

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2009-2888-HCM
ENV-2009-2889-CE**

HEARING DATE: November 19, 2009
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 844 S. Plymouth Boulevard
Council District: 10
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Greater Wilshire
Legal Description: Lot 55 of TR 2839

PROJECT: Historic-Cultural Monument Application for the
844 SOUTH PLYMOUTH APARTMENTS

REQUEST: Declare the property a Historic-Cultural Monument

APPLICANT: Katie E. Horak
1939 Palmerston Place
Los Angeles, CA 90027

OWNER: Ann K. Moacanin
PO Box 480790
Los Angeles, CA 90048

RECOMMENDATION That the Cultural Heritage Commission:

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

S. GAIL GOLDBERG, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, Manager
Office of Historic Resources

Prepared by:
[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: August, 2009 Historic-Cultural Monument Application
ZIMAS Report

FINDINGS

1. The building “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 Streamline Moderne residential architecture.
2. The building is associated with a master builder, designer, or architect, as a work by the architectural firm of Plummer, Wurdeman, & Becket.

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 1936, the two-story, four-unit apartment building located at 844 South Plymouth Boulevard exhibits character-defining features of Streamline Moderne architecture. The I-shaped apartment building sits on a raised foundation with subterranean parking and consists of multiple, intersecting volumes, both squared and rounded, including a cylindrical tower located at the building’s southwest corner. The building features a smooth, stucco-clad exterior, a curved façade, and a flat roof with banded coping at the roofline. Windows are multi-paned, steel casement windows in bands which wrap corners, as well as circular windows that mimic the portholes of a steamship. Some windows include cantilevered balconies enclosed by wrought iron handrails and guardrails. Interior features include Streamline Moderne style light fixtures, built-in cabinets, original tile and hardwood floors.

The proposed historic monument was designed by architects Charles Plummer, Welton Becket, and Walter Wurdeman. The firm’s first commission was the iconic Streamline Moderne style Pan Pacific Auditorium (HCM #183; 1935/destroyed by fire in 1989). Following Plummer’s death in 1939 and during World War II, Wurdeman and Becket went on to successfully design government housing units for military families and war workers. In addition, Wurdeman and Becket’s best-known buildings from the 1940s include Bullock’s Department Store in Pasadena as well as the General Petroleum Building and Prudential Insurance Building, both in Los Angeles. The subject building dates from this period of their architectural work. After Wurdeman’s death in 1949, Becket continued his practice as Welton Becket & Associates. By the 1960s, the firm was one of the largest architecture firms in the world and played a significant part in defining the built environment of postwar Los Angeles, designing landmark buildings including the Capitol Records Tower (HCM 857; 1956), the Theme Building at Los Angeles International Airport (HCM #570; 1961), and Pacific’s Cinerama Dome Theatre and Marquee (HCM 659; 1963).

There appears to be no major alterations to the property. The subject building was re-roofed in 1986 and iron security doors were added at an unknown date.

DISCUSSION

The 844 S. Plymouth Blvd. property 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 associated with a master builder, designer, or architect. As a residential building designed in the Streamline Moderne style by noteworthy architects, the property qualifies for designation as a Historic-Cultural Monument based on these criteria. The subject building appears to be also significant as an early example of work by architects who would proceed to design major iconic landmarks for Los Angeles and establish the influential architectural practice of Welton Becket & Associates.

BACKGROUND

At its meeting of September 17, 2009, the Cultural Heritage Commission voted to take the application under consideration. On November 5, 2009, the Cultural Heritage Commission toured the subject property.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) REVIEW

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 844 S. Plymouth Blvd. property 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.

Los Angeles Department of City Planning

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CULTURAL HERITAGE COMMISSION

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1939 Palmerston Place
Los Angeles, CA 90027

OWNER: Ann K. Moacanin
348 S. Arden Blvd.
Los Angeles, CA 90020

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 may warrant further investigation.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:

[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: August, 2009 Historic-Cultural Monument Application
ZIMAS Report

SUMMARY

Built in 1936, the two-story, four-unit apartment building located at 844 South Plymouth Boulevard exhibits character-defining features of Streamline Moderne architecture. The I-shaped apartment building sits on a raised foundation with subterranean parking and consists of multiple, intersecting volumes, both squared and rounded, including a cylindrical tower located at the building's southwest corner. The building features a smooth, stucco-clad exterior, a curved façade, and a flat roof with banded coping at the roofline. Windows are multi-paned, steel casement windows in bands which wrap corners, as well as circular windows that mimic the portholes of a steamship. Some windows include cantilevered balconies enclosed by wrought iron handrails and guardrails. Interior features include Streamline Moderne style light fixtures, built-in cabinets, original tile and hardwood floors.

