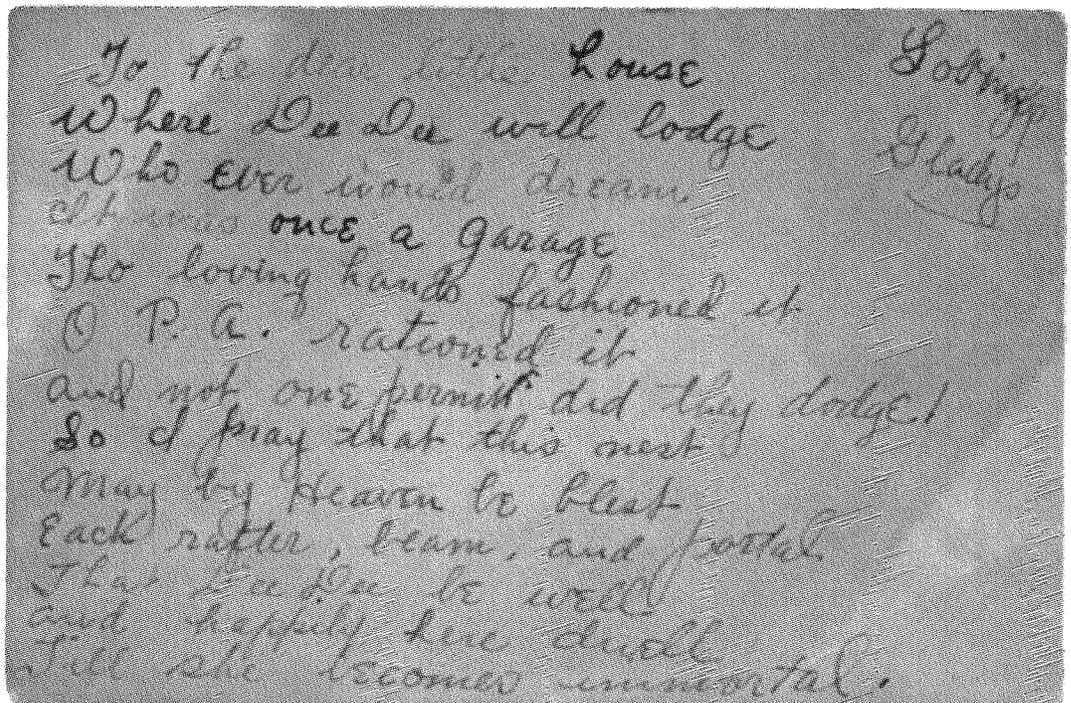


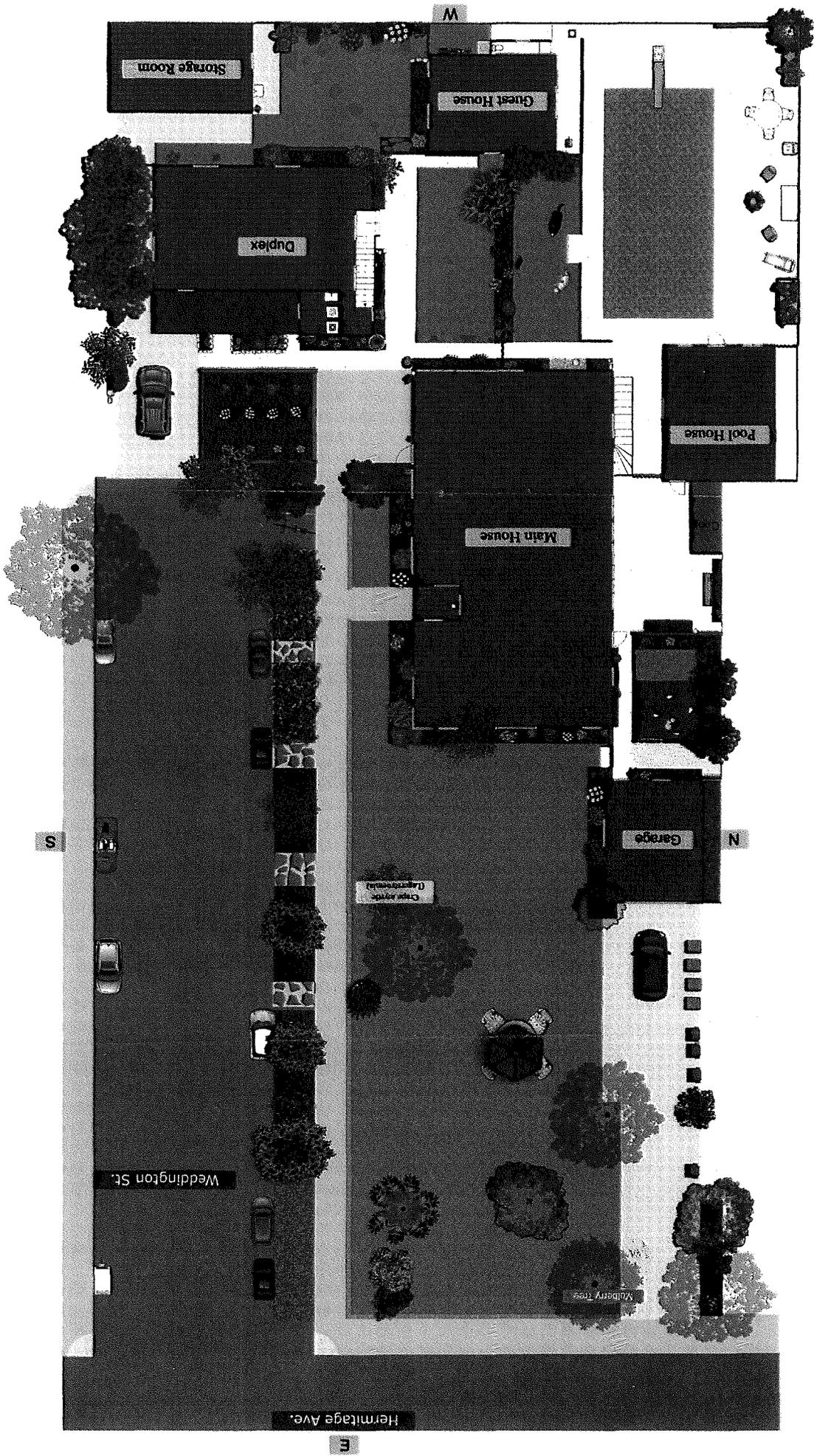
Jean & Clint Lathrop with daughter Sydney outside by garage & main house. Hard at work in the garden.

