

NORTON FLATS
412-420½ North Norton Avenue
CHC-2017-136-HCM
ENV-2017-137-CE

Agenda packet includes:

1. [Final Staff Recommendation Report](#)
2. [Categorical Exemption](#)
3. [City Council Motion 17-0039](#)
4. [Committee/ Staff Site Inspection Photos](#)
5. [Historic-Cultural Monument Application](#)
6. [Letters from Members of the Public](#)
7. [Correspondence from Owner's Representative](#)

Please click on each document to be directly taken to the corresponding page of the PDF.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2017-136-HCM
ENV-2017-137-CE**

HEARING DATE: March 16, 2017
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 412-420½ North Norton Avenue
Council District: 4
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Greater Wilshire
Legal Description: Tract TR 2635, Lots 153-154

EXPIRATION DATE: March 26, 2017

PROJECT: Historic-Cultural Monument Application for the
NORTON FLATS

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): Cohanzad Family Trust c/o Isaac W. Cohanzad
11601 Santa Monica Boulevard
Los Angeles, CA 90025

APPLICANT: City of Los Angeles
200 North Spring Street
Los Angeles, CA 90012

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

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.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachments: City Council Motion 17-0039
Committee/ Staff Site Inspection Photos
Historic-Cultural Monument Application

FINDINGS

- Norton Flats "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an excellent example of courtyard apartments.

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 1926 by the architect Leonard Lymon Jones for Benjamin Joseph and his wife, Matilda, Norton Flats is a Spanish Colonial Revival-style courtyard apartment complex located at 412-420½ North Norton Avenue in the greater Wilshire neighborhood of Los Angeles. Courtyard apartments are one of four multi-family housing types that became popular during California's population boom after World War I. Developed in Los Angeles in the 1920s, courtyard apartments are distinguished by their symmetrical multi-family one- or two-story apartment buildings surrounding a shared garden or courtyard. Units are entered from the courtyard as opposed to an interior corridor. The courtyard served as a primarily aesthetic, non-recreational transition space between the street and the individual apartment unit.

The subject property is comprised of three two-story, four-unit apartment buildings arranged in a symmetrical U-shaped pattern around a central garden courtyard. All of the units face the courtyard that is densely planted with mature trees and shrubs and bisected by a concrete path. Each building is clad in smooth stucco siding and have Spanish clay tile roofs. Each of the buildings have inlaid tile surrounding the entrances. The tile motif also surrounds the upper windows on the rear building. Entry vestibules have a tiled floor and a stained wooden staircase that leads to the upper units. A single garage with individual stalls for each unit is located at the rear of the property. The property features include multi-light wood casement and double-hung windows, front balconies facing the central courtyard, decorative wrought iron details, hardwood floors, and original lighting fixtures.

Leonard Lymon Jones was born in Meeker County, Minnesota in 1881. Sometime in the early 1900s he moved to San Francisco to be an architect and by 1912, Jones was designing apartment buildings and hotels in Los Angeles. After being fined for practicing architecture without a license in 1915, Jones legally established his practice that he maintained until his death in 1947, at the age of 66. Jones' portfolio in Los Angeles included several hotels and at least one small movie theater at West Adams Boulevard and Calais Street.

Over the years there appear to have been only minor alterations to Norton Flats that include a few windows that have been replaced with aluminum sliders and security bars installed on some of the windows. Also, non-original awnings were added at some unknown date.

The citywide historic resources survey, SurveyLA, identified Norton Flats as individually eligible for listing or designation at the local, state, and national levels as an excellent example of 1920s courtyard housing.

DISCUSSION

Norton Flats successfully meets one of the Historic-Cultural Monument criteria: it “embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction” as an excellent example of courtyard apartments. The subject property includes the following character-defining elements of the housing type: a symmetrical configuration around a central courtyard; multi-unit apartment buildings; garages in the rear; and private entrances. The footprint of Norton Flats has remained the same since 1926 and retains integrity in its site plan, orientation, landscape and hardscape elements and both interior and exterior architectural features. It also retains a number of original interior features including subway tile finishes in the kitchens and bathrooms, hexagonal tilework on the floor in some of the bathrooms, original wood built-in cabinetry in the kitchens and bathrooms, and original wood built-in seating in the kitchen area.

The attached City Council motion and Historic-Cultural Monument application, which was prepared prior to the motion, also claim that Norton Flats “reflects the broad cultural, economic, or social history of the nation, state, or community” as being representative of the melting pot and ethnic enclave that Los Angeles became in the mid-twentieth century and as a refuge to the growing Eastern European immigrant population following both World Wars. However, there does not appear to be any compelling information that supports ethnic associations being a significant factor in the development of the subject property.

Despite minor alterations and the property’s currently poor condition as observed during the Commission committee/ staff site visit on February 9, 2017, the overall plan is unchanged and the subject property continues to reflect its courtyard apartment housing type with a high degree of integrity of setting, design, location, materials, association, workmanship, and feeling.

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 Norton Flats as an 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 an irreplaceable historic site/open space. The Secretary of the Interior's Standards for 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 and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2017-137-CE was prepared on February 10, 2017.

BACKGROUND

On January 10, 2017, the Los Angeles City Council initiated consideration of the subject property as an Historic-Cultural Monument worthy of preservation. On February 9, a subcommittee of the Commission consisting of Commissioners Milofsky and Irvine visited the property, accompanied by staff members from the Office of Historic Resources.

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 360
 LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 4
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PROJECT TITLE Norton Flats	LOG REFERENCE CHC-2017-136-HCM ENV-2017-137-CE
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PROJECT LOCATION
 412-420½ North Norton Avenue, Los Angeles, CA 90004

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
 Designation of the Norton Flats as an Historic-Cultural Monument.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON Melissa Jones	AREA CODE 213	TELEPHONE NUMBER 978-1192	EXT.
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EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
x CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 8 & 31 Category _____ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's 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." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the **Norton Flats** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE [SIGNED COPY IN FILE]	TITLE Planning Assistant	DATE February 10, 2017
FEE:	RECEIPT NO.	REC'D. BY
		DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record

IF FILED BY THE APPLICANT:

NAME (PRINTED) _____

SIGNATURE _____

DATE _____

MOTION

SPECIAL 1

Section 22.171.10 of the Administrative Code provides that the Council, Cultural Heritage Commission, or Director of Planning may initiate consideration of a proposed site, building, or structure as a Historic-Cultural Monument. After reviewing and investigating any such Council-initiated designation, the Cultural Heritage Commission shall approve or disapprove in whole or in part the proposed inclusion and submit a report upon such action to Council.

The properties located at 412-420 and 424-430 N. Norton Ave. (APN: 5522-022-008, Tract No. 2635) epitomize garden courtyard style bungalow apartment complexes, with distinguishing architectural characteristics of the Spanish Colonial Revival Style. At 412-420 N. Norton the three building, twelve-unit apartment complex, was designed by the architect Leonard Lymon Jones and was built in 1926. While 424-430 N. Norton, built in 1924, is a five building, ten-unit bungalow court. Both bungalow apartments have been noted for their architecture in Survey L.A., being described as "an excellent example of an intact 1920s bungalow court in the Wilshire CPA. Once a common residential property type in Los Angeles, bungalow courts that remain intact are increasingly rare." Both apartments are noted as two of the few remaining examples in the area that retain original site plans, landscape and hardscape elements, and architectural features."

The Bungalow Courts are also notable as representative of the melting pot and ethnic enclave that Los Angeles became in the mid twentieth century and as a refuge to the growing Eastern European immigrant population following both World Wars. It is also important as the home of and the long-time ownership (1964-2015) by Polish Jews who had survived the Holocaust who came to the United States as refugees and made new lives as U. S. citizens

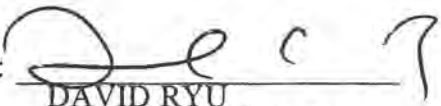
The application for historic designation for these Bungalow Court apartments was submitted to the Cultural Heritage Commission in August of 2016. Due to the Commission's work load and individual Commission absences this application has not been heard and is scheduled for the February 2, 2016, CHC hearing. The last tenant for these apartments was 'Ellised' on January 6th. The property faces imminent demolition and the City risks losing yet another apartment complex, noted in Survey LA, with a current application scheduled to be heard before the Cultural Heritage Commission on February 2, 2017.

I THEREFORE MOVE that the Council determine, as provided in Section 54954.2(b) (2) of the Government Code, and pursuant to Rule 23 of the Rules of the City Council, that there is a need to take immediate action on this matter AND that the need for action came to the attention of the City Council subsequent to the posting of the agenda for today's Council meeting.

I FURTHER MOVE that the Council initiate consideration of the Bungalow Court Apartments, located at 412-420 and 424-430 N. Norton Ave. Los Angeles, CA, 90004, as a City Historic-Cultural Monument under the procedures of Section 22.171.10 of the Administrative Code, and instruct the Planning Department to prepare the Historic-Cultural Monument application for review and consideration by the Cultural Heritage Commission.

I FURTHER MOVE that after reviewing the application, the Cultural Heritage Commission submit its report and recommendations to the Council regarding the inclusion of 412-420 N. Norton Ave. and 424-430 N. Norton Ave in the City's list of Historic-Cultural Monuments.

PRESENTED BY:


DAVID RYU
Councilman, 4th District

SECONDED BY:



JAN 10 2017

NORTON FLATS

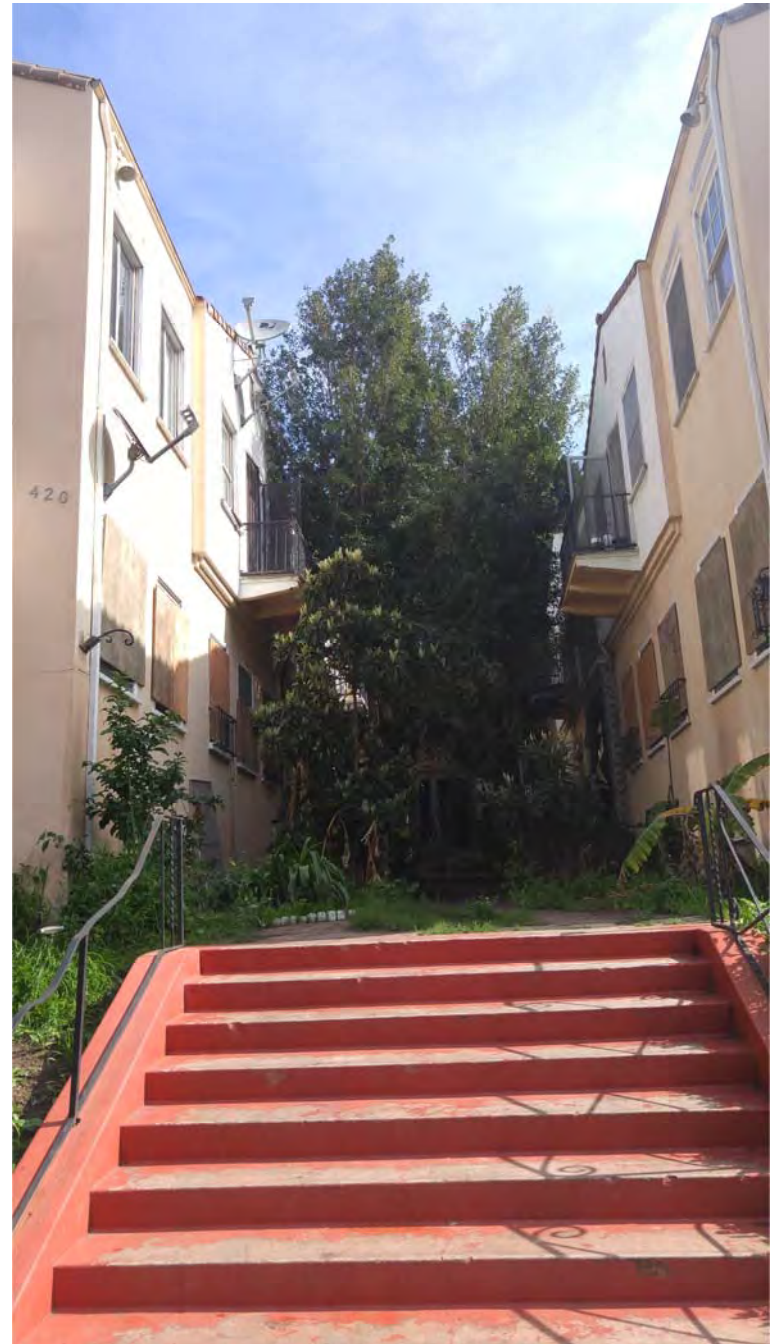
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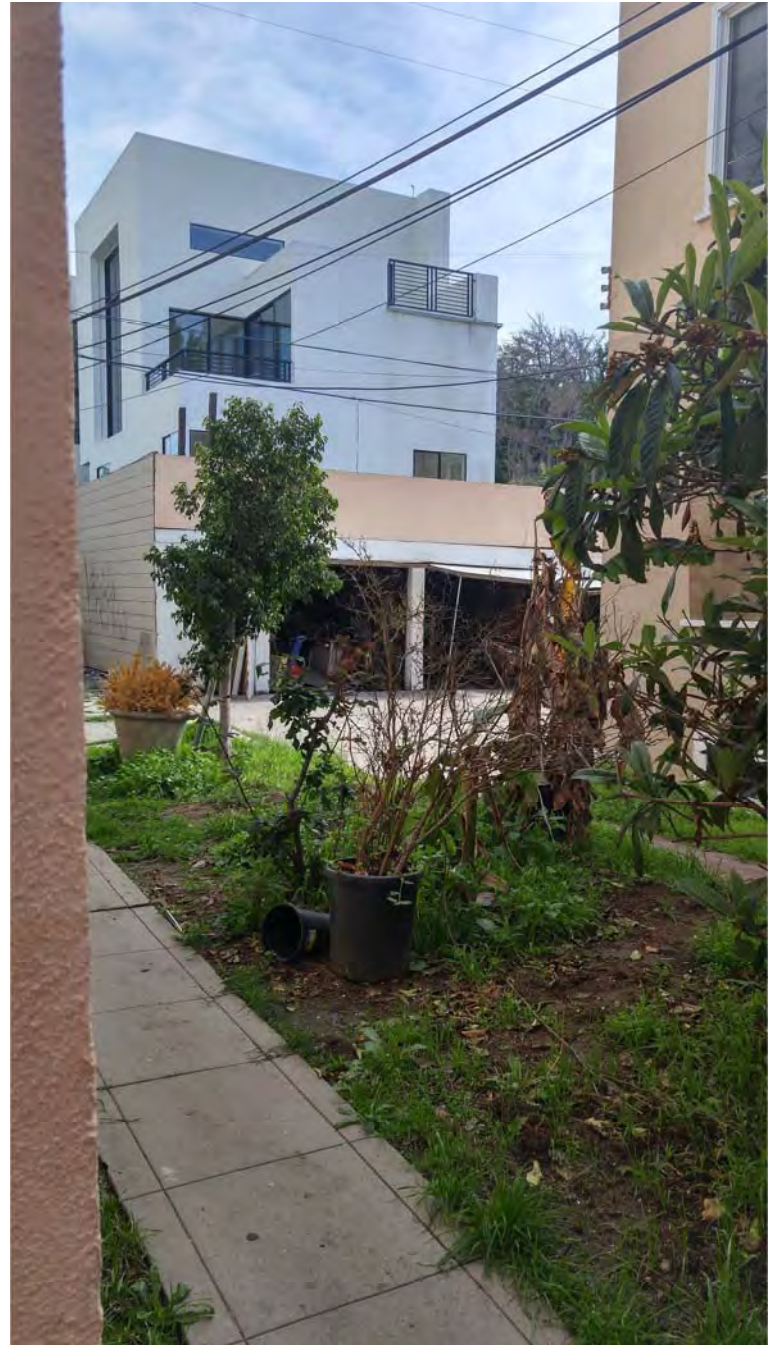
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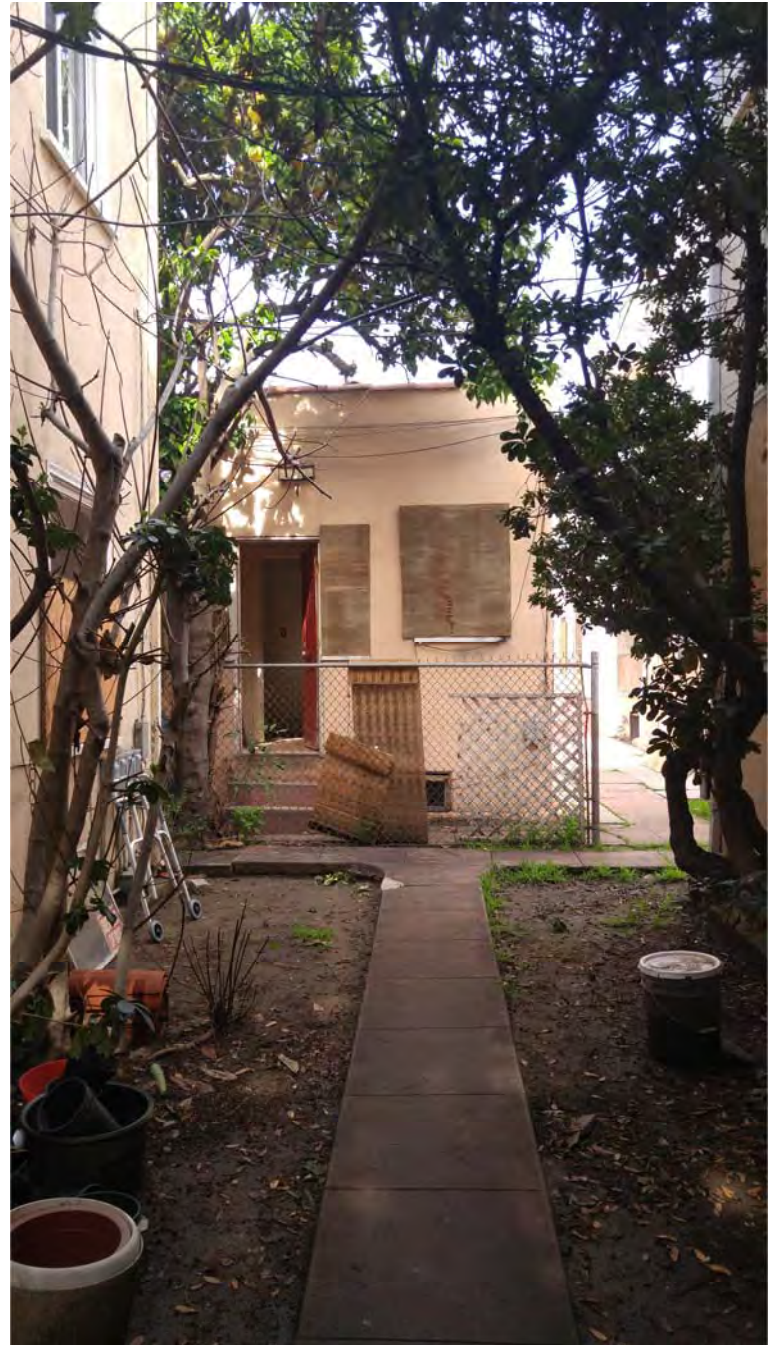
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**COMMITTEE/ STAFF SITE INSPECTION PHOTOS
FEBRUARY 9, 2017**