The proposed historic monument was designed by architects Charles Plummer, Welton Becket, and Walter Wurdeman. The firm's first commission was the iconic Streamline Moderne style Pan Pacific Auditorium (HCM #183; 1935/destroyed by fire in 1989). Following Plummer's death in 1939 and during World War II, Wurdeman and Becket went on to successfully design government housing units for military families and war workers. In addition, Wurdeman and Becket's best-known buildings from the 1940s include Bullock's Department Store in Pasadena as well as the General Petroleum Building and Prudential Insurance Building, both in Los Angeles. The subject building dates from this period of their architectural work. After Wurdeman's death in 1949, Becket continued his practice as Welton Becket & Associates. By the 1960s, the firm was one of the largest architecture firms in the world and played a significant part in defining the built environment of postwar Los Angeles, designing landmark buildings including the Capitol Records Tower (HCM 857; 1956), the Theme Building at Los Angeles International Airport (HCM #570; 1961), and Pacific's Cinerama Dome Theatre and Marquee (HCM 659; 1963).

There appears to be no major alterations to the property. The subject building was re-roofed in 1986 and iron security doors were added at an unknown date.

CRITERIA

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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
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT 844 South Plymouth Apartments
2. STREET ADDRESS 844 South Plymouth Boulevard
CITY Los Angeles ZIP CODE 90005 COUNCIL DISTRICT 10
3. ASSESSOR'S PARCEL NO. 5090028011
4. COMPLETE LEGAL DESCRIPTION: TRACT TR 2839
BLOCK None LOT(S) 55 ARB. NO. None
5. RANGE OF ADDRESSES ON PROPERTY 844 1/2, 846 and 846 1/2 South Plymouth Blvd.
6. PRESENT OWNER Ann K. Moacanin
STREET ADDRESS 348 S. Arden Blvd. E-MAIL ADDRESS: _____
CITY Los Angeles STATE CA ZIP CODE 90020 PHONE (323) 939-0257
OWNERSHIP: PRIVATE PUBLIC
7. PRESENT USE Vacant ORIGINAL USE Multi-Family Residence

DESCRIPTION

8. ARCHITECTURAL STYLE Streamline Moderne
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET. 1 PAGE MAXIMUM)
See attached.
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT 844 South Plymouth Apartments

10. CONSTRUCTION DATE: 1936 FACTUAL: ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER Plummer, Wurdeman and Becket

12. CONTRACTOR OR OTHER BUILDER Charles Baum (also listed as owner)

13. DATES OF ENCLOSED PHOTOGRAPHS August 8, 2009
(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)

14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE

15. ALTERATIONS No major alterations. Re-roof (1986), iron security doors added (date unknown).

16. THREATS TO SITE: NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
 ZONING OTHER Building vacant; owner's plans unknown.

17. IS THE STRUCTURE: ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

See attached.