We grow herbs & vegetables in that same flower bed in front of the garage. Camera pointed North.

This was a poem written by a neighbor who was a regular at the Hermitage house. Jeans maiden name was Dedecker. She was referred by certain friends as DeeDee, her nickname.

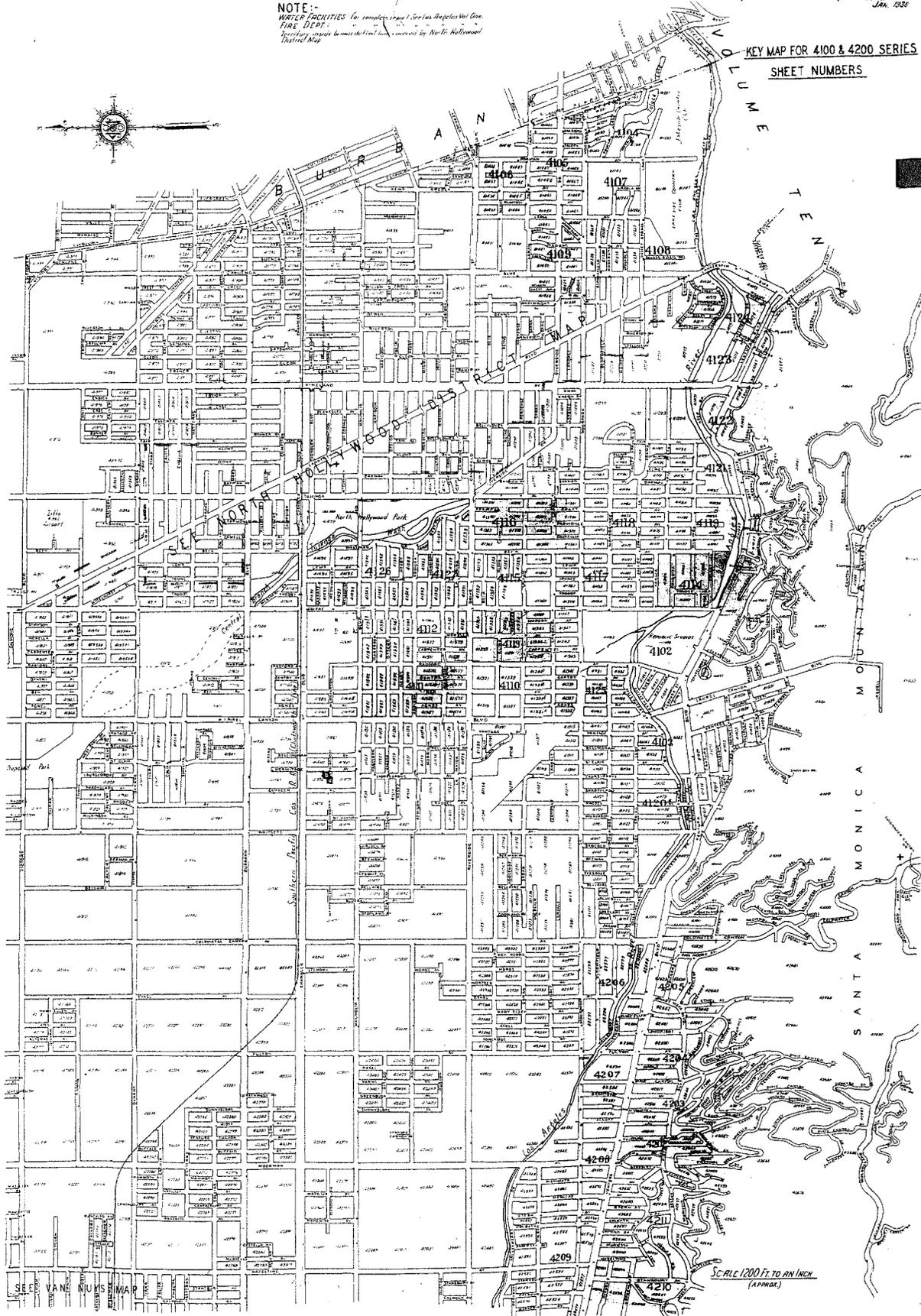
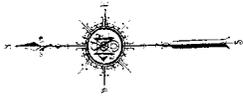
The woman's name who wrote this was Gladly. From what I heard, she was a real pip.