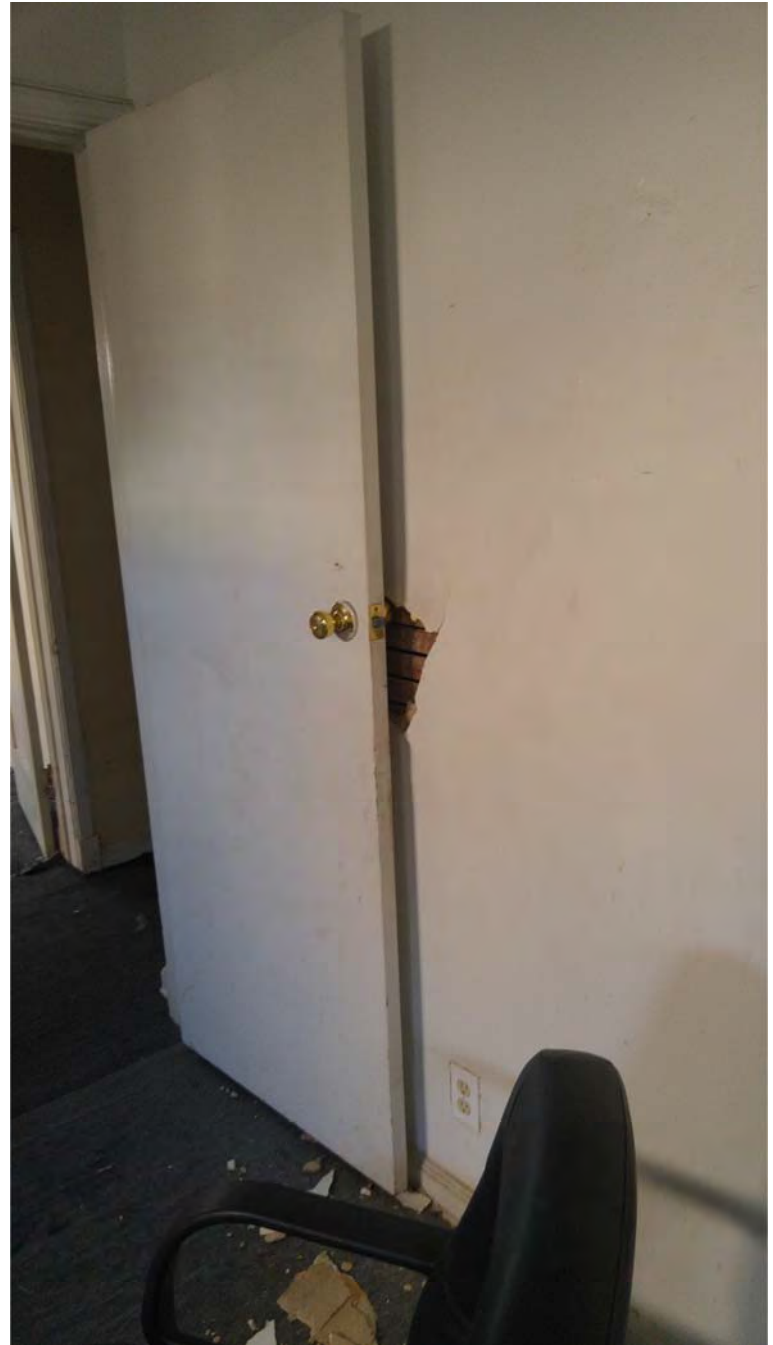




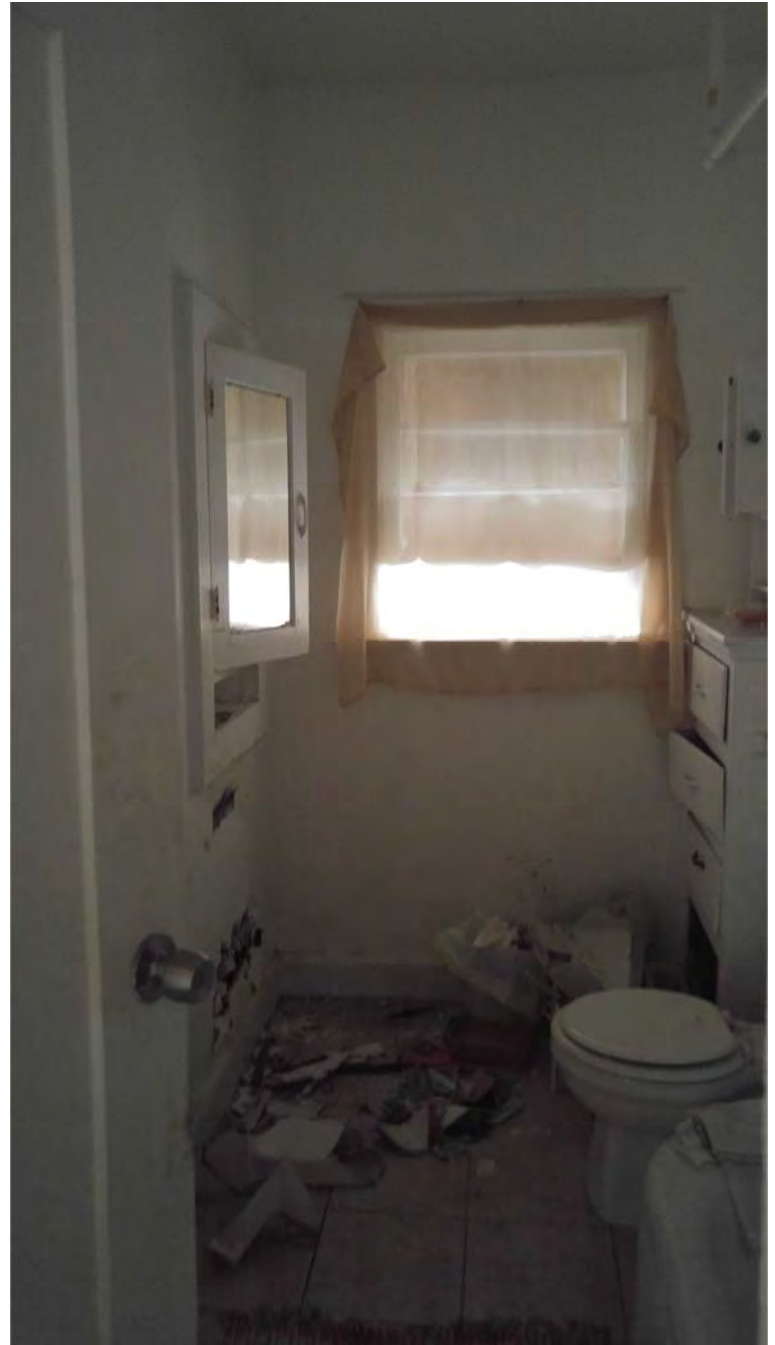






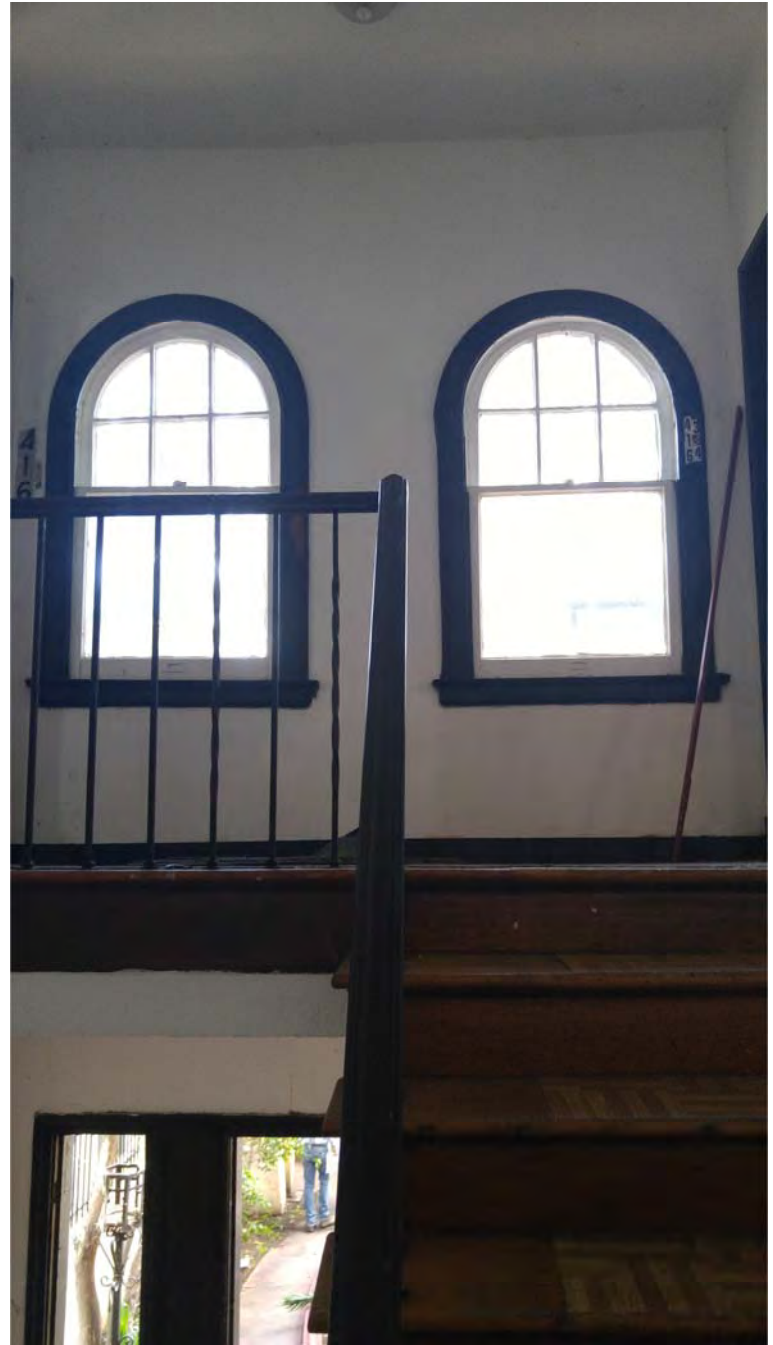




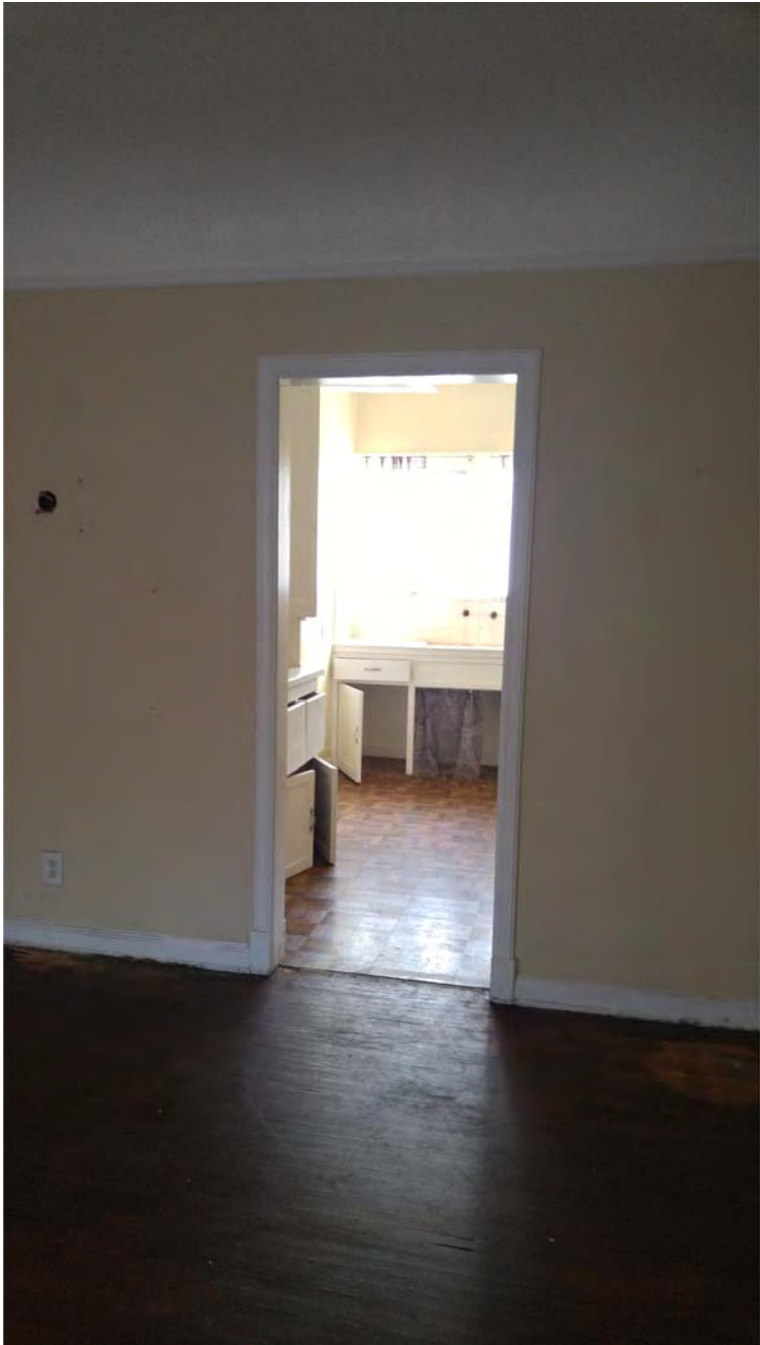






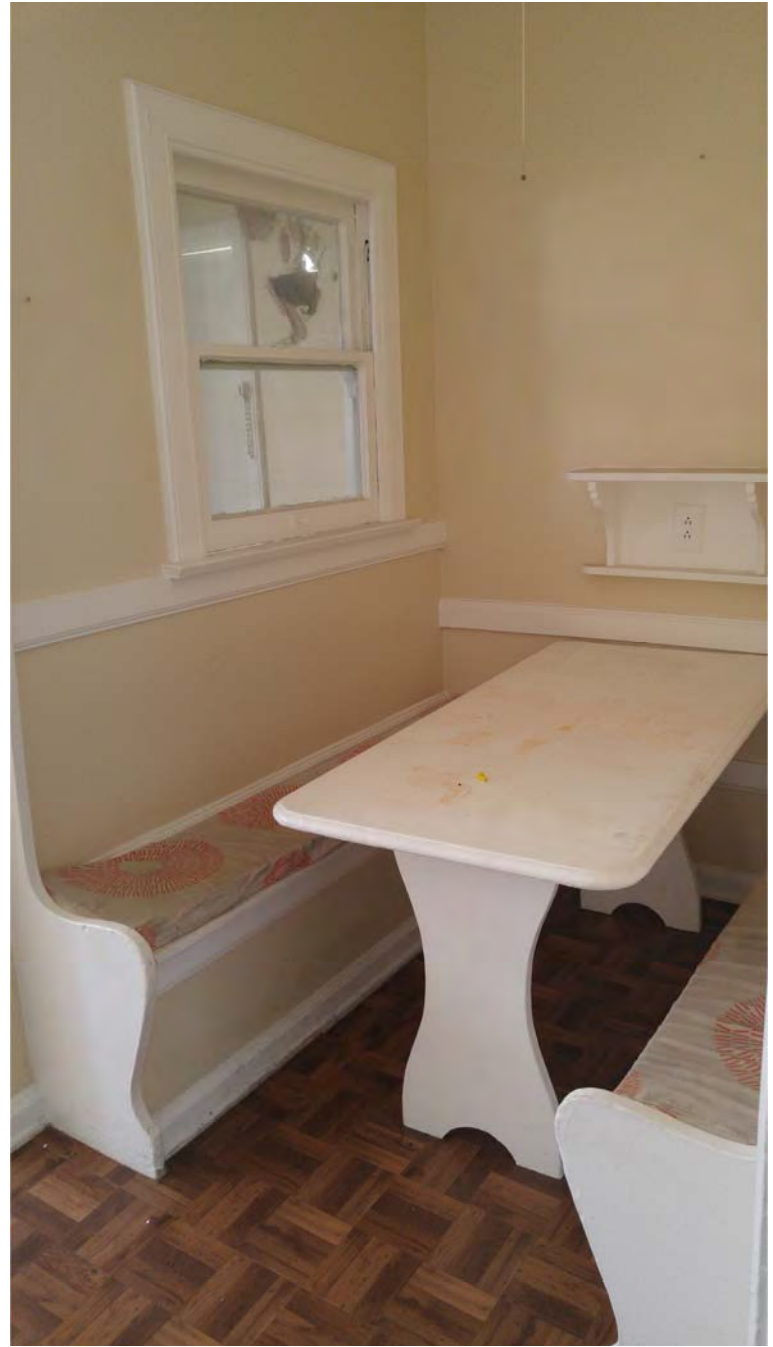


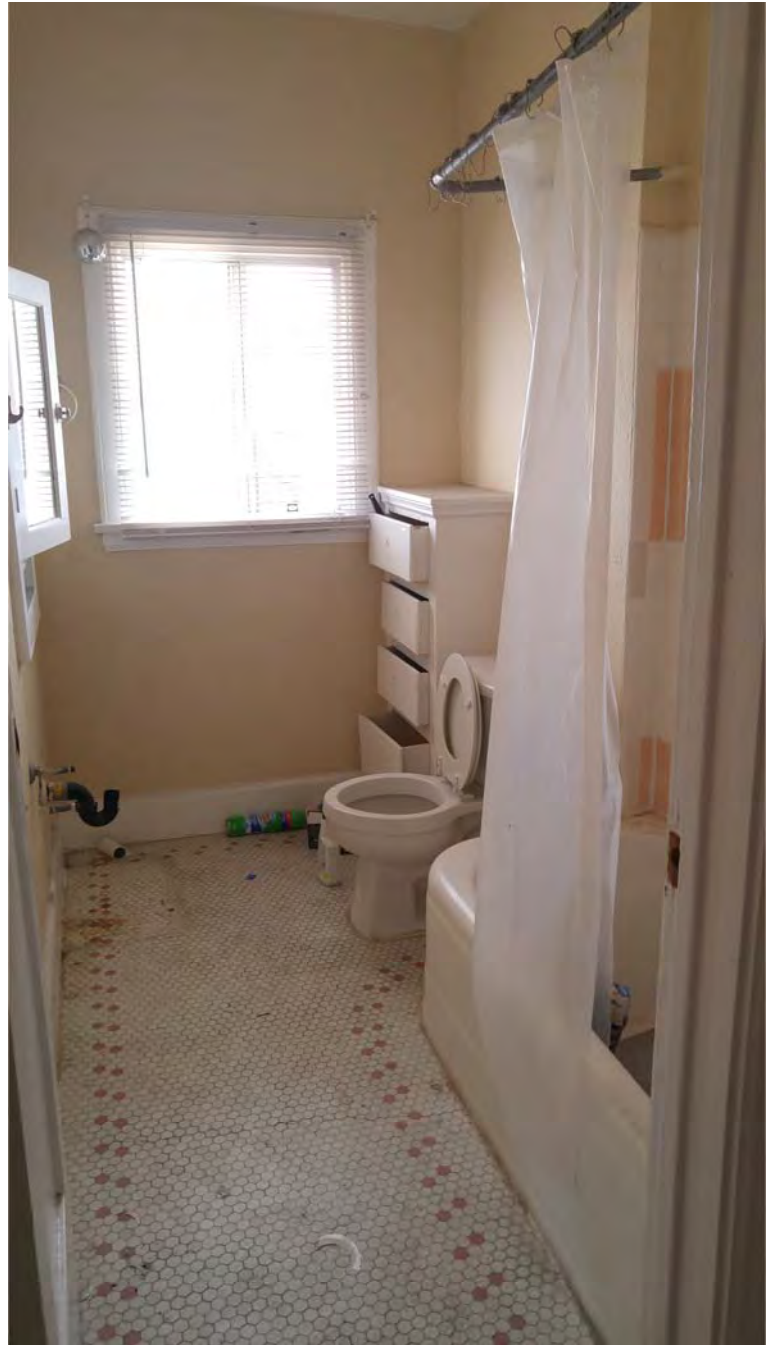




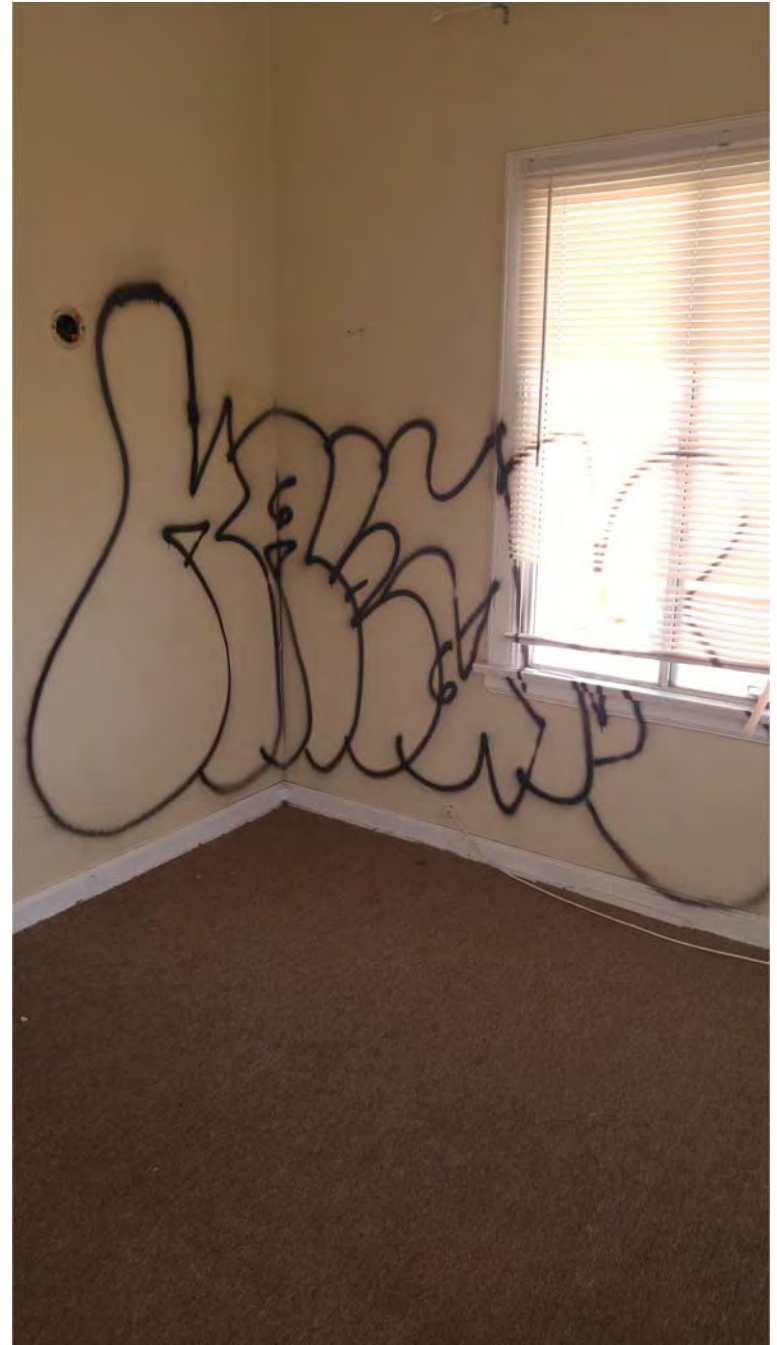




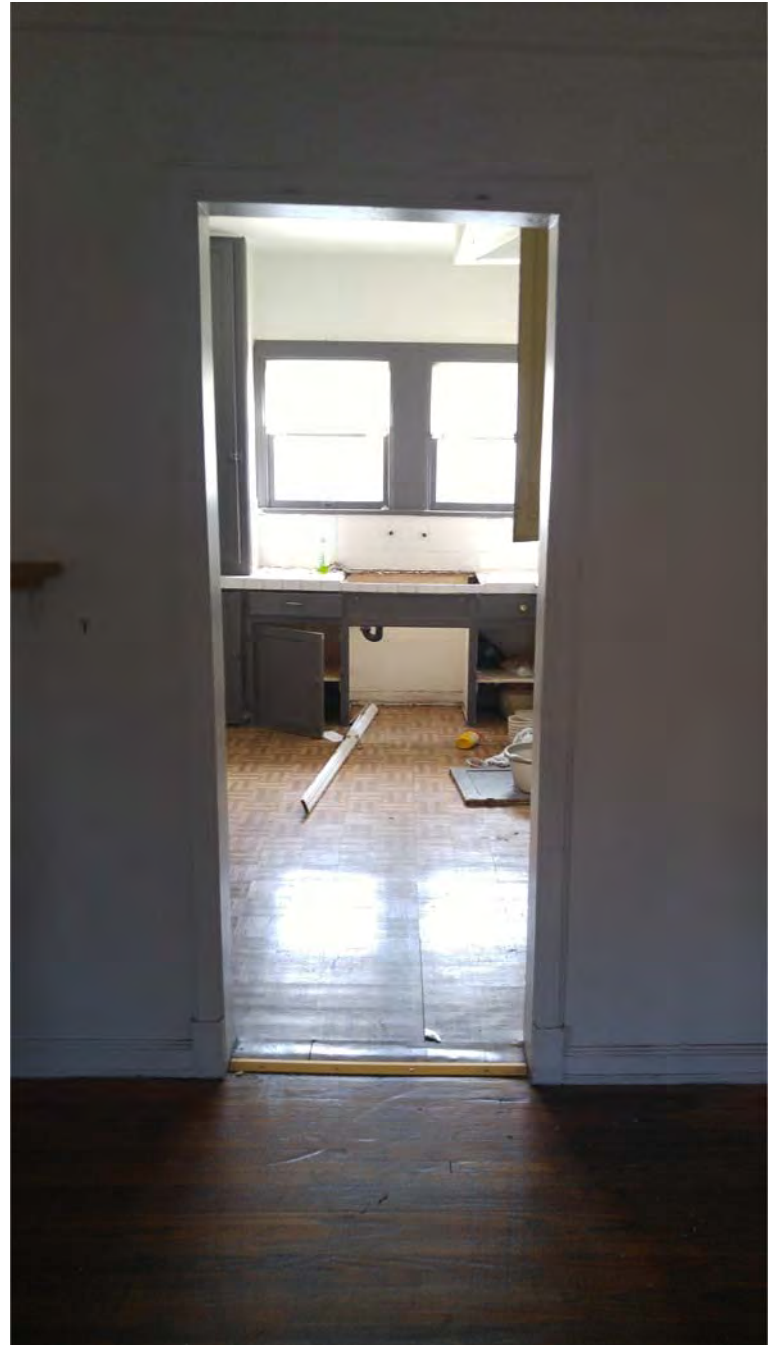












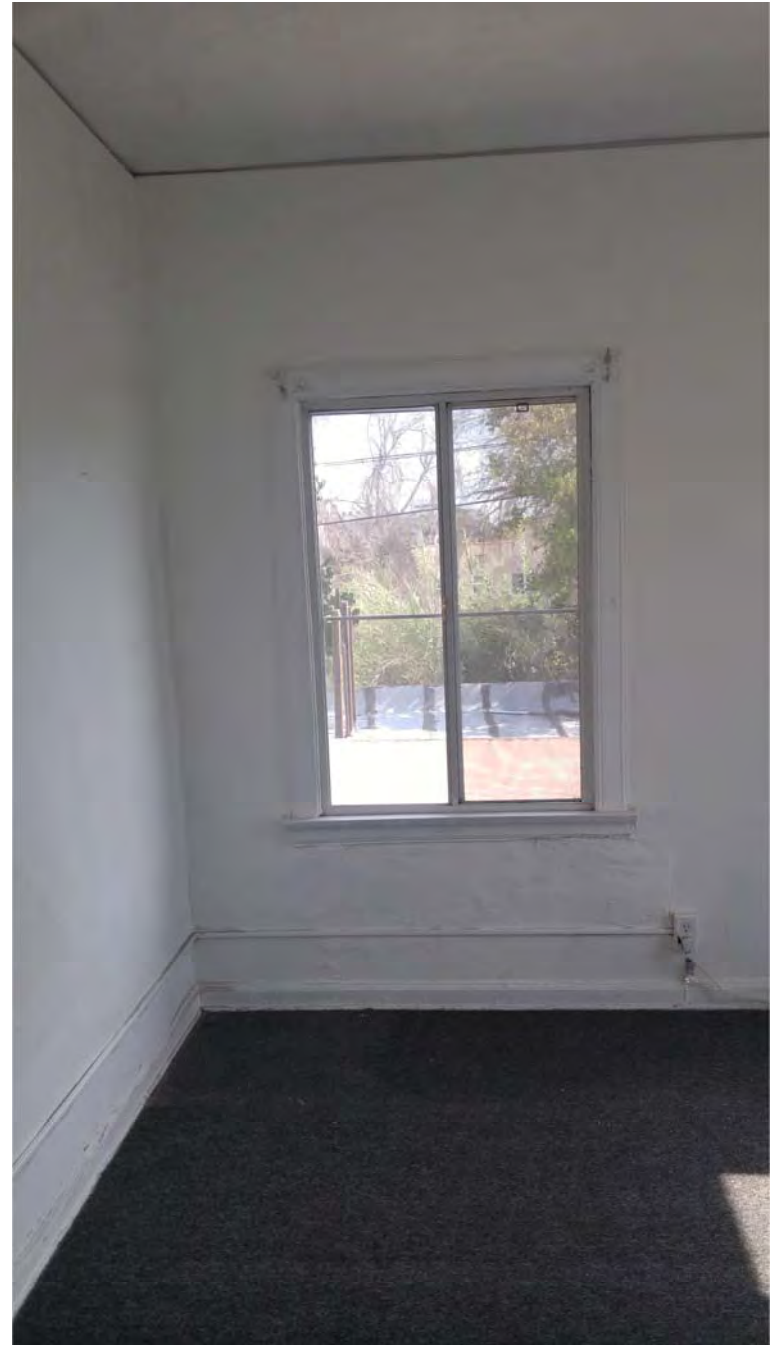


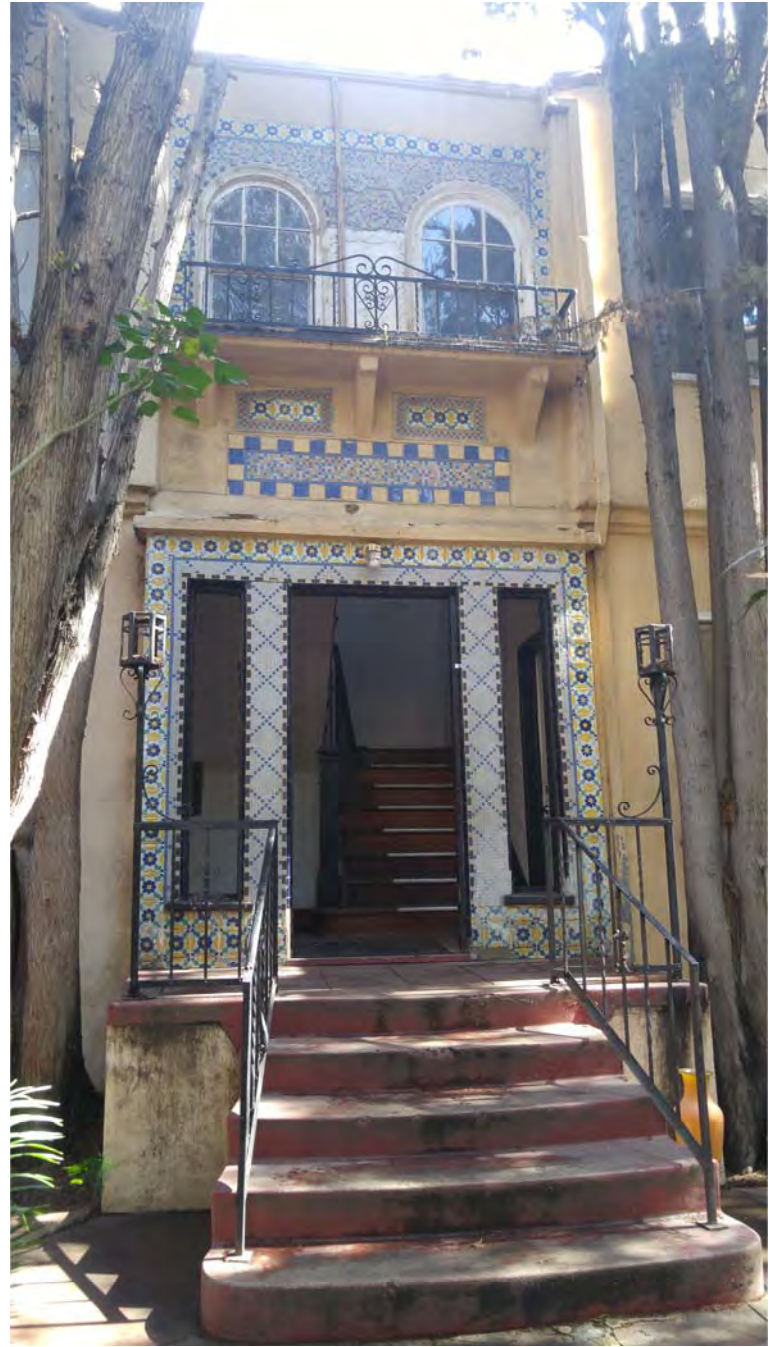






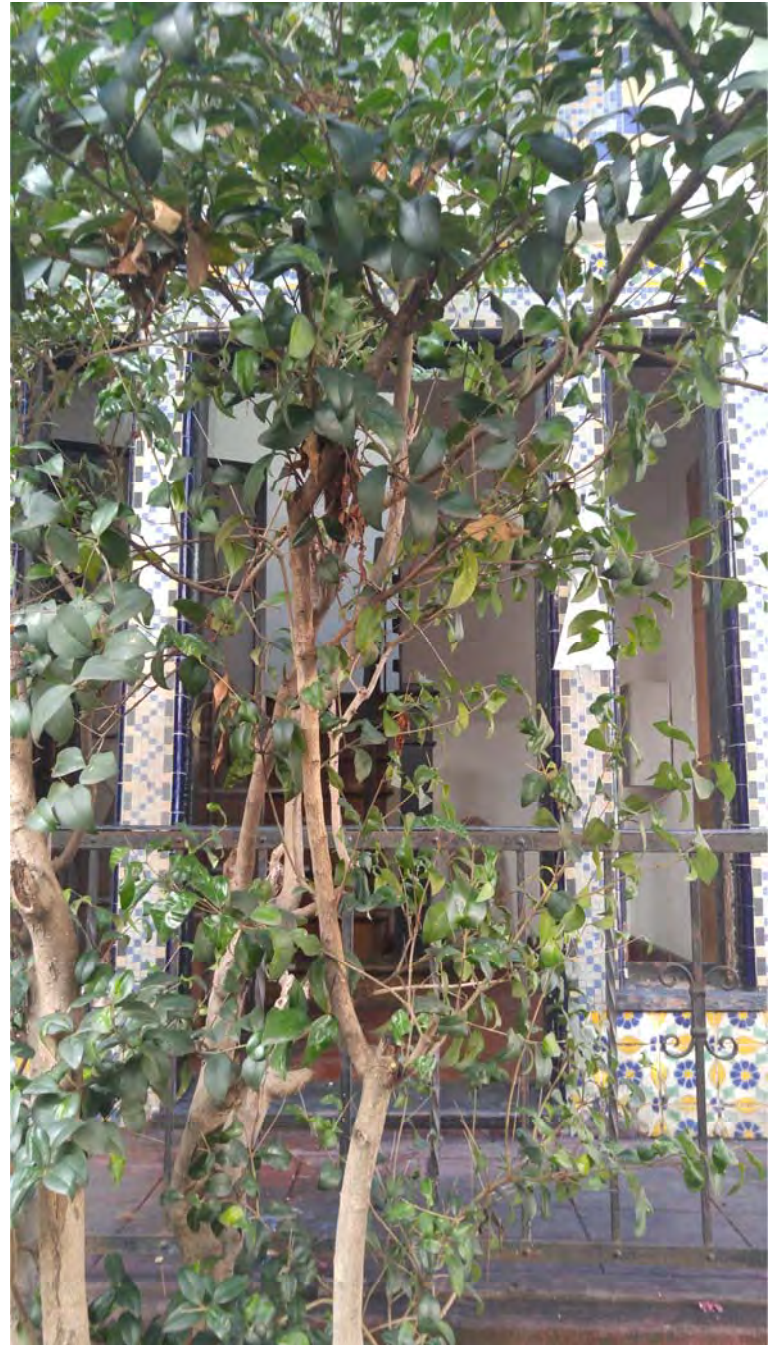


















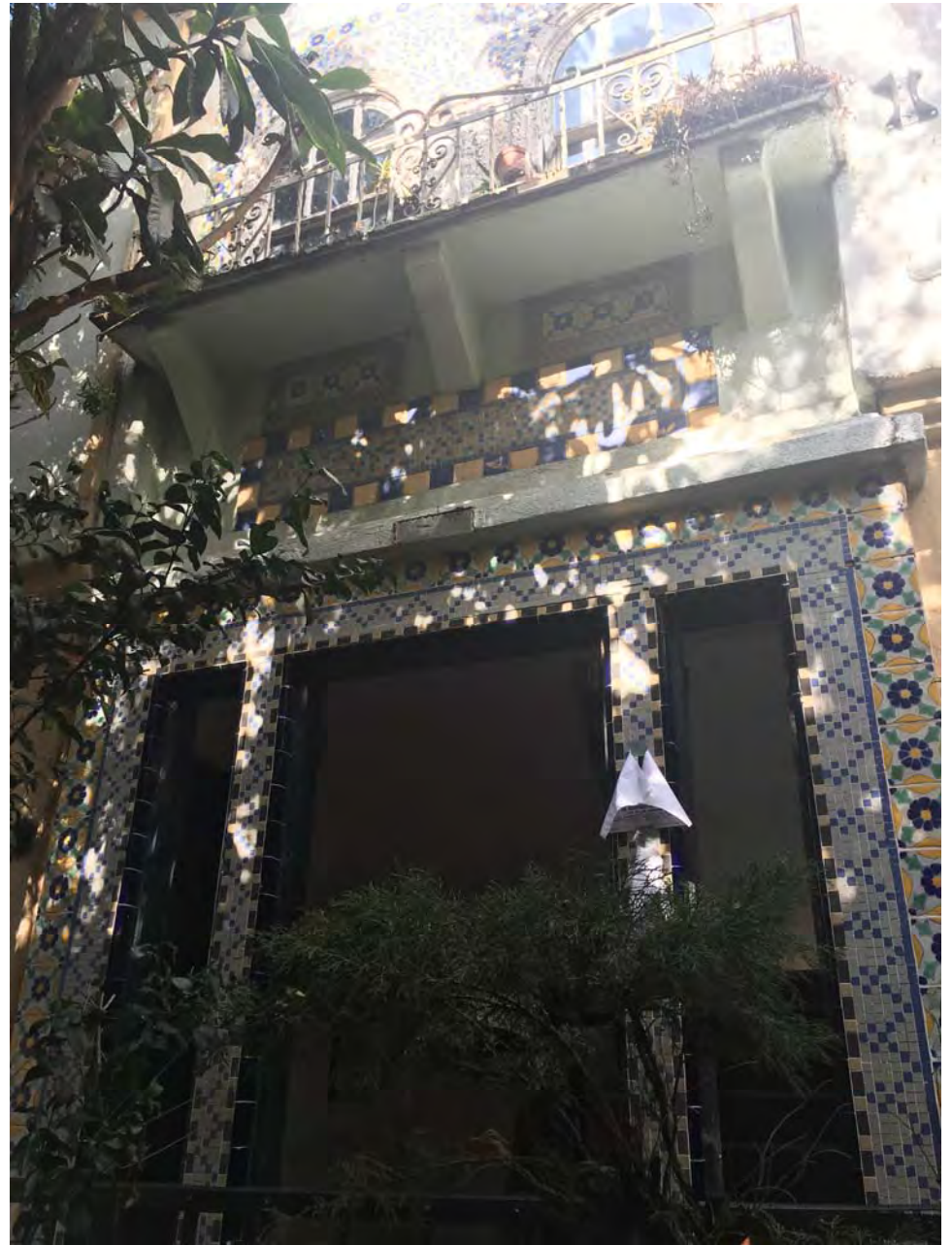


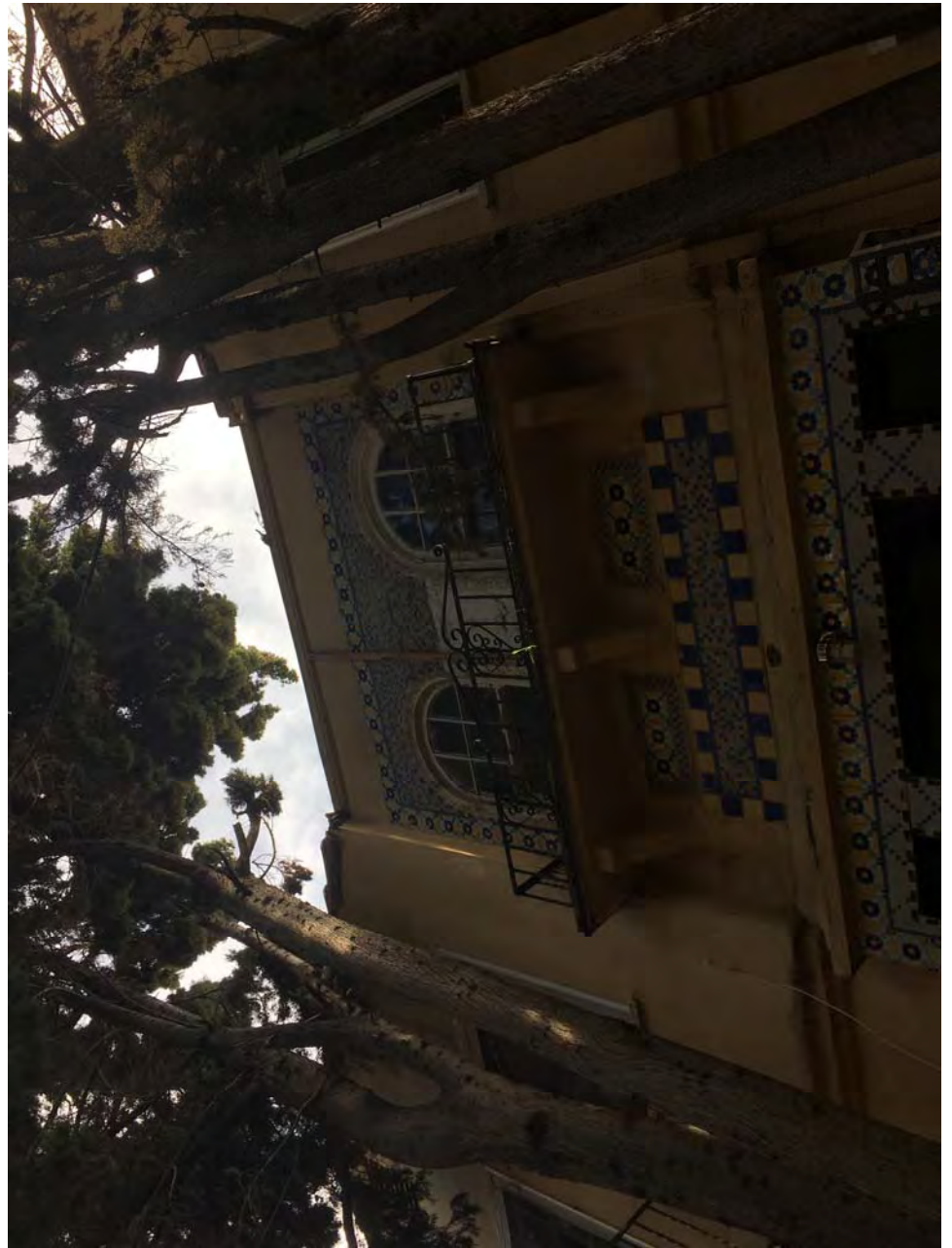




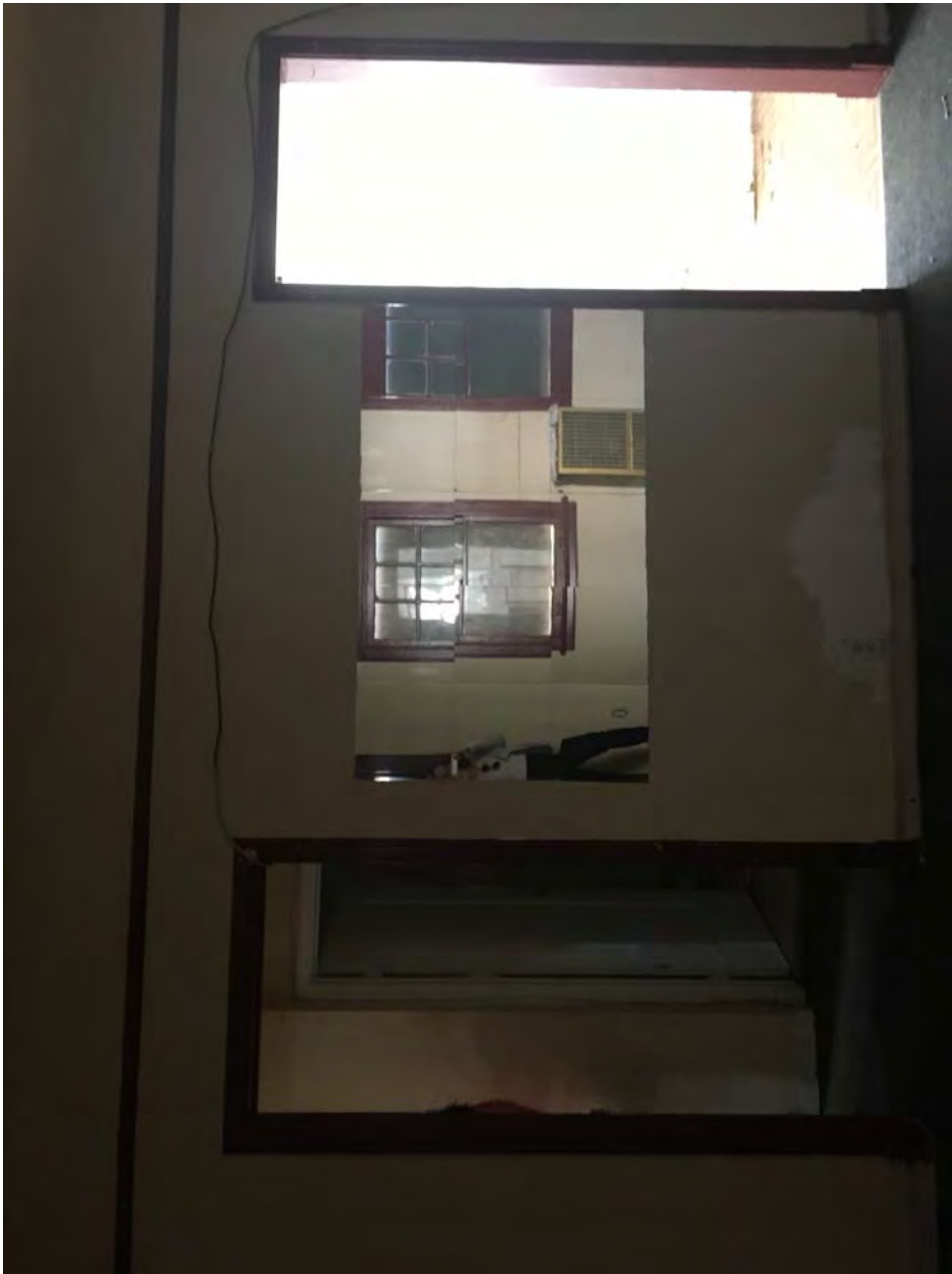




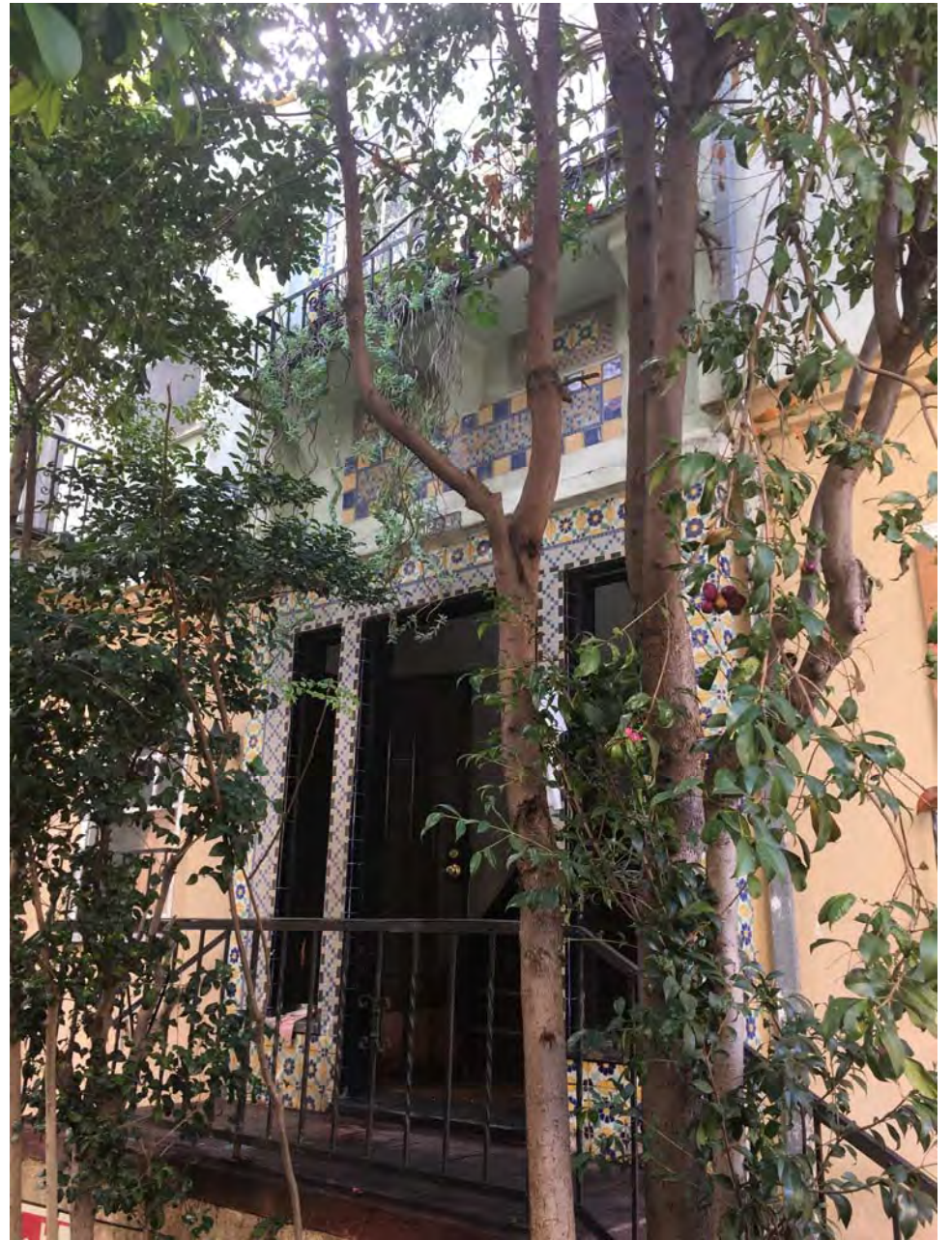


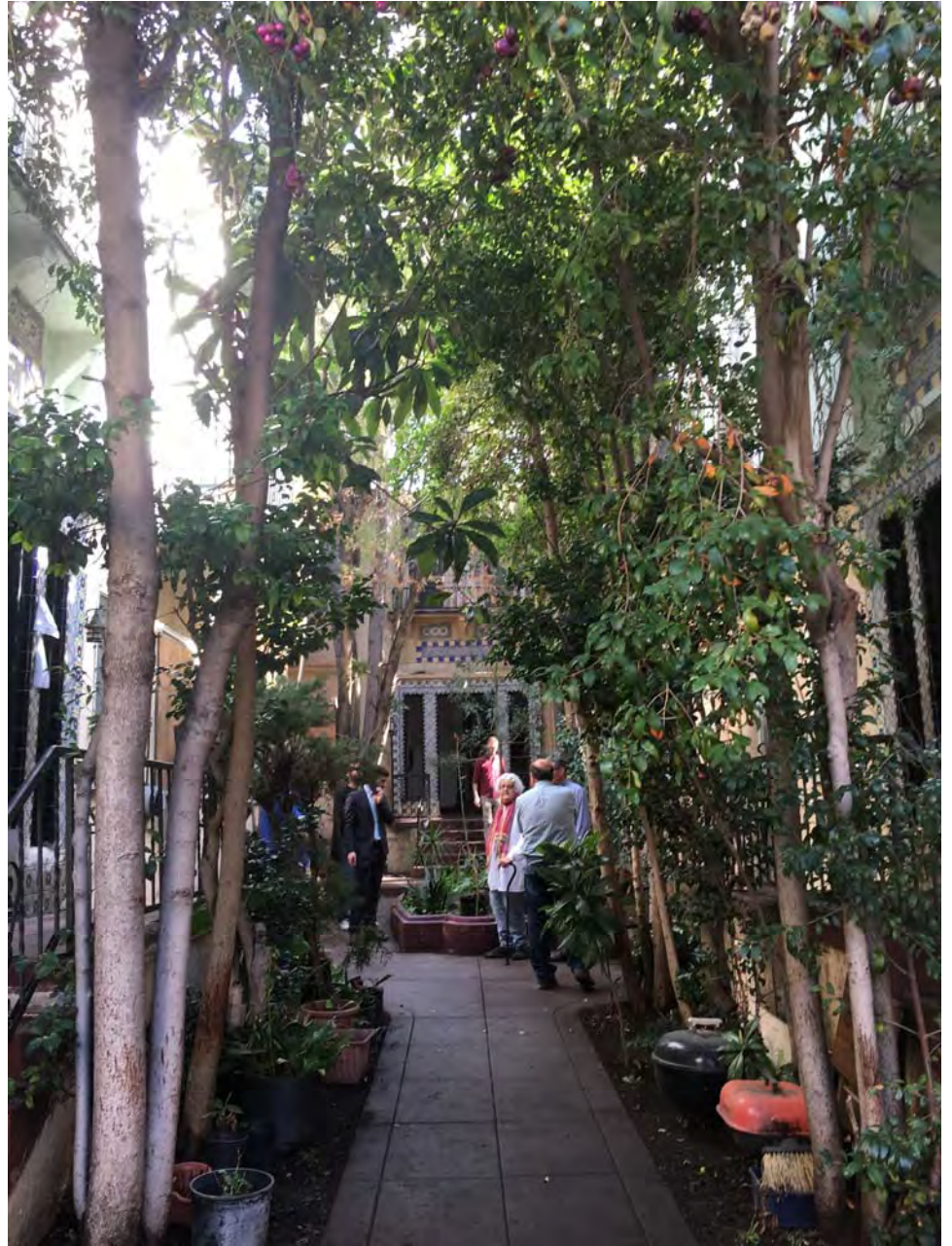
















HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

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

2. CONSTRUCTION HISTORY & CURRENT STATUS

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

3. STYLE & MATERIALS

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

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

Property Owner

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

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

Nomination Preparer/Applicant’s Representative

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
<input 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.

Name: Melissa Jones

Date: 1-16-2017

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

Norton Flats
Architectural Description

These three 2-story 4-unit apartment buildings are arranged in a symmetrical manner in a U-shaped pattern around a central garden courtyard that is filled with mature trees and other plantings. The buildings are of the Spanish Colonial Revival style and each have low transverse gables with a secondary low central forward gable over the central front entries to the units. The buildings are clad in smooth stucco and have Spanish clay tile roofs.

Architectural details include multi-light wood casement double hung windows, front balconies facing the central courtyard, inlaid tile surrounding the entries and above the entry and surrounding the upper windows on the rear building, which also has checkered tile strips above the upper arched windows. The elevated entries are served by centered concrete steps and porch on the rear building and concrete porches with side steps on the two side buildings. All have decorative wrought iron railings with light poles flanking the steps to the rear building. Entry vestibules have a tiled floor with stained wooden staircases to the upper units.

The central courtyard is fed from the street by a central set of concrete stairs and a concrete walkway with an articulated planter in the center in front of the rear building. Mature plantings and trees flank the walkway.

A single garage building at the rear of the property has individual stalls for each unit.

Norton Flats

412-20 N. Norton Avenue

Significance Statement

Built in 1926 for Romanian-born Benjamin Joseph, this three building, twelve-unit apartment complex was designed by the architect Leonard Lymon. Jones. As an example courtyard housing, the three principal buildings have been noted for their architecture in Survey L.A., given a status code of 3S;3CS;5S3.

The Survey L.A. description refers to the design as that of a two-story bungalow court noting that it "is an excellent example of an intent 1920s bungalow court...Once a common residential property type in Los Angeles, bungalow courts that remain intact are increasingly rare. Constructed in 1926, this bungalow Court is one of the few remaining examples in the area that retains its original site plan, landscape and hardscape elements, and architectural features."

The symmetrical layout of the three two-story buildings is in keeping with a bungalow court. However, the traditional concept of a bungalow court is normally viewed as a grouping of small single-family bungalows or duplexes facing a central garden with either a larger building or an additional one or two smaller buildings facing forward at the rear. Most courts are set on double lots, although some are found as a single row of bungalows on a single lot. Traditionally, the smaller buildings are single story, while the rear building, which is either a larger single-family "owners house" or a one or two-story multiple unit building.

The larger scale and the use of three 4-unit two-story buildings is much more in the tradition of courtyard housing, where the taller buildings surround the central landscaped patio or courtyard area.

Courtyard housing is a distinct medium density multi-family housing typology centered on a shared outdoor open space or garden and surrounded by one or two stories of apartment units typically only accessed by courtyard from the street (and not by an interior corridor). The courtyard housing typology developed in the Los Angeles area in the 1920s by several small scale developers in response to the region's climate and housing needs and which typically adopted a Mediterranean or Spanish Colonial architectural style. The courtyards would be quiet and shaded outdoor spaces that served as a transition between the street and the individual apartment units and were primarily aesthetic in nature and non-recreational space. In the years following, the typology was implemented across the United States until around the time of World War II when the automobile became more dominant

to daily life and had more of an impact on the built environment when then-newer housing typologies were developed in response such as the dingbat.

Jones, the architect, had been working in Los Angeles since 1912, when he came to Los Angeles from San Francisco. He and his wife, Gladys, were married in Blackfoot, Idaho on May 24, 1906, but the marriage ended in a rather colorful divorce almost eight years later. Jones himself was native of Meeker County, Minnesota, Born on October 24, 1881. In 1900, he was a 19 year old farm laborer in Buckhorn, Colorado, yet a decade later, he was an architect in San Francisco.

After moving to Los Angeles, he was designing apartment buildings and hotels, but ran into another glitch when he was fined for practicing architecture without a license in 1915. After resolving that issue, he was to retain his architectural practice until his death on September 2, 1947 at the age of 66. His portfolio included several hotels and at least one small movie theater at West Adams Boulevard and Calais Street.

Benjamin (Benney) Joseph had immigrated to the United States with his wife, Matilda, in 1897, earning his income as a merchant. First settling in New York, where their son, Joe was born the following year. They removed to Birmingham, Alabama around 1901, living there until around the time of the First World War, when they relocated to Los Angeles, joining the growing Eastern European Jewish community. By 1930, Benney Joseph had become a United States citizen. Now retired, Joseph began the construction of his flats in June of 1926. After completion, Joseph, his wife and sons Lester and David, moved into the unit at 414 N. Norton and managed the building until they sold it in 1930.

The second owner was Walter C. Bunk, who sold it to W. J. Fulton, Jr. on July 28, 1933. Nothing was found on either Bunk or Fulton. On May 14, 1938, the flats were acquired by Saul Burston. Nothing was found on Burston, either.

The next owners were Mabel L. Smith and Lois M. Lee, who bought it in early 1941. On March 29, 1941, Lois Lee's husband, architect W. Douglas Lee, was added to the title. Mabel Smith was a developer who had bankrolled several new apartment buildings during the 1930s. The trio retained ownership during World War II, selling it on May 14, 1946 to Stanley F. and Betty E. Rogers, who transferred the complex to Nathan and Mildred Tomkin who had moved to Los Angeles from Milwaukee, Wisconsin in after the couple married in Yuma, Arizona in April 1940. The Russian-born Nathan and his Wisconsin-born wife ran a grocery at 806 S. Bixel Street store for many years. The couple lived in the unit at 416½ N. Norton Avenue. Nathan Tomkin, whose Russian name was Nois Tonkonogy, had immigrated to the United States in 1912 and was naturalized

while living in St. Louis, Missouri, on May 13, 1919. He passed away on February 15, 1959 and Mildred sold the buildings to Ralph I. Smith and Don C. Johnson on April 5, 1962. Johnson was a Pasadena area professor at Whittier College. They sold it on May 14, 1964 to a group of tenants headed by Joseph Hitter, which was to retain the property for the next half century. Hitter had been living in the unit at 420½ N. Norton Avenue as early as 1958, when he became a United States citizen.

The other tenants were Charles and Renee Petlak along with John and Ursula Kanal. All of them were Polish refugees and Holocaust survivors. At least one, Jakub (John) Kanel, was a survivor of the Bergen Belsen Death Camp, in Germany. He was part of a group of 2,500 Jews that were being transferred at the time of their liberation. The following account by V. Weisskopf in the March April edition of the Israeli magazine "Harefuah" describes their ordeal:

"On 6th April 1945, nine days before the liberation of the Bergen Belsen Concentration Camp, about 2,500 Jewish prisoners were ordered to prepare to leave the camp on the next day. On 7th April, the prisoners left through the gates of the camp and began to walk about 10 kilometers to the train station near the city of Celle. There they were ordered to board a train that would take them to the Theresienstadt Concentration Camp. After six days of travel, the train stopped near the village of Farsleben, Germany, where it was liberated by the 743rd Tank Battalion of the 30th Infantry Division, of the U.S. 9th Army, on 13th April 1945. The 105th Medical Battalion of the same Division was the primary care provider for the survivors, who were then taken in vehicles available from the 30th Infantry Division, and organized into a convoy by the Division's Liaison Officer, Lt. Frank W. Towers, to the town of Hillersleben. A former German Air Force Base was located at Hillersleben with a small hospital that could not provide medical attention to all the survivors. On 21st April, Company C of the 95th Medical Battalion, received an order to go to Hillersleben. Colonel Dr. William W. Hurteau, the Commanding Officer of this Battalion, determined that the biggest task given to the Battalion during World War II, was establishing another hospital in the town of Hillersleben and providing additional beds in the existing hospital, which was a structure that had served as a boarding school. Furthermore, they needed to acquire hospital equipment which was obtained from German equipment and supplies that had been captured by the U.S. Military. Also, they took care of obtaining food supplies from German warehouses, and meat and milk from local dairy farms. The lives of the prisoners on this train were saved by the heroism and dedicated work of those brave soldiers of the 30th Infantry Division and the 95th Medical Battalion."

On June 7, 1974, the property was placed only in the Petlak and Kanel names. After John Kanal's Death on February 29, 1988, the property was put solely in the

Petlak names at the end of September. Shortly after Kanel's death, the property next door, known as Norton Court, was purchased by the Petlaks and Ursula Kanel, placing both properties in their respective trusts until September 30th, when they were put in the Pelak's names, only. They retained ownership until after Charles Petlak's death, when they were deeded to the current owners on November 10, 2015.

Norton Flats are an important architectural type specimen of a Spanish Colonial Revival Courtyard complex. The use of tile in the design of the three buildings is of particular note. It is also important as the home of and the long-time ownership (1964-2015) by Polish Jews who had survived the Nazi Holocaust who came to the United States as refugees and made new lives as U. S. citizens.

Norton Flats

Bibliography

Books:

Gleye, Paul.....The Architecture of Los Angeles.....©1981, Rosebud Books
McAlester, Virginia and Lee.....A Field Guide to American Houses.....©1990, Alfred A. Knopf

On-Line Sources:

Courtyard Housing.....Wikipedia
Spanish Colonial Revival Architecture.....Wikipedia

Los Angeles Times Articles:

She's Too Good, Husband wants Spice.....Jan 10, 1914, Page II12
Modern Hostelry for East Fifth.....Aug 16, 1914, Page V1
Big Hotel Planned for San Pedro Site.....Sep 23, 1923, Page V7
Architect Sans License Fined.....Jul 25, 1925, Page II2
New Apartment Structure on Spacious Scale.....Jan 8, 1928, Page E6

Additional Data Sources:

Jewish Holocaust Survivor List from the World Jewish Congress
Los Angeles City Building Permits
Immigration and Naturalization Records
Los Angeles County Assessors Records
Los Angeles County Subdivision Maps
Social Security Death Index
Survey LA printouts (Attached)
United States Census Records
World War I Draft Registration Records



Norton Flats Photographs



Norton Flats, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)



Norton Flats, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)



Norton Flats, 412-420 N. Norton Avenue, satellite view, 2015 (Photograph by Google Earth)



Norton Flats, courtyard planter, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)



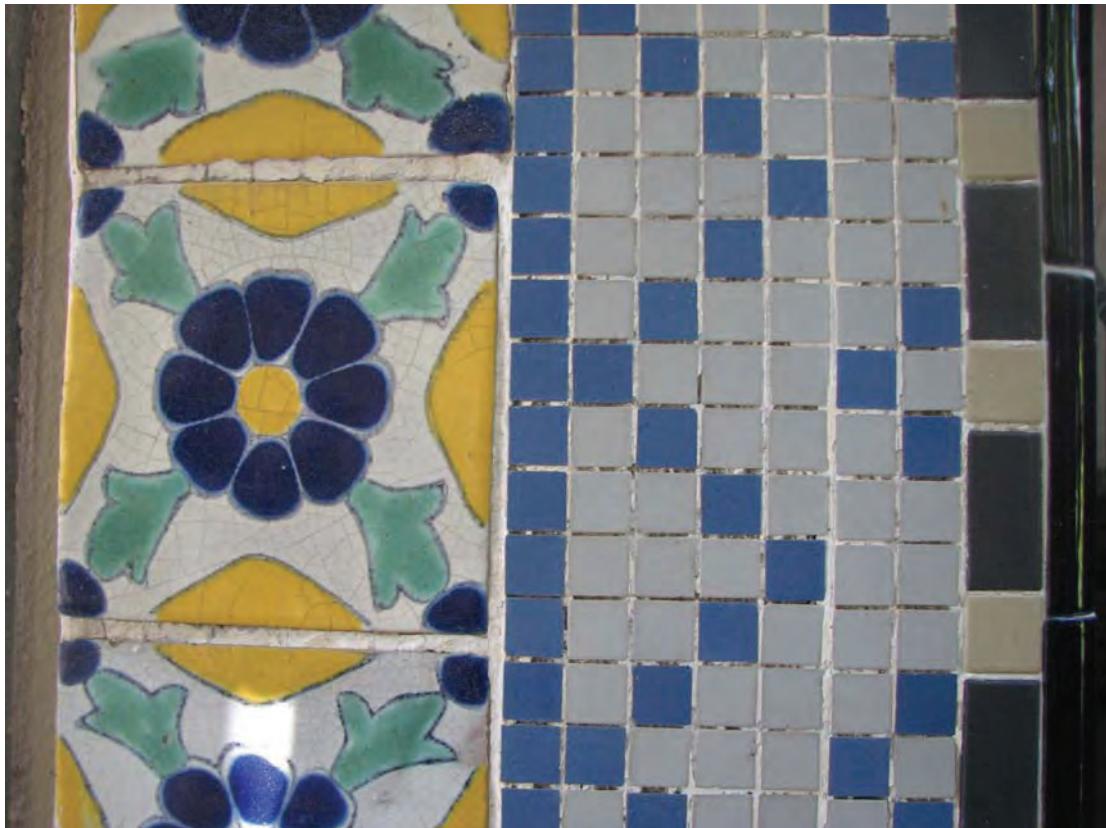
Norton Flats, courtyard, 412-420 N. Norton Avenue, August 20, 2015 (Photograph by Carlos Miranda)



Norton Flats, courtyard, 412-420 N. Norton Avenue, August 20, 2015 (Photograph by Carlos Miranda)



Norton Flats, tiled entry, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)



Norton Flats, entry tile, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)



Norton Flats, entry to South building, 412-420 N. Norton Avenue, August 20, 2015 (Photograph by Carlos Miranda)



Hollywood Palladium, Eastern storefronts, 6215 Sunset Boulevard, July 10, 2015 (Photograph by Charles J. Fisher)



Norton Flats, tile lentils,, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)



Norton Flats, entry foyer bannister, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)



Norton Flats, entry foyer floor, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)



Norton Flats, rear building entry & balcony tile, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)



Norton Flats, arched windows, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)



Norton Flats, kitchen bench, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)



Norton Flats, original bathroom tile, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)



Norton Flats, garages, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)



Norton Flats, rear entry, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)



Norton Flats, 412-420 N. Norton Avenue, August 27, 2015 (Photograph by Charles J. Fisher)

Name: 412-420 North Norton Avenue Bungalow Court



Description:

The 412-420 North Norton Avenue Bungalow Court occupies two adjacent residential parcels in the northeast section of the Wilshire CPA, near the neighborhood of Windsor Square. The property consists of side-by-side, two-story Spanish Colonial Revival style bungalows that are linear in plan and oriented inward, and one two-story Spanish Colonial Revival style bungalow that spans the rear of the property and faces the street. The buildings open into a narrow central court that provides access to individual units; the court is densely planted with mature trees and shrubs, bisected by a concrete path, and accessed by a set of concrete steps. Alterations include the addition of awnings and security window bars.

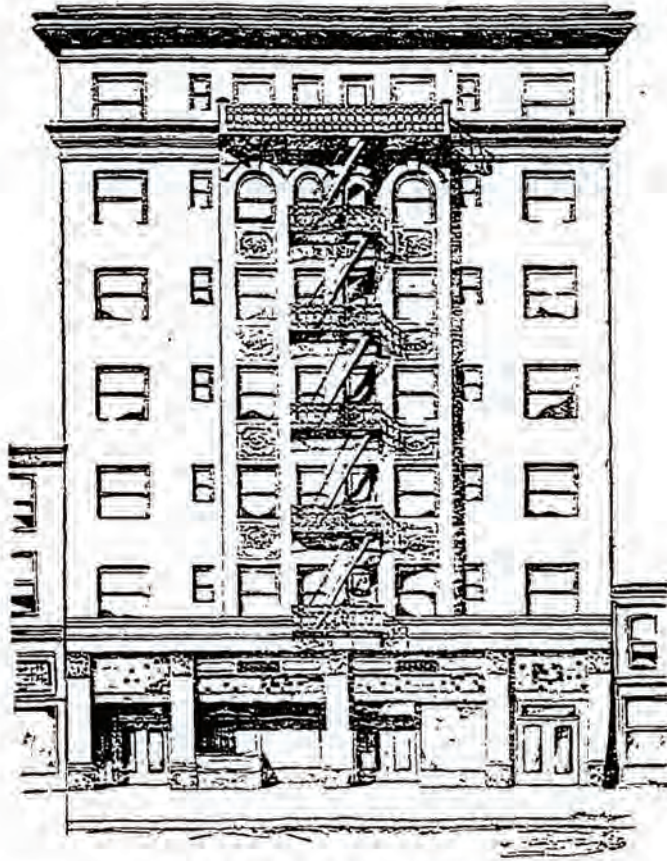
Significance:

The 412-420 North Norton Avenue Bungalow Court is an excellent example of an intact 1920s bungalow court in the Wilshire CPA. Once a common residential property type in Los Angeles, bungalow courts that remain intact are increasingly rare. Constructed in 1926, this bungalow court is one of few remaining examples in the area that retains its original site plan, landscape and hardscape elements, and architectural features.

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1920s bungalow court in the Wilshire area; intact examples of the property type are increasingly rare.

For Site Near New Depot.



Hotel for C. Wellington Howard.

Fireproof hostelry just started on East Fifth street near Ruth avenue. The building was planned by the Leonard L. Jones Company.

Near New Depot.

MODERN HOSTELRY FOR EAST FIFTH.

WORK BEGUN ON SEVEN-STORY FIREPROOF BUILDING.

Structure to Be of Reinforced Concrete Construction and to Be Finished in Hardwood, Tile and Marble—To Contain More Than Hundred Rooms.

Work was begun during the past week upon a seven-story reinforced concrete hotel building to be erected by C. Wellington Howard on the north side of East Fifth street just west of Ruth avenue. Excavations for the structure were completed several days ago.

The improvement is the direct result of the impetus to East Fifth-street development given by the starting of the new Southern Pacific depot. The hotel will be only a short block from the big passenger station and the owner hopes to have it ready for opening by January 1, in order to be able to profit from the immense influx of 1915 travelers arriving here over the Southern Pacific lines.

The hotel will contain 123 guest rooms, with about 40 per cent. private baths, and it is to be finished in hard woods. The lobby will be in tile, marble and mahogany. Stores will flank the lobby entrance on either side. The building will be absolutely fireproof. The cost, complete, is estimated at approximately \$100,000.

Plans for the hotel were drawn by the Leonard L. Jones Company. W. W. Paden will be the builder. W. H. Tarver is acting as Mr. Howard's representative in the enterprise and will have the leasing agency for the property.

ARCHITECT; SANS' LICENSE, FINED.

FIRST PROSECUTION UNDER THE NEW STATE LAW; MUCH IN- TEREST SHOWN.

Marking, it is said, the first prosecution in Southern California under the State law providing a penalty for the failure of an architect to take out a license to practice in California, the case of Leonard L. Jones, tried yesterday morning before Police Judge White, attracted no little attention among builders and contractors. The defendant was unable to establish the fact that he had complied with the law and was fined \$75 after he had made the promise that he would at once make application to the State Architectural Commission for a license.

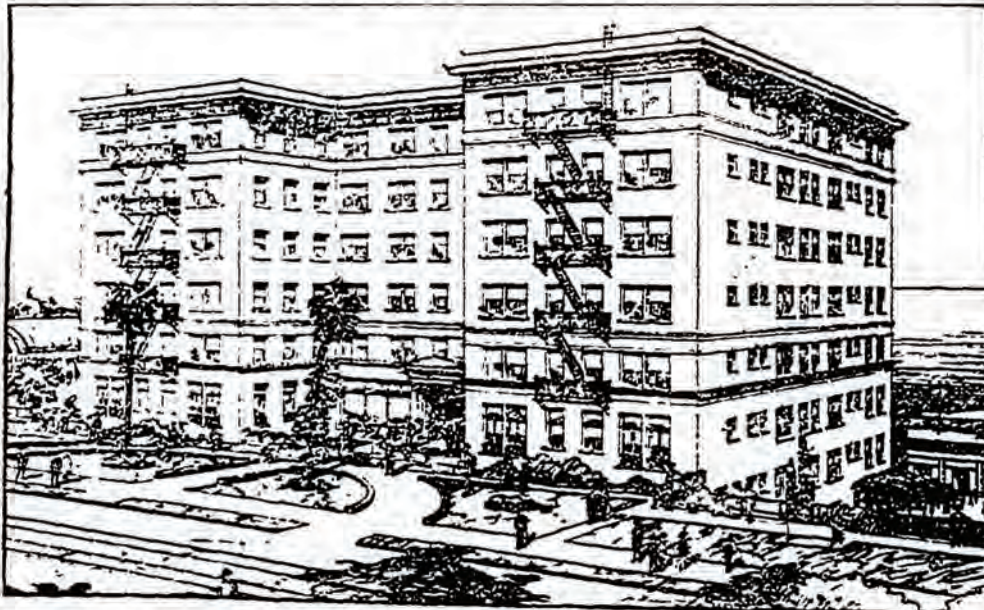
Attorney W. F. Brown, representing the defendant, made a strong plea for his client upon the ground that at one time he had secured a license from the northern board and that the law permits an architect to take a job without a license if he has made the deficiency known to his employer. Attorney Brown contended that Mr. Jones had told the people for whom he drew plans that he was not a licensed architect, but evidence to this effect was lacking.

According to the testimony, Mr. Jones has been working for the F. O. Engstrum, Carl Leonardt companies and other prominent concerns. Local architects are said to have complained often of the architect's refusal to apply for a license and finally decided to bring the matter to an end by taking it into the courts.

The extreme penalty for violating this law is a fine of \$500 or imprisonment of six months.

FINE APARTMENTS FOR OCEAN FRONT.: NEW LONG BEACH STRUCTURE WILL ...
Los Angeles Times (1886-1922); Aug 10, 1919; ProQuest Historical Newspapers: Los Angeles Times
pg. V16

New Long Beach Apartment.



To be Built for Edith L. Paden of Los Angeles: Edward L. Maberry and L. L. Jones, Architects.

FINE APARTMENTS FOR OCEAN FRONT.

NEW LONG BEACH STRUCTURE WILL OVERLOOK A CITY PARK.

Plans have been completed and contracts will be let this week for the erection of a new eight-story apartment building at Long Beach on West Ocean avenue, commanding a fine view of the Pacific Ocean, between Cedar Way and Chestnut way. It will be erected for Edith L. and W. W. Paden of Los Angeles, and according to Mr. Paden, will cost approximately \$350,000. The lot, 125 feet on West Ocean avenue and 39 feet through to Windsor avenue, was purchased by Mr. Paden from the Strand Investment Company, for \$100,000.

The building, plans for which have been prepared by Edward L. Maberry and Leonard L. Jones, will be a Class "A" structure containing 217 rooms or 100 apartments arranged in two and three room suites. It will be of reinforced concrete construction, arranged in "H" shape, with wide court spaces. The main entrance on Ocean avenue will open on a wide court arranged with fountains and planted with ornamental trees and shrubbery. Adjoining the property will be a vine-covered wall of red brick and white plaster with an iron gate and ornamental lights.