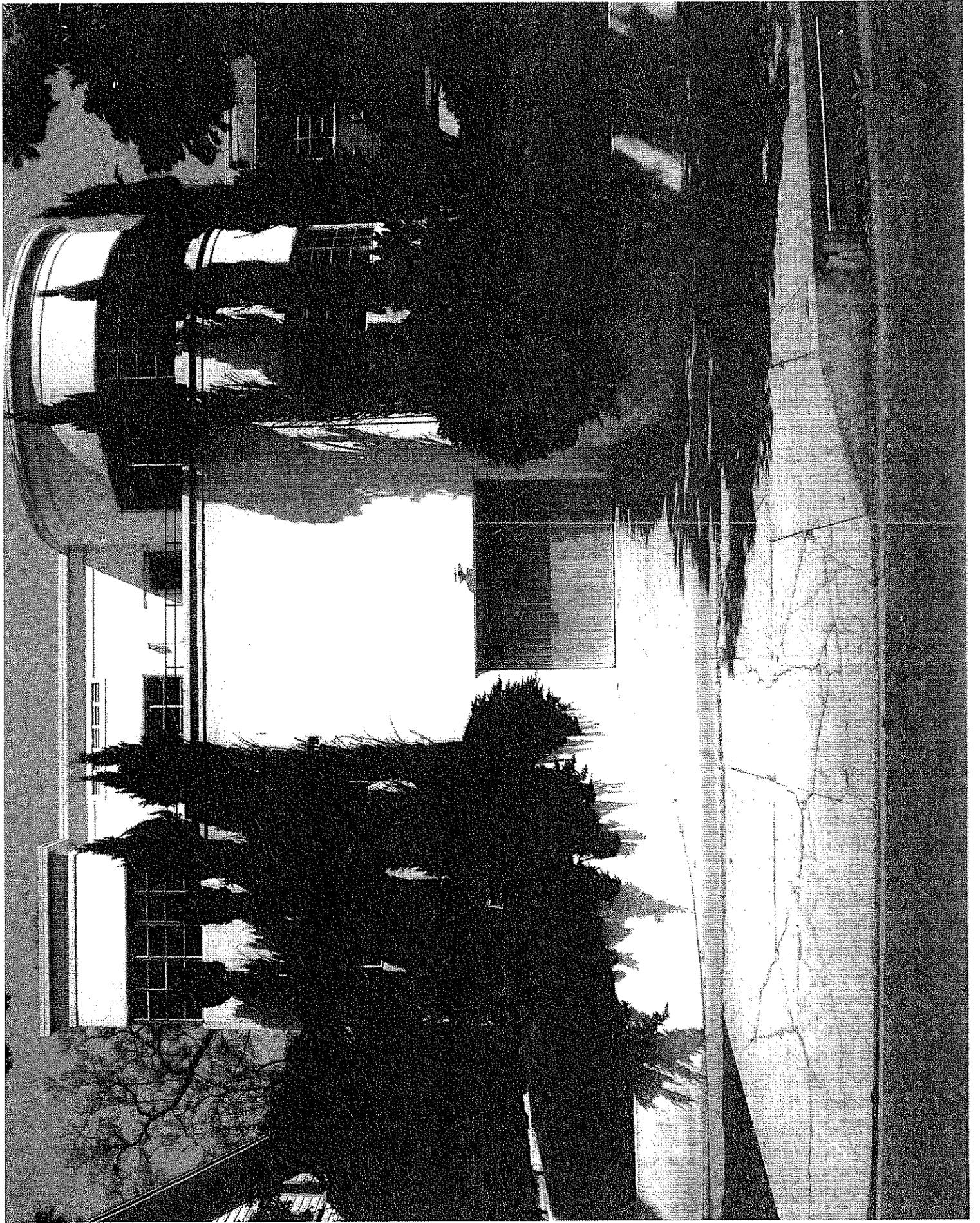
19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) See attached.

20. DATE FORM PREPARED 08/09/2009 PREPARER'S NAME Katie E. Horak

ORGANIZATION Independent STREET ADDRESS 1939 Palmerston Place

CITY Los Angeles STATE CA ZIP CODE 90027 PHONE (323) 906-9450

E-MAIL ADDRESS: k.horak@arg-la.com



9. Description

No. 844 South Plymouth Boulevard is a two-story, four-unit apartment building with an irregular, I-shaped plan. It was constructed in the Streamline Moderne style. The building fronts west onto Plymouth Boulevard and sits on a raised foundation with subterranean parking. It is clad with smooth stucco and has a flat roof.

Multiple, intersecting volumes, both squared and rounded, characterize the street-facing façade. A cylindrical tower is located at the building's southwestern corner. Primary entrances to each of the four units are located at the south façade, away from the street, and face a narrow landscaped courtyard. These entrances are located within recessed entrance corridors, which are enclosed by iron security doors. Secondary entrances are located at the north façade. All doors appear to be single, paneled wood. Fenestration consists of multi-paned, steel casement windows. Many are arranged in bands and wrap corners, which is characteristic of the Streamline Moderne style. Small, circular windows accent the façade. A vehicular entrance, which is fronted by a tilt-up garage door, is located at the front façade and accessed by a concrete driveway.

The building boasts numerous balconies, all of which have solid stucco rails topped by simple iron guardrails. The balconies at the south façade cantilever over first story entrances, creating shaded porches. The curvature of the front cylindrical tower is repeated at the south façade, with rounded corners at the balconies and cantilevered roofline.

Character defining features of this Streamline Moderne apartment building include:

- Smooth stucco cladding
- Curved surfaces, such as the rounded tower at the front façade and the curvature of balconies and roofline at the south façade
- A flat roof with banded coping at the roofline
- Projecting bands accenting the façade, such as a projecting sill course running the length of the west- and south-facing façades
- Multi-paned, steel casement windows
- Fenestration configuration: windows in bands and wrapping corners
- Minimal use of applied ornament, creating a streamlined appearance (for example, no surrounds at windows)
- Circular accent windows
- Raised banding around primary entrances
- Historic light sconces above apartment and vehicular entrances
- Historic wrought iron handrails and guardrails at first story porches and second story balconies
- Subterranean parking, with tilt-up garage door
- Interior features such as Moderne light fixtures, built-in cabinets, original tile and hardwood floors

Related features include integrated stucco planters at the front yard and concrete slab patios and steps in front of southern entrances. The lot has a well-kept landscape, with numerous plants, shrubs and mature trees.