NOTE:-
WATER FACILITIES (See complete map 1, See Los Angeles Vol. 104)
FIRE DEPT.
See also maps for details of lines covered by North Hollywood
District Map

KEY MAP FOR 4100 & 4200 SERIES
SHEET NUMBERS



See map 104 0

SCALE 1200 FT. TO AN INCH
(APPROX.)

Permit	Type	Doc Date	Size	Construction	Use	COO	Pict Plan	Buildings on Lot	Address
1934 LA 19962	bdg-new	Dec 11, 1934	20x24	main house	SFD	N	N	none	5303 Hermitage Ave
1938 LA 35922	bdg-new	Oct 26, 1938	16x20	garage	private garage/carport	N	N	n/a	5303 Hermitage Ave
1940 LA 20110	bdg-after/repair	May 22, 1940			N/A				5303 N Hermitage Ave
1940 LA 20110	bdg-after/repair	May 22, 1940	15x18	main house-addition	SFD	N	N	house, garage	5303 Hermitage Ave
1941 VN 57705	bdg-after/repair	Dec 2, 1941	existing 25x30	main house- fireplace	SFD				5303 Hermitage Ave
1945 LA 05925	bdg-addition	Apr 30, 1945	14x20	2 story addition	SFD			1 dwelling 2 private	5303 Hermitage Ave
1946 VN 60162	bdg-new	Oct 4, 1946	16x20	new storage	warehouse		Y	1 dwelling	5303 Hermitage Ave
1946 VN 63422	bdg-new	Nov 29, 1946	17x21	Pool house	private garage		Y	1 utility building	12301 Weddington St
1946 VN 63421	bdg-new	Nov 29, 1946	30x27	duplex	duplex		Y	1 utility building	12301 Weddington St
AV7 9126	affidavit	Mar 26, 1947							5303 N Hermitage Ave
1947 VN 62275	bdg-after/repair	Sep 15, 1947	16x20	after utility to dwelling	SFD		Y		5303 Hermitage Ave
1947 VN 62276	bdg-after/repair	Sep 15, 1947							5303 Hermitage Ave
1947 VN 62275	bdg-addition	Sep 26, 1947	10x19	add'n garage	apartment		Y	3 dwellings, 1 garage	12307 Weddington St
1947 VN 62285	bdg-after/repair	Sep 26, 1947							5303 Hermitage Ave
1948 VN 62421	COO	Apr 18, 1948		63421- permit	Dwelling-duplex	Y			12301 Weddington St
1947 VN 62275	COO	May 7, 1948			Libby R				5303 N Hermitage Ave
	COO	May 7, 1948			Libby V	Y			5303 N Hermitage Ave
	COO	May 7, 1948		63275	SF dwelling				
1948 VN 60162	COO	May 7, 1948			Storage V				5303 N Hermitage Ave
1953 VN 48625	bdg-new	Mar 27, 1953							5303 N Hermitage Ave
1947 VN 25060	alteration	Jul 27, 1957							5303 N Hermitage Ave
04016-20000-24832	bdg-after/repair	Dec 20, 2004		repair fire damage, replace fireplace	SFD		Y		5303 5303 Hermitage Ave

remains- per year?

Pict plan has 5303 1/2 listed as offered

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building

CLASS "D"

TO THE BOARD OF BUILDING EXAMINERS OF THE CITY OF LOS ANGELES
FOR THE ERECTION OF A BUILDING OF THE CLASS OF CLASS "D"
AS SHOWN ON THE PLANS AND SPECIFICATIONS ATTACHED TO THIS APPLICATION
AND FOR THE GRANTING OF A PERMIT TO CONSTRUCT AND ERECT THE SAME
IN ACCORDANCE WITH THE BUILDING CODE OF THE CITY OF LOS ANGELES

Lot No.

9237

Location of Building 5351

Waverly Place Hollywood

City

Address what cross streets 5351 Waverly Place Hollywood

USE INK OR INDELIBLE PENCIL

1. Purpose of building ~~residence~~ residence 1 Room 3

2. Owner (own name) Mr. & Mrs. J. K. White 1 Room

3. Owner's address 6519 Hollywood Blvd. Hollywood Calif

4. Certified Architect _____ None

5. Licensed Engineer _____ None

6. Contractor _____ None

7. Contractor's address _____ None

8. VALIDATION OF PROPOSED WORK (Indicate all laws and codes and all provisions) See 21

9. Shows how many buildings now 1 on lot and area of each 1000 sq ft

10. Name of new building Q.S. 2 No. Stories 1 Height to highest point 7 1/2 Size lot 54 x 150

11. Type of soil clay Foundation (Material) concrete Depth to ground 20 ft

12. Width of footing _____ Width of foundation Wall _____ Size of Backwood Bill _____

13. Material Exterior Wall brick Size of studs: (Exterior) 2 x 4 (Interior Partition) _____

14. Joists: First Floor 2 Second floor 2 Bathrooms 2 Material of Roof Asph/Flt

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

I have carefully examined and read the above completed Application and have the same in type and correct and hereby certify and agree that if a permit is issued for the erection of the Building, Conditions and party laws will be complied with and the same operated in full in the manner and specifications that will require in all the Building Ordinance and City Law.