Features of the building, equipment will be a large billiard rooms and lounging rooms. There will be a private commissary provided with refrigerating boxes for dairy products and meats. Tenants will at all times have groceries and provisions at hand without leaving the building. Available for use by tenants will be a model laundry equipped with the latest laundrying devices. The interior finish will be hardwood throughout.

The new apartment building will be conducted by a manager representing Mrs. E. L. Paden, the owner.

BIG HOTEL PLANNED FOR SAN PEDRO SITE

Los Angeles Times (1923-Current File); Sep 23, 1923;
ProQuest Historical Newspapers: Los Angeles Times
pg. V7

BIG HOTEL PLANNED FOR SAN PEDRO SITE

Architect Leonard L. Jones is busy revising plans for a six-story Class A hotel to be constructed at Seventh street and Palos Verde avenue in San Pedro.

The structure is to be built for L. DeCarlo. It will contain 156 rooms each with private bath. The main floor will have a spacious lobby, besides providing space for three stores. The building is to be 80 by 115 feet. It will be of reinforced concrete construction and cost approximately \$275,000

Real Estate and Building Law
Los Angeles Times (1923-Current File): Jan 8, 1928;
ProQuest Historical Newspapers: Los Angeles Times
pg. E6

New Apartment Structure on Spacious Scale

As part of the early 1928 building program in Los Angeles will be a seven-story Class A apartment-building of modified Spanish style, to be constructed on Argyle street near Franklin avenue at a cost of \$400,000. Architect Leonard L. Jones has been commissioned to prepare the plans for it for a client now located at the site.

The structure will have a ground area of 170 feet by 190, and the main portion will be L-shaped enabling the erection on the rest of the site of a garage able to accommodate fifty automobiles. The garage part will be topped with a roof garden.

The upper six stories of the apartment-building will contain 156 rooms. There will be a spacious lobby with parlors and card rooms on the ground floor. Three tiers of duplex apartments, each occupying two stories and containing six rooms each, will be a special feature.

Most of the other apartments are to be doubles, and there will be some singles.

Building Permit History
412-420 N. Norton Avenue
Hollywood

- June 3, 1926: Building Permit No. 16649 to Construct a 2-story, 16-room 27' X 68' 4-family flat at 418-418½ 420-420½ N. Norton Avenue on Lots 153 and 154 of Tract No. 2635, Sheet No. 3.
Owner: B. Joseph
Architect: Leonard L. Jones
Contractor: Greenfield and Umbarger
Cost: \$10,000.00
- June 3, 1926: Building Permit No. 16650 to Construct a 2-story, 16-room 27' X 68' 4-family flat at 414¼-414½-416-416½ N. Norton Avenue on Lots 153 and 154 of Tract No. 2635, Sheet No. 3.
Owner: B. Joseph
Architect: Leonard L. Jones
Contractor: Greenfield and Umbarger
Cost: \$10,000.00
- June 3, 1926: Building Permit No. 16651 to Construct a 2-story, 16-room 27' X 68' 4-family flat at 412-412¼-412½-414 N. Norton Avenue on Lots 153 and 154 of Tract No. 2635, Sheet No. 3.
Owner: B. Joseph
Architect: Leonard L. Jones
Contractor: Greenfield and Umbarger
Cost: \$10,000.00
- June 3, 1926: Building Permit No. 16652 to Construct a 1-story, 18' X 85' 9-car garage at 416 N. Norton Avenue on Lots 153 and 154 of Tract No. 2635, Sheet No. 3.
Owner: B. Joseph
Architect: Leonard L. Jones
Contractor: Greenfield and Umbarger
Cost: \$900.00

- March 3, 1955: Building Permit No. LA09754 for wet sandblasting for one of 3 apartment buildings at 412-420½ N. Norton Avenue.
Owner: Mr. W. Tomkin
Architect: None
Engineer: None
Contractor: Aacco Sandblasting Co.
Cost: \$133.00
- March 3, 1955: Building Permit No. LA09755 for wet sandblasting for one of 3 apartment buildings at 412-420½ N. Norton Avenue.
Owner: Mr. W. Tomkin
Architect: None
Engineer: None
Contractor: Aacco Sandblasting Co.
Cost: \$133.00
- March 3, 1955: Building Permit No. LA09757 for wet sandblasting for one of 3 apartment buildings at 412-420½ N. Norton Avenue.
Owner: Mr. W. Tomkin
Architect: None
Engineer: None
Contractor: Aacco Sandblasting Co.
Cost: \$133.00

All Applications Must be Filled Out by Applicant

Std. Form 2

PLANS AND SPECIFICATIONS
and other data must also be filed

BUILDING DIVISION

2

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Frame Buildings CLASS "D"

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

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st Floor
 CITY CLERK PLEASE VERIFY
 TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY

Lot No. 153 Block Tract 2635
 (Description of Property)

District No. 29 M. B. Page 5 F. B. Page 258
 No. 21678 Street Norton Ave
 (Location of Job)
Art. Clinton 579 Filwood Ave

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building 4 Family Flad No. of Rooms 16 No. of Families 4
 2. Owner's name B. Joseph Phone _____
 3. Owner's address 12526 South Plymouth
 4. Architect's name Howard L. Jones Phone _____
 5. Contractor's name Greenfield & Umbarger Phone Du 2235
 6. Contractor's address 2874 West North St.
 7. VALUATION OF PROPOSED WORK [Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.] \$ 10,000.00
 8. Is there any existing building or permit for a building on lot? No How used? no
 9. Size of proposed building 27' x 68' Height to highest point 25' feet
 10. Number of Stories in height 2 Character of ground Good
 11. Material of foundation Concrete Size of footings 20" Size of wall 12" Depth below ground 8"
 12. Material of chimneys No Number of inlets to flue No Interior size of flues None
 13. Material of exterior walls Wood Studs Stucco on metal lath
 14. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 2 x 10
 EXTERIOR studs 2 x 6 INTERIOR BEARING studs 2 x 6 Interior Non-Bearing studs 2 x 4
 Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 10
 Second floor joists 2 x 10 Specify material of roof Comp. & Tile
 15. Will all provisions of State Housing Act be complied with? yes

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.

APPROVER [Signature] 1020 (Sign here) Greenfield & Umbarger
 (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 16649	Plans and Specifications checked and found to conform to Ordinances, State Law, etc. <u>[Signature]</u> Plan Examiner	Application checked and found O. K. <u>4/3/26</u> <u>ZB</u> <u>No. 10</u> Clerk	JUN 3 1926 100 JUL 10
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PLANS [Signature] 20

FOR DEPARTMENT USE ONLY

APPLICATION	O.K. <i>[Signature]</i>
CONSTRUCTION	O.K. <i>[Signature]</i>
ZONING	O.K. <i>[Signature]</i>
SET-BACK LINE	O.K. <i>[Signature]</i>
ORD. 33761 (N. S.)	O.K. <i>[Signature]</i>
FIRE DISTRICT	O.K. <i>[Signature]</i>

REMARKS

[Handwritten notes and signatures in the remarks section, including dates like 7/20/06 and 7/18/06, and phrases like "Please change application" and "Reason for change"]

All Applications Must be Filled Out by Applicant

Std. Form 2

BUILDING DIVISION

PLANS AND SPECIFICATIONS and other data must also be filed

2

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Frame Buildings

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- 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 ordinances 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.

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st Floor

Lots No. 153-154 Block 2635
(Description of Property)

CITY CLERK PLEASE VERIFY

District No. 414 M. B. Page 486-164 F. B. Page 258
N. Norton Ave

TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY

No. 4161870-22 Street N. Norton Ave
(Location of Job)
Bet. Clinton & E. Harvard

O. K. City Clerk
O. K. City Engineer
BY Deputy

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building 4 Family Flat No. of Rooms 16 No. of Families 4
- Owner's name B. Joseph Phone _____
- Owner's address 1125 1/2 South Plymouth Blvd.
- Architect's name Leonard L. Jones Phone _____
- Contractor's name Greenfield & Umbarger Phone 2235
- Contractor's address 2874 West 9th St.
- VALUATION OF PROPOSED WORK Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc. \$ 10,000.00
- Is there any existing building or permit for a building on lot? No. How used? No.
- Size of proposed building 27' x 68' Height to highest point 25' feet
- Number of Stories in height 2 Character of ground Good
- Material of foundation Concrete Size of footings 20x24 Size of wall 12 Depth below ground 8"
- Material of chimneys No. Number of inlets to flue No. Interior size of flues No.
- Material of exterior walls Wood studs stucco over milled lath
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 2 x 10
EXTERIOR studs 2 x 6 INTERIOR BEARING studs 2 x 6 Interior Non-Bearing studs 2 x 4
Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 10
Second floor joists 2 x 10 Specify material of roof Comp. Ref. & Slate Ref.
- Will all provisions of State Housing Act be complied with? Yes

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) Greenfield & Umbarger
(Owner or Authorized Agent)

PERMIT NO. 16650	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>6/15/26</u> <u>Applicant</u> Plan Examiner	Application checked and found O. K. <u>6/15/26</u> <u>ZB</u> <u>11083</u> Clerk	Stamp: RECEIVED JUN 9 1926
	FOR DEPARTMENT USE ONLY		

5-10-26
2050

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>JH</i>
CONSTRUCTION	O. K. <i>JH</i>
ZONING	O. K. <i>JH</i>
SET-BACK LINE	O. K. <i>JH</i>
ORD. 33761 (N. S.)	O. K. <i>JH</i>
FIRE DISTRICT	O. K. <i>JH</i>

REMARKS

Lined area for handwritten remarks.

16630
18/14-12/14 - 16/16 - 16/16 - 16/16
 Please change application
 From *16/16 - 12/14 - 12/14* to *16/16 - 16/16 - 16/16 - 16/16*
 Reason *Change front yard setback*
 Date *7/17/16*
 Name *JH*
 (Order or Agent)

All Applications Must be Filled Out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS
and other data must also be filed

BUILDING DIVISION

2

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Frame Buildings

CLASS "D"

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

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

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st Floor
CITY CLERK PLEASE VERIFY

TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY

Lots No. 153-154 Block Tract 2635
(Description of Property)

District No. 412-12 1/2 - 12 1/2 N. Norton Ave M. B. Page 5 F. B. Page 258

No. 2912 Street 416-18-20-22 N. Norton Ave
(Location of Job)

Act Clinton & Elmwood Ave

O. K. City Clerk BY [Signature]
O. K. City Engineer BY [Signature]

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building 4 Family Flod No. of Rooms 16 No. of Families 4
- Owner's name B. Joseph Phone
- Owner's address 1257 1/2 So. Plymouth Blvd
- Architect's name Levord L. Jones Phone
- Contractor's name Greenfield & Umbarger Phone LU 2235
- Contractor's address 2844 West 92nd St
- VALUATION OF PROPOSED WORK [Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.] \$ 10,000.00
- Is there any existing building or permit for a building on lot? No - How used? No
- Size of proposed building 27' x 68' Height to highest point 25' feet
- Number of Stories in height 2 Character of ground Good
- Material of foundation Concrete Size of footings 24x12 Size of wall 12 Depth below ground 8"
- Material of chimneys None Number of inlets to flue No Interior size of flues No
- Material of exterior walls Wood studs, s. Plaster over metal lath
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 2 x 10
EXTERIOR studs 2 x 6 INTERIOR BEARING studs 2 x 6 Interior Non-Bearing studs 2 x 4
Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 10
Second floor joists 2 x 10 Specify material of roof Comp. Roof like Roof
- Will all provisions of State Housing Act be complied with? Yes

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.

APPROVER

(Sign here)

Greenfield & Umbarger
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>16651</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found O. K. <u>4/3/26</u> <u>ZB</u> <u>105B</u> Clerk	Stamp here when permit is issued <u>16651</u> <u>JUN 3 1926</u> <u>100111</u> A. B. C. P. M. S. W. O. O.
	<p><u>5. H. D. [Signature]</u></p> <p>20</p>		

PLANS
20

All Applications Must be Filled Out by Applicant

Std. Form 2

BUILDING DIVISION

PLANS AND SPECIFICATIONS
and other data must also be filed

2

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Frame Buildings

CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:

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

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st Floor

Lot No. 1133-15 A Block Tract 2635
(Description of Property)

CITY CLERK PLEASE VERIFY

District No. 2942 M. B. Page 5 F. B. Page 258

TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY

No. 416-38 N. Norton Ave Street
(Location of Job)

O. K. City Clerk
By [Signature] Deputy
O. K. City Engineer
By [Signature] Deputy

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Garage - 9 No. of Rooms None No. of Families None
- Owner's name B. Joseph Phone
- Owner's address 119 52 1/2 South Plymouth Blvd.
- Architect's name Edward J. Jones Phone
- Contractor's name Grumfeld & Umbarger Phone DI 2225
- Contractor's address 2874 W 9th St.
- VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Casework, Elevators, Painting, Finishing, all Labor, etc.) \$ 900.00
- Is there any existing building or permit for a building on lot? No How used? None
- Size of proposed building 18 x 85 Height to highest point 12 feet
- Number of Stories in height one Character of ground Good
- Material of foundation Concrete Size of footings 16 Size of wall 12 Depth below ground 8"
- Material of chimneys None Number of inlets to flue None Interior size of flues None
- Material of exterior walls Wood Studs, covered with shep. lap.
- Give sizes of following materials: REDWOOD MUDSILLS 2x6 Girders None
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3
Ceiling joists 2 x 8 Roof rafters None FIRST FLOOR JOISTS 2x8
Second floor joists None Specify material of roof Comp.
- Will all provisions of State Housing Act be complied with? Yes

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)

Grumfeld & Umbarger
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 16652	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>6/3/26</u> <u>[Signature]</u> Plan Examiner	Application checked and found O. K. <u>6/3/26</u> <u>2B</u> <u>[Signature]</u> Clerk	RECEIVED JUN 3 1926 TWOULDI
	<p><u>5- [Signature]</u></p> <p>PLANS</p>		

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>MS</i>
CONSTRUCTION	O. K. <i>MS</i>
ZONING	O. K. <i>MS</i>
SET-BACK LINE	O. K. <i>MS</i>
ORD. 33761 (N. S.)	O. K. <i>MS</i>
FIRE DISTRICT	O. K. <i>MS</i>

REMARKS

(Dotted lines for handwritten remarks)

Please change application
 H16 - 10 - 19
 H16 - 10 - 19
 H16 - 10 - 19
 Date of change
 Person

3

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP 4692	1. LEGAL LOT No	BLK. LEGAL	TRACT
ZONE R-4	2. BLDG. ADDRESS 412 to 420 1/2 No Norton		APPROVED
FIRE DIST.	3. BETWEEN CROSS STS. Beverly Blvd AND Oakwood		
INSIDE	4. PRESENT USE OF BLDG. 3 Aptx Bldgs		NEW USE OF BLDG.
KEY	5. OWNER Mr. W. Tonkin		
COR. LOT	6. OWNER'S ADDRESS 412 1/2 No Norton		
REV. COR LOT SIZE X	7. CERT. ARCH. none		STATE LICENSE NUMBER
REAR ALLEY	8. LIC. ENG. none		STATE LICENSE NUMBER
SIDE ALLEY	9. CONTRACTOR Aacco Sandblasting Co		STATE LICENSE NUMBER 120814
BLDG. LINE	10. SIZE OF EX. BLDG. 3 bldgs 66 x 26 STORIES 2 HEIGHT 26		
AFFIDAVITS	11. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		ROOF CONST: <input type="checkbox"/> WOOD <input type="checkbox"/> CONC. <input type="checkbox"/>

3

412-420 1/2 No Norton

VALIDATION LA 9754	
TYPE	GROUP LA 9754
MAX. OCC.	MAR. 3-1955
DIST. OFFICE	
C. OF O. ISSUED	No P.C. # B.P. 200

DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. \$ 133	VALUATION APPROVED <i>[Signature]</i>
PARKING SPACES	13. SIZE OF ADDITION Wet Sandblasting X STORIES HEIGHT	APPLICATION CHECKED
GUEST ROOMS	14. NEW WORK: MATERIAL EXT. WALLS MATERIAL ROOF	PLANS CHECKED
FILE WITH	<p>I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.</p> <p><i>Aacco Sandblasting Co</i> SIGNED</p> <p>This form when properly validated is a permit to do the work described.</p>	CORRECTIONS VERIFIED
CONT. INSP.		PLANS APPROVED
		APPLICATION APPROVED MAR 2 1955

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

FEB 28 AM 8:46

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP 4692	1. LEGAL LOT NO LEGAL	BLK.	TRACT
ZONE R-F	2. BLDG. ADDRESS 412 to 420 1/2 N. Norton		APPROVED
FIRE DIST.	3. BETWEEN CROSS STS. Beverly Bl. AND Oakwood		
INSIDE KEY	4. PRESENT USE OF BLDG. 3 apt. bldgs.	NEW USE OF BLDG.	
COR. LOT	5. OWNER Mr. W. Tomkin		
REV. COR. LOT SIZE X	6. OWNER'S ADDRESS 412 1/2 N. Norton		
REAR ALLEY	7. CERT. ARCH. none	STATE LICENSE NUMBER	
SIDE ALLEY	8. LIC. ENG. none	STATE LICENSE NUMBER	
D.D.G. LINE	9. CONTRACTOR Aacco Sanblasting Co.		STATE LICENSE NUMBER 102814
AFFIDAVITS	10. SIZE OF EX. BLDG. 3 bldgs. 66 x 26 STORIES 2 HEIGHT 26		
BLDG. AREA	11. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input checked="" type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		ROOF CONST: <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CON <input checked="" type="checkbox"/> OTHER

3 412 tp 420 1/2 N. Norton

VALIDATION LA 9755		
TYPE	GROUP	MAX. OCC. LA 9755

DIST. OFFICE **MAR 3 1955**

C. OF O. ISSUED **No P.C. & B.P. 2nd after**

DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. \$ 133,400.00	VALUATION APPROVED <i>[Signature]</i>
PARKING SPACES	13. SIZE OF ADDITION X STORIES HEIGHT	APPLICATION CHECKED Van O'Linda
GUEST ROOMS	14. NEW WORK: wet sandblast MATERIAL EXT. WALLS MATERIAL ROOF	PLANS CHECKED X
FILE WITH	<p>I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation and insurance.</p> <p><i>[Signature]</i> SIGNED</p> <p>This form when properly validated is a permit to do the work described.</p>	CORRECTIONS VERIFIED X
CONT. INSP.		PLANS APPROVED <i>[Signature]</i>
		APPLICATION APPROVED MAR 1955 <i>[Signature]</i>

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



FEB 14 AM 8:46

FEB 28 AM 8:46

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP <i>292</i>	1. LEGAL LOT <i>No LEGAL</i>	BLK.	TRACT
ZONE <i>R-4</i>	2. BLDG. ADDRESS <i>412-420 1/2 No Norton</i>	APPROVED	
FIRE DIST.	3. BETWEEN CROSS STS. <i>Beverly Blvd</i>	AND	<i>Oakwood</i>
INSIDE KEY	4. PRESENT USE OF BLDG. <i>3 Apt Bldgs</i>	NEW USE OF BLDG.	<i>same</i>
COR. LOT	5. OWNER <i>Nr W Tomkin</i>		
REV. COR. LOT SIZE	6. OWNER'S ADDRESS <i>412 No Norton</i>		
REAR ALLEY	7. CERT. ANCH. <i>none</i>	STATE LICENSE NUMBER	
SIDE ALLEY BLDG. LINE	8. LIC. ENG. <i>none</i>	STATE LICENSE NUMBER	
AFFIDAVITS	9. CONTRACTOR <i>Aacco Sandblasting Co</i>	STATE LICENSE NUMBER	<i>102814</i>
BLDG. AREA	10. SIZE OF EX. BLDG. <i>3 bldgs 66 x 26</i>	STORIES	<i>2</i> HEIGHT <i>26</i>
SPRINKLERS REQ'D. SPECIFIED	11. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input checked="" type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE	ROOF CONST:	<input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER

3 *412-420 1/2 No Norton*

VALIDATION *I.A 9757*

TYPE	GROUP	MAX. OCC.	<i>MAR 3 1955</i>	<i>I.A 9757</i>
DIST. OFFICE	<i>No P.C. # B.P 280</i>			

DWELL UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. <i>\$ 133</i>	VALUATION APPROVED <i>[Signature]</i>
PARKING SPACES	13. SIZE OF ADDITION <i>Wet Sandblast</i> X STORIES HEIGHT	APPLICATION CHECKED <i>[Signature]</i>
GUEST ROOMS	14. NEW WORK: MATERIAL EXT. WALLS MATERIAL ROOF	PLANS CHECKED <i>[Signature]</i>
FILE WITH	<p>I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.</p> <p><i>Aacco Sandblasting Co</i> <i>[Signature]</i> SIGNED</p> <p>This form when properly validated is a permit to do the work described.</p>	CORRECTIONS VERIFIED
CONT. INSP.		PLANS APPROVED <i>[Signature]</i>
		APPLICATION APPROVED <i>[Signature]</i> <i>MAR 2 1955</i>

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

APR 28 1946

5522 22
SCALE 1" = 60'

14-5601
2-17-58
680312

CODE
67



TRACT NO. 2635

TRACT NO. 2635

FOR PREV. ASSMT. SEE: 1672-22

M.B. 64-28

M.B. 27-37

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



City of Los Angeles Department of City Planning

1/12/2017 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

414 3/4 N NORTON AVE
416 N NORTON AVE
414 N NORTON AVE
412 N NORTON AVE
414 1/2 N NORTON AVE

ZIP CODES

90004

RECENT ACTIVITY

CHC-2017-136-HCM
ENV-2017-137-CE

CASE NUMBERS

CPC-1986-823-GPC
ORD-165331-SA5670

Address/Legal Information

PIN Number	141B189 1146
Lot/Parcel Area (Calculated)	7,425.0 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID G7
Assessor Parcel No. (APN)	5522022008
Tract	TR 2635
Map Reference	M B 64-28 (SHT 3)
Block	None
Lot	153
Arb (Lot Cut Reference)	None
Map Sheet	141B189

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Greater Wilshire
Council District	CD 4 - David Ryu
Census Tract #	1924.10
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

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

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 School Zone	Active: Van Ness Elementary School
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5522022008
Ownership (Assessor)	
Owner1	COHANZAD,ISAAC W CO TR COHANZAD FAMILY TRUST
Address	11601 SANTA MONICA BLVD LOS ANGELES CA 90025
Ownership (Bureau of Engineering, Land Records)	
Owner	COHANZAD, ISAAC WISE COHANZAD, ROSA
Address	11601 SANTA MONICA BLVD LOS ANGELES CA 90025
APN Area (Co. Public Works)*	0.322 (ac)
Use Code	0500 - 5 or more units (4 stories or less)
Assessed Land Val.	\$1,632,000
Assessed Improvement Val.	\$1,020,000
Last Owner Change	11/10/15
Last Sale Amount	\$5,000,050
Tax Rate Area	67
Deed Ref No. (City Clerk)	568 462178 328524 2564 1577328-29 1372604 1237 1171199

Building 1	
Year Built	1926
Building Class	D6
Number of Units	4
Number of Bedrooms	8
Number of Bathrooms	4
Building Square Footage	3,672.0 (sq ft)

Building 2	
Year Built	1926
Building Class	D6
Number of Units	4
Number of Bedrooms	8
Number of Bathrooms	4
Building Square Footage	3,672.0 (sq ft)

Building 3	
Year Built	1926
Building Class	D6
Number of Units	4
Number of Bedrooms	8
Number of Bathrooms	4
Building Square Footage	3,672.0 (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

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.

Fire District No. 1	No
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)	2.77188168
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
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

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

Public Safety

Police Information

Bureau	West
Division / Station	Olympic
Reporting District	2001

Fire Information

Bureau	West
Batallion	5
District / Fire Station	52
Red Flag Restricted Parking	No

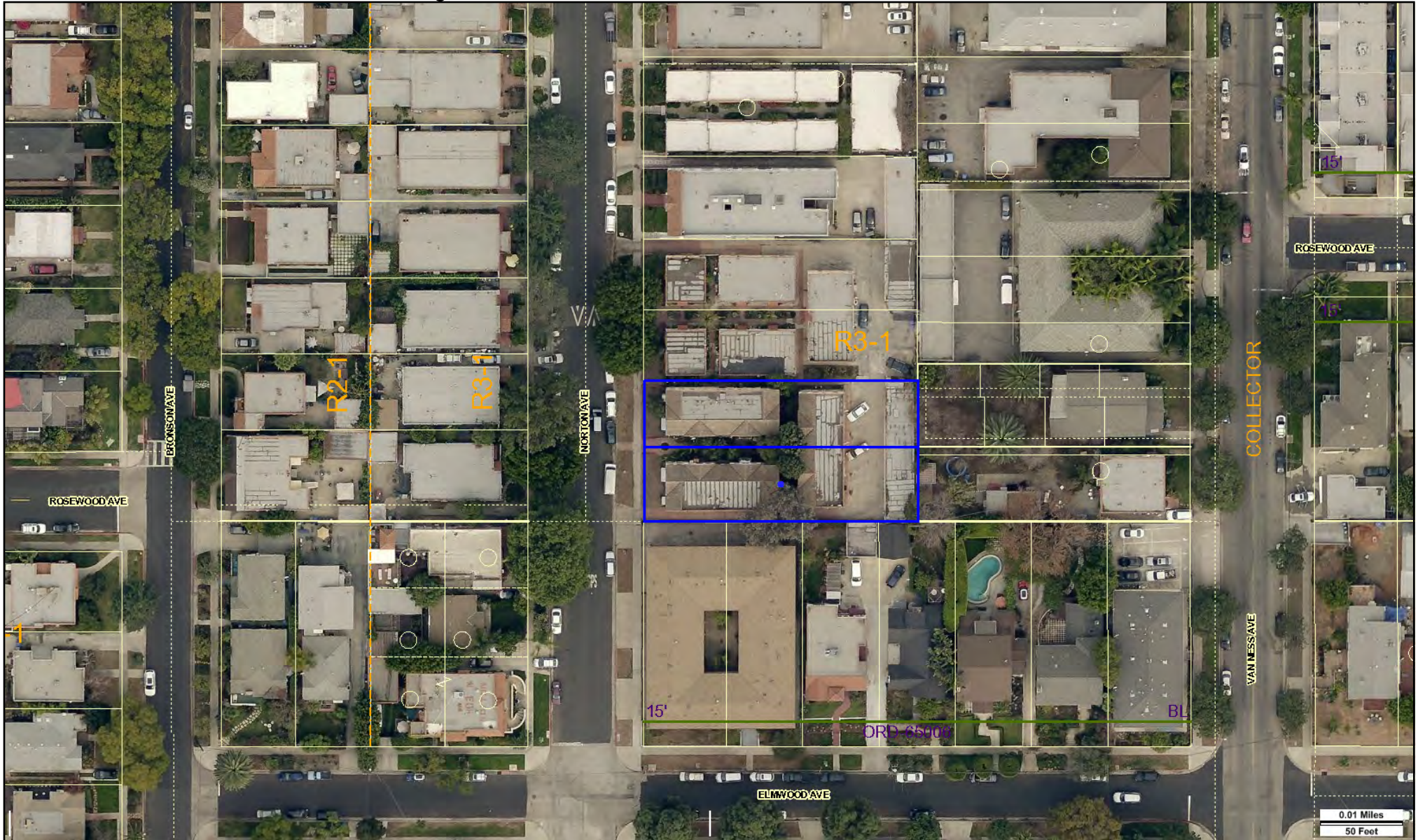
CASE SUMMARIES

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

Case Number:	CPC-1986-823-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT

DATA NOT AVAILABLE

ORD-165331-SA5670



Address: 414 3/4 N NORTON AVE
 APN: 5522022008
 PIN #: 141B189 1146

Tract: TR 2635
 Block: None
 Lot: 153
 Arb: None

Zoning: R3-1
 General Plan: Medium Residential



NORTON FLATS

412-420½ North Norton Avenue

CHC-2017-136-HCM

ENV-2017-137-CE

LETTERS FROM MEMBERS OF THE PUBLIC



Melissa Jones <melissa.jones@lacity.org>

Fwd: Save the Norton Ave Bungalows

Ariel Barringer <relb17@gmail.com>
To: melissa.jones@lacity.org

Mon, Mar 6, 2017 at 3:41 PM

Dear Ms. Jones,

Please grant historic preservation status to the Norton Ave Bungalows. These buildings are increasingly rare and excellent examples of intact 1920s bungalow courtyard architecture in the Wilshire community. Please don't let them disappear.

Thank You,

Ariel Barringer
375 N Norton Ave
LA, CA 90004



Melissa Jones <melissa.jones@lacity.org>

Save the Norton Bungalows

Bria Little <briamaeda@gmail.com>

Sun, Feb 26, 2017 at 2:36 PM

Bcc: melissa.jones@lacity.org

To Whom It May Concern:

I'm writing to you as a resident of Los Angeles for the past three years at 439 North Norton Avenue, Los Angeles, CA 90004.

I oppose demolishing the Norton Bungalows at 412 - 420 & 424-430 North Norton Avenue. They are a source of historic value for our neighborhood and should be protected as such.

Thank you for your time,

Bria Little

briamaeda@gmail.com

805.451.1446



Melissa Jones <melissa.jones@lacity.org>

Norton Bungalows

david razowsky <drazowsky@me.com>

Wed, Feb 22, 2017 at 9:48 PM

To: chc@lacity.org, ken.bernstein@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org, david.nyu@lacity.org, julia.duncan@lacity.org

Hello,

I live at 467 N. Norton, right down the street from the Norton Bungalows, 412-420 and 424-430 N. Norton. These beautiful buildings created a community on our block, and one of the reasons is the design of these buildings. One doesn't have to look far (right across the street!) to see how this neighborhood is losing its charm, its identity, its "neighborhood-ness" with each building torn down, and each multi-unit, non-affordable housing unit erected.

Granted this property wasn't taken care of like its historical heart would demand. Now is the time to start answering the question "How do we preserve the flavor and feel of our historic neighborhoods?". I hope the answer can come from preserving properties like the Norton Bungalows.

Thank you,

David Razowsky



Melissa Jones <melissa.jones@lacity.org>

Fwd: Norton Bungalows 412-420 & 424-430 N. Norton

Planning CHC <chc@lacity.org>

Thu, Feb 16, 2017 at 2:05 PM

To: Melissa Jones <melissa.jones@lacity.org>, Cecilia Lamas <cecilia.lamas@lacity.org>

----- Forwarded message -----

From: **Maria Robinson** <rae062098@yahoo.com>

Date: Thu, Feb 16, 2017 at 11:05 AM

Subject: Norton Bungalows 412-420 & 424-430 N. Norton

To: chc@lacity.org

Please do not demolish the Norton Bungalows! Besides the fact that these structure provide affordable housing for existing tenants that have lived in these neighborhood all their lives, whom are all being victimized by the spread of gentrification that are happening all over, these are beautiful historic buildings that are becoming more and more of a rarity in these days where modern uncharacteristic box-type building are being built all over the place.

By getting rid of these Bungalows and others of its liking, you are robbing the future generations of being able to enjoy the history these structures provide and ridding the city & our citizens the cultural art/beauty they offer.

Please do not destroy these historical buildings! They should instead be preserved as they are gems and are symbolic to the rich historic culture Los Angeles is known for!

Sincerely,

Maria Robinson

Sent from my iPhone



Melissa Jones <melissa.jones@lacity.org>

412-420 &424-430 N. Norton Avenue

Walter Maciel <walter@waltermaciellgallery.com>

Tue, Feb 14, 2017 at 3:45 PM

To: melissa.jones@lacity.org

Dear Ms. Jones,

I am writing to express my concerns over the possible demolition of rare 1920s bungalows and the adjacent apartment buildings located at 412-420 and 424-430 N. Norton Avenue in the Larchmont neighborhood in Los Angeles. The buildings are on four lots with six bungalows surrounding a charming courtyard and three multi-unit buildings to the East and South of the bungalows. All of the buildings hold great historic value in our community with the original exquisite tile around some of the windows and doorways. The quintessential 1920s architectural details can easily be restored to a new condition maintaining the charm of our beloved community. As a resident at 432 N. Norton Avenue and a contemporary art gallery owner, I know how important these historic buildings are in preserving the beauty and cultural aspects of our neighborhood. Councilman Ryu has been extraordinary in his recognition of this rare property and the emergency nomination for its historic preservation. Please save these properties.

Sincerely yours,
Walter Maciel

NORTON FLATS

412-420½ North Norton Avenue

CHC-2017-136-HCM

ENV-2017-137-CE

CORRESPONDENCE FROM OWNER'S REPRESENTATIVE

Daniel Freedman
Direct: 310-785-5391
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March 9, 2017

VIA E-MAIL AND HAND DELIVERY

Cultural Heritage Commission
Attn: Etta Armstrong, Commission Executive Assistant I
City of Los Angeles
200 N. Spring Street
Room 1010, City Hall
Los Angeles, CA 90012

Re: **Case No. CHC-2017-139-HCM**
424-430 N. Norton Avenue ("Norton Court" / "Bungalow Property")_
Case No. CHC-2017-136-HCM
412-420 N. Norton Avenue ("Norton Flats" / "Apartment Property")
Council File No. 17-0039
Proposed Cultural Historic Monument Designation(s)
Hearing Date: March 16, 2017

Dear President Barron and Members of the Cultural Heritage Commission:

We represent 2026 Bentley, LLC, the owner of (i) 424-430 N. Norton Avenue, a five building apartment and bungalow development (the "Bungalow Property"), and (ii) 412-420 N. Norton Avenue, a three building apartment court (the "Apartment Property"). Pursuant to a January 10, 2017 Los Angeles City Council Motion (the "Motion"), both properties have been placed under review by the City of Los Angeles Cultural Heritage Commission ("Commission") for designation as a Historic-Cultural Monument. As a preliminary matter, we submit this letter and participate in all proceedings related to the Commission's consideration of both properties under protest, as we continue to assert that the City Council's nomination is void for having violated the Ralph M. Brown Act ("Brown Act") and the owner's due process rights. Given the clear due process and Brown Act violations described in our letter to the City Council, attached as **Exhibit A**, the Commission must cease any further consideration of this nomination. Notwithstanding this objection, we also object to this nomination on additional procedural and substantive grounds, including but not limited to those described in detail below.

A. The Cultural-Historic Nomination for the Property was already Deemed Denied by Operation of Law, and the Commission Should Not Consider it.

The City's Administrative Code provides definite and strict timelines for consideration of any proposed designation of a Historic-Cultural Monument. Section

22.171.10(e) provides the Commission only 30 days from the time an application is deemed complete to determine whether to consider a proposed designation for property. The Commission's failure to act within this time yields one result:

"If the Commission fails to act on an application within the time allowed... *the Commission shall be deemed to have denied the application.*" (*Id.*, emphasis supplied.)

In this case, the first nomination was filed on August 22, 2016 (Bungalow Property) and August 20, 2016 (Apartment Property). Accordingly, the Commission was required to act on the applications as of September 21, 2016 and September 19, 2016, respectively, and its failure to do so constituted a denial of the application consistent with the Administrative Code's express provisions. This denial constituted a final determination by the Commission, and was not challenged by the applicants.

Subsequent to this denial, the City Council again initiated consideration of the properties on January 10, 2017. However, the City Council's action is void and barred based on the principles of collateral estoppel and res judicata, which preclude the re-litigation of a determinations and/or claims made in a prior action. (See *Astoria Fed. Sav. & Loan Ass'n v. Solimino*, 501 U.S. 104, 107; the "common-law doctrines of collateral estoppel (as to issues) and res judicata (as to claims) [are applicable] to those determinations of administrative bodies that have attained finality.) As the original nomination's applicant failed to challenge the denial within the applicable statute of limitations, the Commission's September denial is binding and cannot be heard again, even when the nomination is brought by a differing person or entity. Accordingly, the Commission has no jurisdiction to hold any further hearings on the historical status of the properties, must remove the above-referenced item from the agenda, and must issue a determination confirming denial of the nomination.

B. The Last-Minute Nomination of these Properties, After Commencement of Demolition Work, Constitutes a Violation of the Owner's Due Process Rights and is an Unconstitutional Taking.

It is important the Commission be aware that this case presents the worst possible example of a last-minute nomination being utilized to stop a completely legal by-right development, and has harmed the property owner so severely that the City's actions here rise to the level of creating unconstitutional taking of private property without just compensation or due process. Here, more than a year ago, the property owner submitted for building permits to demolish the existing structure and develop a new 35-unit apartment building (See Permit No. 16010-10000-00324). In order to proceed with this proposed development, the existing tenants were permanently relocated consistent with Ellis Act requirements, and a demolition permit was applied for in early December with the intent of performing complete demolition work in early-January. In preparation for this demolition work, required asbestos abatement work and demolition work occurred in the buildings' interiors, and several fixtures were removed. After this preparatory demolition work, the City Council motion initiated the Commission's

consideration of the properties, which stayed further demolition work and left the buildings completely uninhabitable. Further aggravating the situation, even if the buildings were able to be renovated back to their original condition, Ellis Act regulations make it illegal to re-rent the units for several years. Thus, the last-minute nature of this nomination means that the owners have been forced to maintain partially gutted, fully vacated apartment buildings that legally cannot generate rental revenue; this situation poses a completely untenable abuse of the Historic-Cultural Monument nomination procedures, and has resulted in a regulatory taking of the owner's property.

The United States Constitution protects property owners against Government actions that take private property without just compensation and due process of law. To determine whether a government action violates these protections, courts will look to the standard set forth in *Penn Central Transportation Co. v. City of New York*, 438 U.S. 104 (1978), a three-factor test used for identifying regulatory takings.¹ In applying the *Penn Central* standards, a court will consider (a) the economic impact of the regulation on the private landowner; (b) the degree to which the regulation interferes with the private landowner's distinct investment-backed expectations; and (c) the character of the government action.

In this instance, it is clear that each of these factors are met, as the last-minute nature of the nomination has had a ***profound*** economic impact on the property owner, as well as an impact on the owner's near and long term investment-backed expectation. The character of the government action is also plainly unreasonable, as the City Council's designation did not occur until *after* the properties were purchased by a well-known apartment building developer, *after* the properties were vacated pursuant to the Ellis Act (with notice to the City) and completely vacated by its tenants; and, *after* the buildings were already partially demolished for asbestos abatement purposes, despite months of notice of the pending demolition.

Accordingly, the City's actions have left the owner with vacant and un-inhabitable buildings that are not generating - and legally may not generate - rental revenue, and that are in such disrepair that any action other than demolition is untenable from both financial and safety perspectives. This situation is exactly the type of regulatory taking the Fifth and Fourteenth Amendments of the Constitution seek to protect against. Accordingly, we urge the Commission to deny this nomination—which is untimely in any case—and allow the owner to move forward with the proposed development plans and attempt to at least partially mitigate against the sizable economic losses they have already suffered.

¹ Also see *First English Evangelical Lutheran Church v County of Los Angeles* (1987) 482 US 304, which confirmed that takings damages are also available for "temporary" takings caused by land use regulations and government actions; and further finding that "where the government's activities have already worked a taking of all use of property, no subsequent action by the government can relieve it of the duty to provide compensation for the period during which the taking was effective." (*Id.* at p. 305)

C. The Properties do not meet the criteria for designation as Historic-Cultural Monuments set forth in Section 22.171.7.

Notwithstanding the procedural defects set forth above, expert analysis indicates that the properties do not meet the criteria for designation as a Historic-Cultural Monument. As detailed in the attached exhibits, multiple experts have viewed, researched, and analyzed the properties, and have found they: (i) lack broad historic or cultural significance to the City; (ii) Lack any relationship to historic personages or important events; (iii) lack sufficient distinguishing characteristics of an architectural type specimen; and (iv) are not the product of a master builder, designer or architect. These reports are attached hereto as follows:

APARTMENT PROPERTY STUDIES / LETTERS

- **Exhibit B:** Letter and Analysis by Architectural Historian Anna Brooks concluding that the Apartment Property "fails to meet any of the four criteria issued by the City of Los Angeles necessary to become a Historic-Cultural Monument."
- **Exhibit C:** Historic Resource Assessment Report prepared by ESA PCR architectural historians, finding that the Apartment Property "is not a distinguished example of a Spanish Colonial Revival courtyard apartment," and is "ineligible for listing under any of the National Register, California Register or Los Angeles Historical Cultural Monument Criteria..."
- **Exhibit D:** Letter from HDR Engineering identifying several substantial structural defects within the existing buildings, and recommending that the Apartment Court be "demolished [] as part of a safety first approach."

BUNGALOW PROPERTY STUDIES / LETTERS

- **Exhibit E:** Letter and Analysis by Architectural Historian Anna Brooks concluding that the Bungalow Property "is not eligible for Historic-Cultural Monument status under any of the four Monument criteria."
- **Exhibit F:** Historic Resource Assessment Report prepared by ESA PCR architectural historians, finding that the "Bungalow Court is not compelling enough for [ESA PCR] to recommend designation of the [] property as a Historic Cultural Monument either for its history or architecture," and, that it is "ineligible for listing under any of the National Register, California Register or Los Angeles Historical Cultural Monument Criteria..."

Based on the analysis and conclusions reached in these reports, these properties do not meet the Administrative Code's criteria for designating Historic-Cultural Monuments. The nomination must therefore be denied.

D. The Staff Report's Recommendation for Designation is not Supported by Substantial Evidence.

While the staff report concurs with our experts' conclusion that the properties do not "reflect the broad cultural, economic, or social history of the nation, state or community, the staff report nevertheless recommends designation based on the criteria that the properties "embod[y] the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction." The staff report's analysis however, fails to fully analyze the properties in relation to this criterion's standards, and thus fails to provide substantial evidence to support its recommendation.

Specifically, the report purports to support the recommendations by merely characterizing each property is an "excellent example" of a general building type; i.e., "Norton Court is an excellent example of a bungalow court housing..." and Norton Flats is "an excellent example of courtyard apartments." The rest of the analysis essentially describes the components of each of these building types, and confirms the existence or non-existence of those elements on these properties. This discussion fails to acknowledge the criteria's requirement that a property be *more than just an example* of a building type, but that it is an "architectural-type specimen" that is "inherently valuable for the study of a period..." The staff report fails to provide any support for these critical requirements.

A comparative analysis of the National Historic Landmarks ("Landmark") and National Register ("Register") standards is useful for helping to illustrate the necessity of analyzing and proving that a building is an "*architectural-type specimen, inherently valuable for study of a period, style, or method of construction.*" The Landmark and Register standards are as follows:

National Register: "[Embodies] the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction..."

National Historic Landmark: "[Embodies] the distinguishing characteristics of an architectural type specimen exceptionally valuable for a study of a period, style or method of construction, or that represent a significant, distinctive and exceptional entity whose components may lack individual distinction..."

As noted in the National Register Bulletin ("Bulletin") attached as **Exhibit G**, the language included in the Landmark standards require a showing that a resources is "an architectural type specimen *exceptionally valuable* for a study" (emphasis supplied). The Bulletin explains the significance of this heightened standard as follows:

"[The] intent is to qualify *exceptionally important* works of architecture or collective elements of architecture *extraordinarily significant* as an ensemble,

such as a historic district. Note that *the language is more restrictive than that of the National Register Criterion* in requiring that a candidate in architecture be "a specimen exceptionally valuable for the study of a period, style, or method of construction" rather than simply embodying distinctive characteristics of a type, period, or method of construction. With regard to historic districts, the Landmarks Criterion requires an entity that is *distinctive and exceptional*. Unlike National Register Criterion C, this Criterion will not qualify the works of a master, *per se*, but only such works which are *exceptional or extraordinary*." (emphasis added)

The Bulletin's analysis establishes that it is not enough that a resource "simply embody distinctive characteristics" when comparing a resource with the Landmark standards, since the Landmark standards are "*more restrictive*." Similarly, the City of Los Angeles criteria for Historic-Cultural Monuments require a resource be demonstrated to represent an "architectural-type specimen" that is "inherently valuable for the study of a period...", which is more restrictive than the Register standards, and thus it is not enough to merely show that a resource embodies the characteristics of a particular building type under the City's criteria. The staff report fails to provide any evidence—let alone substantial evidence—that the properties meet this heightened threshold, and thus fails to establish a basis for recommending designation of either property under any of the Historic-Cultural Monument criteria.

E. The Commission Must Cease Further Consideration of the Property and Must Acknowledge the Denial of the Designation of the Property

As detailed above, the properties fail to meet any of the criteria required for designation as Historic-Cultural Monuments, and any such designation is not supported by any evidence—let alone substantial evidence—in the record. Notwithstanding this, the Commission also failed to act within the required time for either property, and the nominations were deemed denied months before the City Council's nomination was approved. Accordingly, the Commission must immediately deny the nomination.

Sincerely,



BENJAMIN M. REZNIK and
DANIEL F. FREEDMAN of
Jeffer Mangels Butler & Mitchell LLP

Enclosures

CC: Mike Feuer, City Attorney, Office of the City Attorney
Julia Duncan, Planning Deputy, Council District 4
Ken Bernstein, Manager and Principal City Planner, Office of Historic Resources
Lambert Giessinger, Historic Preservation Architect, Office of Historic Resources
Melissa Jones, Planning Assistant, Office of Historic Resources

EXHIBIT A

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March 6, 2017

VIA E-MAIL AND OVERNIGHT MAIL TO CITY COUNCIL
VIA OVERNIGHT MAIL TO CITY CLERK

Los Angeles City Council
c/o Brian Walters
City Hall, Room 395
200 N. Spring Street
Los Angeles, CA 90012

Holly L. Wolcott, City Clerk
City of Los Angeles
City Hall, Room 395
200 N. Spring Street
Los Angeles, CA 90012

Re: Council File No. 17-0039
NOTICE OF BROWN ACT VIOLATION
DEMAND TO CURE OR CORRECT VIOLATION
CEASE AND DESIST

President Herb Wesson and Honorable Members of Los Angeles City Council:

On behalf of 2026 Bentley LLC, owner of 412-420 N. Norton Avenue and 424-420 N. Norton Avenue (collectively, the "Properties"), we demand the City Council cure and correct its violation of the Ralph M. Brown Act (the "Brown Act," Govt. Code §54950, *et seq.*) that occurred on January 10, 2017, in connection with Special Motion 1. We further demand the City Council, pursuant to Government Code § 54960.2, cease and desist from continuing to illegally designate properties as Historic-Cultural Monuments without notice to the owners or the public. If the City fails to act on this demand to cure the violation of law within 30 days, we will seek judicial invalidation of the action, including an award of court costs and reasonable attorneys' fees pursuant to Section 54960.5.

1. The City Failed to Provide Any Notice—Let Alone Legally Adequate Notice—of its Proposed Action.

On January 10, 2017, Councilmember Ryu introduced a special motion not posted on the City Council's regular agenda. The motion initiated consideration of the Properties as a City Historic-Cultural Monument, without any notice to the Properties' owner or the public. Attached as **Exhibit A** is the motion approved by the City Council, and attached as **Exhibit B** is the posted agenda of the January 10, 2017 hearing. This improper procedure used here is substantially the same as those used to improperly initiate consideration proceedings in September of 2016 of the Bob and Delores Hope Estate, as well as consideration proceedings for several other properties in the past. (*See* Council Files: 16-1049; 16-1316.) These cases demonstrate the City Council's pattern and practice of regularly claiming "urgency" to designate

properties as historic purposefully and improperly to avoid providing the public and the property owners with any notice, let alone the notice required by the Brown Act.

2. The City's Justification for Its Failure is Inadequate and False.

The motion in this instance --and in others-- attempts to justify its failure to provide advanced notice to the public by claiming that the "need for action came to the attention of the City Council subsequent to the posting of the agenda for today's Council meeting," a claim the represents, at best, a severe misrepresentation of the facts.

(a) The City had More than Adequate Time to Act on the Matter Before it Did So, and Created the Urgency it Claimed.

Our review of City records demonstrated the Council office had substantial knowledge of: (i) our client's intent to redevelop the Properties, (ii) the Department of City Planning's refusal to designate the Properties as a Historic-Cultural Monuments, and (iii) the status of the pending Historic-Cultural Monument nomination on file with the Office of Historic Resources. For example, attached as **Exhibit C** is a notice provided to the Council office concerning the owner's intent to demolish the existing properties dated December 9, 2016. Also attached as **Exhibit D** are several email communications between several members of the City staff and the Council office specifically discussing the Properties, the status of the pending Historic-Cultural Monument application, and the timing of the Properties' proposed demolition. These email communications are dated from mid-December 2016 through early January 2017. Accordingly, the Council office was fully aware of the owner's intention to demolish the existing buildings more than a month before the special motion was submitted to council on January 10, 2017, meaning the City Council's reliance on Government Code Section 54954.2(b) to justify its disregard of basic Brown Act notice requirements was improper and illegal.