18. Statement of Significance

844 S. Plymouth Boulevard meets two of the criteria for designation as a Los Angeles Historic-Cultural Monument. Specifically, the property:

- embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of period, style or method of construction; and
- is a notable work of a master builder, designer, or architect whose individual genius influences his or her age.

The four-unit apartment building at 844 S. Plymouth Blvd. was constructed in 1936 by master architects Plummer, Wurdeman and Becket. It is an exceptional example of the Streamline Moderne style.

In April of 1936, a Charles Baum filed a permit for a four-unit apartment building on South Plymouth Boulevard, a block and a half south of Wilshire Boulevard. In November of the same year, an advertisement in the *Los Angeles Times* announced:

Finest in California. New eight room apartment. \$150. Three bedrooms, three baths, library, two balconies, cooling system. 844 South Plymouth.¹

The architect of the building was listed as Plummer, Wurdeman and Becket. The firm was enjoying new fame in Los Angeles as the designers of the widely publicized Pan-Pacific Auditorium, which was constructed one year prior to the 844 S. Plymouth apartments, in 1935. The Pan-Pacific Auditorium would become the City's most visible Streamline Moderne building; though claimed by fire in 1989, it is still widely considered to be one of the finest Streamline Moderne buildings to have been constructed in the United States. Little is known about the original owner of the building at 844 South Plymouth; however, it can be assumed that Charles Baum hired Plummer, Wurdeman and Becket based on their achievement with the boldly modern Pan-Pacific Auditorium located only a couple of miles away, on Fairfax Avenue.

The Streamline Moderne style emerged in the United States in the 1930s and is often considered to be a late branch of the Art Deco style. Where Art Deco was rich, brightly colored and highly ornamented, Streamline Moderne was sparse, stripped down and monochromatic. Rounded corners, horizontal bands and smooth surfaces give Streamline Moderne buildings the appearance of being smoothed and rounded by aerodynamic forces. There was no style better suited to Los Angeles in the 1930s, which was at that time already defined by its love of the automobile and the optimism of progress inherent in a city growing at such a monumental rate.

The Streamline Moderne style reached its zenith in the mid-1930s and fell from popularity soon after, owing mostly to the start of World War II and the subsequent pause in new construction. Due to its short reign, there are relatively few high-style Streamline Moderne buildings in Los Angeles, a small percentage of which are residential examples. The apartment building at 844 South Plymouth is pure Streamline Moderne, with a curving façade; steel casement windows in bands and wrapping corners; cantilevered balconies, circular windows mimicking the portholes of a steamship; a smooth, stuccoed surface; and the horizontal banding of sill courses and coping. Thought went into even the smallest detail, with Moderne light fixtures inside and out; simple, curved iron guardrails; and scoring at the borders of the concrete slab of the courtyard patios.

¹ "Finest in California..." *Los Angeles Times*. 20 November 1936: A22.

Los Angeles Historic-Cultural Monument Application—844 South Plymouth Apartments
9 August 2009

No. 844 S. Plymouth Boulevard is among the earliest known examples of the work of Welton Becket, who in later years would become one of Los Angeles's defining architects. The subject building is also a rare extant residential commission by a firm who would become revered for their large-scale institutional and corporate buildings and master plans.

At the time of 844 S. Plymouth's construction in 1936, Becket had been in Los Angeles for only three years and was working with Charles Plummer and Walter Wurdeman. Becket and Wurdeman had been classmates at the University of Washington; Plummer, an older man, was already an established architect in Los Angeles. The collaboration of Plummer, Wurdeman and Becket would last only six years due to Charles Plummer's death in 1939. The firm's big break came in 1935 with the award of the commission for the Pan-Pacific Auditorium, for which they had competed in an international competition. Although the fee was small, only \$500, the commission was widely publicized and the name Plummer, Wurdeman and Becket became desired among Los Angeles cognoscenti for residential commissions.

Though the futuristic Streamline Moderne design of the Pan-Pacific Auditorium was a flashpoint for the firm in regards to its future work, the residential commissions that largely dominated Plummer, Wurdeman and Becket's repertoire in the 1930s were executed in historicist Period Revival styles, such as Tudor Revival and Spanish Colonial Revival. These buildings were designed for some of the City's most famous residents: James Cagney, Robert Montgomery, Cesar Romero, and Jeanne Crain.

During World War II and after Plummer's death, Wurdeman and Becket continued their practice and were immensely successful designing government housing units for military families and war workers. In 1946, the firm was chosen to create the prototype "House of Tomorrow," which was constructed as an exhibit for returning veterans and their families as an optimistic vision of domestic living. These projects poised the firm, then with forty employees, for the large-scale commissions that would follow in the postwar years and essentially marked the end of their residential work.