Sign here: W. J. White Contractor

FOR DEPARTMENT USE ONLY

PERMIT NO. 140032

DEC 11 1936

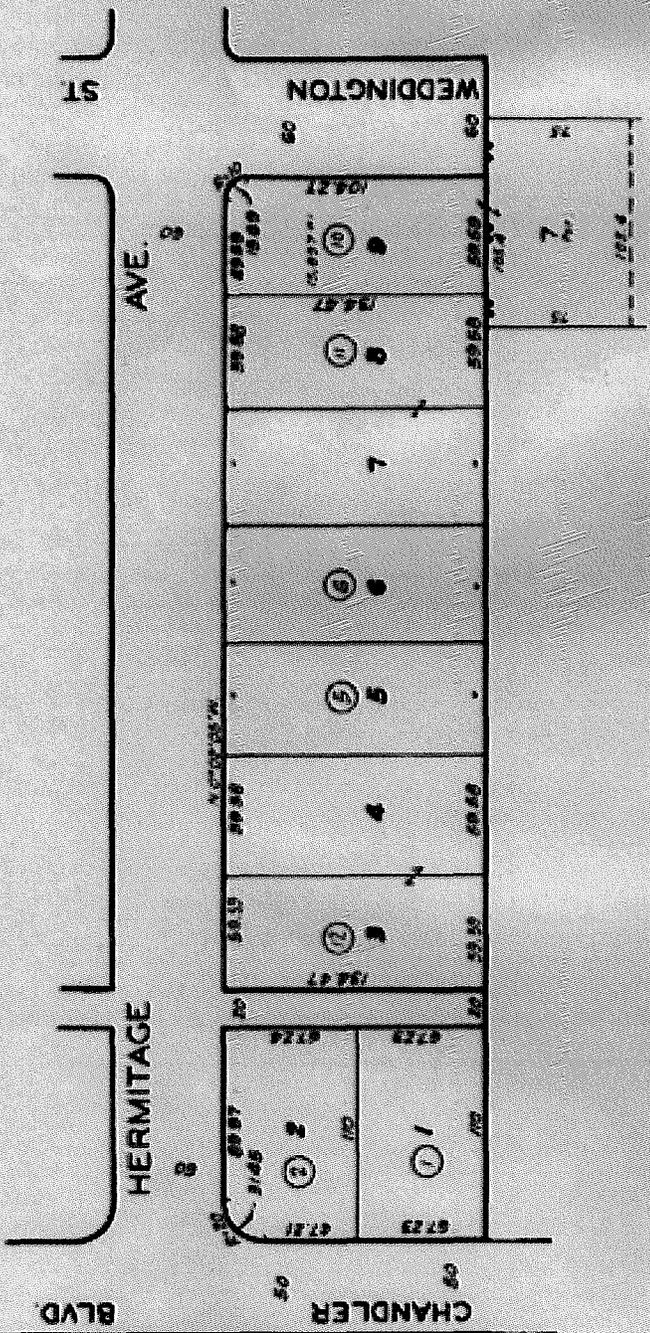
2669107461

2347 25

SCALE 1" = 80'

9-22-65
9-28-65

1734-25
10-9-67
1-17-68



TRACT NO. 9237

M.B. 126-76

TRACT NO. 1487

M.B. 20-28

CODE 13

FOR PREV. ASSESS. SEE 1734-25
2347-25

ASSISTENT MAP
COUNTY OF LOS ANGELES, CALIF.

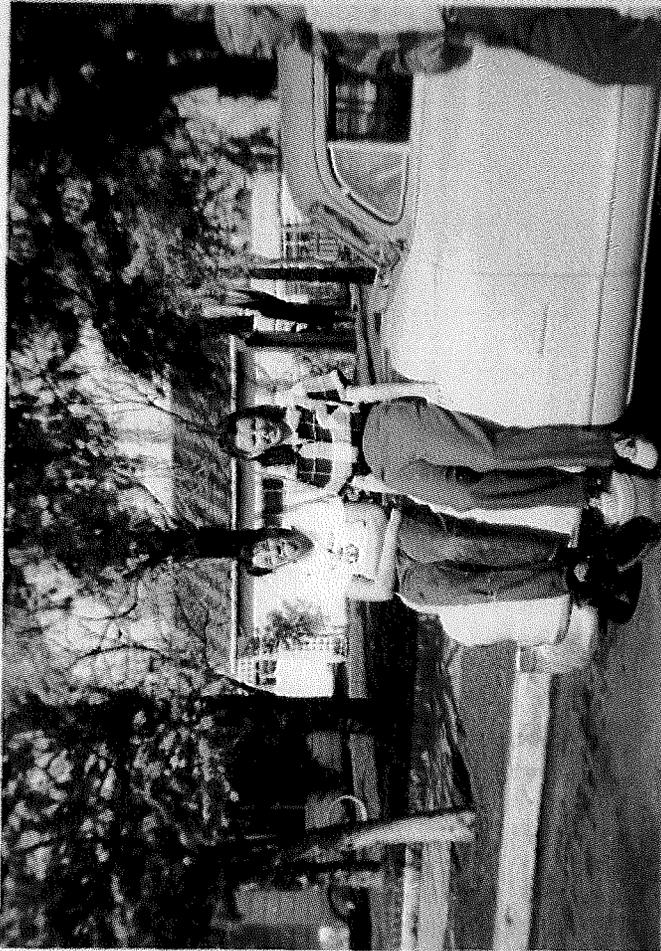
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up to 300 prints ... Ad-
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when needed.