(b) The Claimed Urgency is Unsupported by—And is in Fact Contradicted by—Substantial Evidence in the Record.

As you know, the Brown Act creates specific obligations for notifying the public via a regularly posted agenda with a "brief description" of each item to be discussed or acted upon by the City Council. (*See* Government Code § 5494.2(a)(1))¹ The Brown Act also creates a legal remedy for illegally taken actions—namely, the judicial invalidation of them upon proper findings of fact and conclusions of law. The City Council's action taken on January 10, 2017, was not in compliance with the Brown Act because there was no notice to the public, and there was no finding of fact that urgent action was necessary on a matter unforeseen at the time the agenda was posted. The City Council has no justification for making and adopting the Motion without compliance with Government Code §§ 54954.2(a)(1) and 54954.2(a)(2) for at least the following reasons: (1) the City Council adopted no findings to support its decision to make the

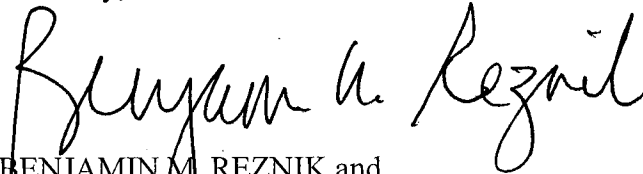
¹ Further, Government Code § 54954.2(a)(2) provides that, "[n]o action or discussion shall be undertaken on any item not appearing on the posted agenda."

urgency determination; (2) the urgency determination was supported by no evidence; (3) the urgency determination is contradicted by the factual record as detailed above. Accordingly, we demand that the City Council cure and correct the illegally taken action as follows: (i) voiding the January 10, 2017 motion; (ii) removing all pending stays on demolition created by the improper motion; (iii) ceasing all further processing and/or consideration of the Properties by the Cultural Heritage Commission as Historic Cultural Monuments; and (iii) prohibiting future City Council designations of Historic-Cultural Monuments without proper notice.

3. The City Must Cure Its Brown Act Violation within 30 Days.

As provided by Government Code § 54960.1 and § 54960.2, *the City has 30 days from the receipt of this demand to either cure or correct the challenged action as demanded above, or inform us of your decision not to do so.* Should the City fail to cure or correct as demanded, our client will have no recourse but to seek a judicial invalidation of the challenged action, in which case we will ask the court to order the City to pay court costs and reasonable attorney's fees in this matter. Moreover, as a result of the City Council's action, the owners have incurred substantial hardships and damages, which we will seek to recover to the maximum extent provided under the law. In this instance, because the illegal motion improperly stayed the owner's ability to demolish and redevelop the property, only days before demolition was scheduled to begin but after the buildings were vacated and initial asbestos abatement work had occurred, the Properties have lain empty and uninhabitable for months. Accordingly, the owner continues to suffer from the loss of rental income, substantial legal expenses, and costs associated with defending against the Historic-Cultural Monument proceedings, all of which we will seek to recover from the court.

Sincerely,



BENJAMIN M. REZNIK and
DANIEL FREEDMAN of
Jeffer Mangels Butler & Mitchell LLP

DFF:NB

CC: Mike Feuer, Los Angeles City Attorney
Kimberly Huangfu, Esq., Office of the City Attorney
Lambert Giessinger, Historic Preservation Architect, Office of Historic Resources

EXHIBIT B

Letter concerning the nomination of 412 – 420 N. Norton Avenue as an HCM

This letter addresses the nomination of 412 - 420 North Norton Avenue as an HCM under two criteria.

The Nomination of 412 – 420 N. Norton Avenue for Historic-Cultural Monument Status

412 – 420 North Norton Avenue has been nominated for HCM status based on two of the four criteria deemed necessary by the City of Los Angeles:

- Reflects the broad cultural, economic, or social history of the nation, state or community; and
- Embodies the distinguishing characteristic of an architectural-type specimen, inherently valuable for study of a period, style of method of construction.

Before moving his practice to Los Angeles from San Francisco, Leonard L. Jones designed the Coliseum there, several buildings on the Crocker estate, as well as others. Jones was tried in Los Angeles for practicing architecture without a license, a problem immediately resolved. He designed more impressive buildings than the Norton Flats. Among them are the Castle Argyle Arms at 1919 North Argyle Avenue and its identical twin, the Hermoyne Apartment Hotel at 569 South Rossmore Avenue, theatres, large homes in Fos Feliz as well as other locales.

The most impressive architectural detail is the use of zoning to max out the number/size of units on the parcel by building to the maximum height allowed in the neighborhood in 1926, 2-stories, yet in buildings small enough to satisfy the current zoning in a residential neighborhood. This would have allowed the original owner and all succeeding ones to max out the available profits on this parcel, as this historian is certain the Jewish merchant who was retiring, would want to have done: He provided a retirement income as well as a place for his family to reside. That was the brilliancy of this project, but nowhere is it mentioned.

This historian is awaiting the report from the structural engineer to confirm a theory that the exterior tiling on the buildings was later added as it is not flush with the buildings, appears to be from a later time and is missing in the locale spot over all entries. If one views the buildings from the street they are plain with three-dimensional work along their facades, as is seen in many other buildings designed by other architects around 1926, the year of the design of this group of buildings. The floors of the foyers contain period tile which has no relationship to what this historian believes to be later-applied façade tile trim work. The steps are of scored cement, again with no tile work. There is completely unrelated tile work in the bathrooms and kitchens of the buildings.

While this building was included in Survey LA, nowhere was the tile work mentioned. It is cited, as are many other buildings, “The...Bungalow Court is an excellent example of an intact 1920s bungalow court...Once a common residential property type in Los Angeles, bungalow courts that remain intact are incredibly rare...” Once again, Survey LA cites it as 3S; 3CS and 5S3, as are many, many other buildings in Los Angeles, with no mention of the remodeling by the additional tile, nor of the brilliance of the use of zoning to max out potential profits.

Conclusion

The nominator in no way makes a case for the first criterion cited: That it reflects the broad cultural, economic or social history of any entity.

This group of flats, designed by Leonard L. Jones, this historian believes, has been remodeled by the addition of more recent tile work surrounding each of the main entries which in no manner reflects any of the other tile work in the buildings. Further, it is a simple building with three-dimensional detailing, only.

The most important aspect of this group of flats is that it maxed out the zoning for maximum profits on this parcel, providing a retirement income for the Jewish merchant and his family who also inhabited the collection of buildings until they sold them in 1930.

The second criterion cited by Survey LA and therefore the nominator, that it, “Embodies the distinguishing characteristic of an architectural-type specimen, inherently valuable for study of a period, style of method of construction,” is not met by this building which has had an exterior remodel by the addition of more contemporary tile surrounding all entries. This detracts from the form of the buildings and from the reason that is cited by Survey LA in that it is an “*excellent example of an intact 1920s bungalow court.*”

Therefore, the building fails to meet any of the four criteria issued by the City of Los Angeles necessary to become an Historic-Cultural Monument.

Sincerely,

Anna Marie Brooks,
Architectural Historian

EXHIBIT C

FINAL

**412-420 NORTH NORTON AVENUE
LOS ANGELES, CALIFORNIA**

Historic Resource Assessment

Prepared for
Michael Cohanzad
2026 Bentley LLC
11601 Santa Monica Boulevard
Los Angeles, California 90025

March 2017



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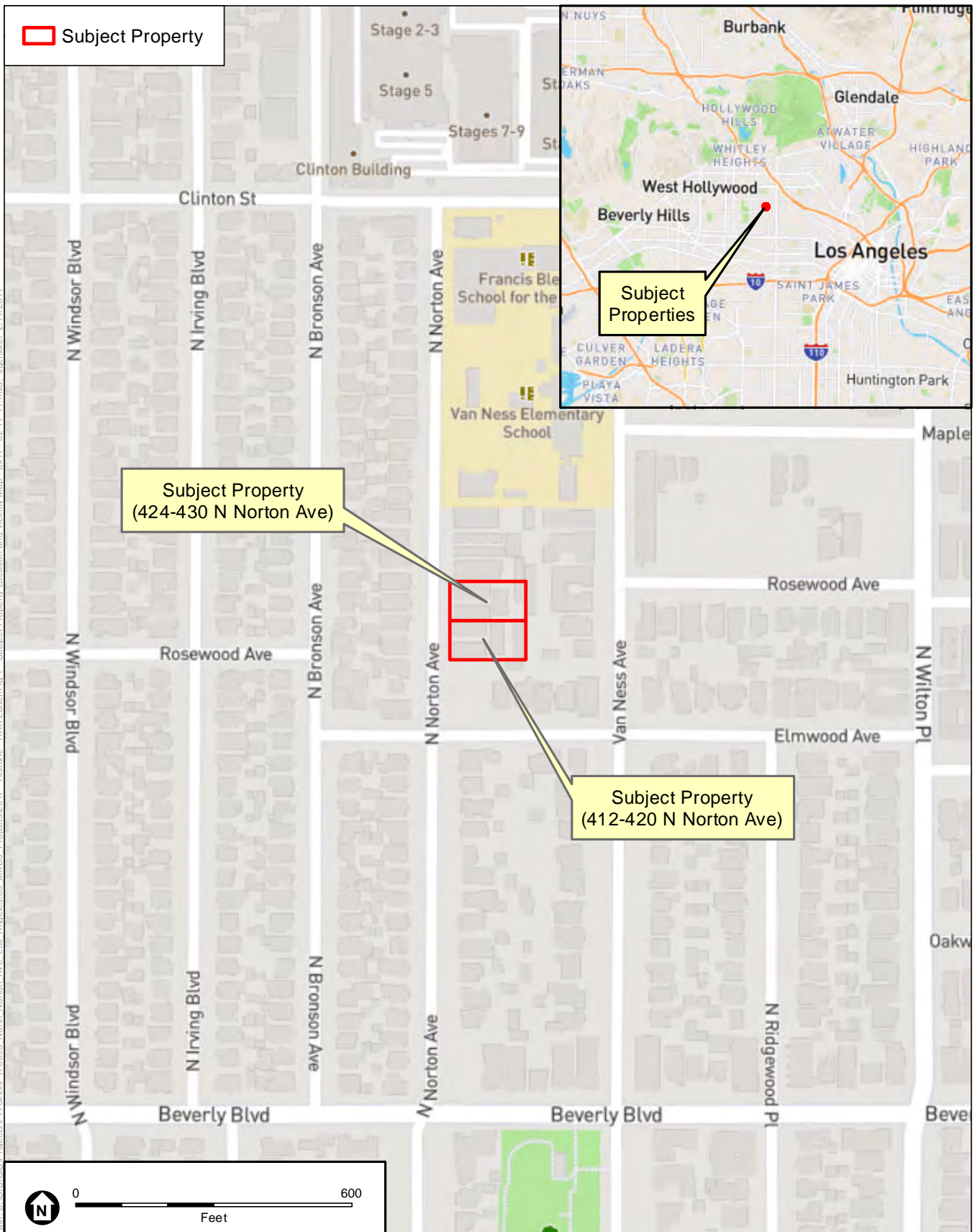
I. Introduction

A. Executive Summary

The purpose of this Historic Resources Assessment Report (Report) is to identify and evaluate potential historical resources located at 412-420 North Norton Avenue, Los Angeles, California on assessor parcel number (APN) 5522-022-008 (subject property, or Courtyard Apartment). The location of the subject property is shown in **Figure 1, Regional and Vicinity Map**. This Report, completed by Environmental Science Associates and PCR Services Corporation (ESA PCR), was prepared at the request of the property owner in response to Historic Cultural Monument applications filed by Charles J. Fisher for the subject property on August 20. The property owner, 2026 Bentley LLC, requested ESA PCR conduct an intensive level evaluation of the subject property and prepare a comprehensive evaluation report to determine whether the property rises to the threshold of significance for designation as an Historic Cultural Monument. ESA PCR also assessed the existing buildings and landscapes on the subject property and neighboring parcels for eligibility as historical resources at the federal, state, and local levels of significance to comply with the California Environmental Quality Act (CEQA). The Report follows the City's requirements for Historical Resources Assessment Reports (HRARs) and includes a discussion of the survey methods used, a brief historic context of the property and surrounding area, and the identification and evaluation of the subject property.

The subject property at 412-420 North Norton Avenue is presently improved with a Spanish Colonial Revival style courtyard apartment ("Courtyard Apartment") constructed in 1926, as shown in **Figure 2, Aerial Photograph of Subject Property and Vicinity**. The Courtyard Apartment comprises three two-story buildings arrayed in a "U" : two are oriented perpendicular to the street and face inward onto a narrow landscaped central court and walkway with the third building spanning the rear of the property facing the courtyard and street. Each building contains four units for a total of twelve units on the site. The subject property encompasses the addresses of 412, 412-1/2, 414, 414-1/4, 414-1/2, 416, 416-1/4, 416-1/2, 416-3/4, 418, 418-1/4, 418-1/2, 420, and 420-1/2. On the interior, three units are intact; nine units are altered.

The Courtyard Apartment was assessed for its possible significance in association with the historic context and themes of early multi-family residential development in Los Angeles, the Courtyard Apartment property type, and the Spanish Colonial Revival style. We also examined the association of the subject properties with Jewish community development patterns and whether this was a significant association; and if the Courtyard Apartment was architecturally important as a work of Leonard L. Jones, architect. This HRAR prepared by ESA PCR incorporates the initial reconnaissance-level documentation first provided in SurveyLA and the subsequent HCM nominations by Fisher. We delve deeper into the history and architecture of the subject property than the previous studies and provide substantial new evidence which was not included in the previous surveys or nominations. Based upon the totality of this evidence, ESA PCR found that the property fails to meet the eligibility requirements for listing at the national, state or local level.



SOURCE: Open Street Map, 2016.

412-420 and 424-430 North Norton Avenue, Los Angeles

Figure 1
Subject Property Location and Vicinity Map





SOURCE: Google Maps, 2015 (Aerial).

412-420 and 424-430 North Norton Avenue, Los Angeles

Figure 2
Aerial View of Subject Property and Vicinity

When evaluated upon its own merits, the Courtyard Apartment is not a distinguished example of a Spanish Colonial Revival courtyard apartment. It was designed by local architect Leonard L. Jones who appears to have had a successful practice designing multi-family residential architecture but was not a master architect. His work was competent and representative of the typology and styles of the period, but his commissions were functional and marketable without establishing a new benchmark for accomplishment in either design or method. Jones' work, like his design for the subject Courtyard Apartment, fits into the background fabric of the city and was part of the utilitarian and unexceptional but necessary construction critical to Los Angeles's growth.

Despite its workmanlike Spanish Colonial Revival style, the Courtyard Apartment does display some visual interest centered at the entryways which have decorative tile surrounds. However, the tilework is applied over the stucco and is not inserted as one would normally expect for original tilework during the period of significance; furthermore, the quality of the individual tiles is not what one would expect from an architect like Jones during the period of significance especially when compared with the Batchelder tiles extant on the few mantels which survive on the interior. The existing tile surrounds appear to be composed of stock tiles that can be purchased today and appear to have been replaced sometime after the period of significance. This is further corroborated by the fact that the existing stucco around the entryways appears to have been reapplied at some point and some of the original decorative stucco above the entries appears to be missing.

Again, while this neighborhood was developed in proximity to movie studios and appears to have been fairly diverse, no strong significant associations were found with the movie industry or the Jewish community during the period of significance, and none of the owners or residents of the subject property appear to have been significant personages.

The neighborhood is generally intact and was part of a large building boom during the 1920s in support of substantial population growth; it has enough integrity to be a potential historic district, but was not identified as eligible in SurveyLA. The citywide survey had the advantage of using the same survey teams to look at all of Los Angeles and had a greater perspective for comparative analysis. SurveyLA found this area of Wilshire is, indeed, representative of historical development patterns but did not feel it met eligibility standards for identification as a potential district. There are many issues to consider in identifying potential districts including original tract boundaries and development patterns. If all "fairly intact" areas of representative development were included much of Los Angeles would be eligible.¹

Courtyard Apartments are highly characteristic of the built environment in many neighborhoods, however, the story and evidence uncovered here at the 412-420 N. Norton Avenue Courtyard Apartment is not compelling enough for us to recommend designation of the subject property as a Historic Cultural Monument either for its history or architecture. ESA PCR found the subject Courtyard Apartment ineligible for listing under any of the National Register, California Register

¹ [Email communication from Janet Hansen, Ph.D., Deputy Director, Office of Historic Resources, Planning Department, City of Los Angeles, February 16, 2017.](#)

or Los Angeles Historical Cultural Monument criteria and recommends the eligibility of the subject property be updated in SurveyLA. If determined ineligible for local listing through the HCM nomination process we recommend the property be assigned a Status Code of 6L, “may warrant special consideration in local planning” and that any new construction proposed for the subject property include lush landscaping and be designed to be compatible with the Spanish Colonial Revival style multi-family residential architecture on North Norton Avenue.

B. Research and Field Methodology

This Report was conducted by ESA PCR’s architectural historians, including Margarita Jerabek, Ph.D., Director of Historical Resources, Amanda Y. Kainer, M.S., Senior Architectural Historian, and Stephanie C. Hodal, Candidate M.H.C., Associate Architectural Historian, all of whom meet and exceed the *Secretary of the Interior’s Professional Qualification Standards* in history and architectural history. Professional qualifications are provided in Appendix A.

The historical resources evaluation involved a review of the National Register and its annual updates, the California Register, the Statewide Historical Resources Inventory (HRI) database maintained by the State Office of Historic Preservation (OHP), the California Historical Resources Information System (CHRIS), and the City of Los Angeles’ Historic Cultural Monuments register, and SurveyLA to identify any previously recorded properties within or near the subject property. An intensive pedestrian survey was also undertaken to document the existing conditions of the property and vicinity. In addition, the following tasks were performed for the study:

- Conducted field inspections of the subject property, and utilized the survey methodology of the State OHP.
- Photographed the subject property and associated landscape features, and examined other properties in the vicinity that exhibited potential architectural and/or historical associations.
- Conducted site-specific research on the property utilizing building permits, Sanborn Fire Insurance Maps (Sanborn Maps), City directories, historical photographs, California Index, Avery Index, Online Archive of California, University of Southern California (USC) Digital Collections, historical *Los Angeles Times*, and other published sources.
- Conducted research at the City’s Building and Safety and Community Development departments as well as the Los Angeles County Office of the Assessor (Assessor).
- Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs.
- Evaluated potential historic resources based upon criteria used by the National Register, California Register, and City of Los Angeles Historic Cultural Monument Ordinance.

II. Regulatory Framework

Historical resources fall within the jurisdiction of the federal, state, and local designation programs. Federal laws provide the framework for the identification, and in certain instances, protection of historical resources. Additionally, state and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended and the California Public Resources Code (PRC), Section 5024.1, are the primary federal and state laws and regulations governing the evaluation and significance of historical resources of national, state, regional, and local importance. Descriptions of these relevant laws and regulations are presented below.

A. Federal Eligibility Criteria and Integrity Aspects

1. National Register of Historic Places

The National Register was established by the NHPA as “an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”² The National Register recognizes properties that are significant at the national, state, and/or local levels.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- A. Associated with events that have made a significant contribution to the broad patterns of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D. Yields, or may be likely to yield, information important in prehistory or history.³

Districts, sites, buildings, structures, and objects that are 50 years in age must meet one or more of the above criteria and retain integrity (that is, convey their significance) to be eligible for listing.

Under the National Register, a property can be significant not only for the way it was originally constructed, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.⁴

² 36 CFR Section 60.2.

³ “Guidelines for Completing National Register Forms,” in National Register Bulletin 16, U.S. Department of Interior, National Park Service, September 30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the NRHP.

⁴ National Register Bulletin 15, p. 19.

Within the concept of integrity, the National Register recognizes seven aspects or qualities that, in various combinations, define integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association:

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historic role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.⁵

To retain historic integrity, a property will always possess most of the aspects and depending upon its significance, retention of specific aspects of integrity may be paramount for a property to convey its significance.⁶ Determining which of these aspects are most important to a particular property requires knowing why, where and when a property is significant.⁷ For properties that are considered significant under National Register Criteria A and B, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (“*National Register Bulletin 15*”) explains, “a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).”⁸ In assessing the integrity of properties that are considered significant under National Register Criterion C, *National Register Bulletin 15* states, “a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.”⁹

B. State Register and Eligibility Criteria

1. California Register of Historical Resources

The OHP, as an office of the California Department of Parks and Recreation (DPR), implements the policies of the NHPA on a statewide level.

The OHP also carries out the duties as set forth in the PRC and maintains the HRI and the California Register. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state’s jurisdictions.

Also implemented at the state level, CEQA requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

⁵ National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44-45, <http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>, accessed July 7, 2013.

⁶ The National Register defines a property as an “area of land containing a single historic resource or a group of resources, and constituting a single entry in the National Register of Historic Places.” A “Historic Property” is defined as “any prehistoric or historic district, site, building, structure, or object at the time it attained historic significance.” Glossary of National Register Terms, http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_appendix_IV.htm, accessed June 1, 2013.

⁷ National Register Bulletin 15, p. 44.

⁸ “A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property’s historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.” *Ibid*, p. 46.

⁹ “A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.” *Ibid*.

The California Register was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is “an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.”¹⁰ The criteria for eligibility for the California Register are based upon National Register criteria.¹¹

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally Determined Eligible for the National Register;¹²
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest (“PHI”) that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.¹³

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an HPOZ.¹⁴

To be eligible for the California Register, a historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

¹⁰ PRC Section 5024.1(a).

¹¹ PRC Section 5024.1(b).

¹² PRC Section 5024.1(d).

¹³ Ibid.

¹⁴ PRC Section 5024.1(e)

Additionally, a historical resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of seven aspects of integrity similar to the National Register (location, design, setting, materials, workmanship, feeling, and association). Also like the National Register, it must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.¹⁵

2. California Historical Resources Status Codes

The California State OHP developed National Register Status Codes in 1975 as a standardized system for classifying historical resources in the state's Historic Resources Inventory. In 2003 these codes were revised to reflect the application of California Register and local criteria and the name was changed to California Historical Resource ("CHR") Status Codes. CHR Status codes consist of three digits and are assigned to properties or historic districts through a survey process and as a result of varying regulatory processes. The first digit ranges from 1-7. Code categories 1-5 reflect properties determined eligible for designation according to the criteria established for the National Register, California Register and local government criteria for significance. Code categories 6-7 generally identify properties that do not meet established criteria for significance, have not been evaluated, or need to be reevaluated. The code categories are as follows:

1. Properties listed in the National Register or the California Register;
2. Properties determined eligible for listing in the National Register or the California Register;
3. Appears eligible for National Register or the California Register through survey evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation;
5. Properties recognized as historically significant by local government;
6. Not eligible for listing or designation as specified; and
7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the CHR Status Code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register and California Register eligibility. Locally eligible

¹⁵ Codified in California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c) which can be accessed on the internet at <http://ohp.parks.ca.gov>

resources are given a rating code level 5. Properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation Status Code of 6. Properties given an evaluation Status Code of 6Z are “found ineligible for the National Register, California Register, or Local designation through survey evaluation.”¹⁶

C. Local Cultural Heritage Ordinance and Eligibility Criteria

1. City of Los Angeles

The City enacted a Cultural Heritage Ordinance in April 1962 which defines Historic-Cultural Monuments. According to the Cultural Heritage Ordinance, Historic-Cultural Monuments are sites, buildings, or structures of particular historic or cultural significance to the City in which the broad cultural, political, or social history of the nation, state, or City is reflected or exemplified, including sites and buildings associated with important personages or which embody certain distinguishing architectural characteristics and are associated with a notable architect. These Historic-Cultural Monuments are regulated by the City’s Cultural Heritage Commission and the City Council.

2. Los Angeles Cultural Heritage Ordinance Eligibility Criteria

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1967 and amended it in 2007 (Los Angeles Administrative Code, Chapter 9, Division 22, Article 1, Section 22.171.7). The Cultural Heritage Ordinance establishes criteria for designating a local historical resource as an HCM. An HCM is 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, 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
- Which is a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

3. Los Angeles Historic Preservation Overlay Zone (HPOZ) Criteria for Designation

City of Los Angeles Ordinance Number 175891, found in Section 12.20.3 of the Los Angeles Municipal Code, describes the procedures for creation of new HPOZs, the powers and duties of HPOZ Boards, and the review processes for projects within HPOZs. The Ordinance was amended by the Los Angeles City Council on March 19, 2004, and became effective on May 12, 2004.¹⁷

¹⁶ Ibid.

¹⁷ [“Citywide HPOZ Ordinance.” City of Los Angeles Office of Historic Resources, http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance, accessed July 24, 2013.](http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance)

An HPOZ is an area of the City which is designated as containing structures, landscaping, natural features or sites having historic, architectural, cultural or aesthetic significance. Before an HPOZ may move into the formal adoption process, an historic resources survey of the proposed district must be completed. The survey studies the historic and architectural significance of the neighborhood and identifies structures and features as either “contributing” or “non-contributing” to the district. A contributing structure is a building that was constructed during the predominant period of development in the neighborhood and that has retained most of its historic features. A non-contributing structure is one that was either constructed after the major period of the neighborhood’s development, or has been so significantly altered that it no longer conveys its historic character.¹⁸

According to Section 12.20.3 of the City of Los Angeles Municipal Code, features designated as contributing shall meet one or more of the following criteria:

- Adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or
- Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- Retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of the resource and its environment.¹⁹

D. SurveyLA Eligibility Standards

SurveyLA is a citywide survey that identifies and documents significant historic resources representing important themes in the City’s history. The survey and resource evaluations are completed by consultant teams under contract to the City of Los Angeles and the supervision of the OHR. The program is managed by the OHR, which maintains a website for SurveyLA.²⁰ The field surveys cover the period from approximately 1850 to 1980 and include individual resources such as buildings, structures, objects, natural features and cultural landscapes as well as areas and districts (archaeological resources will be included in a future survey phase). Significant resources reflect important themes in the City’s growth and development in various areas including architecture, city planning, social history, ethnic heritage, politics, industry, transportation, commerce, entertainment, and others. Field surveys started in 2010 and are completed in three phases by Community Plan Area. All tools and methods developed for SurveyLA meet state and federal professional standards for survey work.

Los Angeles’ citywide Historic Context Statement (HCS) is designed for use by SurveyLA field surveyors and by all agencies, organizations, and professionals completing historic resources

¹⁸ “How to Establish an HPOZ,” City of Los Angeles Office of Historic Resources, <http://www.preservation.lacity.org/hpoz/how-establish-hpoz>, accessed July 24, 2013.

¹⁹ “Citywide HPOZ Ordinance,” City of Los Angeles Historic Resources, <http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance>, accessed July 24, 2013, pgs. 11-12.

²⁰ SurveyLA: Los Angeles Historic Resources Survey, <http://preservation.lacity.org/survey>, accessed January 5, 2017.

surveys in the city of Los Angeles. The context statement is organized using the Multiple Property Documentation (MPD) format developed by the National Park Service (NPS) for use in nominating properties related by theme to the National Register. This format provides a consistent framework for evaluating historic resources. It has been adapted for local use to evaluate the eligibility of properties for city, state, and federal designation programs and to facilitate environmental review processes.²¹ The HCS uses Eligibility Standards to identify the character defining, associative features, and integrity aspects a property should retain to be a significant example of a type within a defined theme. Eligibility Standards also indicate the general geographic location, area of significance, applicable criteria, and period of significance associated with that type. These Eligibility Standards are guidelines based on knowledge of known significant examples of property types; properties do not need to meet all of them in order to be eligible. Moreover, there are many variables to consider in assessing integrity depending on why a resource is significant.

III. Environmental Setting

A. Historic Context

The historic context developed below presents the background necessary to evaluate the historical and architectural significance of the subject property, including the history of its construction and alterations, as well as the surrounding neighborhood's development. The subject properties were evaluated under the following historical and architectural themes: Early Residential Development and Suburbanization (1850-1980), including the Wilshire Community Plan Area and the Weid's Subdivision; and Multi-Family Residential Development: The Courtyard Apartment (1920-1939). Also presented below are the construction and occupancy histories of the Courtyard Apartment at 412-420 North Norton Avenue (including information on architect Leonard L. Jones who is credited as the designer for the Courtyard Apartment). The period of significance associated with Courtyard Apartment at 412-420 North Norton Avenue is 1926, the original construction date of the Courtyard Apartment and its associated garage.

1. Early Residential Development (1880-1930)

a. Wilshire Community Plan Area²²

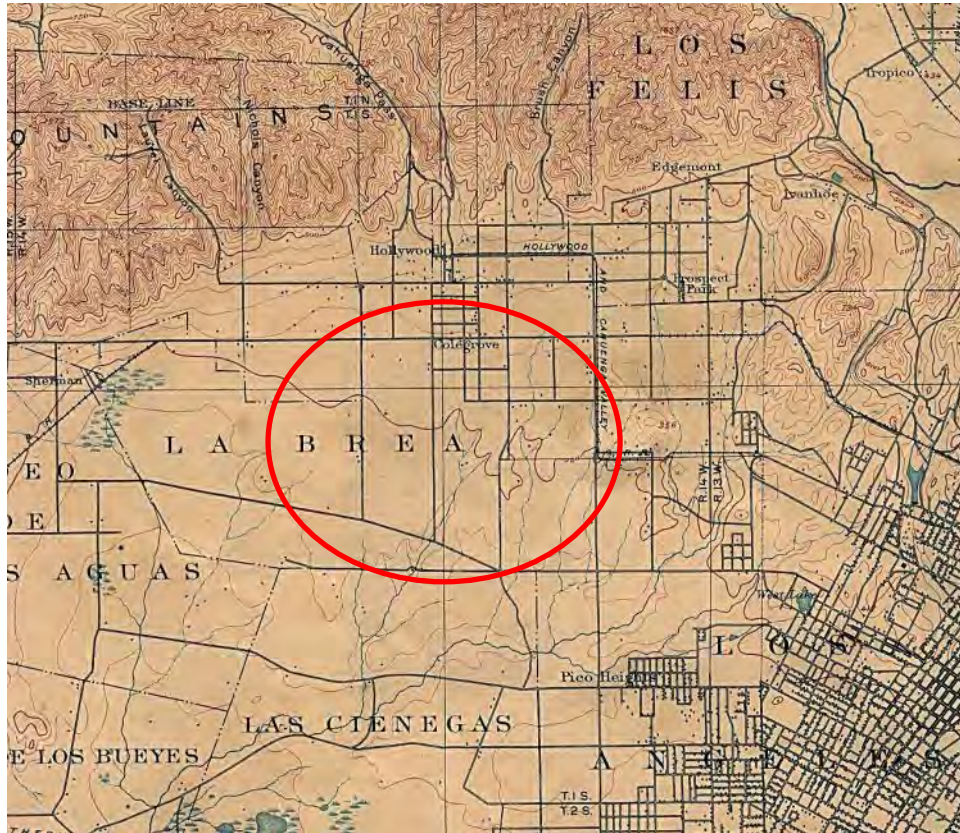
The Wilshire CPA is located in the central part of Los Angeles, west of Downtown. It is bounded generally by Rosewood Avenue and Melrose Avenue to the north; 18th Street, Venice Boulevard and Pico Boulevard to the south; Hoover Street to the east; and the city's irregular western boundary to the west. The Wilshire CPA comprises multiple neighborhoods with their own distinct identities, including the areas commonly known as (roughly from east to west) Wilshire Center, Koreatown, Windsor Square, Hancock Park, Larchmont, Mid-Wilshire, Mid-City,

²¹ [Guide for Professionals Using the Historic Context Statement for Property Evaluations, http://preservation.lacity.org/sites/default/files/Guide%20for%20Professionals%20Using%20the%20Historic%20Context%20Statement_Jan%202016_0.pdf](http://preservation.lacity.org/sites/default/files/Guide%20for%20Professionals%20Using%20the%20Historic%20Context%20Statement_Jan%202016_0.pdf), accessed January 5, 2017.

²² Architectural Resources Group. SurveyLA Los Angeles Historic Resources Survey, Historic Resources Survey Report, Wilshire Community Plan Area. Publication. Los Angeles: Department of City Planning, Office of Historic Resources, 2015.

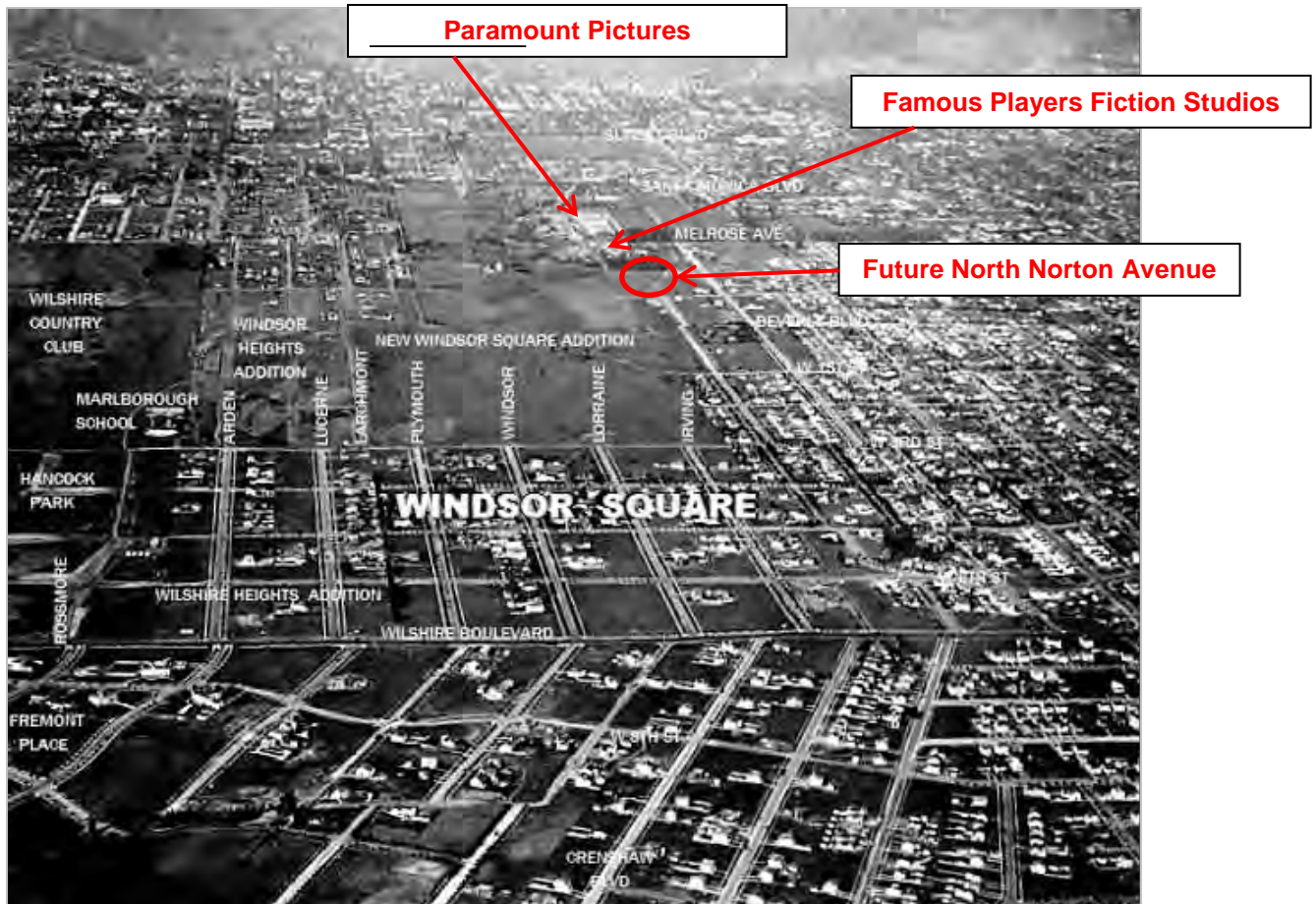
Miracle Mile, Beverly Grove, Fairfax, Carthay, and Pico-Robertson. Each contains a diverse mixture of architectural styles and property types.

The 400 block of North Norton Avenue is located in the neighborhood known as Larchmont, adjacent to Windsor Square and Hancock Park. The 1906 and 1919 Sanborn maps labeled this area as Colegrove; a 1902 topographic map located the zone south of the emerging town of Hollywood and within the developing lands of the Rancho La Brea. **(Figure 3)** By 1910 Colegrove had been annexed by the growing metropolis of Los Angeles and, by 1918, the formerly agricultural lands can be seen filling in with residential development as part of the rapid growth of the Wilshire District to the south, Hollywood to the north, and a more complete streetcar system that enabled commuter suburbs. The area that would become North Norton Street is circled in red, located just north of an expanding Windsor Square and just south of two major movie studios that had also begun to build their campuses as early as 1915, Famous Players Fiction Studios (now Raleigh Studios) and Paramount Pictures, the two located on either side of Melrose Boulevard. **(Figure 4).**



SOURCE: <http://windsorsquarelosangeles.blogspot.com>

Figure 3
1902 topographic map indicating the location of Colegrove, the area that would develop to contain North Norton Avenue



SOURCE: <http://windsorsquarelosangeles.blogspot.com>

Figure 4
 Northerly view over Windsor Square, circa. 1918
 (location of future 400 block of North Norton Avenue
 indicated by red arrow)

The neighborhood now known as Windsor Square first developed in 1911 as an exclusive subdivision of large houses on large lots between Wilshire Boulevard and Third Street. Larchmont Boulevard was established in 1920 to be the main street for Windsor Square. As the neighborhood expanded it came to include new developments like New Windsor Square and Windsor Heights to the north. The new Larchmont business district and its streetcar line was connected by an extension of the Sixth Street line to the larger Los Angeles Railway network.

Between 1920 and 1930, block upon block of automobile suburbs emerged from Mid-Wilshire to Beverly Fairfax. Much of this development filled in zones around the large grand houses with single- and multi-family Craftsman neighborhoods, numerous bungalow courts, tall brick apartment houses, and abundant duplexes and fourplexes. The open agricultural land dotted with oil derricks that once characterized the entire area between Los Angeles and Santa Monica would soon become densely developed residential and commercial districts. The vast western expansion that occurred in the 1920s and 1930s is shown in the map below in the mustard-colored zone. The area around North Norton Street is outlined for reference. **(Figure 5)**



SOURCE: SurveyLA Historic Resources Survey Report: Wilshire Community Plan Area

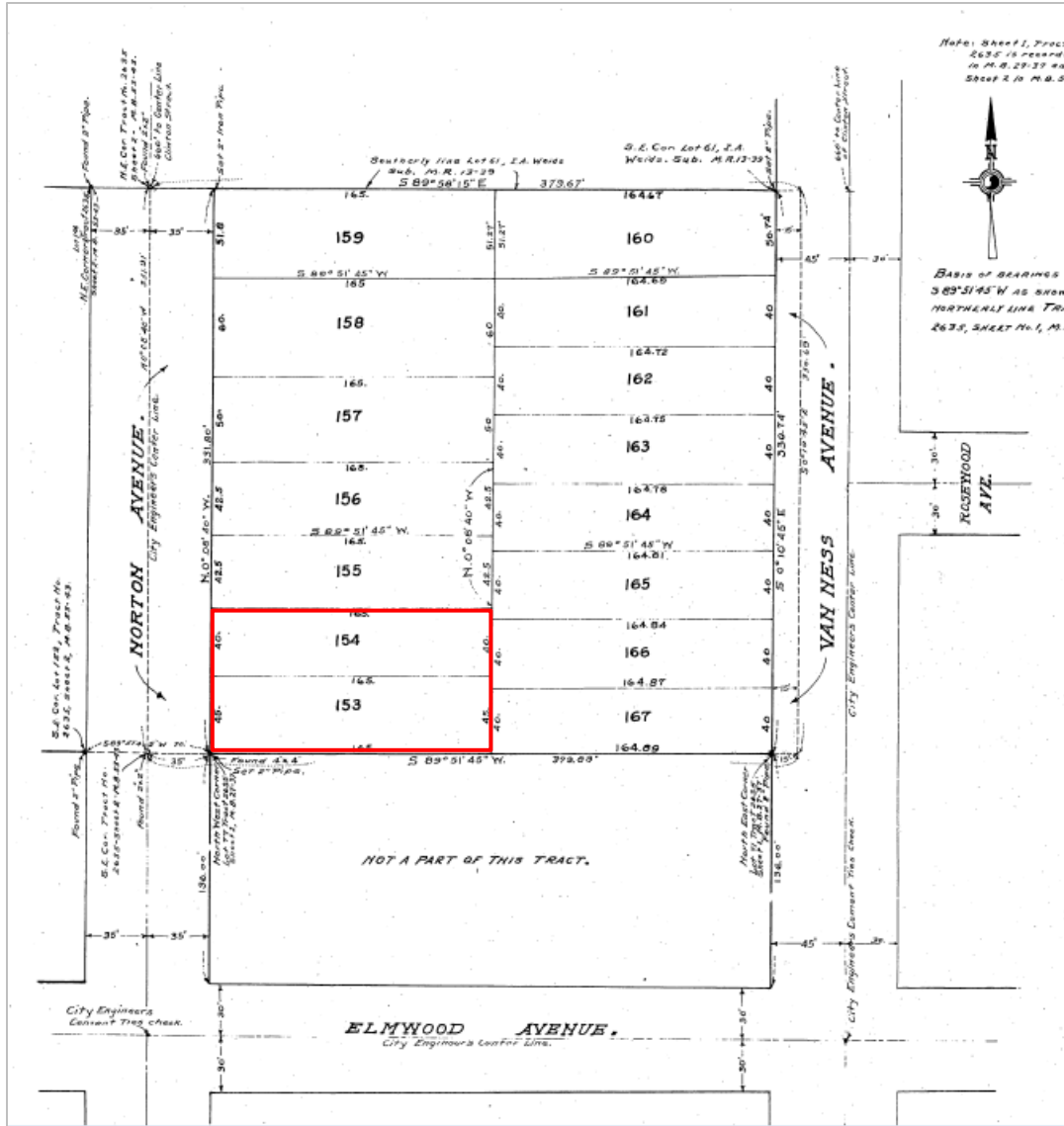
Figure 5
Wilshire Community Plan Area Development Chronology

b. Tract No. 2635, I. A. Weid Subdivision

The subject property is situated within Tract No. 2635, a subdivision of a part of Lot 62, in the I.A. Weid Subdivision of the S.E. ¼ of Section 14, T.I. 5, R.14W, S.B.M. recorded in February 1923 by Title Insurance and Trust Company and Hellman Commercial Trust and Savings Bank. The tract, laid out fifteen rectangular lots measuring between 40’ and 60’ in width and approximately 165 feet in depth between Van Ness Avenue and North Norton Avenue, to the east and west, and mid-block above Elmwood Avenue to the south. The Courtyard Apartment would come to occupy lots 153 and 154 at the southwest corner of the tract. The Tract Map is excerpted in **Figure 6** below and shown in full in the Appendix.

Ivar A. Weid (1837–1903) was a Los Angeles pioneer who invested heavily in real estate obtaining large holdings in Hollywood, Cahuenga, Santa Monica, and downtown. He was also among the early organizers of the Hollywood streetcar lines that were sold to and incorporated into the Los Angeles and Pacific Electric Railroad Company. After his death, his sons continued to be active in real estate. The Weid subdivision represents the development of part of the family’s ranchlands at the western edge of their Cahuenga holdings. Ivar Street in Hollywood was named after him and Selma Avenue after his daughter.²³

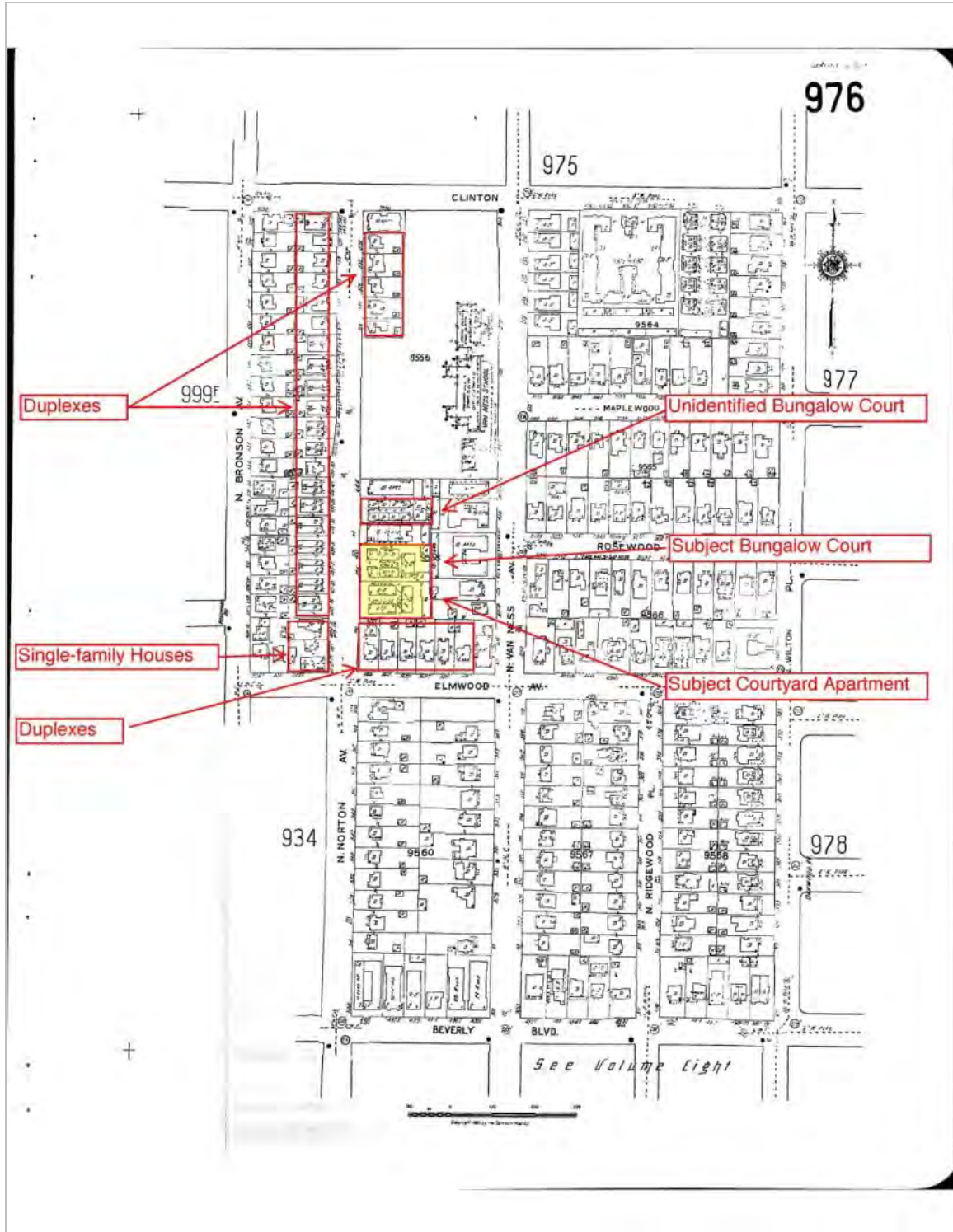
²³ "Weid, Ivar A. October 23, 1837 - August 25, 1903." Los Angeles-San Francisco County CA Archives Biographies. Accessed February 12, 2017. <http://files.usgarchives.net/ca/losangeles/bios/weid1035gbs.txt>



SOURCE: Department of Public Works

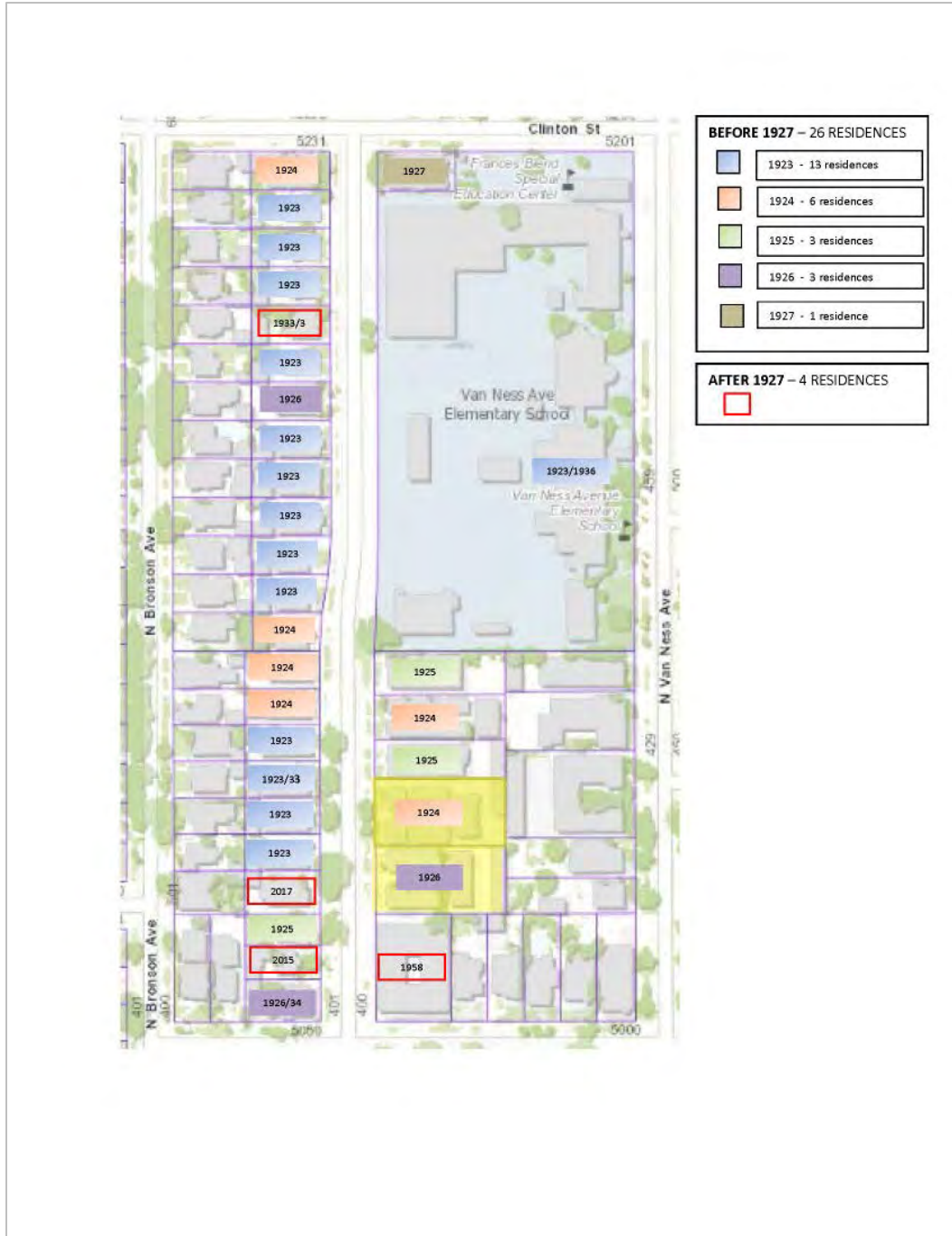
Figure 6
 Tract 2635, a Subdivision of a part of Lot 62, I.A. Weid's Subdivision of the S. E. ¼ of Sec.14, T.15, R.14W, S.B.M as recorded in Book 13, Page 39, Miscellaneous Records of Los Angeles County, subdivided 1923, with subject properties outlined in red

An analysis of the 1955 Sanborn Map shows that the tract was completely built out by that time, primarily with multi-family dwellings and with part of the tract at the north given over to the Van Ness School. (Figure 7). A construction chronology for the 400 block of North Norton Avenue shows that 26 of the 30 properties were constructed between 1923 and 1927 with only four constructed after 1927. (Figure 8). The block contains a small number of single family homes toward its north and south ends and the east side of the Van Ness School with numerous duplexes and fourplexes in between plus several small apartment buildings, two bungalow courts, and one courtyard apartment.