Wurdeman and Becket's best-known buildings from the 1940s include Bullock's Department Store in Pasadena as well as the General Petroleum Building and Prudential Insurance Building, both in Los Angeles. Walter Wurdeman died suddenly in 1949, and Welton Becket continued his practice as Welton Becket & Associates until his own death in 1969. By the late 1960s, Welton Becket & Associates was one of the largest architecture firms in the world with offices in Los Angeles, Chicago, New York, Houston and San Francisco. The firm played a significant part in defining the built environment of postwar Los Angeles, designing such landmark buildings as the Capitol Records Tower, the buildings of the Los Angeles Music Center, the Memorial Sports Arena, the Theme Building at Los Angeles International Airport (with collaborators), the Cinerama Dome, and the master plan for Century City, among many others.

Placed in the context of Welton Becket's immense body of work in Los Angeles, 844 South Plymouth Boulevard is significant as dating to the earliest chapter of the firm's history and exhibiting the bold creativity that would characterize their later work. Extant work from the collaboration of Plummer, Wurdeman and Becket is rare in Los Angeles, particularly residential examples which demonstrate their early experiments with modernity. Of their 1930s residential work executed in Period Revival styles, Becket stated: "We made every effort to design these

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9 August 2009

traditional houses with honesty and authenticity.”² The design for 844 South Plymouth exhibits the boldness and individualism that was first seen in the Pan-Pacific Auditorium and later contributed to Welton Becket’s credo of “total design.” As such, this apartment building is an important remnant from the nascent period of Becket’s career, essential to understanding the body of work from a firm whose name would become synonymous with modernity and progress in postwar Los Angeles.

19. Sources

Becket, Bruce. Email correspondence with the author. 10 August 2009.

“Built by Becket.” Alan Hess. <www.laforum.org>

“Finest in California...” *Los Angeles Times*. 20 November 1936: A22.

Gebhard, David and Robert Winter. *Los Angeles: An Architectural Guide*. (Salt Lake City: Gibbs-Smith Publisher, 1994).

Gelernter, Mark. *A History of American Architecture*. (Hanover: University Press of New England, 1999).

Herr, Jeremy, ed. *Landmark L.A.: Historic-Cultural Monuments of Los Angeles*. (Los Angeles: Cultural Affairs Dept., 2002).

Hess, Alan. Email correspondence with the author. 9-10 August 2009.

Hunt, William Dudley, Jr., FAIA. *Total Design: Architecture of Welton Becket and Associates*. (New York: McGraw-Hill Book Company, 1972).

Pitt, Leonard and Dale Pitt. *Los Angeles A to Z: An Encyclopedia of the City and County*. (Los Angeles: University of California Press, 1997).

Reynolds, Christopher. L.A.’s Invisible Builder. *Los Angeles Times*. 6 March 2003.

“Welton Becket, Noted Architect (obit).” *New York Times*. 18 January 1969.

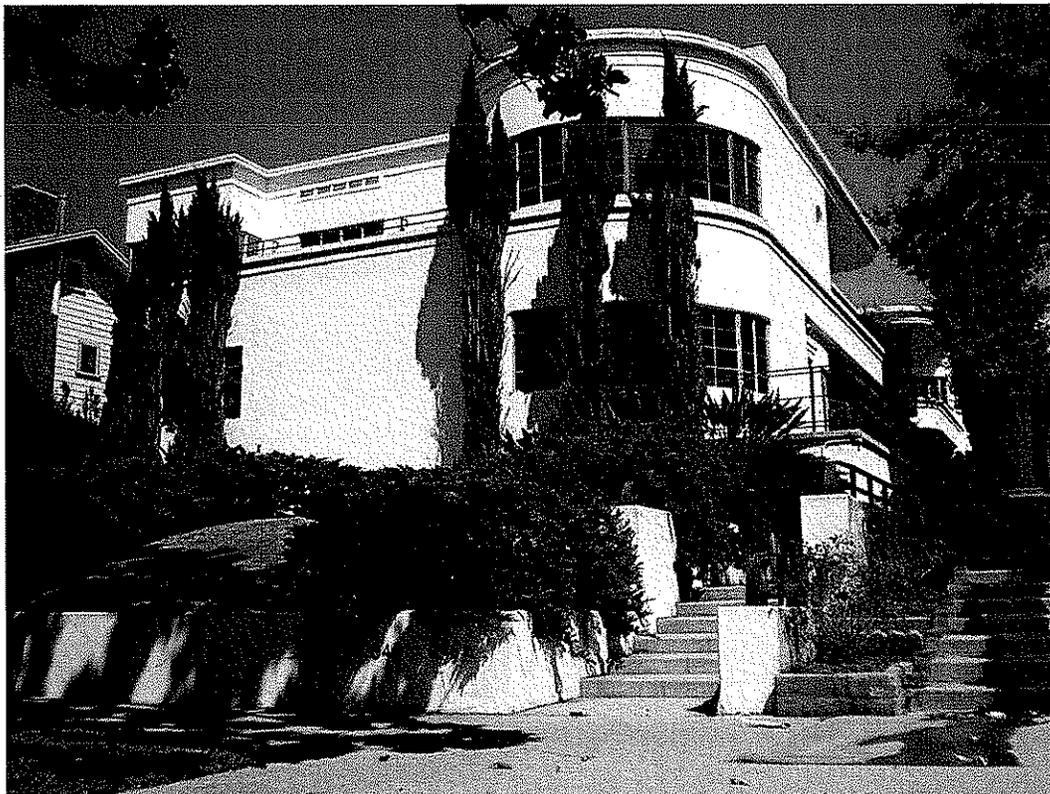
Whiffen, Marcus and Frederick Koeper. *American Architecture, 1607-1976*. (Cambridge, MIT Press: 1980).