FEB 1951

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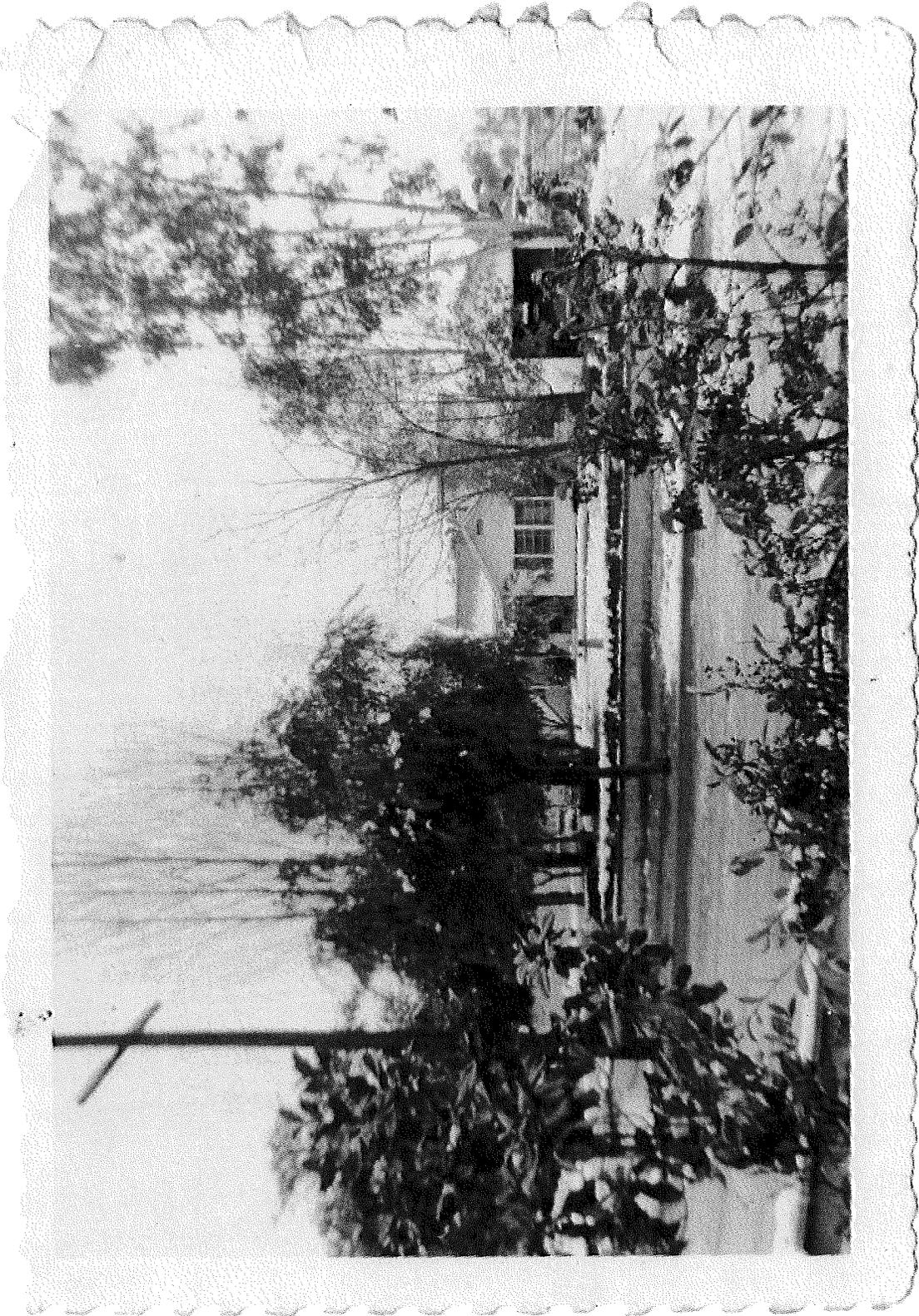
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your precious prints.

Handsomely bound in
import Grained simulat-
ed Leather.

Holds 24 ALBUMETTES . . .
up to 500 prints . . . Ad-
ditional pages may be
added when needed.