SOURCE: LAPL

Figure 7
 Sanborn Map, volume 9, sheet 976, 1906 (updated 1919 and 1955) depicting area surrounding subject properties in 1955



SOURCE: ESA

Figure 8
Construction chronology for the 400 block of North Norton Avenue

2. The Courtyard Apartment (1920 - 1939)

The courtyard apartment form derived from what was already a popular Southern California type, the bungalow court. It was similar in concept in its use of a shared and landscaped central area as an organizing principle for its site and as a source of identity and aesthetic individuality for each development. The courtyard apartment typology appeared a decade after the bungalow court as a solution to increased demand for housing that could intensify density on each site while still providing the amenity of Southern California outdoor living. The character defining features of the courtyard apartment include a two story height, a design in a Period Revival or Moderne style, an “O” – or “U”-shaped plan, and a common outdoor area at the core that might include a fountain or other feature with a unified landscape. **(Figure 9)**

In both the bungalow court and the courtyard apartment types, built-ins such as bookcases, secretaries, buffets, ironing boards, and breakfast sets as well as fireplaces were often included to increase efficiency and the appeal of each development.

The subject Courtyard Apartment retains the primary site and exterior characteristics of its type; several units retain examples of built in and fireplace elements although most have been removed.

As background, the bungalow court is a type of multi-family residential property native to Southern California born, at least partially, out of the spatial arrangement of early Los Angeles tenements. These were immigrant worker cottages lined up in horizontal rows, an early iteration of the bungalow court type, albeit built to a lower standard of construction and design than the bungalow courts that emerged in the early 20th century.

The first known bungalow courts had appeared by 1909. A sixteen (16) unit bungalow court was extant in Santa Monica by this time. The better known St. Francis Court was built in Pasadena in the same year by architect Sylvanus Marston **(Figure 9)**. Although the bungalow court became a housing type commonly associated with the working class, St. Francis Court was aimed at well-off tourists looking for comfortable vacation rentals. The idea of the court type as vacation housing ultimately lead to the creation of the motel, but the bungalow court also proved ideally suited to fulfill the housing needs of workers, retirees, and single women, groups in need of housing that fell somewhere in-between the single-family home and the apartment, in terms of both cost and lifestyle.²⁴

The bungalow court represented a marriage of two ideas, the courtyard building types brought from Europe (especially from Spain via Mexico) that suited the Southern California climate, and the bungalow, the small, single-family dwelling that made home ownership economically feasible for a large swathe of America’s working class. This multi-family typology also responded to late 19th century opinions that the negative impacts of the Industrial Revolution could be countered by the benefits of green, open space and reasonably sized living quarters: “The coming of the bungalow caused widespread acceptance of the virtues of open space and landscape. The courts designed after 1910 reflected a strong concern with the architectural development both of the

²⁴ Karana Hattersley-Drayton, Historic Architecture Survey Report for “The Bungalow” Court Project Fresno, California, Prepared for the City of Fresno’s Historic Preservation Program and the State of California Office of Historic Preservation, September 29, 2004, pg. 20.

buildings and of the various aspects of the landscape.”²⁵ The design of the bungalow court made the combination of a detached house surrounded with a garden a possibility for those who might otherwise have lived in an apartment building. They offered a compromise between the density and affordability of apartment life with the fresh air and space of a single-family home.²⁶

Bungalow courts in Southern California were built in a variety of styles, including Craftsman, Mission Revival, Spanish Colonial Revival, American Colonial Revival, and Tudor Revival. The character-defining features of the bungalow court include: a composition of multiple detached or semi-detached buildings, little or no accommodation of automobiles (early examples only) or a service zone often providing automobile access to the rear of units, unit entries open into the courtyard with front units possibly opening to the street, one story units, siting on a single or double residential lot, and units oriented around a central common area.²⁷ Bungalow courts as a type have a number of general configurations; however few courts are alike and most have some original characteristics that contribute to the type as a whole.



SOURCE: <https://images1.apartments.com> (left), Pasadena Museum of History (right)

Figure 9
Los Altos Apartments, Los Angeles (left); St. Francis Court, Pasadena (right)

3. Spanish Colonial Revival (1915-1942)

The beginnings of Spanish Colonial Revival style architecture date to 1915, when it was introduced at the Panama-California Exposition in San Diego. (Figure 10) It became one among the many period revival styles that grew in popularity just after World War I. Many architects found Southern California the ideal setting for this architectural style. Numerous publications argued for its predominance in the “Mediterranean environment” of California, including W. Sexton's *Spanish Influence on American Architecture and Decoration* (1926) and Rexford Newcomb's *The Spanish House for America Its Design, Furnishing, and Garden* (1927).

²⁵ Polyzoides, *Courtyard Housing in Los Angeles*, 16

²⁶ Ross Chapin, *Pocket Neighborhoods: Creating Small-Scale Community in a Large-Scale World* (Newton, CT: The Taunton Press, 2011), 44-49.

²⁷ SurveyLA, *Los Angeles Historic Context Statement Outline, Residential Development and Suburbanization, 1850-1980, The Bungalow Court, 1910-1939* (December 31, 2013), 71-72.



SOURCE: San Diego History Center, www.sandiegohistory.org

Figure 10
Spanish Colonial Revival architecture was featured at the Panama-California Exposition in San Diego, held from 1915-1917.

Architect Bertram Grosvenor Goodhue's Spanish Revival structures for the Panama-California Exposition catalyzed a region-wide building trend that incorporated Spanish and Moorish influences and even supplanted the previously popular Mission Revival style. The many Spanish Colonial Revival and Mediterranean Revival commercial, civic and residential structures that were built became a key component in the forging of regional identity, since the style helped perpetuate powerful romantic myths about California's origins tied to New Spain. Decorative elements that were appropriated from indigenous American cultures (Native American, Mayan, Aztec) were sometimes incorporated into these eclectic designs to infuse exoticism, along with a certain brand of perceived cultural authenticity. The typical identifying features of the Spanish Revival style are a low-pitched red tile roof with little or no eave overhang, the use of arches on principal fenestration, stucco walls, and an asymmetrical facade.²⁸ The Spanish Colonial Revival is one of several period revival styles commonly applied to both bungalow courts and courtyard apartments in the early 20th century.

4. Architect Leonard Lymon Jones (1881–1947)

Architect Leonard Lymon Jones (1881-1947)²⁹ was born in Minnesota, practiced architecture in San Francisco for four years, and, by 1912,³⁰ had relocated to Los Angeles where he opened a

²⁸ David Gebhard, "The Myth and Power of Place," in Canizaro, Vincent, ed., *Architectural Regionalism: Collected Writings on Place, Identity, Modernity, and Tradition*, (Princeton, NJ: Princeton Architectural Press, 2007).
Virginia Savage McAlester. *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2013), 520-534.

²⁹ "The Ancestry of Sally Sleeper Russell of Worcester, MA 1919-1983." RootsWeb. Accessed February 9, 2017. <http://wc.rootsweb.ancestry.com/cgi-bin/igm.cgi?op=GET&db=jacquelinesr&id=I22216>.

downtown office in the Isaias W. Hellman Building. The article announcing his office noted that he had two buildings already under construction and was working on a four-story rooming house and three apartment houses.³¹ Jones was a productive architect for the next three-and-one-half decades with over 40 of his projects covered in the *Los Angeles Times* between 1914 and 1945. His published commissions were almost exclusively multi-family residential—rooming houses, residential hotels, and apartments, ranging in size from small four-to-eight unit buildings to multi-story buildings with several hundred rooms.

Jones' projects were located throughout greater Los Angeles including downtown, Hollywood, West Los Angeles, Long Beach and San Pedro, all rapidly developing areas absorbing the city's ongoing population growth and constant need for housing. In the years leading up to and just after Jones' design of the 1926 Courtyard Apartment on the subject property at 412-240 North Norton Avenue, his commissions included a 125-room hotel near the new Southern Pacific Depot (1914)³², an eight-story 217-room apartment tower overlooking the ocean in Long Beach (1919)³³, (**Figure 11**) "one of the largest hotels to be built at Los Angeles Harbor" in San Pedro (1923)³⁴ (**Figure 12**) a 24-unit bungalow court at 1615 North Normandie (1923)³⁵ (**Figure 13**), a 12-story hotel at Bixel and Ingraham Streets (1923)³⁶, a seven-story Spanish-style apartment with 156 rooms 191 North Argyle known as the Argyle Castle (1928)³⁷, the Hermoyne Apartments—identical to the Argyle Castle—at 569 North Rossmore (1929) (**Figure 14**), and a 600-room hotel on Vine just north of Hollywood Boulevard for Fox Films Corporation (1929)³⁸. He applied the Period Revival styles popular to the era using the concrete, brick, decorative terra-cotta, and tile materials typical in urban settings. He seems to have also completed single family homes, a supermarket, and several large theater/retail complexes in addition to his apartment work in the 1920s and early 1930s. In 1936 and 1937, perhaps reflecting the challenges of the Depression, he advertised "Architectural Services" in the *Los Angeles Times* highlighting a specialty in "concrete houses".³⁹ In the late 1930s, Jones turned to the design of smaller wood-frame and stucco neighborhood apartment units. His career may have waned after this point as no additional projects were published after 1937 until the summer of 1945 when three separate articles in the *Los Angeles Times* presented his prototype concepts for post-War single-family homes. Jones died in 1947. Research failed to locate any press coverage of his design for the subject Courtyard Apartment.

30 "Leonard L. Jones (Architect)." PCAD (Pacific Coast Architecture Database). Accessed February 14, 2017. <http://pcad.lib.washington.edu/person/4623/>.

31 "Jones Establishes Office." *Builder and Contractor* 3 (October 17, 1912).

32 "Modern Hostelry for East Fifth." *Los Angeles Times*, August 16, 1914.

33 "Fine Apartments for Ocean Front." *Los Angeles Times*, August 10, 1919.

34 "Modern Hotel to be Erected in Harbor District." *Los Angeles Times*, November 11, 1923.

35 "Normandie Avenue Court." *Los Angeles Times*, April 29, 1923.

36 "Plan Two New High Buildings." *Los Angeles Times*, September 1, 1923.

37 "New Apartment Structure on Spacious Scale." *Los Angeles Times*, January 8, 1928.

38 "Major Projects Spur Building Activities." *Los Angeles Times*, June 16, 1929.

39 Leonard L. Jones. "Architectural Service." Advertisement. *Los Angeles Times*, January 1, 1937.



SOURCE: Los Angeles Times, August 10, 1919 (left), Google Maps (right)

Figure 11

217-room apartment at Ocean Boulevard and Chestnut Place, Long Beach, CA in 1919 (left) and 2017 (right).



SOURCE: Los Angeles Times, November 11, 1923 (left), Google Maps (right)

Figure 12

156-room hotel on 7th Street at Palos Verdes, San Pedro, CA in 1923 (left) and 2017 (right).



SOURCE: Google Maps

Figure 13

24-unit bungalow court at 1615 North Normandie



SOURCE: Google Maps

Figure 14
The Argyle Castle Apartments (1928) at 1919 Argyle Avenue (1928) and the identical Hermoyne Apartments (1929) at 569 North Rossmore, Los Angeles, CA in 2017.

Little biographical or critical information is available on Jones. He is not listed in the American Institute of Architects Historical Directory of American Architects; he has no projects listed in the Avery Index to Architectural Periodicals; his commissions—almost exclusively published by the Los Angeles Times—were covered as project announcements instead of completed work; his name is not called out in Los Angeles Conservancy or SurveyLA publications; he is not listed in Winter and Gebhard’s *Architectural Guidebook to Los Angeles*; he did not appear to teach or write. A search that matched the location of his commissions on a current map found that many of his projects have been demolished. The images that accompanied newspaper articles and what can be seen from Streetview on GoogleEarth show competent design in the predominant styles related to type and period. Jones was clearly a prolific and successful business person however, neither his body of work nor his reputation rise to the level of master architect.

5. Construction and Occupancy History of 412 - 420 North Norton Avenue and 424–430 North Norton Avenue

a. Construction History of 412–420 North Norton Avenue Courtyard Apartment

Construction histories of the subject properties were developed utilizing permits on file with the City’s Building and Safety department, Assessor records, and Sanborn Maps. Building construction research is summarized in **Tables 1** and **2** below.

Only two sets of building permits were issued over the ninety-one year life of the Courtyard Apartment at 412–420 North Norton Avenue. The first were dated June 3, 1926. They record that three identically-sized wood-frame and stucco four-family flats as well as a garage were to be built. Each flat was to contain 16 rooms and measure 27 x 68 x 25/2stories and have a

composition and tile roof at a cost of \$10,000. The single-story wood frame garage with a concrete foundation and shiplap siding was to measure 18 x 85 x 12/1 story and contain nine cars. Assessor records dated October 7, 1926 are associated with each permit number and are more descriptive. These reveal that the apartments were constructed with a concrete foundation with a plaster-over-chicken-wire exterior envelope, a combination flat/gabled roof of tile/composition roofing, and an interior of plaster, wallpaper, and plain woodwork with false mantels. A separate note described a “fancy tile entrance” for each building. The assessor record described the garage as plaster over chicken wire with a composition roof and a plaster exterior, differing from the shiplap described in the permit. The owner was noted as B. Joseph with Leonard L. Jones as the architect and Greenfield and Umbarger as the contractor.

The second set of permits was issued on March 3, 1955 for the wet sandblasting of each of the three apartment buildings.

A comparison of the historic Sanborn Map with a current aerial shows that the siting of the individual buildings in the Apartment Court and their spatial relationship remains unchanged. **(Figure 15)**



SOURCE: LAPL (left) and Google Maps (right)

Figure 15
Detail of Sanborn Map, volume 9, sheet 976, 1906 (updated 1919 and 1955) depicting 412–420 North Norton Avenue in 1955 (left); current aerial photograph of site (right)

Although few permits were issued on the property, ESA PCR’s site investigation found that some alterations had occurred that had not been documented in the Assessor or Building and Safety records. At multiple locations the original double-hung wood and casement windows have been replaced with jalousie or vinyl sliding or vinyl casement units; metal awnings have been added above windows at the front elevations; it appears that sections of the building may have been repaired and re-stuccoed; it appears that areas of tile may have been removed, reinstalled, and re-grouted or even replaced possibly changing the relationship between the tile panels and the stucco envelope surface. This appears consistent with work that would have occurred after the wet sandblasting of the buildings referred to in the March 3, 1955 permit.

A classified advertisement from the Los Angeles Times in October 1926 described the recently completed Courtyard Apartment as an “artistic bungalow, hand decorated by one of our best Los Angeles artists.” Whether this referred to interior furnishings or to the application of the tile is

unclear however aspects of the Courtyard Apartment’s appearance were clearly being used to position it in the local market. (Figure 16). The existing tilework does not appear to have the quality of original hand decorated tile by a notable Los Angeles artist. Another classified advertisement in the Los Angeles Times, this time on May 23, 1939, during a period when the Courtyard Apartment was being called the “Villa Essteebee”, noted that the unit for rent featured an “outdoor sun deck”. This suggests that the shallow but usable balconettes associated with each upper unit added to the building’s appeal although, the existing balconettes are too small to be used for comfortable sun bathing. (Figure 17)



SOURCE: Los Angeles Times, October 25, 1926

Figure 16
1926 Classified Advertisement for 412-420 North Norton Avenue

3-unit bldg. View. MO-17000. 8 to 9.

BUNGALOWS IN COURTS 262
Furnished For Rent

\$20 UP. Nice bldg., close in, exceptional value. 2 & 2 cars, parking. MI-5630.

\$25 & \$30—3 nicely furn. rms. Redec. Frig. Shwr. Adults. L & N car. 1008 S. Beacon.

\$30 DBL. Frig. Walking dist. Adults. 1340 Highland at. off 6 st. VA-4950.

\$30 LOVELY new dec. 2-rm. X-bed. Frig. 2424 Raymond. nr. Vermont & Adams.

\$30 & up. See this newly furn. 3 rms., real bedrm. Frig., shwr. 3015 London.

\$32.50. Just redec. 3 rm. & dinet. V bid. Frig. Shwr. Adults. 315 N. DILLON.

\$33.50. MOD. 3 rms. Redec. Cool, quiet. Refrig. Gar. V & W cars. 1360 W. 30 St.

\$35. Sunny. airy. 1 1/2. 4-rm. sep. nlw. Red car. 1241 Portia. 1/2 blk off Sunset.

\$35 FRONT DBL. NEWLY FURN. FRIG. CLOSE IN. 310 S. HOVLSTON.

\$36—5-RM. Balw. 2 bdr. Ins. No. 2 car. Gar. 2850 Griffin off N. Broadway.

\$42.50 BRAND new mod. 3 inc. rm. abd. Nook. all thr. 3417 Somerset Dr.

\$45-\$50. So-West. Finest 4 rms. Frig., shwr. 1 blk U.S.C. 3547 S. FLOWER.

HOLLYWOOD

\$30. 4-RM. Frig. X bed. Child O.K. 900 blk. off N. Vermont. "136". Lockwood.

\$32.50 Redec. 2-rm. bunn. opp. Los Feliz Sch. Child O.K. 1753 N. New Hampshire.

\$35-\$50. 1 bdr. X-bed. also 3 bdr. Frig. ent. Nr. red car & Jr. Hl. 1327 Glades Ave. off 4200 Fountain. ON-5922.

\$35. Attract. 3-rm. bungalow. 2 bks. N. of Melrose. 1/2 blk. W. Van Ness. 5528 Monroe.

\$35-\$38. 4 rms. Frig. Adults. no pets. 1225 N. Fairfax. PE-4773.

\$35. Lovely end dbl. extra bed. frig. underspring. 140 N. Norton off Beverly.

\$35. 2-ROOM extra bed Frig. 5217 De Longars nr. Sunset-Western.

\$37.50-\$42.50. Artistic 4 rms. Beautifully mod. Frig. Shwr. 2224 N. Serrano. 3 car.

\$37.50-\$40. 4-RM. REDEC. Frig. pd. Shwr. Gar. Lovely garden. 5108 Fountain.

\$37.50. Front 4 rms., real bdr. X-bed. Frig. No pet. Red car. bus. 2014 1/2 N. Arroyo.

\$40. 4-RM. mod. attractive. ex. bed. Frig. Gar. H car. Adults. 632 1/2 N. Kingsley.

\$50. VILLA ESSTEEBEE most desirable bldg. 2 bdr. 2 bdr. outdoor sun deck. 414 N. Norton. near Beverly-Van Ness.

\$50. VILLA ESSTEEBEE most desirable
bldg. 2 bdr. 2 bdr. outdoor sun deck.
414 N. Norton. near Beverly-Van Ness.

SOURCE: Los Angeles Times, May 23, 1939.

Figure 17
1939 Classified advertisement for 412-420 North Norton,
"Villa Essteebee": two bedrooms with an outdoor sun deck.

TABLE 1
CONSTRUCTION HISTORY⁴⁰ FOR 412–420 NORTH NORTON AVENUE

Assessor Record Date	Permit Number	Permit Date	Owner	Architect/ Engineer/ Contractor	Value/\$	Description
	16649	6.3.1926	B. Joseph	Leonard L. Jones(A) Greenfield + Umbarger ©	10,000	2-story, 16-room, 27 x 68 x 25 wood-frame and stucco 4-family flat with composition and tile roof. 418–418½ and 420–420½ North Norton Avenue. Lots 153 and 154 of Tract 2635, Sheet 3.
10.7.1926	16649					4-family flat with concrete foundation, plaster over chicken wire exterior, flat/gabled roof of tile/composition. Interior of plaster, paper, and plain woodwork with false mantel. Note states “fancy tile entrance.” Sketch plan attached to Building Report. 416-22 North Norton, Sub 1, Lot 153.
	16650	6.3.1926	B. Joseph	Leonard L. Jones(A) Greenfield + Umbarger ©	10,000	2-story, 16-room, 27 x 68 x 25 wood-frame and stucco 4-family flat with composition and tile roof. 414¼ - 414½ and 416–416½ North Norton Avenue. Lots 153 and 154 of Tract 2635, Sheet 3.
10.7.1926	16650					4-family flat with concrete foundation, plaster over chicken wire exterior, flat/gabled roof of tile/composition. Interior of plaster, paper, and plain woodwork with false mantel. Note states “fancy tile entrance.” Sketch plan attached to Building Report. 416-22 North Norton, Sub 2, Lot 154.
	16651	6.3.1926	B. Joseph	Leonard L. Jones(A) Greenfield + Umbarger ©	10,000	2-story, 16-room, 27 x 68 x 25 wood-frame and stucco 4-family flat with composition and tile roof. 412–412¼ - 412½ - 414 North Norton Avenue. Lots 153 and 154 of Tract 2635, Sheet 3.
10.7.1926	16651					4-family flat with concrete foundation, plaster over chicken wire exterior, flat/gabled roof of tile/composition. Interior of plaster, paper, and plain woodwork with false mantel. Note states “fancy tile entrance.” Sketch plan attached to Building Report. 416-22 North Norton, Lot 153-154.

⁴⁰ The Construction History consolidates data from the Assessor Records and the Building Permits in a single table to portray the full chronology of the property’s development from 1926 through the present.

Assessor Record Date	Permit Number	Permit Date	Owner	Architect/Engineer/Contractor	Value/\$	Description
e	16652	6.3.1926	B. Joseph	L Leonard L. Jones(A) Greenfield + Umbarger (C)	900	1-story, 18 x 85 x 12 9-car garage. Concrete foundation, wood studs covered with shiplap and composition roof. 416 North Norton Avenue. Lots 153 and 154 of Tract 2635, Sheet 3.
10.7.1926	16652					18 x 85 garage. Concrete foundation, plaster over chicken wire, flat composition roof with plaster exterior. Sketch plan attached to Building Report. Lots 153-154.
	LA09754	3.3.1955	W. Tomkin	Aacco Sandblasting Co. (C)	133	Wet sandblasting for one of three 66 x 26 x 26 apartment buildings. 412 - 420½ North Norton Avenue.
	LA09755	3.3.1955	W. Tomkin	Aacco Sandblasting Co. (C)	133	Wet sandblasting for one of three 66 x 26 x 26 apartment buildings. 412-420½ North Norton Avenue.
	LA09757	3.3.1955	W. Tomkin	Aacco Sandblasting Co. (C)	133	Wet sandblasting for one of three 66 x 26 x 26 apartment buildings. 412-420½ North Norton Avenue.

b. Occupancy and Ownership History for 412–420 North Norton Avenue

City directories and building permits on file with the City’s Building Division, as well as Assessor and U. S. Census records, were reviewed to determine if the subject properties have any significant associations with the productive lives of historic personages. The occupancy and ownership history of 412–420 North Norton Avenue is summarized in **Table 2** and is discussed below. It appears that many of the apartment units had frequent turnover with numerous short term residents. Directory listings are inconsistent so it is impossible to reliably identify long-term residents. Information was not available for many tenants and, of those whose work could be identified, the majority had service, sales, and administrative jobs. Despite the properties’ adjacency to two movie studios, only a few tenants worked in the film industry in support or maintenance roles. There does not appear to be a pattern of ethnic, religious, or employment identity associated with the tenant listings.

412–420 North Norton Avenue encompassed the addresses 412, 412-1/2, 414, 414-1/4, 414-1/2, 416, 416-1/4, 416-1/2, 416-3/4, 418, 418-1/4, 418-1/2, 420, and 420-1/2. Building permits listed B. Joseph as the owner at the time of construction in 1926 and W. Tomkin as the owner in 1955. Benjamin Joseph, who was born in Russia, immigrated to Birmingham, AL, working there as a merchant until moving to Los Angeles before 1920. He became a United States citizen in 1930. W. Tomkin appears to be Nathan and Mildred Tomkin who lived in Milwaukee, WI and Yuma, AZ before Los Angeles. The couple ran a grocery store at 806 W. Bixel Street. Nathan Tomkin (née Nois Tonkonogy) immigrated to the United States in 1912 and became a naturalized citizen in 1919.

**TABLE 2
OCCUPANCY HISTORY OF 412-420 NORTH NORTON AVENUE**

YEAR	412	412-1/2	414	414-1/4	414-1/2	416	416-1/4	416-1/2	416-3/4	418	418-1/4	418-1/2	420	420-1/2
1928	A.B. Klein		Edwin A. Paul			Benjamin Joseph			Morris J. Barker, Royal Mfg. Co.			Carl J. Draper, Salesman, Lee Tire + Rubber		J.F. Woods, Salesman
1930 CENSUS	-Harold M. (Accountant)+ Hazel (Stenographer) Cowley, -Esther Simms, Sister in Law, Decorator	-Archibald D. (Geologist) + Mona Clark -Clayton (son)	-Joseph + Matilda Benjamin (Mgr Apt. Courts) -Lester (son), Drapery Sales -David (son), Drapery Sales		-Charles (Luggage Sales) + Minnie Bennett -Phyllis (daughter) -Morris Bennett (Leather Sales) -Norma (daughter)	-Joseph (Optometrist) + Nettie Ziff -E. (daughter) -Ida Thornton, Servant Private Family		-Roy S + Amanda Cahn (Collections) -Ludwig Cahn (mother)	David H. (Salesman Chemicals) + Noma Levan	-Naomi Whitman -Gertrude Schechter (sister), Secretary Publishing -Dorothy Jordan (lodger), Bookkeeping Advertising	-Henry J. (Railroad Clerk) + Isabel Turner -Joan (daughter)		-Anna J. Long (mother), Clerk -Florence (daughter)	Raymond (Elevator Construction) + Edith M. (Secretary Board of Education) Lewes
1930	Albert + Etta Schatzkey, Salesman, Ingram + Co.	Henry Goldman	Mrs. Blanche C. Little						James J. Strauss	Henry + Isabel J. Turner, Clerk			Owen D. + Jeanette Myers, Salesman	
1932						Allen F. Swindells, Studioworker				John H. + Elizabeth Turner, Clerk		Florence J. Long, Clerk	Ray + Edith Lewis, Mechanic	
1934	Wm R. Wallace					James. E. McElroy, Construction Engineer			Claude M. + Helen Moore, Salesman	Leon + Rosamund Shamroy, Studioworker		Henry H. + June Faulkner, Salesman	Arthur + Babe W. Barry, Salesman	
1936	Walter H. + Mary R. Glanzman, Warehouseman		Samuel + Gizella Weiss, WP Rio Brewing Co.		-Helen Harris, Clerk -Mrs. Thomas Garrity, Studioworker	Carl J. + Verus X. Martin, Pharmacist B.H. Haack			-Louis + Hazel Kohlbrand, Br. Mgr Owl Drug Co. -Mrs. Rose Kohlbrand				David + Beatrice Joseph, Salesman DN + E Walter Co.	
1938	Walter H. + Mary R. Glanzman, Warehouseman	Wm. J. Meyer, Draftsman Roland E. Coate	Samuel + Gizella Weiss, L+L Produce Co.			Carl J. + Verus X. Martin, Manager Villa Ricardo Court	Ruth M. Boerger	Harold D. + Viola Burns, Standard Wholesale Electric Co.	Louis + Hazel Kohlbrand, drugs	Arthur M. Sotment		Kitty Taylor, Clerk		
1939		Howard R. + Ruby Waters, Repairman So - CalTelephone Co.	William J. Meyer			Verus Martin (wid. C.J.), Mgr. Villa Essteebee Court		Mrs. Gay Johnston		John A. + Cyrene Anneckston				E. Kirkham
1940 CENSUS	-Samuel + Mary Freed -Children Norman + Helen		Ralph I. (Decorator, Private Homes) +Jean (Mgr Apartments + Courts) Johnson,		Saul + Lillie Burstein, Property Manager Apartments + Courts	-Goodrich + Myrtle Hawley, Cashier Investment Corp. -Child Janet	Edith Garrett + John C. Garrett (son)		Charles + Yola Hardy, News Reporter Radio		Norma Thelan, Actress Motion Pictures Dorothy Kellley, Public Entertainment		-Fannie Mason -Elva Mason (daughter), Stenographer Department of Justice	-Marguerite Thom -Buddie Thom(daughter), Sales Department Ladies Dresses -Kathleen Dagmode, Retail Ladies Wear Billy Dagmode (grandson)
1942	Beulah Buell	Helena Hunt, Waiter	Ralph I. + Jean Johnson, Mgr. Villa Norton Court			David + Gladys Silverstone, Physician				Mrs. Alma Graves				Thomas W. Dunnigan, LA Times

YEAR	412	412-1/2	414	414-1/4	414-1/2	416	416-1/4	416-1/2	416-3/4	418	418-1/4	418-1/2	420	420-1/2
1961		Harry N. Shinozaki				L. Barbanel		Mildred Tomkin				Maria Wilson	G. Reuter	
1963					Marilyn Adams	L. Barbanel	Michael J. McGuan						G. Reuter	Zenji Osawa
1965	M.J. McGuan	T. Hellman	J. Cheyroux				B. Rios			-E.W. Brooks -R. Wilbur				
1967						H. Strasser	D.M.Worbois	A.J.Simmons						
1969				C.E. Fox				A.J. Simmons		B.S. Nicholson		I.C. Lee		
1973	Reynaldo Conti		S. H. Liu			Manuel Valenzuela	Nehal M. Syed	Thalia Wissa				Anwar Youssef	Mary Rodriguez	
1987	Mike J. Beck		Pilar McCurry						Jung Hyun Yu				Jose Escamilla	

Among the many residents identified as living at the Courtyard Apartment, the only individual with potential significance was Leon Shamroy (1901-1974) however he was listed as a tenant in 1934 only. His brief tenancy did not coincide with his productive years which came later. Shamroy was a noted cameraman who worked with Fox and Columbia before joining Paramount from 1933 - 1937 with later sojourns at United Artists. In 1934 he made *Good Dame*, *Thirty Day Princess*, *Are We Civilized*, *Kiss and Make Up*, *Ready for Love*, and *Behold My Wife*. The films that established his reputation came after his time on Norton Avenue.^{41, 42}

IV. Evaluation

A. Historical resources identified

1. Previous Evaluations of the Subject Properties

412–420 North Norton Avenue was identified as “excellent example(s) of (an) intact 1920s bungalow court(s) in the Wilshire CPA, near the neighborhood of Windsor Square” by SurveyLA in the January 26, 2015, Wilshire Historic District, Planning District and Multi-Property Resources report. The subject property, in whole or in part, is not listed in the National Register, California Register, or HRI for Los Angeles County and has not been locally designated. Note that SurveyLA identified 412–420 North Norton Avenue as a bungalow court; ESA PCR has identified the property as a Courtyard Apartment.

The area in which the subject property is situated has been evaluated by SurveyLA however, while representative of development patterns in the early twentieth-century, it did not meet the eligibility standards for identification as a potential district.

B. Evaluation of Potential Historical Resources within the Subject Property

1. Evaluation of 412–420 North Norton Avenue

a. Architectural Description

The subject property at 412–420 North Norton Avenue is situated on a rectangular lot on the east side of North Norton Avenue between Clinton Street to the north and Elmwood Avenue to the south. The parcel is oriented from east to west and is improved with a three-building Spanish Colonial Revival style Courtyard Apartment constructed in 1926. The Courtyard Apartment is set above the street on an elevated site accessed by a nine-step stairway; this opens onto a central pathway and landscaped courtyard that bisects the complex. The three two-story buildings are arrayed in a “U”: two are oriented perpendicular to the street and face inward onto the pathway and courtyard with the third building spanning the rear of the property and facing the courtyard

⁴¹ These later films included *The King and I* (1956), *South Pacific* (1958), *Porgy and Bess* (1959), *Cleopatra* (1963), and *Planet of the Apes* (1968). Based on his later work, he became one of six cinematographers to have a star on the Hollywood Walk of Fame, was the first of only three cinematographers to win consecutive Oscars for Best Cinematography, and was nominated for an Oscar 18 times and was the winner of four.

⁴² "Leon Shamroy Biography." IMDb (Internet Movie Database). Accessed February 18, 2017. http://www.imdb.com/name/nm0005872/bio?ref_=nm_ov_bio_sm.

and the street beyond. Each building contains four units for a total of twelve units on the site. A garage is located at the rear of the property and is oriented from north to south. **(Figure 18)**



SOURCE: ESA 2017

Figure 18
Primary elevation (west) facing east showing street façade (left) and façade of rear building looking onto the landscaped courtyard (right)

The site is unified by red color-infused concrete paving which, in some locations, has had the color renewed with paint. This feature includes curbing at the perimeter of the site along the sidewalk, service walkways, a paved walkway from the street to the sidewalk, the driveway, the main stair from the street into the complex, the walkways through the complex, and the entry stairs in front of each building. This same paving material forms an elevated and shaped planter at the heart of the complex. At the sidewalk, the color-infused curbing in front of the Courtyard Apartment merges with the same material in front of the Bungalow Court to suggest a unity between the two properties. **(Figure 19)**



SOURCE: ESA 2017

Figure 19
Details showing color infused concrete paving throughout site

The three buildings at 412–420 North Norton Avenue that comprise the Courtyard Apartment are identical: each is a long narrow two-story rectangle with smooth stucco cladding, a tile roof, and the select application of decorative Spanish tile panels and decorative metal fixtures. Each building has a single center entry and a two-story interior stair hall that provides access to individual front doors. The roof on each building is a combination of flat- and end-gabled planes that gives variety to the structure’s profile and focus to the primary elevations. The gable is located toward the public front side of each building and drops back to a flat roof at the rear; two secondary decorative front-gables flank the entry at the center of each building.

The primary elevation of each building—in this case the north, south, and west facades, respectively—is focused on the over-scale composition of the center entry. This includes the two front facing gables and a projecting wall plane at the second floor that holds three symmetrically placed balconettes supported on shaped concrete brackets. Each balconette is enclosed with a decorative metal railing. A stepped water table separates the first and second floors within this frame. **(Figure 20)**



SOURCE: ESA 2017

Figure 20
North elevation of south building facing east showing projecting gabled wall plane and balconette (left); balconette detail (right)

At the center of this composition is the building entry which includes an elevated porch that is accessible from both sides by five-step stairways lined with decorative metal railings; these give access to a wide opening flanked by side-lights into the entry stair hall. **(Figure 21)**



SOURCE: ESA 2017

Figure 21
Entry elevation south building facing west (left) and facing east (right)

This entire center area at the first and second floors, including the door and side-lights, the space between the lintel and balcony brackets as well as the wall above the balcony, which contains a pair of arched double-hung windows, is ornamented with an extensive two-story application of tiles; each seems to be individually placed and recently re-grouted. A rear-painted black-and-white glass address number is inserted in the building frame just above the front door; a pair of cone-hooded decorative metal lamps flank the center door. The entry sequence at the rear building is modified only by the use of a center stair. **(Figure 22)**



SOURCE: ESA 2017

Figure 22

Details of entry elevation south building (top left) and east building (top right) showing replacement tile; details of replacement tile and reverse-painted glass address (bottom)

Double-hung multi-light windows are regularly placed along the first and second floor; the center balcony, as mentioned, has arched-head double-hung windows and the secondary balconies have casement windows. Metal security enclosures wrap the bottom half of windows near the entry stair on the first floors. At the western end of the two front buildings, a decorative metal lamp hangs at the first floor (intact on the south building, mount in place only on the north building)

and at the second floor, horizontal tile accent panels have been placed above the two terminal windows at both the east and west ends. **(Figure 23)**



SOURCE: ESA 2017

Figure 23
Detail showing casement windows above balconette (left) and replacement tile accents above terminal windows on front elevation of each building (right)

The west elevation of the two front buildings is identical, one side a mirror image of the other. This is the narrow end wall facing the street and, on both buildings it features a front gable toward the center pathway that steps down to a flat roof toward the outer edge of the property. A louvered vent is located toward the apex of the roof. Set into the front wall at both the first and second floors is an identical window pattern: a large opening toward the pathway with group of three tall multi-light windows, a narrow window at the center, and a single double-hung unit at the end. The larger windows are covered with metal awnings. **(Figure 24)**



SOURCE: ESA 2017

Figure 24
Primary elevation at street (west) facing east

The end elevations at the east end of these two buildings and at the north and south end of the rear building are similar; the window openings maintain a similar spacing however the grouped windows have been replaced with separated double-hung units, the narrow rectangular window has been replaced with small square windows, and no windows are covered with awnings. **(Figure 25)**



SOURCE: ESA 2017

Figure 25
Typical building end wall elevation south building east end looking west (left) and east building south end looking northwest (right)

The rear of each building—in this case the north, south, and east elevations—also has regularly placed wood-frame double-hung windows. Throughout the building numerous windows have been replaced with newer units that lack divided lights or are sliders. A rear opening and stair is located at the center of each rear elevation; this connects into the interior stair hall. (Figure 26)



SOURCE: ESA 2017

Figure 26
Rear elevation (north) on north building looking west (top left); rear elevation (south) on south building looking north (top right); rear elevation (east) on east building looking southwest

The interiors in the common areas each building are characterized by a central front and rear stair hall that connects to front and rear doors for each unit. The front stair is treated with a tile floor, wood stairs, and a decorative metal railing and post that is consistent in each building. The rear stair, also consistent in each building, is treated with a wood floor and railing system. **(Figure 27)**



SOURCE: ESA 2017

Figure 27
Typical front stair hall and railing detail (top); typical rear stair hall and railing (bottom)

Overall the interiors of individual units have been altered by incremental change over time, deterioration, and vandalism. There are areas of plaster failure and water intrusion, changes to wall molding, replacement of fixtures, and updates to flooring. **(Figure 28)**



SOURCE: ESA 2017

Figure 28
Typical damage and change at interior units

Only two of the twelve units retain fireplace mantels and elements of the original built-ins; in the other ten units these early amenities have been removed or updated in a manner that compromises their integrity. Bathrooms and kitchens have been updated, some walls have been removed or door openings enclosed, and most original interior doors have been removed. **(Figures 29 and 30)**



SOURCE: ESA 2017

Figure 29
Original fireplace mantel and bench from dining
inglenook, table removed



SOURCE: ESA 2017

Figure 30
Typical updated bathroom (left), enclosed opening
(center) and replacement door (right)

Some typical window openings and surrounds remain on the primary elevations as do the ornamental metal security grilles that enclose those openings. **(Figure 31)**



SOURCE: ESA 2017

Figure 31

Typical window openings and surrounds; typical decorative metal grille (bottom right)

b. Significance Evaluation for 412–420 North Norton Avenue

ESA PCR evaluated the subject property, 412-420 North Norton Avenue, under the following historical and architectural themes: Early multi-family residential development in Los Angeles in the Wilshire Community Plan Area and the Wied’s Subdivision, the Courtyard Apartment property type, and the Spanish Colonial Revival style. ESA PCR also conducted research on the history of the Courtyard Apartment and its architect Leonard L. Jones, and on its construction and occupancy history. The period of significance assigned to the Courtyard Apartment is 1926, its year of construction.

412–420 North Norton Avenue was identified as “excellent example(s) of (an) intact 1920s bungalow court(s) in the Wilshire Community Plan Area (CPA), near the neighborhood of Windsor Square” by SurveyLA in the January 26, 2015 Wilshire Historic Districts, Planning Districts and Multi-Property Resources Report. The subject property, in whole or in part, is not listed in the National Register, California Register, or HRI for Los Angeles County and has not been locally designated. Note that SurveyLA identified 412–420 North Norton Avenue as a bungalow court; ESA PCR has identified the property as a Courtyard Apartment.

The street and neighborhood in which the subject property is situated was also evaluated by SurveyLA however, while representative of development patterns in the early twentieth-century, no other buildings on the street were identified as potential resources and neither the street nor immediate neighborhood met the eligibility standards for identification as a potential district.

As explained below, ESA PCR found the subject property ineligible under all of the applicable federal, state, and local criteria due to a lack of significance; in its present condition, it does not appear to be associated with significant patterns or events or the productive lives of historic personages and is not the work of a master architect and it lacks architectural significance as an architectural type specimen of a Spanish Colonial revival Courtyard Apartment. Moreover, there is no evidence to suggest that any alterations have acquired significance.

Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: *Is associated with events that have made a significant contribution to the broad patterns of our history.*

California Register Criterion 1: *Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*

Los Angeles Historic Cultural Monument Criterion: *The proposed site, building, or structure reflects or exemplifies the broad cultural, political, economic, or social history of the nation, state, or City (community).*

The subject property, 412-420 North Norton Avenue, was historically associated with the early residential development of the greater Wilshire District including the Larchmont and Windsor Square neighborhoods and the smaller Tract No. 2635, a subdivision of a part of Lot 62, in the I. A. Weid Subdivision recorded in February 1923 by Title Insurance and Trust Company and Hellman Commercial Trust and Savings Bank. The seven lots in the Weid Tract along Norton Street were all developed between 1923 and 1926. Of the remaining 23 lots on the 400 block of North Norton Street 19 were developed between 1923 and 1927 with only four lots developed after 1927. The area is representative of the quick and vast western expansion of the greater Wilshire district in the 1920s and 30s made possible by a growing streetcar system and individual automobile ownership. This growth constructed new neighborhoods of bungalow courts, apartment houses, and abundant duplexes and fourplexes of ~~just~~ the types located on North Norton Avenue and on the adjoining streets, typically including rear garages and curb cuts.

The subject Courtyard Apartment at 412-420 North Norton Avenue, retains its original configuration and hardscape elements typical of its typology: two-story buildings arranged in a “U” around a central landscaped court with a focal feature, in this case a raised planting bed, color-infused site paving, a driveway with parking in the rear, and a curb-cut at the street. The property’s historical setting is largely intact and is comprised of two apartment buildings, two bungalow courts, and over a dozen duplex and fourplex residences from the 1920s with the exception of several newer buildings at the southern end of the 400 block.

The subject Courtyard Apartment at 412-420 North Norton Avenue and the multi-family improvements of duplexes, fourplexes, bungalow courts and apartments along North Norton Avenue followed the general development patterns of the larger Wilshire District area, but while it is representative of larger historical development patterns SurveyLA did not feel North Norton Avenue met eligibility standards for identification as a potential district. This neighborhood was developed in proximity to movie studios but research in census records and city directories found no strong significant associations at the subject property or on North Norton with the movie industry. Research shows that North Norton Avenue was occupied during the period of significance by a fairly diverse and transient community of working people. While Jewish occupants appear to be among this group, ESA PCR found no strong significant associations at the subject property with significant events or patterns in the community or Jewish history in Los Angeles during the period of significance. Our research shows that the community of working people residing at the subject property and on North Norton Avenue was part of the general social fabric but did not lead or influence events or patterns of history. **Therefore, the subject property does not appear eligible for listing under National Register Criterion A, California Register Criterion 1, or the Los Angeles Historic Cultural Monument Criterion.**

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: *Is associated with the lives of persons significant in our past.*

California Register Criterion 2: *Is associated with the lives of persons important in our past.*

Los Angeles Historic Cultural Monument Criterion: *The proposed site, building, or structure is identified with historic personages or with important events in the main currents of national, state, or local history.*

A thorough review of the available ownership and occupancy history for 412–420 North Norton Avenue as well as a review of the Los Angeles Times indicates that the Courtyard Apartment is not associated with the productive lives of historic personages or with important events significant in national, state, or local history. The Courtyard Apartment accommodated numerous short term residents who overwhelmingly held service, sales, and administrative jobs. Despite the property’s adjacency to the movies studios it appears that few of the tenants worked in the film industry. There does not appear to be a pattern of ethnic, religious, or employment identity associated with the tenants. **Therefore, the subject property is found ineligible for listing under National Register Criterion B and California Register Criterion 2, and Los Angeles Historic Cultural Monument Criterion.**

Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

National Register Criterion C: *Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.*

California Register Criterion 3: *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

Los Angeles Historic Cultural Monument Criterion: *The proposed site, building, or structure embodies certain distinguishing architectural characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction; or the proposed site, building, or structure is a notable work of a master builder, designer, or architect whose individual genius influenced his age.*

This HRAR is an intensive level evaluation which provides new evidence not available in SurveyLA or in the brief format of Mr. Fisher's HCM nomination. To be eligible for designation as an HCM, the subject property must rise to the threshold of significance under the eligibility criteria. Note that SurveyLA identified 412–420 North Norton Avenue as a bungalow court; ESA PCR and Mr. Fisher's HCM nomination have properly identified the property as a Courtyard Apartment.

The 412-420 North Norton Avenue Courtyard Apartment does not embody the distinguishing architectural characteristics of an architectural-type specimen, and it is not inherently valuable for a study of a period style or method of construction. The subject property is presently improved with a three-building Courtyard Apartment and garage built in 1926 and designed in the Spanish Revival style popular in Los Angeles between 1915 and 1942. The Courtyard Apartment retains most of the features characteristic of its typology: the relationship of the original buildings around a landscaped court with a unified hardscape of driveway, service walks, paving, and a raised garden bed as well as small individual apartment units. It also retains the original curb cut, driveway with original paving, and a rear garage that would have accommodated the emerging trend toward private automobile ownership at its period of significance that was newly being accommodated in multi-family properties. It maintains the elements of the Spanish Revival style: a stucco envelope; an asymmetrical treatment of the wall surface; a tile roof; small balconettes; decorative metalwork used for railings, balconette and window enclosures, and light fixtures; and a combination of square and arched double-hung and casement windows in their original openings although some of them have been altered with incompatible replacements. The Courtyard Apartment also features elaborate tile surrounds at each entry door that were at one time typical of the style but no longer retain their historic appearance due to re-installation and replacement with new stock tile on top of the plaster surface and inexpert re-grouting. Its overall design as a Spanish Revival style building the Courtyard Apartment is simplistic and ill-scaled, lacking the more elaborate detail and volumetric variation expected on more expert versions of the style. The Courtyard Apartment has the identifiable characteristics of its type and period, and has a simple and workmanlike Spanish Colonial style but it is not architecturally distinguished or outstanding as an example of its type or style; furthermore, its primary distinctive feature, the elaborate tile surrounds at each entry door, may no longer retain their historic design or appearance due to re-installation on top of the plaster surface and inexpert re-grouting.