² William Dudley Hunt, Jr., FAIA. *Total Design: Architecture of Welton Becket and Associates*. (New York: McGraw-Hill Book Company, 1972): 10.

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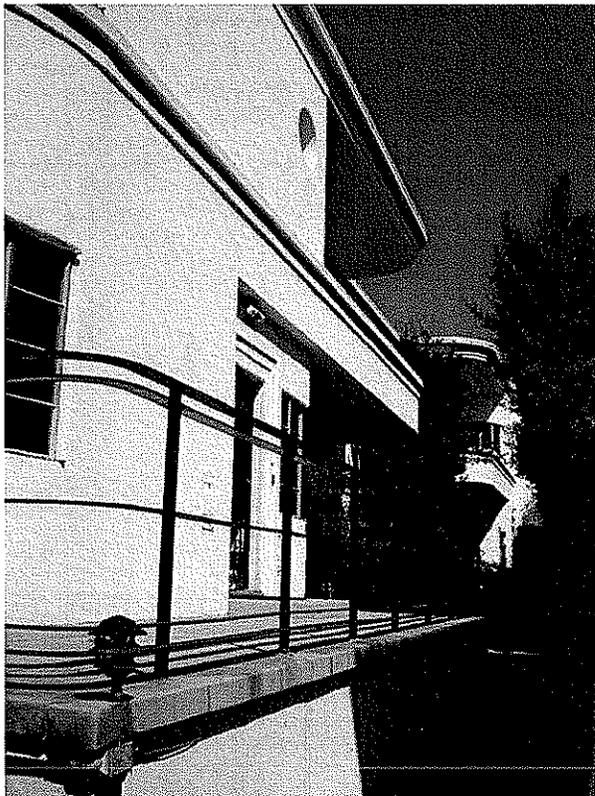


844 S. Plymouth, west façade



West and south façades

Los Angeles Historic-Cultural Monument Application—844 South Plymouth Apartments
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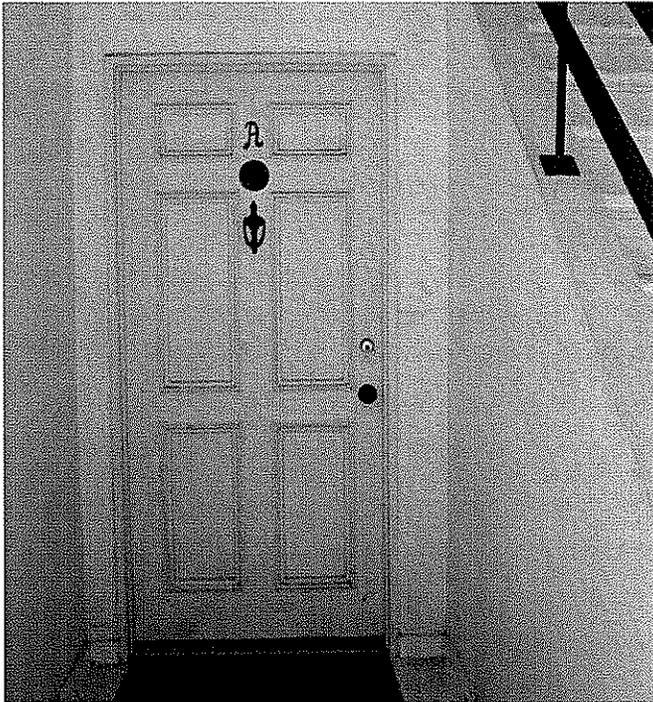


South façade, view facing east.