AREA DESCRIPTION

Security Map of Los Angeles County _____

1. POPULATION: a. Increasing Rapidly Decreasing Static
 Business & professional, skilled labor, white collar
 b. Class and Occupation and retired people. Income \$1800-3000
 c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
 e. Shifting or Infiltration _____ None apparent
2. BUILDINGS:
- | | PREDOMINATING | 85 % | OTHER TYPE | % |
|--|----------------|----------|------------|----------|
| a. Type and Size | 5-6 room | | | |
| b. Construction | Frame & stucco | | | |
| c. Average Age | 5 years | | | |
| d. Repair | Fair to good | | | |
| e. Occupancy | 98% | | | |
| f. Owner-occupied | 75% | | | |
| g. 1935 Price Bracket | \$ 1000-1500 | % change | \$ | % change |
| h. 1937 Price Bracket | \$ 1500-5000 | % | \$ | % |
| i. 1939 Price Bracket | \$ 1500-5000 | % | \$ | % |
| j. Sales Demand | Fair to good | | | |
| k. Predicted Price Trend
(next 6-12 months) | Static | | | |
| l. 1935 Rent Bracket | \$ 35 - 45 | % change | \$ | % change |
| m. 1937 Rent Bracket | \$ 40 - 50 | % | \$ | % |
| n. 1939 Rent Bracket | \$ 40 - 50 | % | \$ | % |
| o. Rental Demand | Good | | | |
| p. Predicted Rent Trend
(next 6-12 months) | Static | | | |
3. NEW CONSTRUCTION (past yr.) No. 75 Type & Price 5-6 room \$1250-5800 How Selling Moderately
4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions Few
5. SALE OF HOME PROPERTIES (.3 yr.) a. HOLC 2 b. Institutions Few
6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1937-) \$ 56.00
 1938
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level with no construction hazards. Land improved 60%. Deed restrictions are said to exist limiting improvements to single-family dwelling but terms are not definitely ascertained. Conveniences are all readily available. There are no sewers and many streets are unimproved. This area was subdivided some 10 years ago but development was interrupted by the depression and was not renewed until 3 or 4 years ago. Since that time under the stimulus of demand for San Fernando Valley homes, some speculative building and FHA Title II financing, it has again become active. With two distinct periods of development both construction and architectural designs lack uniformity, and the older structures detract from the appearance of the area. Construction in both periods was of good quality and maintenance generally indicates pride of occupancy. While new improvements are scattered throughout the area they predominate in the northeast section, while the older structures are more numerous in the central portion. There is said to be considerable speculative building in the area which have not been sold and constitute an "overhang". The area is well located and were it not for newer competing areas would probably make a better showing. Under the circumstances it is felt that a "low blue" grade is all that is warranted.

9. LOCATION North Hollywood SECURITY GRADE 2nd - AREA NO. B-6 DATE 3-30-39
 CAUTION: This area is currently affected in whole or in part by an Ad valorem Tax District. Individual properties should be checked for this hazard.

AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing Rapidly Decreasing _____ Static _____
- b. Class and Occupation Business & professional men, motion picture employees and artists, executives, etc. Income \$2400-\$6000 & up
- c. Foreign Families None % Nationalities _____ d. Negro None %
- e. Shifting or Infiltration None apparent

2. BUILDINGS:	<u>PREDOMINATING</u>	<u>85 %</u>	<u>OTHER TYPE</u>	<u>15 %</u>
a. Type and Size	<u>5-7 rm. bungalows</u>		<u>8 rm. bungalows</u>	
b. Construction	<u>Frame, stucco & masonry</u>			
c. Average Age	<u>2 years</u>			
d. Repair	<u>Good</u>			
e. Occupancy	<u>98%</u>			
f. Owner-occupied	<u>95%</u>			
g. 1935 Price Bracket	<u>\$ Undeveloped</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
h. 1937 Price Bracket	<u>\$ 5400-8500</u>	<u>%</u>	<u>\$</u>	<u>%</u>
i. 1939 Price Bracket	<u>\$ 5400-8500</u>	<u>%</u>	<u>\$</u>	<u>%</u>
j. Sales Demand	<u>Good</u>			
k. Predicted Price Trend (next 6-12 months)	<u>Static</u>			
l. 1935 Rent Bracket	<u>\$ No</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
m. 1937 Rent Bracket	<u>\$ record of</u>	<u>%</u>	<u>\$</u>	<u>%</u>
n. 1939 Rent Bracket	<u>\$ rentals</u>	<u>%</u>	<u>\$</u>	<u>%</u>
o. Rental Demand	<u>--</u>			
p. Predicted Rent Trend (next 6-12 months)	<u>--</u>			

3. NEW CONSTRUCTION (past yr.) No. 175 Type & Price 5-7 rm. bungalows \$5400-\$9000 How Selling Readily

4. OVERHANG OF HOME PROPERTIES: a. HOLC None b. Institutions None

5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC None b. Institutions None