ESA PCR disagrees with SurveyLA's findings that the subject Courtyard Apartment is an "excellent example of an intact 1920s bungalow court in the Wilshire CPA" for the reasons

explained above. ESA PCR also finds SurveyLA's findings contradictory because the intact multi-family setting on North Norton is considered ineligible while the subject Courtyard Apartment is considered eligible as a multiple property. SurveyLA seems to privilege bungalow courts and Courtyard Apartments over the other multi-family typologies including duplexes, fourplexes and apartment buildings partly because the bungalow court and Courtyard Apartment is considered a rare or threatened property type. Surprisingly, there is another good example of a bungalow court on North Norton Avenue that was not identified in SurveyLA and there are several other examples of bungalow courts and courtyard apartments identified in the Multiple Property Resources Report for the Wilshire District Community Plan Area. As a part of the 1920s housing boom, courtyard apartments are highly characteristic of the built environment in many neighborhoods of Los Angeles. The workmanship character of the subject Courtyard Apartment's architecture is competent and generally follows the typology and style of the period but is not representative or exemplary. The Courtyard Apartment and the other improvements from the 1920s on North Norton fit into the background fabric of the city and were part of the utilitarian and unexceptional but necessary construction necessary for the city's growth.

The proposed Courtyard Apartment is not a notable work of a master builder, designer, or architect whose individual genius influenced his age. Little biographical or critical information was available on the architect of the court, Leonard L. Jones. However, by reviewing the over 40 articles in the Los Angeles Times that announced his various commissions between 1914 and 1945, he appears to have been a prolific specialty designer of rooming houses, apartments, and hotels to serve the city's exploding population and accompanying need for housing. By viewing sketches that accompanied several historic articles and evaluating the design of his remaining buildings, it is clear that his work is competent and designed to typology in the styles of the period; his commissions are functional and marketable without establishing a new benchmark for accomplishment in either design or methodology. Jones' work, like his design for the Courtyard Apartment, fits into the background fabric of the city and was part of the utilitarian and unexceptional but necessary construction essential to the city's growth. For these reasons, Jones' work does not rise to the level of master architect.

The architect Leonard Jones is not a master architect who influenced his age nor does his design for the Courtyard Apartment elevate a new or better approach to design of this building type. Therefore, the subject property is found ineligible for listing under National Register Criterion C, California Register Criterion 3, and the Los Angeles Historical Cultural Monument Criterion.

Archaeology

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

The potential to encounter archaeological or Native American resources on the subject property is considered remote. Moreover, research indicates that there were no improvements on the parcel prior to the construction of the Courtyard Apartment and garage on the subject property. Therefore, the subject property is found ineligible or listing under National Register Criterion D and California Register Criterion 4.

c. Integrity Analysis

The National and California Registers have specific language regarding integrity. Both require that a resource retain sufficient integrity to convey its significance.⁴³ In accordance with the guidelines of the National Register, integrity is evaluated in regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The property must retain, however, the essential physical features that enable it to convey its historic identity.

Furthermore, National Register Bulletin 15 states,

A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.⁴⁴

The California Register requires that a resource retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance.

OHR has developed eligibility standards that define what integrity aspects a historical resource should retain in order to be considered eligible in association with historical themes.

A property significant under the theme of Early Multi-Family Residential Development (1880-1930) should retain integrity of location, feeling, association, and materials from the period of significance. Properties significant under the Courtyard Apartment (1920-1939) theme should retain integrity of location, design, setting (must retain the relationship between the units and the courtyard), and materials (some materials may have been altered/removed) from the period of significance.

Location

The subject residence at 412–420 North Norton Avenue has not been moved. **Therefore, the subject property is found to retain integrity of location.**

Setting

The original setting of the subject property at 412–420 North Norton Avenue is intact with the buildings and hardscape for the site unchanged since the period of significance. In addition, the

⁴³ National Register Bulletin 15, p. 44.

⁴⁴ Ibid, 15, p. 46.

early twentieth-century character on the 400 block of North Norton Avenue is intact except at the southern end of the block directly adjacent to and across the street from the Courtyard Apartment: the adjoining property to the south is a multifamily apartment building constructed in 1958, and three houses across the street to the immediate north of Elmwood have been changed—one updated after 1934 and two built after 2015. **Because the erosion of the context is limited to only four properties on the street, each of them to the south of the Courtyard Apartment, and because the context on the rest of the street and on the site remains intact, the subject property is found to retain integrity of setting.**

Design

The Courtyard Apartment at 412–420 North Norton Avenue was designed in the Spanish Revival style popular in Los Angeles between 1915 and 1942. It retains most of the features characteristic of its typology: the relationship of the original buildings shaped in a “U” around a landscaped court focused on a decorative element—in this case a raised garden bed framed with color infused concrete edging; a unified hardscape of driveway, service walks, and paving; and small individual apartment units scaled to serve a market of modest lower and middle-class means. It maintains the elements of the Spanish Revival style: a stucco envelope, tile roof, whimsical balconettes and raised stair entries; wrought iron railings, balconette and window enclosures, and light fixtures remain; and a combination of square and arched double-hung and casement windows occupy their original openings. However, the buildings have also been altered by many visible changes: areas have been re-plastered and repaired, the tile surrounds at the three entry doors appear to have been placed over the plaster rather than inset suggesting the tile may have been replaced or reinstalled at a later date, some windows have been replaced within original openings on the primary and secondary elevations, new window openings have been cut on the rear elevations of the rear building, awnings have been added over windows at the street facade. On the interior, only three of the original 12 apartments retain their fireplaces and built in fixtures; all others have been significantly reconfigured. All of these alterations fall within the acceptable limit defined by SurveyLA for the building type that allows loss or alteration of some character-defining features, window replacement if openings have not been changed or resized, and security bars. The possibly replaced tile is in the spirit of the original style if not in the original configuration. Thus despite some documentable and some speculative alterations to the Courtyard Apartment and possible replacement of its decorative tile, the subject property is found to retain integrity of design. **Despite these changes, the subject property is found to retain integrity of design.**

Materials

As discussed above, the Courtyard Apartment at 412–420 North Norton Avenue retains many of its design features and original materials including its color infused paving, tile roof, and many of its windows. Areas of the building have stucco patching that contrasts with the surrounding surface due to color and texture differences. ESA PCR’s observations during the site visit raised questions about the origin of the current stucco finish on the building that seems to have been applied over an earlier surface. The crispness of some details seems obscured and the depth of window and door frames seems to have been changed either due to re-stuccoing or the reinstallation of certain elements. A similar issue is posed by the decorative tile on the building at each entry and the accents above the terminal windows on the second floor at the ends of each front elevation. In this period, tile would have been inset into the plaster finish on the building

rather than applied on top of the wall surface as is the current condition. The building permits do not document any changes to the building envelope or tile; the 1926 Assessor Building Description verifies that decorative tile was part of the building from the beginning noting “fancy tile entrance” for each building; further, the Los Angeles Times classified advertisement for the property on October 25, 1926 refers to it as “artistic” and “hand decorated by one of our best Los Angeles artists”. So while tile was clearly part of the original design, the quality of the current installation which is made up of stock decorative tiles still generally available today applied over the stucco indicates the current tile work may not be original to the building. Furthermore the quality of the exterior tile work does not match the quality of the interior Batchelder tiles on the few remaining fireplace mantels. Leonard Jones was a competent architect with numerous high profile commissions who would have specified an appropriate installation technique, further suggesting that the current panel may be a replacement or a reinstallation. A number of windows on the primary and secondary elevations have been replaced within their original openings. This is acceptable. New door and window openings have been cut into the rear elevation of the rear building; these are not visible from the street and are acceptable. **However, because our site observations indicated a possible change to the building surface and some modifications to the primary decorative element, the subject property is found to lack integrity of materials.**

Workmanship

Our site observations described above and documentary evidence including a 1955 permit for wet sand blasting of the stucco suggests that the original stucco finish on the building and the original decorative tile installation at each entry and above the terminal windows on the second floor have been modified. While other alterations to the building fall within the acceptable range for consideration by SurveyLA, these two major elements have questionable integrity. **Therefore, the subject property is found to lack integrity of workmanship.**

Feeling

In general, the original appearance of the Courtyard Apartment at 412–420 North Norton Avenue is intact. It retains its general form, scale, relationship among buildings and placement on the site as well as materials in the spirit of the original design. Despite possible changes to the stucco and tile at the entries and the replacement of windows within their original openings, the complex continues to convey a sense of its original presence. **Therefore, the subject property is found to retain integrity of feeling.**

Association

Despite possible changes to some of the materials on the complex, the 412–420 North Norton Avenue Courtyard Apartment retains its primary form and site elements as well as its sense of individual units with a complex meant to serve the middle class in a growing city who could equally access the nearby streetcar or their own automobile. It continues to convey its association with the early residential development of Larchmont, Windsor Square and the greater Wilshire district as well as the development of the Weid Subdivision. **Therefore, the subject property is found to retain integrity of association.**

Summary

As summarized in **Table 3**, the subject property at 412–420 North Norton Avenue retains integrity of location, design, setting, feeling and association. It does not retain integrity of materials or workmanship.

TABLE 3
INTEGRITY MATRIX : 412–420 NORTH NORTON AVENUE

	Early Single-Family Residential Requirements	Courtyard Apartment Requirements	Retains	Does not Retain
Location	X	X	X	
Design		X	X	
Setting		X	X	
Materials	X	X		X
Workmanship				X
Feeling	X		X	
Association	X		X	

SurveyLA requires properties significant under the theme of Early Single-Family Residential Development (1880-1930) to retain integrity of location, feeling, association, and materials from the period of significance. Properties significant under the Courtyard Apartment (1920-1939) theme should retain integrity of location, design, setting (must retain the relationship between the units and the courtyard), and materials (some materials may have been altered/removed) from the period of significance.

The property's failure to retain integrity of materials or workmanship indicates that the Courtyard Apartment fails to meet the standard of integrity required for designation by SurveyLA and is not found to have any historic significance on the federal, state, or local levels.

C. Conclusion

When evaluated upon its own merits, the Courtyard Apartment is not a distinguished example of a Spanish Colonial Revival courtyard apartment. It was designed by local architect Leonard L. Jones who appears to have had a successful practice designing multi-family residential architecture but was not a master architect. His work was competent and representative of the typology and styles of the period, but his commissions were functional and marketable without establishing a new benchmark for accomplishment in either design or method. Jones' work, like his design for the subject Courtyard Apartment, fits into the background fabric of the city and was part of the utilitarian and unexceptional but necessary construction necessary for the city's growth.

Despite its workmanlike Spanish Colonial Revival style, the Courtyard Apartment does display some visual interest centered at the entryways which have decorative tile surrounds. However, the tilework is applied over the stucco and is not inserted as one would normally expect for original tilework during the period of significance; furthermore, the quality of the individual tiles is not

what one would expect from an architect like Jones during the period of significance especially when compared with the Batchelder tiles extant on the few mantels which survive on the interior. The existing tile surrounds appear to be composed of stock tiles that can be purchased today and appear to have been replaced sometime after the period of significance. This is further corroborated by the fact that the existing stucco around the entryways appears to have been redone at some point and some of the original decorative stucco above the entries appears to be missing.

Again, while this neighborhood was developed in proximity to movie studios and appears to have been fairly diverse, no strong significant associations were found with the movie industry or the Jewish community during the period of significance, and none of the owners or residents of the subject property appear to have been significant personages.

The neighborhood is generally intact and was part of a large building boom during the 1920s in support of substantial population growth; it has enough integrity to be a potential historic district, but was not identified as eligible in SurveyLA. The citywide survey had the advantage of using the same survey teams to look at all of Los Angeles and had a greater perspective for comparative analysis. SurveyLA found this area of Wilshire is, indeed, representative of historical development patterns but did not feel it met eligibility standards for identification as a potential district. There are many issues to consider in identifying potential districts including original tract boundaries and development patterns. If all "fairly intact" areas of representative development were included much of Los Angeles would be eligible.⁴⁵

Courtyard Apartments are highly characteristic of the built environment in many neighborhoods, however, the story and evidence uncovered here at the 412-420 N. Norton Avenue Courtyard Apartment is not compelling enough for us to recommend designation of the subject property as a Historic Cultural Monument either for its history or architecture. ESA PCR found the subject Courtyard Apartment ineligible for listing under any of the National Register, California Register or Los Angeles Historical Cultural Monument criteria and recommends the eligibility of the subject property be updated in SurveyLA. If determined ineligible for local listing through the HCM nomination process we recommend the property be assigned a Status Code of 6L, "may warrant special consideration in local planning" and that any new construction proposed for the subject property include lush landscaping and be designed to be compatible with the Spanish Colonial Revival style multi-family residential architecture on North Norton Avenue.

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"Work Furthered on Apartment Building." *Los Angeles Times*, July 12, 1936.

"Work Will Be Started Soon on Apartments." *Los Angeles Times*, September 2, 1928.

Appendix A

Professional Qualifications



Margarita Jerabek, Ph.D.

Director of Historic Resources

EDUCATION

Ph.D., Art History,
University of California,
Los Angeles

M.A., Architectural
History, School of
Architecture, University
of Virginia

Certificate of Historic
Preservation, School of
Architecture, University
of Virginia

B.A., Art History, Oberlin
College

25 YEARS EXPERIENCE

AWARDS

2014 Preservation
Award, The Dunbar
Hotel, L.A. Conservancy

2014 Westside Prize, The
Dunbar Hotel, Westside
Urban Forum

2014 Design Award:
Tongva Park & Ken
Genser Square, Westside
Urban Forum

2012 California
Preservation Foundation
Award, RMS Queen Mary
Conservation Management
Plan, California
Preservation Foundation

PROFESSIONAL AFFILIATIONS

California Preservation
Foundation

Santa Monica Conservancy

Los Angeles Conservancy

Society of Architectural
Historians

National Trust for
Historic Preservation
Leadership Forum

American Institute of
Architects (AIA), National
Allied Member

Margarita Jerabek has 25 years of professional practice in the United States with an extensive background in historic preservation, architectural history, art history and decorative arts, and historical archaeology. She specializes in Visual Art and Culture, 19th-20th Century American Architecture, Modern and Contemporary Architecture, Architectural Theory and Criticism, Urbanism, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Archaeology, and Architectural History. Margarita has managed and conducted a wide range of technical studies in support of environmental compliance projects, developed preservation and conservation plans, and implemented preservation treatment projects for public and private clients in California and throughout the United States.

Relevant Experience

Margarita has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area and Southern California. She provides expert assistance to public agencies and private clients in environmental review, from due diligence through planning/design review and permitting and when necessary, implements mitigation and preservation treatment measures on behalf of her clients. As primary investigator and author of hundreds of technical reports, plan review documents, preservation and conservation plans, HABS/HAER/HALS reports, construction monitoring reports, salvage reports and relocation plans, she is a highly experienced practitioner and expert in addressing historical resources issues while supporting and balancing project goals.

She is an expert in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the NHPA, NEPA, Section 4(f) of the Department of Transportation Act, CEQA, and local ordinances and planning requirements. Margarita regularly performs assessments to ensure conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and assists clients with adaptive reuse/rehabilitation projects by providing preservation design and treatment consultation, agency coordination, legally defensible documentation, construction monitoring and conservation treatment.

Margarita is a regional expert on Southern California architecture. She has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area as well as in Ventura, Orange, Riverside, San Bernardino and San Diego counties. Beyond her technical skill, she is a highly experienced project manager with broad national experience throughout the United States. She currently manages PCR's on-call preservation services with the City of Santa Monica, County of San Bernardino Department of Public Works, City of Hermosa Beach, Los Angeles Unified School District, and Long Beach Unified School District.



Stephanie Hodal

Associate Architectural Historian

EDUCATION

Candidate, Master of Heritage Conservation, University of Southern California School of Architecture

Certificate of Historic Preservation, Boston Architectural College

A.B., American Studies, Smith College

PROFESSIONAL AFFILIATIONS

AIA Los Angeles

Association for Preservation Technology

National Trust for Historic Preservation

Society of Architectural Historians

USGBC

AWARDS

USC Sol Price School of Public Policy Academic Exhibition Award

Stephanie Hodal is an architectural historian with experience carrying out research, recordation, and analysis of historic resources in California, the Atlantic seaboard, and post-Katrina New Orleans. Prior to her work with heritage resources, she was a senior management leader in architectural firms and design non-profits with national practices. For these organizations, Stephanie directed business strategy, communications, and marketing, working with development, design, and client teams on college and university, cultural, civic, commercial, and residential projects. She is familiar with a wide range of building types and sensitive to the design, planning and political issues that drive preservation and reuse in both urban and historic settings.

Relevant Experience

LAUSD Venice High School, Los Angeles, CA.

Weekly construction monitoring of historic finishes and building stability.

7985 Santa Monica Boulevard, French Marketplace, West Hollywood, CA.

Historic Resources Assessment for 1936 Art Deco market.

9534 Reseda Boulevard, Northridge, CA.

Historic Resources Assessment for 1961 Mid-Century Modern Post Office.

1210 Coldwater Canyon Drive, Beverly Hills, CA.

Landmark Assessment Report for 1951 Victor Gruen residence.

1002 North Rexford Drive, Beverly Hills, CA.

Historic Resource Assessment for 1924 Gable and Wyant residence.

420 Trousdale Place, Beverly Hills, CA.

Historic Resource Assessment for 1964 William R. Stephenson residence.

6111 Monterey Road, Los Angeles, CA.

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385 Trousdale Place, Beverly Hills, CA.

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3240 Wilshire Boulevard, I. Magnin Department Store, Los Angeles, CA.

Research and recordation 1939 Hunt and Chambers department store.

808 South Western Avenue, Los Angeles, CA.

Historic Resource Assessment and Impacts Analysis 1927 Morgan, Walls, and Clements parking garage.

Appendix B

Tract Map, Tract 2635, a Subdivision of a part of Lot 62, I.A. Weid's Subdivision (1923)

TRACT NO. 2635.

BEING A SUBDIVISION OF A PART OF LOT 62, I.A. WEID'S SUBDIVISION OF THE S.E. 1/4 OF SEC. 14, T. 15, R. 14 W., S.B.M. AS RECORDED IN BOOK 13, PAGE 39, MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY.

SURVEYED BY C.W. COOK ENGINEERING CO. LICENSED SURVEYORS - JANUARY - 1923. SCALE 1" = 50 FT.

C.W. Cook

Jan - 1923

C.W. Cook,

and dedicate for public use the Avenues as shown within colored border line.

By *C. R. Bell* Vice President

By *H. B. Kelley* Secretary

35 maps

Robert Taylor
Cashier
500

John A. Griffin

Title Insurance and Trust Company
640376 February 14, 23

Hellman Commercial Trust and Savings Bank, a corporation is

John A. Griffin

TRACT No 2635 Sheet 3

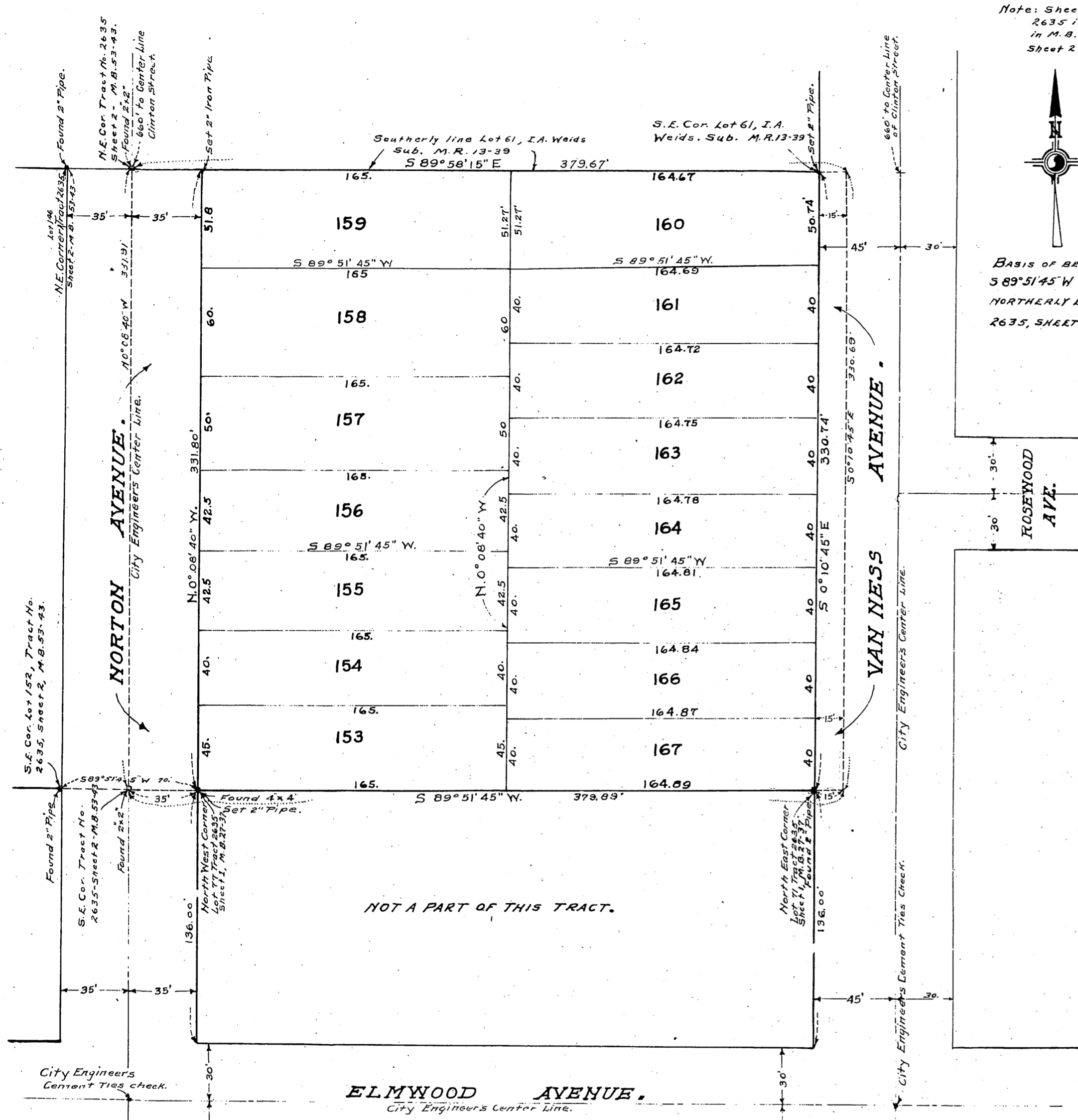
31 January 3

three x Helen E. Strong

Vice C. R. BELL
H. B. KELLEY

John A. Griffin
Feb. 20, 1923

Helen E. Strong



Note: Sheet 1, Tract No. 2635 is recorded in M.B. 27-37 and Sheet 2 in M.B. 53-43.



BASIS OF BEARINGS IS S 89° 51' 45" W AS SHOWN ON NORTHERLY LINE TRACT No. 2635, SHEET No. 1, M.B. 27-37.

NOT A PART OF THIS TRACT.



Appendix C

Sanborn Map, Vol. 9, Sheet 976 (1906) updated 1919 and 1955

976
COLE GROVE, DIST.

SCALE 100 FT. TO AN INCH

975

377

978

999

932



See Volume Eight

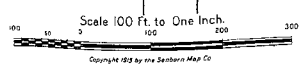


EXHIBIT D

HRD ENGINEERING

STRUCTURAL ENGINEERING AND DRAFTING

REPORT OF FINDINGS 430 N. NORTON AVE. COMPLEX STRUCTURAL OBSERVATION

February 28, 2017

REF: Two story, apartment complex at 430 N. Norton Ave., LA, CA 90004.

To Whom It May Concern:

I, Ross Downey, a licensed Structural Engineer, was retained to observe the above referenced complex as it relates to structural needs of based upon industry standards, current codes and liability exposure risk to tenants and owner as well as the overall condition(s) of the existing buildings. I observed the complex on or about February 15, 2017. The following is my report of findings:

OBSERVATION(S) AND DISCUSSION(S):

The complex made up of 4 buildings (not counting the detached garages) and is constructed of Type V (wood, plaster and stucco). It appears to have been built in the late 1920's with reported estimates around 1927.

1. There were in several locations brightly colored tiles on the side of the building around the entrances to some of the units. While the tiles are less common today due to changes in style (i.e. they are out of style today) appear to be over the counter designs. Not hand made nor so uncommon as the make them rare, antique, unusual and/or unavailable. I would expect they were added in the 1960's as they do not appear to be the style used in 1920's. They do not appear to be faded as much as one would be expected of a 90 year old tile with bright colors that are still fairly bright today. The colors are blue and yellow, common colors and not all that stylish. Some areas have similar colors, but different, three or more patterns. Again, more eclectic than a period Architectural statement.

7463 VARNA AVE., 2nd FLOOR, N. HOLLYWOOD, CA 91605 (805) 431-5415 FAX (805) 888-4840

2. There are in nearly every section of wall between windows with stucco cracks common to Earthquakes and foundation settlement. In many areas the cracks have repairs and others no attempt at all to cover them, even by having them painted with elastomeric type (stretch) paints that covers and give a little over time so the crack does not come back right away.

3. Structural needs of the building are no doubt numerous, not to mention other life safety such as fire. The existing utilities (plumbing, electrical, mechanical, etc.) likely need to be completely replaced. The foundations of the original construction likely has no reinforcement as was common then. As for foundation anchorage or Anchor Bolts in the 1920's there were none. Today we use continuous 4 #4 rebars ($\frac{1}{2}$ inch steel reinforcement) in every foundation with Anchor Bolts averaging 2 to 3 feet on center, i.e. every 24" to 36" there is likely to be an Anchor Bolt on new construction today. This building likely has none or if so sparsely located. I was unable to crawl the foundation the day I observed it, but from what I could see there appears to be no structural foundation retrofit or cripple wall bracing done. In addition there are 16 to 24 inch tall cripple walls around the perimeter with little or no attachment to cross foundations causing all the interior walls above, that help to support the lateral forces of an earthquake transferring the forces to the first floor non-plywood diaphragm (sheathing) instead thereby over stressing it to the point they can cause failure or even collapse. I saw many diaphragm failures in the Northridge Earthquake. Diaphragm failures are more common than people think. In a pile a rubble in the after math of an earthquake one assumes it was the lack of adequate shear walls and we as professional engineers often over look maybe it was the diaphragm or at least a combination that was the breaking point in the system. So we strengthen the walls without analyzing the diaphragm or reducing it's stress by adding cross foundation and attachment thereof. I always look at the first floor diaphragm when retrofitting these older complexes with crawl spaces.

The building is classified by code and industry standards of today as "Weak Story". While there is no past or current mandatory requirement to increase the structural strengths of these buildings to reduce risk of damage, collapse, partial collapse, injury or loss of life, there was such a program suggested by LA City following the 1994 Northridge Earthquake. And some time in the future I expect in 20 years or so from now there will be a mandatory seismic strengthening program.

As a private S.E., following the 1994 Northridge Earthquake, I and two other private sector engineers were recruited by Tim McCormick (Senior Staff Engineer in charge of drafting Division '93, retrofitting of "Soft" and "Weak" Story apartment complex) and Carl Depee (head of Building and Safety, i.e. the Building Official, the highest technical staff member at that time) due to my experience and extreme number of structures observed from the Earthquake, over 420 buildings. I was asked to attend several meetings to review the language and make recommendations to improve the ordinance.

At that time a city council member willing to liaison and introduce the ordinance (I forget his name) retired before it could happen, so did Carl Depee and Tim McCormack left LA City a year later. At that time the city estimated over 85,000 such buildings. Today the new recently enacted "Soft Story" ordinance estimates about 22,000 cited buildings over the next 7 years. If these numbers are correct that means there are over 60,000 building that do not meet the city definition of "Soft Story" and therefore must fall into the category of "Weak Story", which in my professional opinion this building is. Also, the Apartment Building Owners Associations lobbied against the ordinance due to the sheer numbers of buildings involved. In many cases, "Weak Story" buildings can be at higher risk than some "Soft Story" buildings, based upon how the city classifies them.

4. It appears there were remodel(s) in the 1960's based upon changes to exterior of some of the units. In some areas there are awnings constructed in an eyebrow fashion small roofs over windows to provide shade with concrete mortar joint clay tiles, ruminant of the 1920's style. While other areas have the tile roof awnings replaced with inexpensive larger aluminum type shades common in the 1960's. This obvious cost saving repair via replacement with large awnings to provide more shade makes the complex more eclectic than having a common or unique Architectural style or theme. One is unable to point to an aspect or feature other than the awnings which are nearly the only detail of the buildings and declare it to be unique and therefore worthy of need for preservation.

5. There are in numerous places where large diameter and tall trees within a foot or so of the unit(s) and it's foundation(s). I imagine these trees planted decades ago were small and planted in the narrow planter regions between the concrete walkways and the structure(s). These areas are about 4 feet wide. A tree most likely planted in the middle would grow to 12 to 18 inches and therefore the face of the trunk would be within a foot or so from the foundation that we see today. In at least one case a large tree trunk was touching the entry concrete and wood steps at it's entrance. Some of these trees are 18 inch or more in diameter and over 30 feet tall. These large trees pose a huge threat now if not in the recent past to cause forces and stresses on the foundation and other structural system making their need to be removed a necessity.

6. The structure if built late 1920's makes it about 90 or more years old. Timber (wood) structures of today are designed and built to last about 75 years maximum. Timber structures of the 1920's were likely not engineered other than a builder or Architect looking up span charts for beams, joists and rafter sizes. Seismic was not heard of until after the 1933 Long Beach Earthquake about a decade later when the first code was published.

It is the nature of wood to fatigue and/or creep over time. Fatigue and Creep is the gradual relaxing of building materials (concrete, steel, wood, etc.) over time due to cyclic loading and unloading to

the point where sagging is noticeable as well as the material tire over long periods of time. Also, Southern California is Earthquake country. We have in LA, Orange, San Bernardino, Riverside and San Diego Counties between 6,000 earthquakes per year in low active times that increases to over 8,000 in years of major 20 year cycle Earthquakes, like the 1971 Sylmar and 1994 Northridge Earthquakes. Most of these earthquakes are Richter 1, 2 and 3's are not noticed by most humans. The constant shaking many humans hardly notice takes it's toll of timber structures over thousands of times each year for 90 years is a lot of stress. Have you ever been in an old house that creaks. This is caused by the constant bending of the nails from lateral movement from earthquakes, traffic, wind storms and more to the point the nails loosen as well as the wood drying and shrinking causing squeak sounds of the nails moving in and out when people walk around and open, close windows and doors. A sign the building has outlived it's structural life. Yes, we do keep buildings that are older longer, but at great risk and great expense. In many cases the risk to damage and injury or lose of life means many of these older structures are retrofitted at great cost to maintain the original configuration and hide the new structural elements, usually steel and often new concrete foundations, underpins, etc. Small, one of a kind, in historical areas like Victorian homes in Echo Park or mansions of Hancock Park are the exception.

Wood is among the worst materials for Fatigue, Creep and Sagging after 75 years and that is why codes use this time limit in determining design limitations as the code anticipates most if not all wood structures will be demolished within the 75 year time frame. No one in the construction industry including codes and the Building Official (City Hall) expects wood buildings to last that long.

7. The older codes in existence of the original construction requires that wood structures maintain a healthy 6 inch gap between the finish ground and the wood structure to reduce risk of Termite infestation and/or damage. I have over my 40 year Tenure (since 1977) as a design professional Structural Engineer with both a P.E. (California Licensed Professional Engineer since 1981) and S.E. (California Licensed Structural Engineer since 1983) have been involved in Termite damaged structures many times. I saw hundred of earthquake damaged buildings, many brought back to original framing (i.e. drywall and stucco removed as part of a retrofit and repair). I often had to revisit the sites to observe Termite damage to determine a fix. I was always amazed how much damage I found. I once saw plywood on the side of a building where the Termites ate the wood between the layers of glue leaving the glue visible, like a bee hive honey comb.

In all that time I met with Termite Inspectors trained in this and only this type of inspection who explained every wood structure has Termite damage, it's just a matter of finding it. If that's true for 20 year old buildings, then what about a 90 year old building? Especially this one where the gap between the ground and the wood

is Zero. In many places the outside gradual build up of soil blown in by wind, brought in by landscape maintenance workers in the form of top soil, fertilizer, etc. for planting, flooding that moves soils from one area to another, mulch, trees with their roots uplifting the ground as the grow larger, etc. Over time the accumulative effect has caused the safety gap of 6 inches to diminish to nothing. I can only imagine how much Termite damage there must already be. The current code requires an 8 inch gap and based upon industry standards today the planter soils around many portions of the building need to be removed a half foot or more. The reduction in finish grade may cause damage to plants and their root systems thereby causing more mandatory removal of the vegetation.

FYI: The San Andreas Fault located 50 miles east is estimate to move 2 inches for every year of inactivity. It is estimated not to have moved in Southern California for over 200 to 250 years with a cycle between 150 and 350 years. At 250 years that's over 40 feet of movement build up. A San Andreas earthquake (the so called "Big One") when it happens and we are over due, will be, in my opinion, an 8.0 to 8.4 and last several minutes say 2 to 3. I believe in that type of movement many buildings that survived the 20 year cycle events (Sylamr and Northridge) with little or no structural damage since they have little or not resistance to lateral forces will likely have major partial to total collapse. I, therefore, believe it so risky to keep older buildings the retrofitting via replacement should always be considered first. As a society we can't afford to tear down all buildings built before 1997 code (first code influenced by the 1994 Northridge event). But over time we can afford to tear down the older buildings that cost more to maintain than to replace as I believe this building falls into.

RECOMMENDATIONS:

I recommend the complex as is for the reason stated above be demolished removed as part of a safety first approach to improved the lot(s) and neighborhood.

LIMITATION:

The above report is hereby given for purposes so stated to assist the owner, insurance company, potential buyer, consultants, contractors and others who may be directly or indirectly effected by these findings. This report was prepared within the scope of current structural standards of engineering practice for codes in the locality having jurisdiction. Ross Downey, HRD Engineering and it's owner waives any and all responsibility and liability for problems that may occur when recommendations presented in this report are followed without having them properly engineered and/or permitted. Potential fixes are not limited to these recommendations only. There may be other solutions more or less restrictive.

ENGINEERING SUPPORT:

I am a licensed Structural Engineer experienced in this type of construction. Should structural needs/concerns require engineering, support or follow-up, I am willing to support your project. Please call my office with any questions or concerns you may have. Thank you for using my services.

Sincerely,

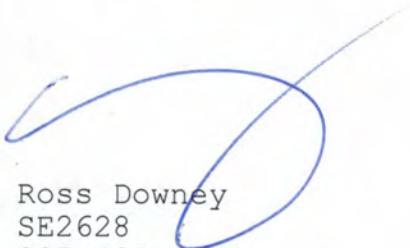

Ross Downey
SE2628
805-431-5415



EXHIBIT E

Letter concerning the HCM nomination of 424 – 430 N. Norton Avenue/Norton Court

This letter addresses the HCM nomination of the Norton Court, a Mediterranean/Spanish Revival bungalow court at 424 – 426 North Norton Avenue, directly south of the Paramount Studios, erected in 1924 by partners who owned car dealerships.

Bungalow Courts and Their Designers

That fact leaves the question, “Who designed the court?” It could have been an uncredited architect hired by the partnership, but since the court is simple in design, that seems rather unlikely. It could have been taken from a pattern book, with or without variation, as these were very popular at the time with pattern book companies based in Los Angeles and other locales across the United States. The partnership seems interested in profit, rather than design. Therefore, while this is an extant bungalow court with single family bungalows at the fore and a two-story, 4-unit building at the rear, the whole around a landscaped courtyard with unseen garages at the very rear, it is not the best design of this type of bungalow court in the City.

The following bungalow court has greater detail, original tiled awnings, is in better condition, and is architect designed by William F. Bowen. It is protected by the Country Club Park HPOZ.



1123 – 1133 South Norton Ave, protected by Country Club Park HPOZ, 1923, William F. Bowen, architect.



1141 - 1147 South Norton Avenue, 1923, J. C. De Witt, architect, protected by Country Club Park HPOZ.



1187 – 1193 South Bronson Avenue, 1922, S. E. Wilson, self-built, protected by Country Club Park HPOZ.

Each of the above courtyard developments is south of the Subject parcel, along Norton Avenue protected by the Club Park HPOZ, are better designed, by architects, and in better condition. There are

Letter concerning the HCM nomination of 424 – 430 N. Norton Avenue/Norton Court

other courtyards protected by the Country Club Park HPOZ, some without a rear two story building, but all of similar style. Bungalow courts are protected in HPOZs, as seen above.

Symbol/Icon

On the CHC/City inspection, attention was brought to the Star of David, as it is now popularly known, set in the tile in the foyer of the rear building. This geometric form has been utilized for centuries before also being adopted by the Jewish religion as an icon. This historian believes that its use in the foyer was a non-religious choice as the Subject building was constructed in 1924, long before World War II when the symbol took on a new significance. It is also not incorporated anywhere in the interior floor tile work, either in the bungalows or in the 4-units contained in the 2-story building where it is present only in the foyer floor. It is a fine decorative form, used freely throughout architecture. Some members of the public look at it in a different light following the atrocities of World War II.

Some of the Owners of Norton Court

The original owners, Harry E. Bowen and Abraham Alcon Ettelson, automobile dealers as well as real estate dealers who expanded into another form of income, via investment housing, were the original owners of the Norton Court. Other than the facts laid out by Charles Fisher, nominator, very little could be discovered about these gentlemen, other than that they discovered an additional income source in investment housing. This granted them access to the two largest investments that most persons have in their lives: Ownership of a home and ownership of an automobile. Then they went into the alternate investment form: rental housing for those who didn't want to own a home or for those not yet financially or otherwise ready to make the larger commitment. Therefore, the rental housing didn't need to be the very best, but it needed to house those who chose to lease it, adequately.

Norton Court passed through several owners, all of whom appear to have been related to the business of real estate in one way or another. In 1988 the Norton Court parcel was purchased by a trio of Polish Jewish immigrants, some of whom also owned the court apartments to the immediate south. This trio of Polish immigrants included Jacob/John Kanel who was a survivor of a train bearing prisoners from Bergen Belsen Concentration Camp as it was about to be liberated by American troops. Kanel married his wife Ursula in Munich, Germany and later they entered the US through New York City in 1952. He became a US citizen. This trio of immigrants obviously had some business savvy, whether they brought it with them or acquired it in, "America, the Land of Opportunity." 423 – 430 North Norton and the parcel immediately to its south were sold for around \$5-million in late 2015.

The Nomination of 424 – 430 N. Norton Avenue for Historic-Cultural Monument Status

424 – 430 North Norton Avenue has been nominated for HCM status for two criteria:

- Reflects the broad cultural, economic, or social history of the nation, state or community; and

Letter concerning the HCM nomination of 424 – 430 N. Norton Avenue/Norton Court

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

As to the first criterion, the nominator fails to make any case for citing it.

As to the second criterion, Survey LA, and the nominator picks up on it, cites it as:

Once a common property type in Los Angeles, bungalow courts that remain intact are increasingly rare. Constructed in 1924, this bungalow court is one of the few remaining examples in the area that retains its original site plan, landscape and hardscape elements, and architectural features.

Survey LA was executed by several firms utilizing many surveyors to appraise thousands of properties. Some surveyors found this parcel eligible only for its architecture and it was granted status codes of 3S; 3CS; and 5S3. One wonders if other surveyors, presented with better examples of this architectural style would agree. This historian does not agree with the assessment by Survey LA because this historian believes better examples by architects with greater detail deserve HCM status.

Conclusion

The nominator failed to make any case for the parcel at 424 – 430 North Norton Avenue as reflecting the broad cultural, economic or social history of any entity. As to the second criterion cited, that of the Subject parcel embodying the distinguishing characteristics of an architectural type, this historian discovered more impressive examples, by architects, in another area of the City of Los Angeles, also on Norton Avenue. Therefore, the Subject parcel is not eligible for Historic-Cultural Monument status under any of the four Monument criteria.

Sincerely,

Anna Marie Brooks
Architectural Historian

Letter concerning the HCM nomination of 424 – 430 N. Norton Avenue/Norton Court

EXHIBIT F

FINAL

**424-430 NORTH NORTON AVENUE
LOS ANGELES, CALIFORNIA**

Historic Resource Assessment

Prepared for
Michael Cohanzad
2026 Bentley LLC
11601 Santa Monica Boulevard
Los Angeles, California 90025

March 2017



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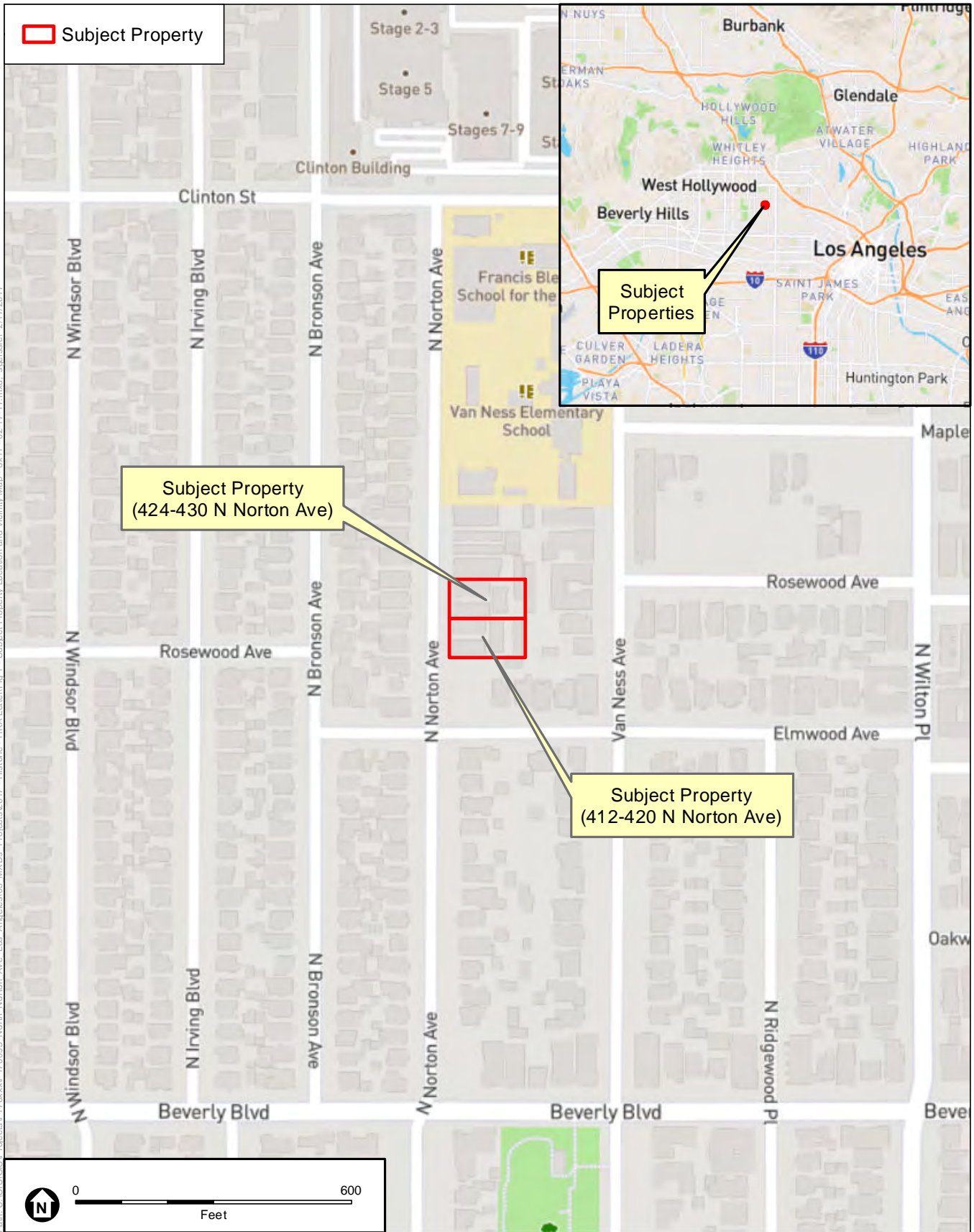
I. Introduction

A. Executive Summary

The purpose of this Historic Resources Assessment Report (Report) is to identify and evaluate potential historical resources located at 424-430 North Norton Avenue, Los Angeles, California on assessor parcel number (“APN”) 5522-022-009 (“subject property” or “Bungalow Court”). The location of the subject property is shown in **Figure 1, Regional and Vicinity Map**. This Report, completed by Environmental Science Associates and PCR Services Corporation (ESA PCR), was prepared at the request of the property owner in response to an Historic Cultural Monument application filed by Charles J. Fisher for the subject property on August 22, 2016. The property owner, 2026 Bentley LLC, requested ESA PCR conduct an intensive level evaluation of the subject properties and prepare a comprehensive evaluation report to determine whether the properties rise to the threshold of significance for designation as Historic Cultural Monuments. ESA PCR also assessed the existing buildings and landscapes on the subject property and neighboring parcels for eligibility as historical resources at the federal, state, and local levels of significance to comply with the California Environmental Quality Act (CEQA). The Report follows the City’s requirements for Historical Resources Assessment Reports (HRARs) and includes a discussion of the survey methods used, a brief historic context of the property and surrounding area, and the identification and evaluation of the subject property.

The subject property at 424-430 North Norton Avenue is presently improved with a Spanish Colonial Revival style bungalow court (“Bungalow Court”) constructed in 1924, also shown in **Figure 2, Aerial Photograph of Subject Property and Vicinity**. The Bungalow Court comprises five buildings arrayed in a “U”: four single story units are oriented perpendicular to the street and face onto a paved and landscaped central court and walkway with the fifth two-story building spanning the rear of the property and facing the street. On the interior, all of the units are altered.

The Bungalow Court was assessed for its possible significance in association with the historic context and themes of early multi-family residential development in Los Angeles, the Bungalow Court property type, and the Spanish Colonial Revival style. We also examined the association of the subject properties with Jewish community development patterns and whether this was a significant association; and we assessed whether the Bungalow Court might be an important work of developers Bowen & Ettelson, builders of the Bungalow Court. This HRAR prepared by ESA PCR incorporates the initial reconnaissance-level documentation first provided in SurveyLA and the subsequent HCM nomination by Fisher. We delve deeper into the history and architecture of the subject property than the previous studies and provide substantial new evidence which was not included in the previous surveys or nominations. Based upon the totality of this evidence, ESA PCR found that neither property meets the eligibility requirements for listing at the national, state or local level.



SOURCE: Open Street Map, 2016.

412-420 and 424-430 North Norton Avenue, Los Angeles

Figure 1
Subject Property Location and Vicinity Map





SOURCE: Google Maps, 2015 (Aerial).

412-420 and 424-430 North Norton Avenue, Los Angeles

Figure 2
Aerial View of Subject Property and Vicinity

ESA PCR found the Bungalow Court is an altered and undistinguished example of its Spanish Colonial Revival style and is of low quality in terms of design, construction and materials. The generic design of the one-story bungalows in particular indicates they may have been built from a kit. There is no architect of record for the Bungalow Court which was designed and built as an investment property by unknown local “day workers” and developed by business partners Bowen & Ettelson who were car dealers.

Furthermore, the Bungalow Court retains only partial integrity of design, workmanship, and materials; and although included in SurveyLA, when examined at the intensive level in a detailed survey of the entire property interior and exterior, it does not appear to meet the integrity thresholds for the bungalow court property type as established in SurveyLA. The HCM nomination for the Bungalow Court seems to indicate that the property has integrity, but ESA PCR’s intensive level survey found the property has been substantially altered. This discrepancy can be attributed to fact that ESA PCR had full access to the property for our survey whereas SurveyLA was completed from the public right of way and likewise Mr. Fisher may not have had full access to the property. Based upon our survey and research findings, the Bungalow Court does not appear to rise to the threshold of significance as an architectural type specimen or as an example of the Spanish Colonial Revival style. The Bungalow Court is of poor design, poor quality construction, and is altered and not intact. The associated neighborhood was surveyed but not included as eligible in SurveyLA. There is another more architecturally interesting and intact example of a Bungalow Court on the same street on the second parcel to the north at 432-442 Norton that was not identified by SurveyLA; the Office of Historic Resources is looking into this property based upon our input.