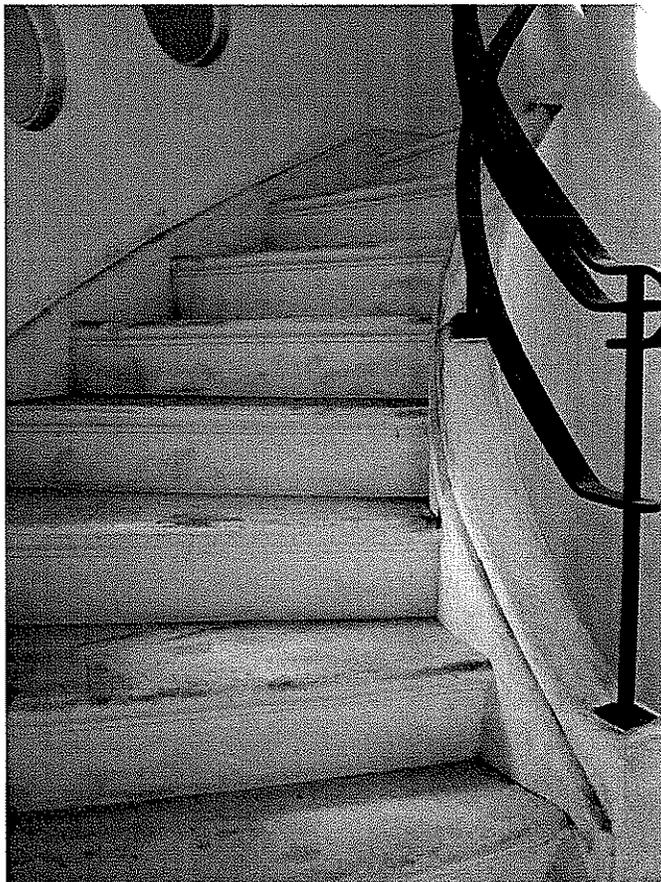


North façade, view facing east.

Los Angeles Historic-Cultural Monument Application—844 South Plymouth Apartments
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Door detail



Interior stair detail

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 and Safety Commissioners of the City of Los Angeles:
 Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entered into the record 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, direct or indirect, confer any claim of title to, or right of possession in, the property described in each permit.

Lot No. 55

Tract 2829

Location of Building 844 South Plymouth Blvd.
(Block Number, and Street)

Between what cross streets Eighth and Francis

Approved by
 City Engineer
[Signature]
 Deputy

USE INK OR INDELIBLE PENCIL

1. Purpose of building APARTMENTS & Retail Families 4 Rooms
(Store, Residence, Apartment House, Hotel or any other purpose)

2. Owner (Print Name) CHARLES BAUM Phone Hy. 7803

3. Owner's address 1145 S. Mandow Crook Avenue, Los Angeles, California

4. Certificated Architect Plummer, Wurdeman & Beck License No. 947 Phone va. 0146

5. Licensed Engineer F. E. Stanbery State License No. 1365 Phone he. 7603

6. Contractor OWNER State License No. 35715 Phone Tu. 9339

7. Contractor's address 810 S. Arklatt Blvd.

8. VALUATION OF PROPOSED WORK [Including all Material, Labor, Shipping, Excise, Rent and Appliances in Completed Building.] \$ 19,000.00
19,000.00

9. State how many buildings NOW NOBS on lot and give use of each. (Store, Residence, Apartment House, Hotel, or any other purpose)

10. Size of new building 45 x 110. No. Stories 2. Height to highest point 32! Size lot 60-0 x 119-39

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

12. Width of footing . Width of foundation Wall 8". Size of Redwood Sill 2" x 6"

13. Material Exterior Wall BRICK. Size of studs: (Exterior) 2 x 4 (Interior Bearing) 2 x 4

14. Joists: First Floor 2 x 6. Second floor 2 x 8 (after 2 x 8). Material of Roof COMPOSITION

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

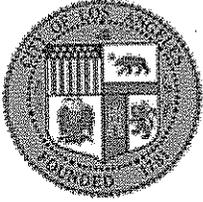
I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinances and State Laws will be complied with, whether herein specified or not; I also certify that plans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

Sign here: Charles Baum owner
(Owner or Authorized Agent)

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

FOR DEPARTMENT USE ONLY				Per. <u>60</u>
PERMIT NO. 8080	Plans and Specifications checked <i>[Signature]</i>	Time <u>7-2</u>	Fire District <u> </u>	Stamp here when Permit is issued A/H - 7 1938
	Specifications checked <i>[Signature]</i>	Set Back <u>35</u>	Street Widening <u> </u>	
	Plans, Specifications and Annotations checked and approved <i>[Signature]</i>	Application checked and approved <u>4-7-38</u>	City Engineer <i>[Signature]</i>	
PLANS <i>[Signature]</i>	For Plans See <u> </u>	Filed with <u> </u>	Approved <i>[Signature]</i>	