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1937-) \$ 52.68
1938

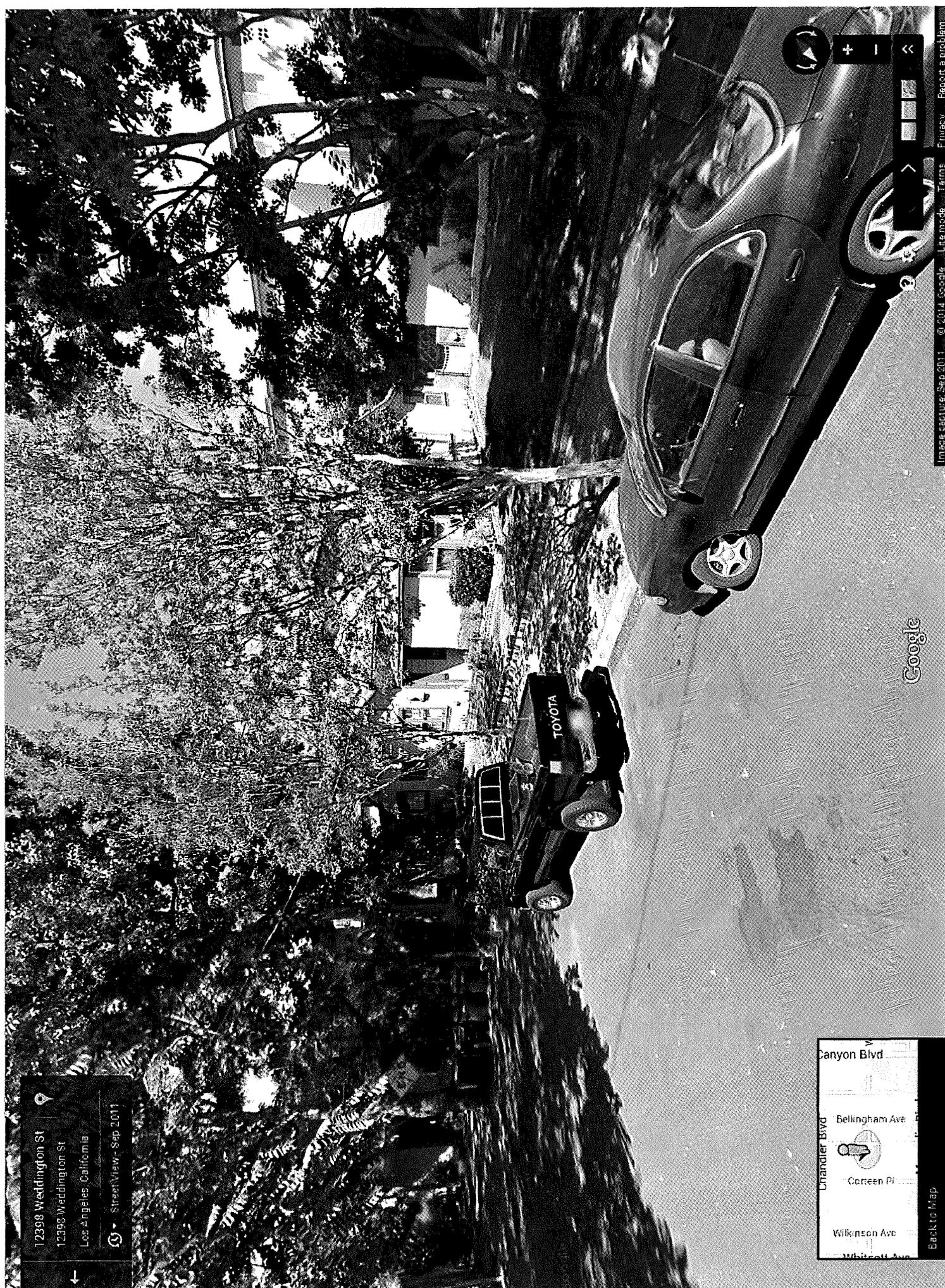
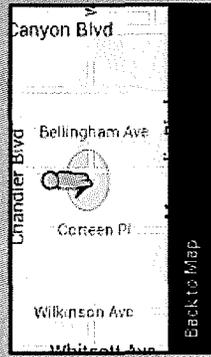
8. DESCRIPTION AND CHARACTERISTICS OF AREA: Terrain: Level to slightly rolling. No construction hazards. In the floods of 1938 the Tujunga Wash broke from its regular channel and slightly damaged a strip 150 feet wide in the northern and northeast portion of this area. Flood control work done since is said to have overcome any future flood threat. Land improved; unhatched portion 55%, hatched portion 5%. Deed restrictions provide for single family structures of minimum cost, require architectural supervision and uniform "set backs" and protect against racial hazards in perpetuity. Conveniences are all readily available, including interurban transportation to Los Angeles City Center. This new subdivision, which was placed on the market about 3 years ago, has developed rapidly, being currently one of the community "hot spots". Construction and maintenance are of the highest character, and architectural designs are harmonious and of outstanding quality. Population is homogeneous, with high degree of economic stability. The location of the area is favorable, motion picture studios and recreational areas being conveniently accessible. It is thought that the area will continue its upward trend and it is therefore accorded a "low green" grade.

9. LOCATION North Hollywood SECURITY GRADE 1st- AREA NO. A-2 DATE 3-25-39

CAUTION: This area is currently affected in whole or in part by an Ad valorem Tax District. Individual properties should be checked for this hazard.

12398 Weddington St
12398 Weddington St
Los Angeles, California

Street View - Sep 2011

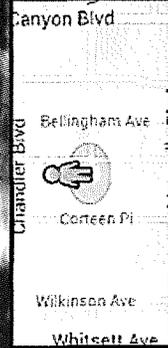


Google



12302 Weddington St
12302 Weddington St
Los Angeles, California

Street View: Sep 2011

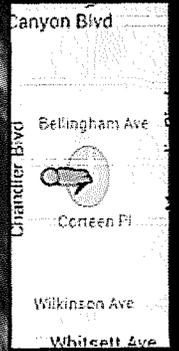


Back to Map

Google

12302 Weddington St
12302 Weddington St
Los Angeles, California

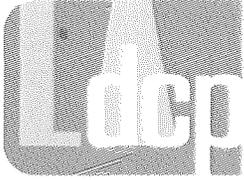
Street View - Sep 2011



Google

Back to Map

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City of Los Angeles Department of City Planning

1/20/2015 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

5305 N HERMITAGE AVE

ZIP CODES

91607

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1986-446-GPC

ORD-168613

ORD-165108-SA5030

YV-2136

YD-3349-YV

Address/Legal Information

PIN Number	171B165 306
Lot/Parcel Area (Calculated)	8,026.9 (sq ft)
Thomas Brothers Grid	PAGE 562 - GRID F2
Assessor Parcel No. (APN)	2347025010
Tract	TR 9237
Map Reference	M B 126-78
Block	None
Lot	9
Arb (Lot Cut Reference)	None
Map Sheet	171B165

Jurisdictional Information

Community Plan Area	North Hollywood - Valley Village
Area Planning Commission	South Valley
Neighborhood Council	Valley Village
Council District	CD 2 - Paul Krekorian
Census Tract #	1249.03
LADBS District Office	Van Nuys

Planning and Zoning Information

Special Notes	None
Zoning	[Q]R3-1
Zoning Information (ZI)	None
General Plan Land Use	Medium Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	Valley Village
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

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.