The neighborhood is generally intact and was part of a large building boom during the 1920s in support of substantial population growth; it has enough integrity to be a potential historic district, but was not identified as eligible in SurveyLA. The citywide survey had the advantage of using the same survey teams to look at all of Los Angeles and had a greater perspective for comparative analysis. SurveyLA found this area of Wilshire is, indeed, representative of historical development patterns but did not feel it met eligibility standards for identification as a potential district. There are many issues to consider in identifying potential districts including original tract boundaries and development patterns. If all "fairly intact" areas of representative development were included much of Los Angeles would be eligible.¹

While this neighborhood was developed in proximity to movie studios and appears to have been fairly ethnically diverse, no strong significant associations were found with residents of the Bungalow Court and the movie industry. North Norton Avenue is on the periphery of the Jewish community which was centered further to the west near Fairfax during the period of significance. None of the owners or residents of the subject property appear to have been significant personages although some of them were Jewish.

¹ [Email communication from Janet Hansen, Ph.D., Deputy Director, Office of Historic Resources, Planning Department, City of Los Angeles, February 16, 2017.](#)

The story and evidence uncovered here at the 424-430 N. Norton Avenue Bungalow Court is not compelling enough for us to recommend designation of the subject property as a Historic Cultural Monument either for its history or architecture. ESA PCR found the subject Bungalow Court ineligible for listing under any of the National Register, California Register or Los Angeles Historical Cultural Monument criteria and recommends the eligibility of the subject property be updated in SurveyLA and that the subject property be assigned a CHR Status Code of 6Z, “Found ineligible for NR, CR or Local designation through survey evaluation.”

B. Research and Field Methodology

This Report was conducted by ESA PCR’s architectural historians, including Margarita Jerabek, Ph.D., Director of Historical Resources, Amanda Y. Kainer, M.S., Senior Architectural Historian, and Stephanie C. Hodal, Candidate M.H.C., Associate Architectural Historian, all of whom meet and exceed the *Secretary of the Interior’s Professional Qualification Standards* in history and architectural history. Professional qualifications are provided in Appendix A.

The historical resources evaluation involved a review of the National Register and its annual updates, the California Register, the Statewide Historical Resources Inventory (HRI) database maintained by the State Office of Historic Preservation (OHP), the California Historical Resources Information System (CHRIS), and the City of Los Angeles’ Historic Cultural Monuments register, and SurveyLA to identify any previously recorded properties within or near the subject property. An intensive pedestrian survey was also undertaken to document the existing conditions of the property and vicinity. In addition, the following tasks were performed for the study:

- Conducted field inspections of the subject property, and utilized the survey methodology of the State OHP.
- Photographed the subject property and associated landscape features, and examined other properties in the vicinity that exhibited potential architectural and/or historical associations.
- Conducted site-specific research on the property utilizing building permits, Sanborn Fire Insurance Maps (Sanborn Maps), City directories, historical photographs, California Index, Avery Index, Online Archive of California, University of Southern California (USC) Digital Collections, historical *Los Angeles Times*, and other published sources.
- Conducted research at the City’s Building and Safety and Community Development departments as well as the Los Angeles County Office of the Assessor (Assessor).
- Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs.
- Evaluated potential historic resources based upon criteria used by the National Register, California Register, and City of Los Angeles Historic Cultural Monument Ordinance.

II. Regulatory Framework

Historical resources fall within the jurisdiction of the federal, state, and local designation programs. Federal laws provide the framework for the identification, and in certain instances, protection of historical resources. Additionally, state and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended and the California Public Resources Code (PRC), Section 5024.1, are the primary federal and state laws and regulations governing the evaluation and significance of historical resources of national, state, regional, and local importance. Descriptions of these relevant laws and regulations are presented below.

A. Federal Eligibility Criteria and Integrity Aspects

1. National Register of Historic Places

The National Register was established by the NHPA as “an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”² The National Register recognizes properties that are significant at the national, state, and/or local levels.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- A. Associated with events that have made a significant contribution to the broad patterns of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D. Yields, or may be likely to yield, information important in prehistory or history.³

Districts, sites, buildings, structures, and objects that are 50 years in age must meet one or more of the above criteria and retain integrity (that is, convey their significance) to be eligible for listing.

Under the National Register, a property can be significant not only for the way it was originally constructed, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.⁴

² 36 CFR Section 60.2.

³ “Guidelines for Completing National Register Forms,” in National Register Bulletin 16, U.S. Department of Interior, National Park Service, September 30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the NRHP.

⁴ National Register Bulletin 15, p. 19.

Within the concept of integrity, the National Register recognizes seven aspects or qualities that, in various combinations, define integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association:

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historic role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.⁵

To retain historic integrity, a property will always possess most of the aspects and depending upon its significance, retention of specific aspects of integrity may be paramount for a property to convey its significance.⁶ Determining which of these aspects are most important to a particular property requires knowing why, where and when a property is significant.⁷ For properties that are considered significant under National Register Criteria A and B, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (“*National Register Bulletin 15*”) explains, “a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).”⁸ In assessing the integrity of properties that are considered significant under National Register Criterion C, *National Register Bulletin 15* states, “a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.”⁹

B. State Register and Eligibility Criteria

1. California Register of Historical Resources

The OHP, as an office of the California Department of Parks and Recreation (DPR), implements the policies of the NHPA on a statewide level.

The OHP also carries out the duties as set forth in the PRC and maintains the HRI and the California Register. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state’s jurisdictions.

Also implemented at the state level, CEQA requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

⁵ National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44-45, <http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>, accessed July 7, 2013.

⁶ The National Register defines a property as an “area of land containing a single historic resource or a group of resources, and constituting a single entry in the National Register of Historic Places.” A “Historic Property” is defined as “any prehistoric or historic district, site, building, structure, or object at the time it attained historic significance.” Glossary of National Register Terms, http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_appendix_IV.htm, accessed June 1, 2013.

⁷ National Register Bulletin 15, p. 44.

⁸ “A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property’s historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.” *Ibid*, p. 46.

⁹ “A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.” *Ibid*.

The California Register was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is “an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.”¹⁰ The criteria for eligibility for the California Register are based upon National Register criteria.¹¹

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally Determined Eligible for the National Register;¹²
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest (“PHI”) that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.¹³

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an HPOZ.¹⁴

To be eligible for the California Register, a historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

¹⁰ PRC Section 5024.1(a).

¹¹ PRC Section 5024.1(b).

¹² PRC Section 5024.1(d).

¹³ Ibid.

¹⁴ PRC Section 5024.1(e)

Additionally, a historical resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of seven aspects of integrity similar to the National Register (location, design, setting, materials, workmanship, feeling, and association). Also like the National Register, it must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.¹⁵

2. California Historical Resources Status Codes

The California State OHP developed National Register Status Codes in 1975 as a standardized system for classifying historical resources in the state's Historic Resources Inventory. In 2003 these codes were revised to reflect the application of California Register and local criteria and the name was changed to California Historical Resource ("CHR") Status Codes. CHR Status codes consist of three digits and are assigned to properties or historic districts through a survey process and as a result of varying regulatory processes. The first digit ranges from 1-7. Code categories 1-5 reflect properties determined eligible for designation according to the criteria established for the National Register, California Register and local government criteria for significance. Code categories 6-7 generally identify properties that do not meet established criteria for significance, have not been evaluated, or need to be reevaluated. The code categories are as follows:

1. Properties listed in the National Register or the California Register;
2. Properties determined eligible for listing in the National Register or the California Register;
3. Appears eligible for National Register or the California Register through survey evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation;
5. Properties recognized as historically significant by local government;
6. Not eligible for listing or designation as specified; and
7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the CHR Status Code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register and California Register eligibility. Locally eligible

¹⁵ Codified in California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c) which can be accessed on the internet at <http://ohp.parks.ca.gov>

resources are given a rating code level 5. Properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation Status Code of 6. Properties given an evaluation Status Code of 6Z are “found ineligible for the National Register, California Register, or Local designation through survey evaluation.”¹⁶

C. Local Cultural Heritage Ordinance and Eligibility Criteria

1. City of Los Angeles

The City enacted a Cultural Heritage Ordinance in April 1962 which defines Historic-Cultural Monuments. According to the Cultural Heritage Ordinance, Historic-Cultural Monuments are sites, buildings, or structures of particular historic or cultural significance to the City in which the broad cultural, political, or social history of the nation, state, or City is reflected or exemplified, including sites and buildings associated with important personages or which embody certain distinguishing architectural characteristics and are associated with a notable architect. These Historic-Cultural Monuments are regulated by the City’s Cultural Heritage Commission and the City Council.

2. Los Angeles Cultural Heritage Ordinance Eligibility Criteria

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1967 and amended it in 2007 (Los Angeles Administrative Code, Chapter 9, Division 22, Article 1, Section 22.171.7). The Cultural Heritage Ordinance establishes criteria for designating a local historical resource as an HCM. An HCM is 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, 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
- Which is a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

3. Los Angeles Historic Preservation Overlay Zone (HPOZ) Criteria for Designation

City of Los Angeles Ordinance Number 175891, found in Section 12.20.3 of the Los Angeles Municipal Code, describes the procedures for creation of new HPOZs, the powers and duties of HPOZ Boards, and the review processes for projects within HPOZs. The Ordinance was amended by the Los Angeles City Council on March 19, 2004, and became effective on May 12, 2004.¹⁷

¹⁶ Ibid.

¹⁷ [“Citywide HPOZ Ordinance.” City of Los Angeles Office of Historic Resources, http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance, accessed July 24, 2013.](http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance)

An HPOZ is an area of the City which is designated as containing structures, landscaping, natural features or sites having historic, architectural, cultural or aesthetic significance. Before an HPOZ may move into the formal adoption process, an historic resources survey of the proposed district must be completed. The survey studies the historic and architectural significance of the neighborhood and identifies structures and features as either “contributing” or “non-contributing” to the district. A contributing structure is a building that was constructed during the predominant period of development in the neighborhood and that has retained most of its historic features. A non-contributing structure is one that was either constructed after the major period of the neighborhood’s development, or has been so significantly altered that it no longer conveys its historic character.¹⁸

According to Section 12.20.3 of the City of Los Angeles Municipal Code, features designated as contributing shall meet one or more of the following criteria:

- Adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or
- Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- Retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of the resource and its environment.¹⁹

D. SurveyLA Eligibility Standards

SurveyLA is a citywide survey that identifies and documents significant historic resources representing important themes in the City’s history. The survey and resource evaluations are completed by consultant teams under contract to the City of Los Angeles and the supervision of the OHR. The program is managed by the OHR, which maintains a website for SurveyLA.²⁰ The field surveys cover the period from approximately 1850 to 1980 and include individual resources such as buildings, structures, objects, natural features and cultural landscapes as well as areas and districts (archaeological resources will be included in a future survey phase). Significant resources reflect important themes in the City’s growth and development in various areas including architecture, city planning, social history, ethnic heritage, politics, industry, transportation, commerce, entertainment, and others. Field surveys started in 2010 and are completed in three phases by Community Plan Area. All tools and methods developed for SurveyLA meet state and federal professional standards for survey work.

Los Angeles’ citywide Historic Context Statement (HCS) is designed for use by SurveyLA field surveyors and by all agencies, organizations, and professionals completing historic resources

¹⁸ “How to Establish an HPOZ,” City of Los Angeles Office of Historic Resources, <http://www.preservation.lacity.org/hpoz/how-establish-hpoz>, accessed July 24, 2013.

¹⁹ “Citywide HPOZ Ordinance,” City of Los Angeles Historic Resources, <http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance>, accessed July 24, 2013, pgs. 11-12.

²⁰ SurveyLA: Los Angeles Historic Resources Survey, <http://preservation.lacity.org/survey>, accessed January 5, 2017.

surveys in the city of Los Angeles. The context statement is organized using the Multiple Property Documentation (MPD) format developed by the National Park Service (NPS) for use in nominating properties related by theme to the National Register. This format provides a consistent framework for evaluating historic resources. It has been adapted for local use to evaluate the eligibility of properties for city, state, and federal designation programs and to facilitate environmental review processes.²¹ The HCS uses Eligibility Standards to identify the character defining, associative features, and integrity aspects a property should retain to be a significant example of a type within a defined theme. Eligibility Standards also indicate the general geographic location, area of significance, applicable criteria, and period of significance associated with that type. These Eligibility Standards are guidelines based on knowledge of known significant examples of property types; properties do not need to meet all of them in order to be eligible. Moreover, there are many variables to consider in assessing integrity depending on why a resource is significant.

III. Environmental Setting

A. Historic Context

The historic context developed below presents the background necessary to evaluate the historical and architectural significance of the subject property, including the history of its construction and alterations, as well as the surrounding neighborhood's development. The subject property was evaluated under the following historical and architectural themes: Early Residential Development and Suburbanization (1850-1980), including the Wilshire Community Plan Area and the Weid's Subdivision; and Multi-Family Residential Development: The Bungalow Court (1910-1939). Also presented below are the construction and occupancy histories of the Bungalow Court at 424-430 North Norton Avenue. The period of significance associated with Bungalow Court is 1924, the original construction date of the Bungalow Court and its associated garage, now partially removed.

1. Early Residential Development (1880-1930)

a. *Wilshire Community Plan Area*²²

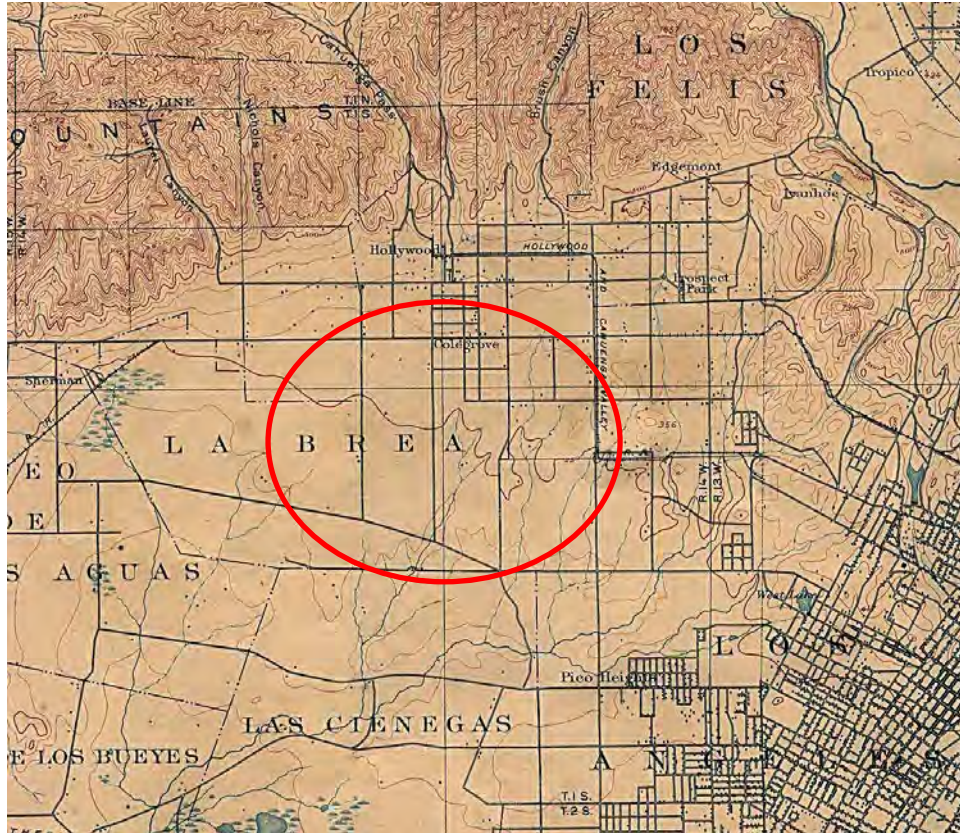
The Wilshire CPA is located in the central part of Los Angeles, west of Downtown. It is bounded generally by Rosewood Avenue and Melrose Avenue to the north; 18th Street, Venice Boulevard and Pico Boulevard to the south; Hoover Street to the east; and the city's irregular western boundary to the west. The Wilshire CPA comprises multiple neighborhoods with their own distinct identities, including the areas commonly known as (roughly from east to west) Wilshire Center, Koreatown, Windsor Square, Hancock Park, Larchmont, Mid-Wilshire, Mid-City,

²¹ http://preservation.lacity.org/sites/default/files/Guide%20for%20Professionals%20Using%20the%20Historic%20Context%20Statement_Jan%202016_0.pdf, accessed January 5, 2017.

²² Architectural Resources Group. SurveyLA Los Angeles Historic Resources Survey, Historic Resources Survey Report, Wilshire Community Plan Area. Publication. Los Angeles: Department of City Planning, Office of Historic Resources, 2015.

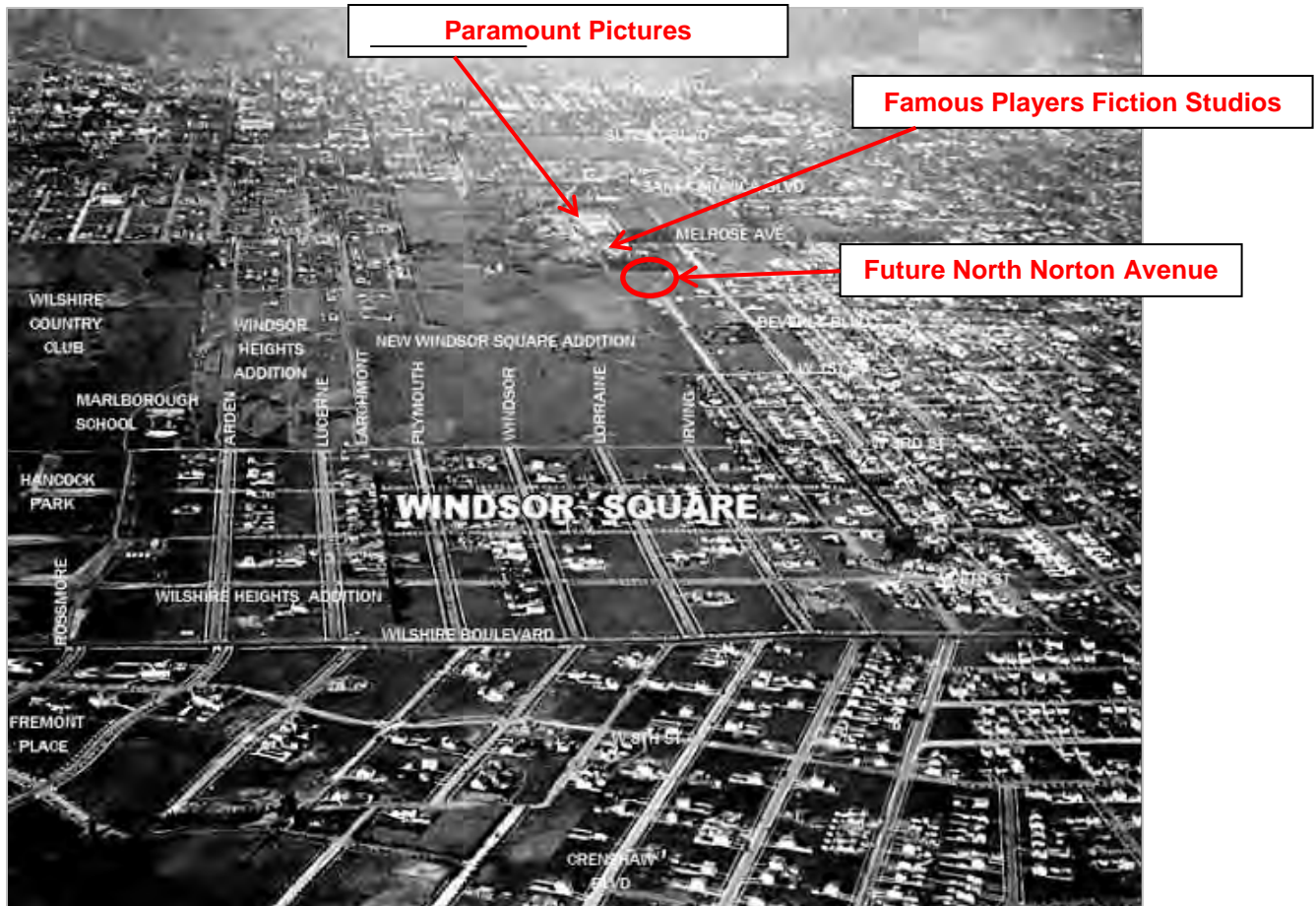
Miracle Mile, Beverly Grove, Fairfax, Carthay, and Pico-Robertson. Each contains a diverse mixture of architectural styles and property types.

The 400 block of North Norton Avenue is located in the neighborhood known as Larchmont, adjacent to Windsor Square and Hancock Park. The 1906 and 1919 Sanborn maps labeled this area as Colegrove; a 1902 topographic map located the zone south of the emerging town of Hollywood and within the developing lands of the Rancho La Brea. **(Figure 3)** By 1910 Colegrove had been annexed by the growing metropolis of Los Angeles and, by 1918, the formerly agricultural lands can be seen filling in with residential development as part of the rapid growth of the Wilshire District to the south, Hollywood to the north, and a more complete streetcar system that enabled commuter suburbs. The area that would become North Norton Street is circled in red, located just north of an expanding Windsor Square and just south of two major movie studios that had also begun to build their campuses as early as 1915, Famous Players Fiction Studios (now Raleigh Studios) and Paramount Pictures, the two located on either side of Melrose Boulevard. **(Figure 4).**



SOURCE: <http://windsorsquarelosangeles.blogspot.com>

Figure 3
1902 topographic map indicating the location of Colegrove, the area that would develop to contain North Norton Avenue



SOURCE: <http://windsorsquarelosangeles.blogspot.com>

Figure 4
 Northerly view over Windsor Square, circa. 1918
 (location of future 400 block of North Norton Avenue
 indicated by red arrow)

The neighborhood now known as Windsor Square first developed in 1911 as an exclusive subdivision of large houses on large lots between Wilshire Boulevard and Third Street. Larchmont Boulevard was established in 1920 to be the main street for Windsor Square. As the neighborhood expanded it came to include new developments like New Windsor Square and Windsor Heights to the north. The new Larchmont business district and its streetcar line was connected by an extension of the Sixth Street line to the larger Los Angeles Railway network.

Between 1920 and 1930, block upon block of automobile suburbs emerged from Mid-Wilshire to Beverly Fairfax. Much of this development filled in zones around the large grand houses with single- and multi-family Craftsman neighborhoods, numerous bungalow courts, tall brick apartment houses, and abundant duplexes and fourplexes. The open agricultural land dotted with oil derricks that once characterized the entire area between Los Angeles and Santa Monica would soon become densely developed residential and commercial districts. The vast western expansion that occurred in the 1920s and 1930s is shown in the map below in the mustard-colored zone. The area around North Norton Street is outlined for reference. **(Figure 5)**



SOURCE: SurveyLA Historic Resources Survey Report: Wilshire Community Plan Area

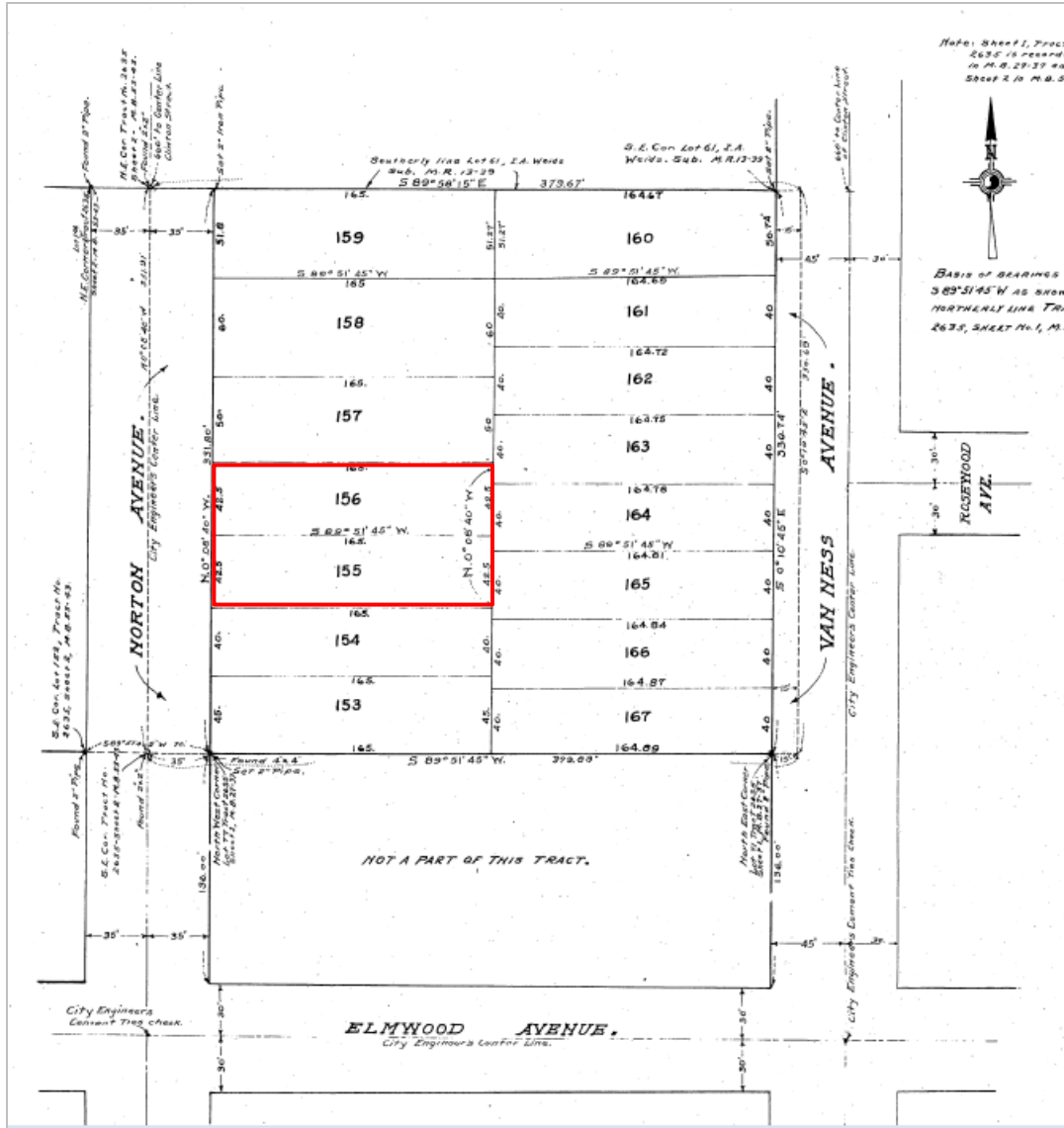
Figure 5
Wilshire Community Plan Area Development Chronology

b. Tract No. 2635, I. A. Weid Subdivision

The subject property is situated within Tract No. 2635, a subdivision of a part of Lot 62, in the I.A. Weid Subdivision of the S.E. ¼ of Section 14, T.I. 5, R.14W, S.B.M. recorded in February 1923 by Title Insurance and Trust Company and Hellman Commercial Trust and Savings Bank. The tract, laid out fifteen rectangular lots measuring between 40' and 60' in width and approximately 165 feet in depth between Van Ness Avenue and North Norton Avenue, to the east and west, and mid-block above Elmwood Avenue to the south. The Bungalow Court would come to occupy lots 155 and 156 adjacent to the north. The Tract Map is excerpted in **Figure 6** below and shown in full in the Appendix.

Ivar A. Weid (1837–1903) was a Los Angeles pioneer who invested heavily in real estate obtaining large holdings in Hollywood, Caheunga, Santa Monica, and downtown. He was also among the early organizers of the Hollywood streetcar lines that were sold to and incorporated into the Los Angeles and Pacific Electric Railroad Company. After his death, his sons continued to be active in real estate. The Weid subdivision represents the development of part of the family's ranchlands at the western edge of their Cahuenga holdings. Ivar Street in Hollywood was named after him and Selma Avenue after his daughter.²³

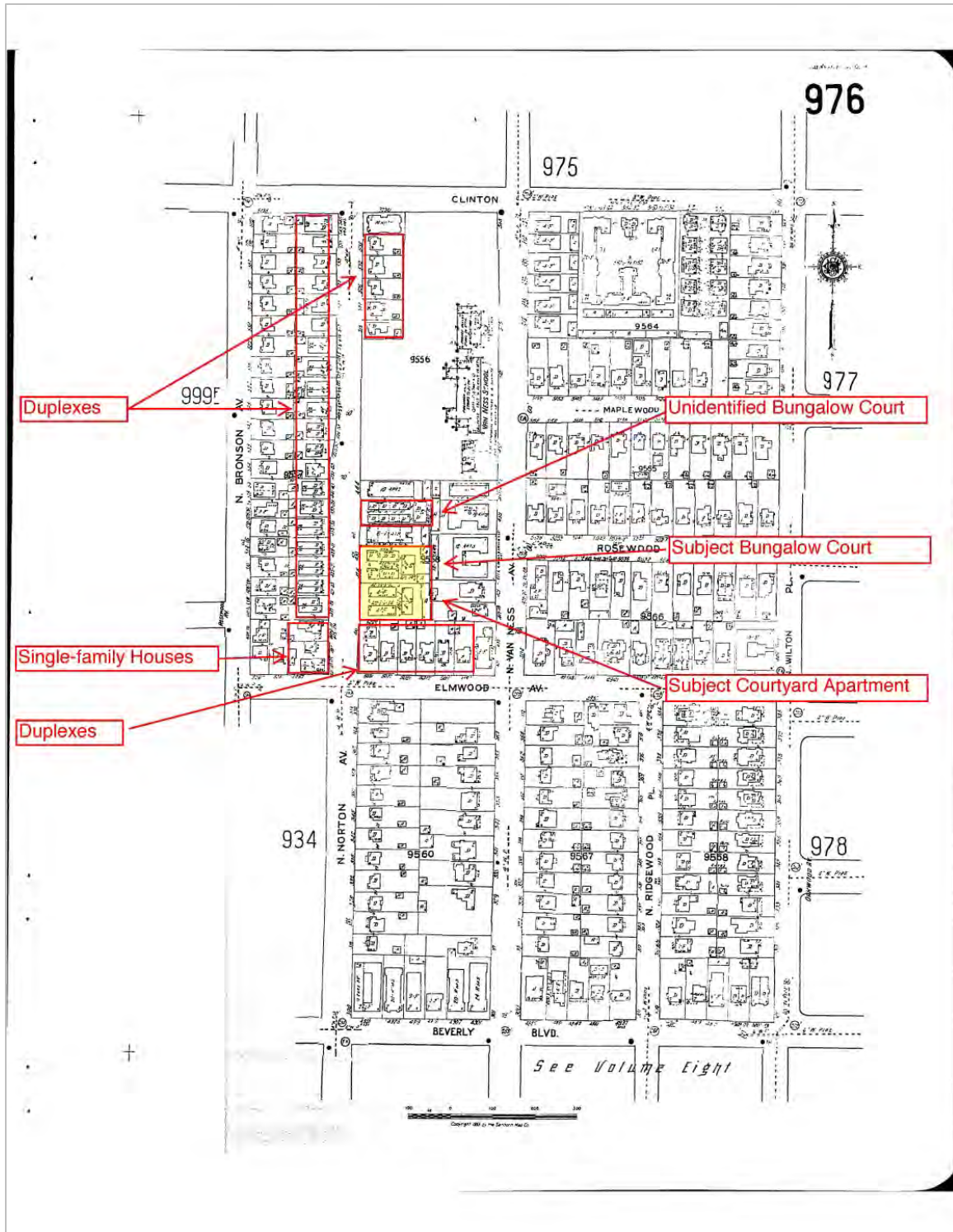
²³ "Weid, Ivar A. October 23, 1837 - August 25, 1903." Los Angeles-San Francisco County CA Archives Biographies. Accessed February 12, 2017. <http://files.usgwarchives.net/ca/losangeles/bios/weid1035gbs.txt>



SOURCE: Department of Public Works

Figure 6
 Tract 2635, a Subdivision of a part of Lot 62, I.A. Weid's Subdivision of the S. E. ¼ of Sec.14, T.15, R.14W, S.B.M as recorded in Book 13, Page 39, Miscellaneous Records of Los Angeles County, subdivided 1923, with subject property outlined in red

An analysis of the 1955 Sanborn Map shows that the tract was completely built out by that time, primarily with multi-family dwellings and with part of the tract at the north given over to the Van Ness School. (Figure 7). A construction chronology for the 400 block of North Norton Avenue shows that 26 of the 30 properties were constructed between 1923 and 1927 with only four constructed after 1927. (Figure 8). The block contains a small number of single family homes toward its north and south ends and the east side of the Van Ness School with numerous duplexes and fourplexes in between plus several small apartment buildings, two bungalow courts, and one courtyard apartment.



SOURCE: LAPL

Figure 7
 Sanborn Map, volume 9, sheet 976, 1906 (updated 1919 and 1955) depicting area surrounding subject property in 1955



SOURCE: ESA

Figure 8
Construction chronology for the 400 block of North Norton Avenue

2. The Bungalow Court (1910–1939)

The bungalow court is a type of multi-family residential property native to Southern California born, at least partially, out of the spatial arrangement of early Los Angeles tenements. These were immigrant worker cottages lined up in horizontal rows, an early iteration of the bungalow court type, albeit built to a lower standard of construction and design than the bungalow courts that emerged in the early 20th century.

The first known bungalow courts had appeared by 1909. A sixteen (16) unit bungalow court was extant in Santa Monica by this time. The better known St. Francis Court was built in Pasadena in the same year by architect Sylvanus Marston (**Figure 9**). Although the bungalow court became a housing type commonly associated with the working class, St. Francis Court was aimed at well-off tourists looking for comfortable vacation rentals. The idea of the court type as vacation housing ultimately led to the creation of the motel, but the bungalow court also proved ideally suited to fulfill the housing needs of workers, retirees, and single women, groups in need of housing that fell somewhere in-between the single-family home and the apartment, in terms of both cost and lifestyle.²⁴

The bungalow court represented a marriage of two ideas, the courtyard building types brought from Europe (especially from Spain via Mexico) that suited the Southern California climate, and the bungalow, the small, single-family dwelling that made home ownership economically feasible for a large swathe of America's working class. This multi-family typology also responded to late 19th century opinions that the negative impacts of the Industrial Revolution could be countered by the benefits of green, open space and reasonably sized living quarters: "The coming of the bungalow caused widespread acceptance of the virtues of open space and landscape. The courts designed after 1910 reflected a strong concern with the architectural development both of the buildings and of the various aspects of the landscape."²⁵ The design of the bungalow court made the combination of a detached house surrounded with a garden a possibility for those who might otherwise have lived in an apartment building. They offered a compromise between the density and affordability of apartment life with the fresh air and space of a single-family home.²⁶

Bungalow courts in Southern California were built in a variety of styles, including Craftsman, Mission Revival, Spanish Colonial Revival, American Colonial Revival, and Tudor Revival. The character-defining features of the bungalow court include: a composition of multiple detached or semi-detached buildings, little or no accommodation of automobiles (early examples only) or a service zone often providing automobile access to the rear of units, unit entries open into the courtyard with front units possibly opening to the street, one story units, sitting on a single or double residential lot, and units oriented around a central common area.²⁷ Bungalow courts as a

²⁴ Karana Hattersley-Drayton, Historic Architecture Survey Report for "The Bungalow" Court Project Fresno, California, Prepared for the City of Fresno's Historic Preservation Program and the State of California Office of Historic Preservation, September 29, 2004, pg. 20.

²⁵ Polyzoides, Courtyard Housing in Los Angeles, 16

²⁶ Ross Chapin, Pocket Neighborhoods: Creating Small-Scale Community in a Large-Scale World (Newton, CT: The Taunton Press, 2011), 44-49.

²⁷ SurveyLA, Los Angeles Historic Context Statement Outline, Residential Development and Suburbanization, 1850-1980, The Bungalow Court, 1910-1939 (December 31, 2013), 71-72.

type have a number of general configurations; however few courts are alike and most have some original characteristics that contribute to the type as a whole.



SOURCE: Pasadena Museum of History

Figure 9
St. Francis Court, Pasadena

Because of the high volume of residential courts being constructed throughout Los Angeles County during the first three decades of the twentieth century, a number of prefabricated “kit” companies existed to develop designs that could then be ordered and delivered to the construction site. Just one company, Pacific Ready-Cut, manufactured over 40,000 homes and commercial buildings between 1908 and 1940, feeding this burgeoning market. While there were a number of ready-cut companies selling prefabricated homes in the United States during the early twentieth century, including the most popular Sears, Roebuck, and Company, in Southern California, Pacific Ready-Cut and California Ready-Cut Bungalow Company, were the primary ready-cut manufacturers and their designs were primarily in the Spanish Colonial Revival and Craftsman styles. No architect was credited with design of the subject Bungalow Court; it is possible that the simplistic and repetitive design and structure came from a catalog supplier.

In both the bungalow court, built-ins such as bookcases, secretaries, buffets, ironing boards, and breakfast sets as well as fireplaces were often included to increase efficiency and the appeal of each development.

The Bungalow Court retains the primary site and exterior characteristics of its type; the interior examples of built in elements have either been removed or substantially modified.

3. Spanish Colonial Revival (1915-1942)

The beginnings of Spanish Colonial Revival style architecture date to 1915, when it was introduced at the Panama-California Exposition in San Diego. **(Figure 10)** It became one among the many period revival styles that grew in popularity just after World War I. Many architects found Southern California the ideal setting for this architectural style. Numerous publications argued for its predominance in the “Mediterranean environment” of California, including W. Sexton's *Spanish Influence on American Architecture and Decoration* (1926) and Rexford Newcomb's *The Spanish House for America Its Design, Furnishing, and Garden* (1927).



SOURCE: San Diego History Center, www.sandiegohistory.org

Figure 10
Spanish Colonial Revival architecture was featured at the Panama-California Exposition in San Diego, held from 1915-1917.

Architect Bertram Grosvenor Goodhue’s Spanish Revival structures for the Panama-California Exposition catalyzed a region-wide building trend that incorporated Spanish and Moorish influences and even supplanted the previously popular Mission Revival style. The many Spanish Colonial Revival and Mediterranean Revival commercial, civic and residential structures that were built became a key component in the forging of regional identity, since the style helped perpetuate powerful romantic myths about California’s origins tied to New Spain. Decorative elements that were appropriated from indigenous American cultures (Native American, Mayan, Aztec) were sometimes incorporated into these eclectic designs to infuse exoticism, along with a certain brand of perceived cultural authenticity. The typical identifying features of the Spanish Revival style are a low-pitched red tile roof with little or no eave overhang, the use of arches on

principal fenestration, stucco walls, and an asymmetrical facade.²⁸ The Spanish Colonial Revival is one of several period revival styles commonly applied to bungalow courts in the early 20th century.

4. Construction and Occupancy History of 424–430 North Norton Avenue

a. Construction History

The earliest Building Permits for the Bungalow Court at 424–430 North Norton Avenue are dated January 17, 1924. They record that two one-story single-unit, two one-story double-unit, and one two-story four-unit buildings were to be built as well as two garages. The single-family units were to contain three rooms and measure 24 x 27 x 12/1 story with a concrete foundation, plaster over wood lath, a flat composition roof with tile trim, plaster and ornamental plaster trim, and an interior with plaster and plain woodwork at a cost of \$2,000 each. The two-family units were to contain six-rooms and measure 46 x 27 x 12/1 story with the same materials at a cost of \$4,000 each. The four-family unit of the same materials was to measure 30 x 53 at a cost of \$8,500. One garage was to measure 18 x 36 x 10/1 story with 4 rooms at a cost of \$300 and the other was to measure 18 x 27 x 10/1 story with three rooms at a cost of \$225. Both were to have a concrete foundation, wood frame, plaster over wood-lath stucco exterior, a flat composition roof with plain trim, and an unfinished interior. The larger garage was described as a “locker” in the assessor record. The owner was noted as Bowen + Ettelson with only “day work” indicated for the contractor. No architect was recorded.

In the 1930s, two permits were issued to a new owner, Pacific Mortgage Guarantee. A permit in 1934 addressed patching and external waterproofing by contractor Standard Metal Weatherstrip for \$317. A permit in 1938 addressed the removal and replacement of magnesite²⁹ from the east (rear) elevation of the two-story building by Newfield Brothers, contractor, for \$195. What was removed or the scope of the removal is unclear. In 1939 a permit was issued for construction of a polygonal 18 x 8 x 14 x 8 single story addition to the south end of the existing 18 x 36 garage using a concrete foundation, vertical siding and a flat composition roof.

In 1947, two permits were issued to another new owner, N. H. Raymond, both using contractor Melville N. Siegal. An August 28 permit addressed the removal and replacement of 1,100 yards of lathing and plaster at a cost of \$3,000. An Assessor Building Report from November 1948 noted this repair as the re-stucco of “all”, “re-stucco of the exterior of 1 and 2 stories”. An October 1947 permit erected two new walls inside the double unit at 428 North Norton Avenue to create an extra bedroom, a dining room and closet partitioned off of the living room at a cost of \$500.

²⁸ David Gebhard, “The Myth and Power of Place,” in Canizaro, Vincent. ed., Architectural Regionalism: Collected Writings on Place, Identity, Modernity, and Tradition, (Princeton, NJ: Princeton Architectural Press, 2007).

Virginia Savage McAlester. A Field Guide to American Houses, (New York: Alfred A. Knopf, 2013), 520-534.

²⁹ Magnesite was historically used as a fireproofing and insulating material but could also be applied as an exterior stucco.

In 1955 the complex was fumigated and general termite work was carried out by contractor Matthew S. Smith for yet another new owner Mrs. Ruth Raymond at a cost of \$1,150. In 1970, the 16 x 28 x 12 garage at the southeast corner of the site was demolished and removed after a fire by Aladdin House Wrecking at a cost of \$220 for owner H. Ostrow. Finally, in November 2012, balconies with decks and doors were removed from the north and south ends of east (rear) elevation of the two-story unit; (whether these were located at both the first and second floors is not indicated) at a cost of \$2,000 for owner Charles and Renee Petlak Trustees, Petlak Family Trust.

A comparison of the historic Sanborn Map with a current aerial shows that the siting of the individual buildings in the Bungalow Court and their spatial relationship remains unchanged except for the removal of a garage in the southeast corner. This is the garage that was demolished after the 1970 fire. **(Figure 11)**



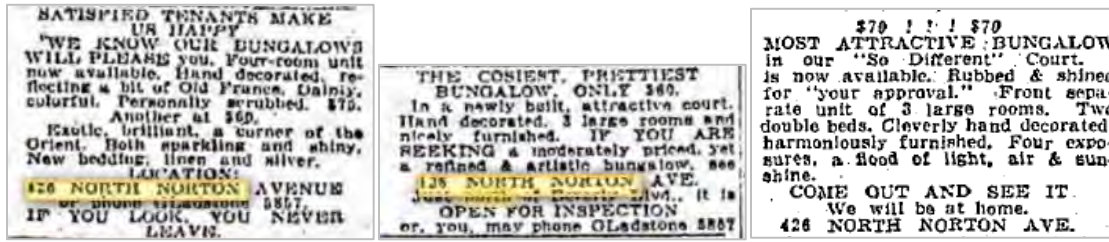
SOURCE: LAPL (left) and Google Maps (right)

Figure 11
Sanborn Map, volume 9, sheet 976, 1906 (updated 1919 and 1955) depicting 424-430 North Norton Avenue in 1955(left); current aerial photograph of site (right)

ESA PCR's site investigation found numerous additional alterations and repairs that had not been documented in the Assessor or Building and Safety record. At multiple locations the original double-hung wood windows have been replaced with jalousie and both metal and vinyl sliding- or double- hung units; at multiple locations the molding around window frames appears to have been replaced; in multiple locations the window openings have been reduced with stacked 2 x 4s to allow installation of a smaller window. Some window openings have been enclosed and new openings cut. Most unit entry doors have been replaced and metal security doors have been added. There is extensive patching of exterior plaster and of the original concrete paving. The original assessor building report noted that the exterior trim included ornamental plaster; any evidence of ornament has been removed, probably in the re-plastering of the Bungalow Court in 1948 or later.

Classified advertisements from the Los Angeles Times in 1925 and 1926 described the Bungalow Court as newly built, cozy and attractive as well as hand decorated, refined, artistic, and already furnished. One advertisement went further suggesting that the "dainty" and "colorful" bungalows may have been "themed" to reflect "a bit of Old France" or the exotic as a "corner of the Orient". Whether these descriptions address the interior or exterior character of the buildings is unclear

however their historic tidiness and attractiveness was leveraged to competitive advantage. (Figure 12)



SOURCE: Los Angeles Times, November 29, 1925 (left), February 21, 1926 (center), November 29, 1926 (right)

Figure 12
1925 and 1926 Los Angeles Times Classified Advertisements for 424-430 North Norton Avenue

TABLE 1
CONSTRUCTION HISTORY³⁰ FOR 424–430 NORTH NORTON AVENUE

Assessor Record Date	Permit Number	Permit Date	Owner	Architect/Engineer/Contractor	Value/\$	Description
	2848	1.17.1924	Bowen + Ettelson	Day work (C)	4000	1-story, 6-room, 46 x 27 x 12, wood-frame and stucco 2-family dwelling. Composition roof. 430¼ - 430½ North Norton Avenue. Lot 156 of Tract 2635, Sheet 3.
	2849	1.17.1924	Bowen + Ettelson	Day work (C)	4000	1-story, 6-room, 46 x 27 x 12, wood-frame and stucco 2-family dwelling. Composition roof. 424¼ - 424½ North Norton Avenue. Lot 155 of Tract 2635, Sheet 3.
9.8.1924	2849					Double 46 x 27, 1-story bungalow with concrete foundation, plaster over wood lath, flat composition roof with tile/trim, plaster and ornamental plaster trim, interior plaster and plain woodwork. Construction quality noted as special. Note: sketch plan attached to Building Report. Lot 155, Parcel 9, Sub-2
	2850	1.17.1924	Bowen + Ettelson	Day work (C)	8500	424¼ - 424½ North Norton Avenue 2-story, 12-room, 53 x 27, wood-frame and stucco 4-family dwelling. Composition roof. 426 - 426½ and 428–428½ North Norton Avenue. Lots 155 and 156 of Tract 2635, Sheet 3.

³⁰ The Construction History consolidates data from the Assessor Records and the Building Permits in a single table to portray the full chronology of the property’s development from 1924 through the present.

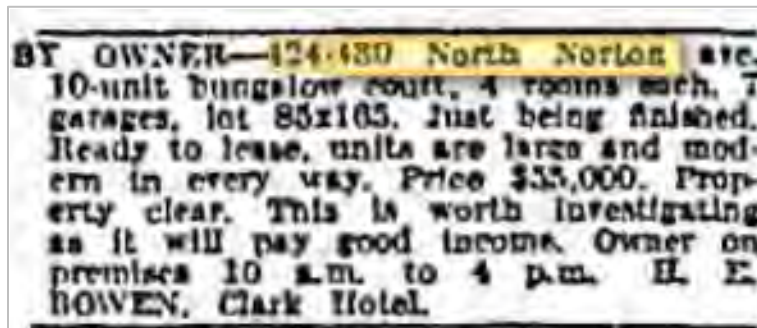
Assessor Record Date	Permit Number	Permit Date	Owner	Architect/ Engineer/ Contractor	Value/\$	Description
9.8.1924	2850					4-family 30 x 53 apartment with concrete foundation, plaster over wood lath, flat composition roof with tile/trim, plaster and ornamental plaster trim, plaster/paper and plain woodwork interior. Note: Sketch plan attached to Building Report shows 2 two-story porches attached at the north and south ends of the east/rear elevation. Lots 155 + 156, Parcel 9, Sub-3.
	2851	1.17.1924	Bowen + Ettelson	Day work (C)	2000	426-428 ¼ - 430 North Norton Avenue 1-story, 3-room, 24 x 27 x 12, wood-frame and stucco single-family dwelling. Composition roof. 424 North Norton Avenue. Lot 155 of Tract 2635, Sheet 3.
9.8.1924	2851					Single 24 x 27, single-story bungalow with concrete foundation, plaster over wood lath, flat composition roof with tile/trim, plaster and ornamental plaster trim, interior plaster and plain woodwork. Construction quality noted as special. Note: Sketch plan attached to Building Report. 424 North Norton Avenue. Lot 155, Parcel 9.
	2852	1.17.1924	Bowen + Ettelson	Day work (C)	2000	1-story, 3-room, 24 x 27 x 12, wood-frame and stucco single-family dwelling. Composition roof. 430¾ North Norton Avenue. Lot 156 of Tract 2635, Sheet 3.
	2853	1.17.1924	Bowen + Ettelson	Day work (C)	300	1-story, 4-room, 18 x 36 x 10, wood-frame and stucco garage. Cement floor, composition roof. 430 North Norton Avenue. Lot 156 of Tract 2635, Sheet 3.
9.8.1924	2853					Garage with concrete foundation, plaster over wood lath, flat composition roof with plain trim and unfinished interior. Note: Sketch plan attached to Building Record describes 18 x 36 building as a locker 430 North Norton Avenue. Lot 156, Parcel 9.
	2854	1.17.1924	Bowen + Ettelson	Day work (C)	225	1-story, 3-room, 18 x 27 x 10, wood-frame and stucco garage. Cement floor, composition roof. 424 North Norton Avenue. Lot 155 of Tract 2635, Sheet 3.
9.8.1924	2854					Garage: 1-story with concrete foundation, cement floor, plaster over wood lath, flat composition roof, with plain trim and unfinished exterior. Note: notes on Building Report indicate structure is gone by 1971; sketch plan has crossed out 18 x 27 structure. Lot 155, Parcel 9. 424 North Norton Avenue.