Original permit, courtesy Los Angeles Dept. of Building and Safety



**City of Los Angeles
Department of City Planning**

09/03/2009

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

844 S PLYMOUTH BLVD
846 S PLYMOUTH BLVD
844 1/2 S PLYMOUTH BLVD
846 1/2 S PLYMOUTH BLVD

ZIP CODES

90005

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2007-2709-ICO
CPC-1989-658-ZC-GPA-GPC-PA
ORD-179286
ORD-168183
YD-180-YV
ND-90-237-ZC

Address/Legal Information

PIN Number: 132B189 513
Lot Area (Calculated): 8,970.3 (sq ft)
Thomas Brothers Grid: PAGE 633 - GRID F3
Assessor Parcel No. (APN): 5090028011
Tract: TR 2839
Map Reference: M B 33-89/90
Block: None
Lot: 55
Arb (Lot Cut Reference): None
Map Sheet: 132B189

Jurisdictional Information

Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Greater Wilshire
Council District: CD 10 - Herb J. Wesson, Jr.
Census Tract #: 2127.00
LADBS District Office: Los Angeles Metro

Planning and Zoning Information

Special Notes: None
Zoning: [Q]R3-1
Zoning Information (ZI): ZI-2377 Windsor Village
General Plan Land Use: Medium Residential
Plan Footnote - Site Req.: See Plan Footnotes
Additional Plan Footnotes: Wilshire
Specific Plan Area: 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: None
Streetscape: No
Sign District: No
Adaptive Reuse Incentive Area: None
CRA - Community Redevelopment Agency: None
Central City Parking: No
Downtown Parking: No
Building Line: 35
500 Ft School Zone: No
500 Ft Park Zone: Active: Harold A. Henry Park

Assessor Information

Assessor Parcel No. (APN): 5090028011
APN Area (Co. Public Works)*: 0.205 (ac)
Use Code: 0400 - 4 units (4 stories or less)
Assessed Land Val.: \$190,306
Assessed Improvement Val.: \$175,662
Last Owner Change: 06/13/77
Last Sale Amount: \$200,002
Tax Rate Area: 67
Deed Ref No. (City Clerk): 620932
Building 1:
1. Year Built: 1936
1. Building Class: D7

The contents of this report are bound by the User Agreement as described in the Terms and Conditions of this website. For more details, please refer to the Terms & Conditions link located at <http://zimas.lacity.org>.
(* - APN Area: LA County Assessor's Office is not the data provider for this item. The data source is from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

1. Number of Units:	4
1. Number of Bedrooms:	10
1. Number of Bathrooms:	10
1. Building Square Footage:	7,666.0 (sq ft)
Building 2:	
2. Year Built:	Not Available
2. Building Class:	Not Available
2. Number of Units:	0
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	0.0 (sq ft)
Building 3:	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
Building 4:	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
Building 5:	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

Additional Information

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	AH D=N/A E=182 PI
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	Methane Buffer Zone
High Wind Velocity Areas:	No
Hillside Grading:	No
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	2.14173 (km)
Landslide:	No
Liquefaction:	No

Economic Development Areas

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	Central City
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

Public Safety

Police Information:	
Bureau:	West
Division / Station:	Wilshire
Report District:	735
Fire Information:	
District / Fire Station:	29
Batallion:	11
Division:	1
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-2007-2709-ICO
Required Action(s): ICO-INTERIM CONTROL ORDINANCE
Project Description(s): A TEMPORARY MORATORIUM ON CERTAIN BUILDING PERMITS UNTIL A HISTORIC PRESERVATION OVERLAY ZONE CAN BE ESTABLISHED.

Case Number: CPC-1989-658-ZC-GPA-GPC-PA
Required Action(s): GPA-GENERAL PLAN AMENDMENT
GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
PA-PLAN APPROVAL
ZC-ZONE CHANGE
Project Description(s): CHANGE OF ZONE FROM R3 TO R1 IN AN AREA BOUNDED BY WILSHIRE BOULEVARD ON THE NORTH, LUCERN BOULEVARD ON THE WEST, 9TH STREET ON THE SOUTH, AND CRENSHAW BOULEVARD ON THE EAST

Case Number: YD-180-YV
Required Action(s): YV-HEIGHT AND DENSITY ADJUSTMENTS 20% OR MORE
Project Description(s): Data Not Available

Case Number: ND-90-237-ZC
Required Action(s): ZC-ZONE CHANGE
Project Description(s): Data Not Available

DATA NOT AVAILABLE

ORD-179286
ORD-168183