Assessor Information

Assessor Parcel No. (APN)	2347025010
Ownership (Assessor)	
Owner1	LATHROP,CLINTON J AND
Owner2	EDWARDS,SYDNEY A
Address	11811 LORALEEN ST GARDEN GROVE CA 92841
Ownership (City Clerk)	
Owner	LATHROP, CLINTON J EDWARDS, SYDNEY A LATHROP, JEAN G. (TR) JEAN GRACE LATHROP FAMILY TRUST 2-2-87
Address	11811 LORALEEN ST GARDEN GROVE CA 92841 5303 HERMITAGE AVE NORTH HOLLYWOOD CA 91607
APN Area (Co. Public Works)*	0.365 (ac)
Use Code	0401 - 4 units (4 stories or less with Pool)
Assessed Land Val.	\$79,334
Assessed Improvement Val.	\$26,699
Last Owner Change	03/13/13
Last Sale Amount	\$9
Tax Rate Area	13
Deed Ref No. (City Clerk)	694 634 384396 190702 0-318
Building 1	
Year Built	1934
Building Class	D5B
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	1,738.0 (sq ft)
Building 2	
Year Built	1947
Building Class	D5A
Number of Units	1
Number of Bedrooms	1
Number of Bathrooms	1
Building Square Footage	320.0 (sq ft)
Building 3	
Year Built	1947
Building Class	D5A
Number of Units	2
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	1,410.0 (sq ft)
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

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

Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	4.2766488
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	Valley
Division / Station	North Hollywood
Reporting District	1543

Fire Information

Division	3
Batallion	14
District / Fire Station	60
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number: CPC-1986-446-GPC

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

Project Descriptions(s): PLAN AND ZONE CONSISTENCY - NORTH HOLLYWOOD (JON PERICA)

Case Number: YD-3349-YV

Required Action(s): YV-HEIGHT AND DENSITY ADJUSTMENTS 20% OR MORE

Project Descriptions(s): Data Not Available

DATA NOT AVAILABLE

ORD-168613

ORD-165108-SA5030

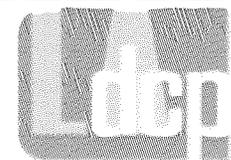
YV-2136



Address: 5305 N HERMITAGE AVE
 APN: 2347025010
 PIN #: 171B165 306

Tract: TR 9237
 Block: None
 Lot: 9
 Arb: None

Zoning: [Q]R3-1
 General Plan: Medium Residential



Historic Resources Identification Form

Please answer as many of the following questions as you can. Most important to us are (1) the name, (2) address, and (3) why you find the resource important. Attach additional sheets if necessary.

* Note: By completing this form you are giving the City of Los Angeles Office of Historic Resources permission to publish your comments on the web site and in other educational materials. We will not publish any of your contact information.

- Name of Resource** (name of building, place, or neighborhood):
5258 Hermitage Ave. (previously known as 5254 Hermitage Ave.)
- Address/Location** (be as specific as possible; for neighborhoods or historic districts describe the boundaries of the area):
5258 Hermitage Ave. Valley Village, CA 91607
- Why is this individual resource or neighborhood significant?** (architecture and design qualities, association with an important person, group, organization, event, historical theme or trend, etc.)
This 1940's Bungalow / California Ranch House embodies 2 distinct building periods, The Great Depression & World War II. Occupied by Ethel Dougherty, from 1944 - 1945 she opened her home to daughter-in-law Norma Jeane Mortenson, whom shortly after was known as Marilyn Monroe.
- How would you describe the resource type?** (residential neighborhood, park, house, school, commercial building, business district, street, natural feature, etc.)
Residential Neighborhood.
- If it is a building or structure, when was it constructed?** (provide the exact year(s) or an estimate)
1940.
- If it is a neighborhood or historic district, what is the period of time represented by the resources?** (provide a range of dates)
Hermitage Ave. consists of structures built as early as 1934, with most buildings constructed during the 1950's, 1960's & 1970's. The exception being 2 structures built in this decade.
- If applicable, can you name the architectural style(s) present?**
The Bungalow / California Ranch House / Vernacular.
- Can you recommend a person, organization, or other source with more information or stories about this resource?**
- Do you have photographs?** Yes No
Digital or scanned photographs may be e-mailed to: Planning.SurveyLA@lacity.org
- Your Contact Information:**
Name: **Jennifer Getz** Phone: **818.448.5206** E-mail: **historysoul@earthlink.net**
Address: **5303 1/2 Hermitage Ave.** City: **Valley Village,** State: **CA** Zip: **91607**

* The City of Los Angeles Office of Historic Resources may publish:

- Yes, you have my permission to publish my name to highlight the connection between people and places.
 No, please consider my identified place, but do not share my name

Please return this form via mail, email or fax to:
Office of Historic Resources • Department of City Planning
200 N. Spring Street • Room 620 • Los Angeles, CA 90012
Fax: (213) 978-0017 • Planning.SurveyLA@lacity.org

For more information on SurveyLA contact
Janet Hansen at (213) 978-1191
Email at janet.hansen@lacity.org