Assessor Record Date	Permit Number	Permit Date	Owner	Architect/ Engineer/ Contractor	Value/\$	Description
9.8.1924						Double 46 x 27, 1-story bungalow with concrete foundation, single story, plaster over wood lath, flat composition roof with tile/trim, plaster and ornamental plaster trim, interior plaster and plain woodwork. Construction quality noted as special. Note: sketch plan attached to Building Report.
9.8.1924						Parcel 9, Sub-1 428¼ - 428½ North Norton Avenue Single 24 x 27, single-story bungalow with concrete foundation, plaster over wood lath, flat composition roof with tile/trim, plaster and ornamental plaster trim, interior plaster and plain woodwork. Construction quality noted as special. Note: Sketch plan attached to Building Report.
	13759	10.16.1934	Pacific Mortgage Guarantee	Standard Metal Weatherstrip (C)	317	428 North Norton Avenue. Lot 156, Parcel 9. Sub-4. Patching and external waterproofing. 424-430 North Norton Avenue.
	10815	4.19.1938	Pacific Mortgage Guarantee	Newfield Brothers, Inc. (C)	195	Remove magnesite on east elevation of two-story 20 x 50 bungalow and replace as per L. O. Ordinance. 424-428 North Norton Avenue.
8.29.1938						Add to garage: one story with concrete foundation, vertical siding, flat composition roof. Note: Sketch plan attached to Building Report shows polygonal 18 x 8 x 14 x 8 addition to south end of existing 18 x 36 garage. 424-430 North Norton Avenue.
	24291	8.28.1947	Raymond	Melville N. Siegal (C)	3000	Lots 155 and 156, Parcel 9 Remove existing exterior plaster. Re-lath and plaster about 1,100 yards. 428 North Norton Avenue.
	26089	10.3.1947	N. H. Raymond	Melville N. Siegal (C)	500	Erect two new walls—one for extra bedroom, one for dining room and closet. Partition living room to provide living room and dining room for one unit and living room and dining room for other unit. Note: Sketch plan attached showing work to double unit. 428 North Norton Avenue.
		11.16.1948				Re-stucco exterior of 1 and 2 stories. Note: notes attached to Building Record say re-stucco all 428 North Norton Avenue. Lots 155 and 156.
	12347	4.22.1955	Mrs. Ruth Raymond	Matthew S. Smith (C)	1150	Fumigation and general termite work only. 424-430 North Norton Avenue.
	LA09441	5.26.1970	H. Ostrow	Aladdin House Wrecking (C)	220	Demolish 16 x 28 x 12 fire damaged garage. Note: Sketch plan attached shows damaged garage at southeast corner of site. 430 North Norton Avenue

Assessor Record Date	Permit Number	Permit Date	Owner	Architect/ Engineer/ Contractor	Value/\$	Description
	LA75592	11.25.2012	Charles + Renee Petlak Trustees, Petlak Family Trust	Owner (C)	2000	Remove existing deck and door, patch enclose. Note: Sketch plan attached shows two "balconies", one each at north and south ends of east/rear elevation 428 North Norton Avenue.

b. Occupancy and Ownership History for 424–430 North Norton Avenue

424–430 North Norton Avenue encompassed the addresses 424, 424-1/4, 424-1/2, 424-3/4, 426, 426-1/2, 428, 428-1/4, 428-1/2, 428-3/4, and 430. The first owners for 424–430 North Norton Avenue were listed as Bowen and Ettelson. Harry E. Bowen and Abraham Alcon Ettelson appear to have owned a Chevrolet dealership in San Diego and Studebaker dealerships in Riverside, and San Bernadino. Various advertisements in the Los Angeles Times and the Los Angeles Herald show that they had real estate offices at the Mission Inn in Riverside and the First National Bank Building in San Diego. Classified advertisements in the Los Angeles Herald from December 2, 1915 and May 5, 1916 show they were involved in Los Angeles real estate at an early date. As the Bungalow Court was reaching completion in May 1924, it was offered for sale in the Los Angeles Times over several weeks of advertising at an asking price of \$55,000. (Figure 13)



SOURCE: Los Angeles Times, May 1, 1924.

Figure 13
1924 Classified advertisement for sale of 424-430 North Norton Bungalow Court at \$55,000.

Building permits listed Pacific Mortgage and Guarantee Company as the owner from 1924-1938, Nathan and Ruth Raymond as owners from 1947–1955, H. Ostrow as the owner in 1970, and Charles and Renee Petlak as owners in 2012. No information was available on the Raymonds or H. Ostrow. The Petlak's appear to have also been the owners of the Apartment Court at 412–420 North Norton Avenue. They were holocaust survivors who met and married in Los Angeles in 1962.³¹

³¹ "Renee Petlak (Rubenstein): A Change of Luck." The 1939 Society. Accessed February 12, 2017. http://www.the1939society.org/wp-content/uploads/2014/04/IndestructableSpirit_Part4.pdf.

The only residents with potential significance were Tom and Dan Carrigan with their room-mate Paul Mahar listed in 1930 in Unit 428-3/4 and Mrs. Gertrude C. Orde listed in 1936 through 1939 in Unit 424-1/2; both were short term tenants and their contributions during the time of their residencies do not rise to the level of local or national significance. Tom and Dan Carrigan along with Paul Mahar, listed in the 1930 U. S. Census as ice hockey teachers, were Canadian hockey stars who played for the short-lived California Professional Hockey League (1927-1933) on the team known as the Hollywood Millionaires, renamed the Hollywood Stars in 1931.³² Dan Carrigan died in 1931.³³ Gertrude Orde (1901-1959) was a portrait artist who studied at the Minneapolis Institute of Art, Chicago Academy of Fine Arts, Art Institute of Chicago, and the Otis Art Institute. She moved to Los Angeles in the early 1930s and specialized in children's portraits. Her artwork appears to have been exhibited regularly in the 1930s³⁴ and she is listed, in 1939, as having a studio at Crossroads of the World.

IV. Evaluation

A. Historical resources identified

1. Previous Evaluations of the Subject Properties

424–430 North Norton Avenue was identified as an “excellent example(s) of (an) intact 1920s bungalow court in the Wilshire CPA, near the neighborhood of Windsor Square” by SurveyLA in the January 26, 2015, Wilshire Historic District, Planning District and Multi-Property Resources report. The subject property, in whole or in part, is not listed in the National Register, California Register, or HRI for Los Angeles County and has not been locally designated.

The area in which the subject property is situated has been evaluated by SurveyLA however, while representative of development patterns in the early twentieth- century, it did not meet the eligibility standards for identification as a potential district.

³² "All-Star Puck Team Selected." *Los Angeles Times*, April 7, 1931.

³³ "Tom Carrigan Dies After Long Illness." *Los Angeles Times*, July 30, 1921.

³⁴ "Gertrude Orde." askArt. Accessed February 18, 2017.

http://www.askart.com/artist/Gertrude_Cederstrom_Orde/108730/Gertrude_Cederstrom_Orde.aspx.

TABLE 2
OCCUPANCY HISTORY OF 424–430 NORTH NORTON AVENUE

YEAR	424	424-1/4	424-1/2	424-3/4	426	426-1/2	428	428-1/4	428-1/2	428-3/4	430
1925	Welding P. White						Mrs. Frances Platt Mrs. Sarah Willard	Elaine Cooke (wid. Wm.)	-Everett G. Bockius (sic) Claims Supt, Norwich Union Indemnity Co. -Ruth Backus (sic)	Wm. J. Leahy Bookkeeper First Securities Co.	John D. Marsh, Mgr. Pacific Oriental Trading Co.
1926	Leo C. Appleman, Insurance Agt.			John Andrews, Chauffeur			Mrs. Elizabeth Bell		Ruth C. Bockius, Stenographer		John D. Marsh, Mgr. Pacific Oriental Trading Co.
1928				Margaret E. McJechan (wid R.C.)			Wm. E. Smith, Signs			Stearns G. Clark	Guy E. Kierstead, Jeweler
1930 CENSUS	-Margaret Carrigan, Stenographer -Margaret Burfee, Bookkeeper	-Gertrude N. Neall, Cosmetician -Florence Lloyd, Saleslady Department Store		-Lottie Gilchrist, Interior Decorator -Elizabeth (daughter)	Thomas (Driver Autos) + wife (Accountant Studios) Hillock		Guy (Jeweler) + Hilda Kierstead		Davis W. (Teacher Private School) + Margaret Hale	-Tom J. Carrigan, Ice Hockey Teacher -Dan Carrigan, Ice Hockey Teacher -Paul Maher, Ice Hockey Teacher	-Frances Danielson -Rita (daughter)
1930	-Ezra P. Delson, Salesman -Eli Delson, Salesman -Ida Delson (wid. A.C.)				Mrs. Lotta M. Bilchrist, Interior Decorator		Guy E. + Hilda L. Kierstead			Earl + Joye Cuttingham, Bookkeeper	
1932	Olive L. + Foy Willett				Benjamin + Moe Hillock, Chauffeur County Mechanical Department		Guy E. + Hilda L. Kierstead				
1934	Wm. + Fannie McIlvain, Studioworker			Joseph Noriega	Mrs. Fern Erwin		Guy E. + Hilda L. Kierstead				Edwin D. + Margaret Cargill
1936	-Henry T. + Lorena Davis, Carpenter Ralph + Frances Dimmick, Salesman		Mrs. Gertrude C. Orde, Artist	Clinton L. Kuney, Studioworker			Emanuel J. Barton, Clerk		Linda Hefford (Wid. V.A.)	Walter C. (Salesman R.W.Pillin Organization) + Hallie W. Brown (clerk)	Lester W. Wilson, painter
1938	Mrs. Emma Shots			Harold W. + Margaret Cheshire, Painter	Clinton L. + Loa Kuney, Studioworker		-Edwin J. + Jane Barton, Chauffeur -Lydia Barton, Typist		Mrs. L.M. Woodruff, Stenographer		Lester + Eugenia Wilson
1939	Joseph E. + Emma Boll		Mrs. Gertrude C. Orde, Commercial Artist @ Crossroads of the World	Henry A. + Margaret Cheshire, Painter	Clinton L. + Zoe Kuney		Edwin J. + Jane Barton, Chauffeur		Joseph + Frances Skrivanek, Musician	Maurice E. + Katherine Jackson	Lester + Juanita Wilson
1940 CENSUS	Walter L. + Margaret Reeves, Salesman Wholesale Tires	-Thomas + Elsie Greeley, Deliveryman Cleaner + Dyer -Patricia Greeley, Daughter	Richard + Natalie Masty, Gardener Private Homes		Clinton + Lor Kuney, Watchman Studio Motion Pictures			-Robert + Moena Shaw, Metal Worker Sheet Metal Factory -Marvin (Son)	Morrice + Kate Krupnick, Housepainter		-Peter + Sylvia Lide -Lorraine (daughter)
1942			Mrs. Mary Capra		Thomas Greeley, Clothing Cleaner		Mrs. Rose Barton		Henry G. + Beatrice Friedman, Clerk	Minnie Shaver (wid. Bert)	
1961				Marjorie Trinchera	Catherine Carlyle					Anna Cooke	Wilson Lloyd
1963								Mrs. Daniel Schoof	R.D. Rokahr		Peter Sale

YEAR	424	424-1/4	424-1/2	424-3/4	426	426-1/2	428	428-1/4	428-1/2	428-3/4	430
1965								Mrs. Daniel Schoof	E. Hartleben		
1967		W. Shotsman		J. Buck		A.C. Stockton					T. Rea
1969	W.B. Odiron		D. Ryan		J. Buch		M.R. Hunter		J. Burt	E. Shaw	E.E. Erwin
1973						Wilfred B. Doiron				Jose tatlonghari	Ruben Flores
1987		Ke-In Nahm						Alonso Buitrago			

B. Evaluation of Potential Historical Resources within the Subject Property

1. Evaluation of 424–430 North Norton Avenue

a. *Architectural Description*

The subject property at 424-430 North Norton Avenue is situated on a rectangular lot on the east side of North Norton Avenue between Clinton Street to the north and Elmwood Avenue to the south. The parcel is oriented from east to west and is improved with a five-building Spanish Colonial Revival style Bungalow Court constructed in 1924. The Bungalow Court is set above the street on an elevated site accessed by an eight-step center stairway; this opens onto a central pathway and landscaped courtyard that bisects the complex. The five buildings are arrayed in a “U”: four single-story units are oriented perpendicular to the street and face inward onto the pathway and courtyard with the two-story fifth building spanning the rear of the property and facing the courtyard and the street beyond. The two units closest to the street are mirror-image singles, the two units at the middle of the complex are mirror-image doubles, and the two-story building at the rear is a four-family for a total of ten units on the site. A garage is located at the rear of the property and is oriented from north to south. (**Figure 14**)



SOURCE: ESA 2017

Figure 14

Primary elevation (west) facing east showing street façade (left) and primary façade (west) of rear building looking onto the landscaped courtyard (right)

The Bungalow Court at 424-430 North Norton Avenue, like its neighboring Courtyard Apartment, is unified by red color-infused concrete paving which, in some locations, has had the color renewed with paint or has been replaced with grey cement. This feature includes curbing at

the perimeter of the site along the sidewalk, service walkways, a paved walkway from the street to the sidewalk, the driveway, the main stair from the street into the complex, the paired central walkways through the complex framing planting beds, and the entry stairs in front of each building. This same paving material forms an elevated and shaped planter at the heart of the complex. At the sidewalk, the color-infused curbing in front of the Bungalow Court merges with the same material in front of the Apartment Court to suggest a unity between the two properties. **(Figure 15)**



SOURCE: ESA 2017

Figure 15
Details showing color infused concrete paving throughout site

Each of the buildings in the Bungalow Court uses a smooth stucco cladding and has a flat roof with a tile capped parapet and sits on a low concrete sill. The profile of the rooflines is minimally modulated to give definition to each building's image. Each of the building entries is above grade and accessed by low stairs and a mix of wood-frame double-hung and casement windows is used throughout; many of these have been repaired or replaced with a mix of vinyl, metal, or wood in jalousie, slider, and double-hung configurations without any predictable pattern. It appears that the exterior molding around window frames have been replaced almost completely throughout the Bungalow Court. The level of detail on the four-unit building is elaborate by comparison to the simplicity of the single and double units. **(Figures 16 and 17)**



SOURCE: ESA 2017

Figure 16
Entry elevation (west) on rear building facing east



SOURCE: ESA 2017

Figure 17
Entry elevation (west) on rear building (top) facing east;
entry elevations (north) on south single and double unit
buildings (facing southeast)

Each elevation of the two single unit buildings at 424-430 North Norton Avenue is identical however unpermitted alterations over time have changed some openings and details. In addition, the single units have a primary entry façade facing onto the courtyard and a primary street façade; these are treated differently and are described below. Their primary entry facade, in this case the north and south elevations, features a center entry with the shallow stairs below, a tile canopy above flanked by wood-frame double hung windows; attic vents are centered above the windows and crawl space vent openings are cut out at ground level on either side of the entry stairs. Metal security doors have been added and extensive patching of plaster has been completed (alterations). **(Figure 18)**



SOURCE: ESA 2017

Figure 18

Primary courtyard façade south facing north (left) and north facing south (right) on single unit front buildings

Each street façade (west) has two sets of paired wood double-hung multi-light windows, each surmounted by a shallow stucco and tile awning and, centered above that, a hooded attic vent. The placement of the windows is shifted inward towards the courtyard leaving the outer one-third of the elevation blank. Three basement vents are symmetrically placed along the wall above the base sill. **(Figure 19)** Three rectangular patches appear in the stucco beneath each window suggesting that decorative brackets have been removed (alteration). **(Figure 20)**



SOURCE: ESA 2017

Figure 19

Primary elevation at street (west) facing east showing single units with north unit (right) and south unit (left)



SOURCE: ESA 2017

Figure 20

Detail, street elevation (west) facing east on north unit showing removed detail.

The secondary (east) elevation includes three window openings: a large single double-hung window toward the courtyard, a smaller double hung window in the center on the south building and a smaller casement on the north building (alteration), and a group of three joined windows on both buildings that appear to new and to be placed in a new opening (alteration); on the north building these are single pane fixed windows and on the south building the window opening has been shortened with stacked 2 x 4s and vinyl sliders installed . Again, extensive plaster patching is visible on this elevation. **(Figure 21)**



SOURCE: ESA 2017

Figure 21
Secondary elevation (east) facing south (left) and north (right)

The rear elevations (south on the south unit, north on the north unit) are arranged as three evenly spaced double hung windows with a door opening and a two-step stair at the east corner of each unit. The doors have been replaced (alteration). An attic vent is placed above the window adjacent to the door and two basement vents at the base above the sill; a rain scupper and drainpipe is located vertically in the center of the elevation. Extensive deterioration and plaster patching is visible. **(Figure 22)**



SOURCE: ESA 2017

Figure 22
Rear elevation south unit (south) facing west (left); rear elevation north unit (north) facing southeast (right)

Each elevation of the two double unit buildings is also similar however unpermitted alterations over time have changed some openings and details. Their primary entry facade, in this case the

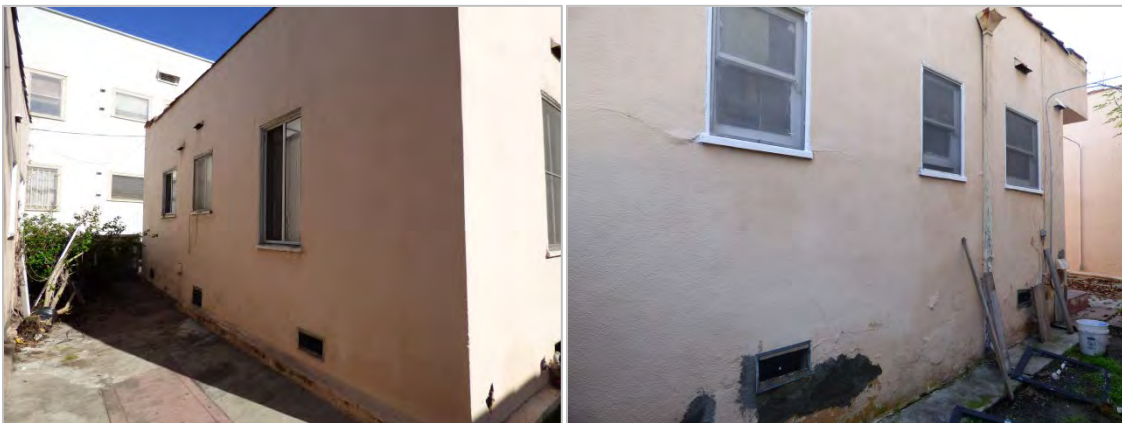
north and south elevations, simply doubles the elevation of the single units providing two entry doors with shallow stairs below and a tile canopy above flanked by wood-frame double hung windows; attic vents are centered above the windows and crawl space vent openings are cut out at ground level on either side of the entry stairs. Metal security doors have been added on several front doors and the front doors appear to have been replaced (alterations). Extensive plaster patching and repair is visible along this wall (alterations). **(Figure 23)**



SOURCE: ESA 2017

Figure 23
Primary facade (south) on north building looking east (left); primary façade (north) on south building looking east (right)

The secondary (west) elevation has three window openings with attic vents above and basement vents below. On the north building, the opening near the courtyard has been enlarged and a casement window installed. Extensive plaster deterioration and patching as well as cracking is visible, especially on the south building. **(Figure 24)**



SOURCE: ESA 2017

Figure 24
Secondary elevation (west) on north building looking east (left) and on south building looking east (right)

The secondary (east) elevations likewise include three window openings: a large single double-hung window toward the courtyard with two smaller double hung windows behind. Again, hooded attic vents are cut in above the two rearmost windows and basement vents are placed at the base just above the sill. Extensive plaster deterioration and patching is visible on this elevation. **(Figure 25)**



SOURCE: ESA 2017

Figure 25
Secondary elevation (east) on north building looking north (left) and on south building looking north (right)

The rear elevations (north on the north unit, south on the south unit) are arranged with two doors at the center of each unit flanked by narrow double hung units flanked by a larger window opening on the inboard side and a smaller square opening on the outboard side. The large window openings appear to have been modified and the end windows have been infilled with replacement casements (alterations). Three attic vents are placed symmetrically and basement vents are placed at the base just above the sill. Two rain scuppers and drainpipes are located vertically toward the center of the elevation. Extensive deterioration and plaster patching is visible along the walls and at the sills (alterations). **(Figure 426)**



SOURCE: ESA 2017

Figure 26
Rear elevation (north) on north building looking east
(left) and rear elevation (south) on south building
looking west (right)

The two-story four-unit building at the back of the lot at 424-430 North Norton Avenue uses the same materials as the single-story units but has applied them in a more elaborate fashion on the front façade (west). This elevation is arranged around a center entry placed above grade and accessed by a low color-infused concrete stair. The arched door opening features a fan light and a frame surmounted with a sloped tile roof beneath a grouped window set into a recess behind the plane of the primary wall. To the right and left of this entry are large scale openings holding four grouped windows each on both floors. A shallow stucco canopy with a tiled roof extends over the upper windows. These are tall casement windows with multiple lights above and a single pane below. It appears that several of these casement windows have been replaced on the second floor to the north (alteration). A single double-hung window is placed on each floor toward the end of each wall. A rain scupper and drainpipe are placed vertically between the casement windows and the double hung windows. Extensive deterioration and patching of plaster is visible. **(Figure 27)**



SOURCE: ESA 2017

Figure 27
Rear elevation (north) on north building looking east
(left) and rear elevation (south) on south building
looking west (right)

The secondary elevation (south) features a single large double hung window toward the courtyard on the first and second floor, two smaller square openings in the middle filled with wood double-hung windows and one slider window (alteration), and two small double hung windows toward the rear of the wall. A vertical pipe is mounted on the wall near the center of the elevation. Hooded attic vents are visible at the top of the wall and basement vents at the bottom. **(Figure 28)**



SOURCE: ESA 2017

Figure 28

Rear elevation (north) on north building looking east (left) and rear elevation (south) on south building looking west (right)

The rear elevation (east) features three door openings placed symmetrically at the ends and center of the elevation with an asymmetrical arrangement of wood- and vinyl-frame double-hung and slider windows along both the first and second floors. The doors at either end have been replaced (alteration) with a screen door added at the southern end and both are accessed via simple concrete risers. The center door communicates with the center hall. Hooded attic vents and basement vents just above grade are visible. The majority of the windows on this elevation have been replaced and it appears that some new openings have been added. The removal, enclosure, and patching of decks and doors at either end indicated in a 2012 building permit is visible under the plaster patching. Extensive delamination of plaster and patching as well as cracking is visible on this wall. **(Figure 29)**



SOURCE: ESA 2017

Figure 29
Rear elevation (east) on rear building looking west

The secondary elevation (south) is a mirror image of the north elevation. Updates and changes that have added a vinyl double hung window and a reduction of the frame using stacked two-by-fours to accommodate a slider are visible on the first floor; a jalousie infill is visible on the second floor (alterations). **(Figure 30)**



SOURCE: ESA 2017

Figure 30
Secondary elevation (south) on rear building looking west

The interiors of the individual units have altered by incremental change over time, by deterioration, and by numerous poorly-executed repairs. There are significant areas of plaster failure and water intrusion, changes to wall openings, replacement of fixtures, and repairs and replacement of flooring and ceilings. **(Figure 31)**



SOURCE: ESA 2017

Figure 31
Typical interior conditions

Bathrooms and kitchens have been replaced or updated in a manner that compromises their integrity. **(Figure 32)**



SOURCE: ESA 2017

Figure 32
Typical bathroom replacement and kitchen upgrade

Several units retain their original spatial configuration and most retain their coved ceiling in the living rooms. In addition, partial elements of the original built-in furnishings remain in two of the units. **(Figure 33)**



SOURCE: ESA 2017

Figure 33
Original room configuration with coved ceiling and benches in original inglenook, table removed

Windows and window frames have been changed throughout the complex, adding jalousie as well as metal and vinyl sliding units in place of what were originally a combination of double-hung and casement types. **(Figure 34)**



SOURCE: ESA 2017

Figure 34
Altered windows and window frames (above); original window and frame types (below)

The two-story building retains its center entry stair and the tile landing at its base. **(Figure 35)**



SOURCE: ESA 2017

Figure 35

Entry stair and tile landing at the rear two-story building

b. Significance Evaluation for 424–430 North Norton Avenue

ESA evaluated the subject property under the following historical and architectural themes: Early multi-family residential development in Los Angeles in the Wilshire Community Plan Area and the Wied’s Subdivision, the Bungalow Court property type, and the Spanish Colonial Revival style. ESA also conducted research on the history of the Bungalow Court, and on its construction and occupancy history. The period of significance assigned to the Bungalow Court is 1924, its year of construction.

424–430 North Norton Avenue was identified as “excellent example(s) of (an) intact 1920s bungalow court(s) in the Wilshire Community Plan Area (CPA), near the neighborhood of Windsor Square” by SurveyLA in the January 26, 2015 Wilshire Historic Districts, Planning Districts and Multi-Property Resources Report. The subject property, in whole or in part, is not listed in the National Register, California Register, or HRI for Los Angeles County and have not been locally designated.

The street and neighborhood in which the subject property is situated was also evaluated by SurveyLA however, while representative of development patterns in the early twentieth- century, only one other building on the street—the adjacent Courtyard Apartment—was identified as potential resource and neither the street nor immediate neighborhood met the eligibility standards for identification as a potential district.

As explained below, ESA PCR found the Bungalow Court ineligible under all of the applicable federal, state, and local criteria due to a lack of significance and integrity; it does not appear to be associated with significant events or the productive lives of historic personages and lacks architectural significance. Moreover, there is no evidence to suggest that any alterations have acquired significance.

Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

- **National Register Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history.
- **California Register Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- **Los Angeles Historic Cultural Monument Criterion:** The proposed site, building, or structure reflects or exemplifies the broad cultural, political, economic, or social history of the nation, state, or City (community).

The subject property at 424-430 North Norton Avenue was historically associated with the early residential development of the greater Wilshire District including the Larchmont and Windsor Square neighborhoods and the smaller Tract No. 2635, a subdivision of a part of Lot 62, in the I. A. Weid Subdivision recorded in February 1923 by Title Insurance and Trust Company and Hellman Commercial Trust and Savings Bank. The seven lots in the Weid Tract along Norton Street were all developed between 1923 and 1926. Of the remaining 23 lots on the 400 block of North Norton Street 19 were developed between 1923 and 1927 with only four lots developed after 1927. The area is representative of the quick and vast western expansion of the greater Wilshire district in the 1920s and 30s made possible by a growing streetcar system and individual automobile ownership. This growth constructed new neighborhoods of bungalow courts, apartment houses, and abundant duplexes and fourplexes of just the types located on North Norton Avenue and on the adjoining streets, typically including rear garages and curb cuts.

The Bungalow Court, retains its original configuration and the character defining elements typical of its typology: design in a Period Revival style, multiple detached or semi-detached buildings with a two-story building at the rear, individual unit entries opening directly onto a courtyard, orientation around a central common area—in this case a landscaped courtyard. Later examples may accommodate automobiles—in this case a driveway with parking in the rear and a curb cut at the street. The property's historical setting is largely intact with the exception of several newer buildings at the southern end of the 400 block.

The subject Bungalow Court and the adjacent multi-family improvements of duplexes, fourplexes, bungalow courts and apartments along North Norton Avenue followed the general development patterns of the larger Wilshire District area, but while it is representative of larger historical development patterns SurveyLA did not feel North Norton Avenue met eligibility standards for identification as a potential district. This neighborhood was developed in proximity to movie studios but research in census records and city directories found no strong significant associations at the subject property or on North Norton with the movie industry. Research shows that North Norton Avenue was occupied during the period of significance by a fairly diverse and transient community of working people. While Jewish occupants appear to be among this group, ESA PCR found no strong significant associations at the subject property with significant events or patterns in the community or Jewish history in Los Angeles during the period of significance. Our research shows that the community of working people residing at the subject property and on

North Norton Avenue was part of the general social fabric but did not lead or influence events or patterns of history.

Therefore, the subject property is found ineligible for listing under National Register Criterion A, California Register Criterion 1, and the Los Angeles Historic Cultural Monument Criterion.

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

- **National Register Criterion B:** Is associated with the lives of persons significant in our past.
- **California Register Criterion 2:** Is associated with the lives of persons important in our past.
- **Los Angeles Historic Cultural Monument Criterion:** The proposed site, building, or structure is identified with historic personages or with important events in the main currents of national, state, or local history

A thorough review of the available ownership and occupancy history for 424 - 430 North Norton Avenue as well as a review of the Los Angeles Times indicates that the Bungalow Court is not associated with the productive lives of historic personages or with important events significant in national, state, or local history. The Bungalow Court accommodated numerous short term residents who overwhelmingly held service, sales, and administrative jobs. Despite the property's adjacency to the movies studios it appears that few of the tenants worked in the film industry. There does not appear to be a pattern of ethnic, religious, or employment identity associated with the tenants. **Therefore, the subject property is found ineligible for listing under National Register Criterion B and California Register Criterion 2, and Los Angeles Historic Cultural Monument Criterion.**

Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

- **National Register Criterion C:** Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- **California Register Criterion 3:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- **Los Angeles Historic Cultural Monument Criterion:** The proposed site, building, or structure embodies certain distinguishing architectural characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction; or the proposed site, building, or structure is a notable work of a master builder, designer, or architect whose individual genius influenced his age.

The Bungalow Court at 424-430 North Norton Avenue does not embody the distinguishing architectural characteristics of an architectural-type specimen, and it is not inherently valuable for a study of a period style or method of construction. The subject property is presently improved with a five-building Bungalow Court and garage built in 1924 and designed in the Spanish Revival style popular in Los Angeles between 1915 and 1942. The Bungalow Court retains most of the features characteristic of its typology: design in a Period Revival style, multiple detached or semi-detached buildings with a two-story building at the rear, individual unit entries opening directly onto a courtyard, orientation around a central common area—in this case a landscaped courtyard. It also incorporates elements to accommodate automobile ownership - a driveway with parking in the rear and a curb cut at the street. The individual buildings retain their distinctive massing and site relationship. Despite its adherence to the typology, the subject Bungalow Court is a utilitarian and undistinguished version of its type, constructed as an investment property to serve as a functional and marketable shelter.

While it is designed in the Spanish Revival style, it maintains only the two most basic elements of that aesthetic: a stucco envelope, which has been replaced with a newer surface and apparently lost its original distinctive ornamental details, and a roof and parapet with tile capping. It lacks the other treatments that might characterize a more sophisticated or interesting version of the style such as wrought iron, tile, an asymmetrical treatment of the wall planes and volumes, etc. In fact, at the two story rear building, the design has introduced a colonial sidelight door with a fan light as the focal point. The Bungalow Court's overall simplicity and its stylistic dilution at the rear building make it a nominal version rather than a good version of its style.

The proposed Bungalow Court is not a notable work of a master builder, designer, or architect whose individual genius influenced his age. No architect was identified for the Bungalow Court and the original permits note that construction was carried out by day labor. The buildings exhibit the lowest quality of construction and detail so there is no association with a representative approach to construction or association with a master architect.

The Bungalow Court has the distinctive characteristics of its type and period however these are realized at merely a utilitarian level; it represents the most simplistic version of the Spanish Revival style, achieving this description only because it uses stucco and tile without applying any additional character defining features of the aesthetic; it was built with day labor with elementary details that do not represent an interesting or exemplary approach to this building type.

Therefore, the subject property is found ineligible for listing under National Register Criterion C, California Register Criterion 3, and the Los Angeles Historical Cultural Monument Criterion.

Archaeology

- **National Register Criterion D.** It yields, or may be likely to yield, information important in prehistory or history.
- **California Register Criterion 4.** Has yielded, or may be likely to yield, information important in prehistory or history.

The potential to encounter archaeological or Native American resources on the subject property at 424-430 North Norton Avenue is considered remote. Moreover, research indicates that there were no improvements on the parcel prior to the construction of the Bungalow Court and garage on the subject property. Therefore, the subject property is found ineligible or listing under National Register Criterion D and California Register Criterion 4.

c. Integrity Analysis for 424–430 North Norton Avenue

The National and California Registers have specific language regarding integrity. Both require that a resource retain sufficient integrity to convey its significance.³⁵ In accordance with the guidelines of the National Register, integrity is evaluated in regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The property must retain, however, the essential physical features that enable it to convey its historic identity.

Furthermore, National Register Bulletin 15 states,

A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.³⁶

The California Register requires that a resource retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance.

OHR has developed eligibility standards that define what integrity aspects a historical resource should retain in order to be considered eligible in association with historical themes.

A property significant under the theme of Early Multi-Family Residential Development (1880-1930) should retain integrity of location, feeling, association, and materials from the period of significance. Properties significant under the Bungalow Court theme (1910-1939) should retain integrity of location, design, setting (must retain the relationship between the units and the courtyard), and materials (some materials may have been altered/removed) from the period of significance.

Location

The Bungalow Court at 424-430 North Norton Avenue has not been moved. **Therefore, the subject property is found to retain integrity of location.**

Setting

The original setting of the Bungalow Court at 424-430 North Norton Avenue is intact with the buildings and most of the hardscape for the site unchanged since the period of significance. In

³⁵ National Register Bulletin 15, p. 44.

³⁶ Ibid, 15, p. 46.

addition, the early twentieth-century character on the 400 block of North Norton Avenue is intact except at the southern end of the block and across the street to the south of the Bungalow Court: the property at the southeast corner of the block is a multifamily apartment building constructed in 1958, and three houses on the southwest side of the street to the immediate north of Elmwood have been changed—one updated after 1934 and two built after 2015. **Because the erosion of the context is limited to only four properties on the street, each of them to the south of the Bungalow Court, and because the context on the rest of the street and on the site remains intact, the subject property is found to retain integrity of setting.**

Design

The Bungalow Court at 424-430 North Norton Avenue was designed in the Spanish Revival style popular in Los Angeles between 1915 and 1942. It retains most of the features characteristic of its typology: design in a Period Revival style, multiple detached or semi-detached buildings with a two-story building at the rear, individual unit entries opening directly onto a courtyard, orientation around a central common area—in this case a landscaped courtyard and the added treatment of all site paving with color infused concrete. It also incorporates elements to accommodate automobile ownership - a driveway with parking in the rear and a curb cut at the street. The individual buildings retain their distinctive massing and site relationship. The Bungalow Court adopts two of the most simplistic elements of the Spanish Revival style, the use of stucco and tile as a roofing material without incorporating other materials or approaches that are found on more sophisticated versions of the style—an asymmetrical treatment of the volumes and roof planes or the integration of wrought iron and decorative tilework. Further, the design of the center entry on the rear building at the focal point of the Bungalow Court is not Spanish Revival but, rather, a Colonial Revival entry surrounded by several nominal Spanish Revival elements—stucco canopies with tile roofs—and a slightly recessed wall plane that is unrelated to any style.

The aesthetic impact of the buildings is further compromised by the replacement of their original stucco surface, the loss of what was described in 1924 as “ornamental plaster trim” on the building envelope, and the removal of decorative brackets under each of the four front windows at the street. Further, building permits indicate that the wall surface was removed and replaced at the rear elevation on the rear building in 1938, that an addition was made to the rear garage in 1938, that 1100 yards in the complex was re-lathed and re-plastered in 1947, that the complex was re-stuccoed in 1948 in a repair that seems to have removed what was described in the 1924 Assessor Building Report as “ornamental plaster trim” inherent to each building, that an original garage was burned and removed in 1970, and that existing decks and doors were removed from the rear of the rear building in 2000 (whether these elements were original is not clear). Our site visit indicated that unpermitted changes had been made to the windows on most elevations either by the replacement of window type within an original frame, the resizing of window openings to accommodate new windows, and the cutting of new window openings on secondary and rear elevations. Decorative wood timbers under each of the four windows at the street façade on the single-units have been removed and patched. Throughout, unit entry doors have been replaced and protected with added metal security doors. Throughout the complex, the concrete sill at the base of each building and the stucco envelope is deteriorated, cracked and broken, or flaking from envelope water penetration, and each has been patched repeatedly and with layers of

inappropriate materials. The color-infused site paving has likewise been broken up, cracked, and then patched with mismatched cement that detracts in both color and texture from the original surface. Finally, the original interiors of each unit have had walls repositioned, built-ins removed, and walls resurfaced. **Taken together, the simplicity and dilution of the original design, changes to the buildings' original character, and the loss of original building fabric to replacement, inexpert repair, and deterioration the subject property is found to lack integrity of design.**

Materials

As discussed above, the Bungalow Court at 424-430 North Norton Avenue has lost its original stucco finish, its original ornamental plaster trim, and decorative brackets under each of the four windows on the front street elevation. In addition, changes had been made to the windows on most elevations either by the replacement of window type within an original frame, the resizing of window openings to accommodate new windows, and the cutting of new window openings on secondary and rear elevations. Unit entry doors have been replaced and protected with added metal security doors. Throughout the complex, the concrete sill at the base of each building and the stucco envelope is deteriorated, cracked and broken, or flaking from envelope water penetration, and each has been patched repeatedly and with layers of inappropriate materials. The color-infused site paving has likewise been broken up, cracked, and then patched with mismatched cement that detracts in both color and texture from the original surface. Finally, the original interiors of each unit have had walls repositioned, built-ins removed, and walls resurfaced. **As a result of these alterations, the Bungalow Court in its current condition does not showcase its historic materials thus the subject property is found to lack integrity of materials.**

Workmanship

As discussed above, multiple changes have been made to the buildings' envelope, doors and windows, and interior. The changes are so complete and significant that the original workmanship from the period of significance is no longer visible. While some of these alterations fall within the acceptable range for consideration by survey LA, the changes to original window openings, the loss of the original stucco finish and ornamental plaster, and the loss of the decorative brackets at the street facade combine with material deterioration changes to obscure any sense of the original workmanship. **Therefore, the subject property is found to lack integrity of workmanship.**

Feeling

While aspects of the original Bungalow Court at 424-430 North Norton Avenue are intact -- it retains its original siting, scale, massing, and relationship among buildings and some of its materials such as its tile roofs, remnant paving, and select windows—the replacement of its stucco envelope, the removal of ornamental stucco, and the removal of decorative bracket elements at the street façade mean that the court no longer conveys its historic appearance. **Therefore, the subject fails to retain integrity of feeling.**

Association

Despite changes to some of the materials on the complex, the Bungalow Court retains its primary form and site elements as well as its sense of individual units within a complex meant to serve the middle class in a growing city who could equally access the nearby streetcar or their own automobile. It continues to convey its association with the early residential development of Windsor Square and Larchmont areas and the greater Wilshire district as well as the development of the Weid Subdivision. While a shell of its former self and a modestly realized example of its type, it also continues to convey its presence as a bungalow court in a modest version of the Spanish Revival style. **Therefore, the subject property is found to retain integrity of association.**

Summary

As summarized in Table 6, below, the subject property at 424-430 North Norton Avenue retains integrity of location, setting, and association. It does not retain integrity of design, materials, workmanship, or feeling.

SurveyLA requires properties significant under the theme of Early Multi-Family Residential Development (1880-1930) to retain integrity of location, feeling, association, and materials from the period of significance. Properties significant under the Bungalow Court (1910-1939) theme should retain integrity of location, design, setting (must retain the relationship between the units and the courtyard), and materials (some materials may have been altered/removed) from the period of significance.

The property's failure to retain integrity of design, materials, workmanship, and feeling indicate that the Bungalow Court fails to meet the standard of integrity required for designation by SurveyLA.

TABLE 3
INTEGRITY MATRIX : 424 - 430 NORTH NORTON AVENUE

	Early Multi-Family Residential Requirements	Bungalow Court Requirements	Retains	Does not Retain
Location	X	X	X	
Design		X		X
Setting		X	X	
Materials	X	X		X
Workmanship				X
Feeling	X			X
Association	X		X	

C. Conclusion

ESA PCR found the Bungalow Court is an altered and undistinguished example of its Spanish Colonial Revival style and is of low quality in terms of design, construction and materials. The

generic design of the one-story bungalows in particular indicates they may have been built from a kit. There is no architect of record for the Bungalow Court which was designed and built as an investment property by unknown local “day workers” and developed by business partners Bowen & Ettelson who were car dealers.

Furthermore, the Bungalow Court retains only partial integrity of design, workmanship, and materials; and although included in SurveyLA, when examined at the intensive level in a detailed survey of the entire property interior and exterior, it does not appear to meet the integrity thresholds for the bungalow court property type as established in SurveyLA. The HCM nomination for the Bungalow Court seems to indicate that the property has integrity, but ESA PCR’s intensive level survey found the property has been substantially altered. This discrepancy can be attributed to fact that ESA PCR had full access to the property for our survey whereas SurveyLA was completed from the public right of way and likewise Mr. Fisher may not have had full access to the property. Based upon our survey and research findings, the Bungalow Court does not appear to rise to the threshold of significance as an architectural type specimen or as an example of the Spanish Colonial Revival style. The Bungalow Court is of poor design, poor quality construction, and is altered and not intact. The associated neighborhood was surveyed but not included as eligible in SurveyLA. There is another more architecturally interesting and intact example of a Bungalow Court up the street only a few doors down at 432-442 Norton that was not identified by SurveyLA, which the Office of Historic Resources is looking into based upon our input.

The neighborhood is generally intact and was part of a large building boom during the 1920s in support of substantial population growth; it has enough integrity to be a potential historic district, but was not identified as eligible in SurveyLA. The citywide survey had the advantage of using the same survey teams to look at all of Los Angeles and had a greater perspective for comparative analysis. SurveyLA found this area of Wilshire is, indeed, representative of historical development patterns but did not feel it met eligibility standards for identification as a potential district. There are many issues to consider in identifying potential districts including original tract boundaries and development patterns. If all “fairly intact” areas of representative development were included much of Los Angeles would be eligible.³⁷

While this neighborhood was developed in proximity to movie studios and appears to have been fairly ethnically diverse, no strong significant associations were found with the movie industry. North Norton Avenue is on the periphery of the Jewish community which was centered further to the west near Fairfax during the period of significance. None of the owners or residents of the subject property appear to have been significant personages although some of them were Jewish.

The story and evidence uncovered here at the 424-430 N. Norton Avenue Bungalow Court is not compelling enough for us to recommend designation of the subject property as a Historic Cultural Monument either for its history or architecture. ESA PCR found the subject Bungalow Court ineligible for listing under any of the National Register, California Register or Los Angeles

³⁷ Email communication from Janet Hansen, Ph.D., Deputy Director, Office of Historic Resources, Planning Department, City of Los Angeles, February 16, 2017.

Historical Cultural Monument criteria and recommends the eligibility of the subject property be updated in SurveyLA and that the subject property be assigned a CHR Status Code of 6Z, “Found ineligible for NR, CR or Local designation through survey evaluation.”

V. Bibliography

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California Public Resources Code § 5024.1.

Code of Federal Regulations (CFR), 36 § 60.2.

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"Tom Carrigan Dies After Long Illness." Los Angeles Times, July 30, 1921.

"Weid, Ivar A. October 23, 1837 - August 25, 1903." Los Angeles-San Francisco County CA Archives Biographies. Accessed February 12, 2017. <http://files.usgwarchives.net/ca/losangeles/bios/weid1035gbs.txt>

Appendix A

Professional Qualifications



Margarita Jerabek, Ph.D.

Director of Historic Resources

EDUCATION

Ph.D., Art History,
University of California,
Los Angeles

M.A., Architectural
History, School of
Architecture, University
of Virginia

Certificate of Historic
Preservation, School of
Architecture, University
of Virginia

B.A., Art History, Oberlin
College

25 YEARS EXPERIENCE

AWARDS

2014 Preservation
Award, The Dunbar
Hotel, L.A. Conservancy

2014 Westside Prize, The
Dunbar Hotel, Westside
Urban Forum

2014 Design Award:
Tongva Park & Ken
Genser Square, Westside
Urban Forum

2012 California
Preservation Foundation
Award, RMS Queen Mary
Conservation Management
Plan, California
Preservation Foundation

PROFESSIONAL AFFILIATIONS

California Preservation
Foundation

Santa Monica Conservancy

Los Angeles Conservancy

Society of Architectural
Historians

National Trust for
Historic Preservation
Leadership Forum

American Institute of
Architects (AIA), National
Allied Member

Margarita Jerabek has 25 years of professional practice in the United States with an extensive background in historic preservation, architectural history, art history and decorative arts, and historical archaeology. She specializes in Visual Art and Culture, 19th-20th Century American Architecture, Modern and Contemporary Architecture, Architectural Theory and Criticism, Urbanism, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Archaeology, and Architectural History. Margarita has managed and conducted a wide range of technical studies in support of environmental compliance projects, developed preservation and conservation plans, and implemented preservation treatment projects for public and private clients in California and throughout the United States.

Relevant Experience

Margarita has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area and Southern California. She provides expert assistance to public agencies and private clients in environmental review, from due diligence through planning/design review and permitting and when necessary, implements mitigation and preservation treatment measures on behalf of her clients. As primary investigator and author of hundreds of technical reports, plan review documents, preservation and conservation plans, HABS/HAER/HALS reports, construction monitoring reports, salvage reports and relocation plans, she is a highly experienced practitioner and expert in addressing historical resources issues while supporting and balancing project goals.

She is an expert in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the NHPA, NEPA, Section 4(f) of the Department of Transportation Act, CEQA, and local ordinances and planning requirements. Margarita regularly performs assessments to ensure conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and assists clients with adaptive reuse/rehabilitation projects by providing preservation design and treatment consultation, agency coordination, legally defensible documentation, construction monitoring and conservation treatment.

Margarita is a regional expert on Southern California architecture. She has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area as well as in Ventura, Orange, Riverside, San Bernardino and San Diego counties. Beyond her technical skill, she is a highly experienced project manager with broad national experience throughout the United States. She currently manages PCR's on-call preservation services with the City of Santa Monica, County of San Bernardino Department of Public Works, City of Hermosa Beach, Los Angeles Unified School District, and Long Beach Unified School District.



Stephanie Hodal

Associate Architectural Historian

EDUCATION

Candidate, Master of Heritage Conservation, University of Southern California School of Architecture

Certificate of Historic Preservation, Boston Architectural College

A.B., American Studies, Smith College

PROFESSIONAL AFFILIATIONS

AIA Los Angeles

Association for Preservation Technology

National Trust for Historic Preservation

Society of Architectural Historians

USGBC

AWARDS

USC Sol Price School of Public Policy Academic Exhibition Award

Stephanie Hodal is an architectural historian with experience carrying out research, recordation, and analysis of historic resources in California, the Atlantic seaboard, and post-Katrina New Orleans. Prior to her work with heritage resources, she was a senior management leader in architectural firms and design non-profits with national practices. For these organizations, Stephanie directed business strategy, communications, and marketing, working with development, design, and client teams on college and university, cultural, civic, commercial, and residential projects. She is familiar with a wide range of building types and sensitive to the design, planning and political issues that drive preservation and reuse in both urban and historic settings.

Relevant Experience

LAUSD Venice High School, Los Angeles, CA.

Weekly construction monitoring of historic finishes and building stability.

7985 Santa Monica Boulevard, French Marketplace, West Hollywood, CA.

Historic Resources Assessment for 1936 Art Deco market.

9534 Reseda Boulevard, Northridge, CA.

Historic Resources Assessment for 1961 Mid-Century Modern Post Office.

1210 Coldwater Canyon Drive, Beverly Hills, CA.

Landmark Assessment Report for 1951 Victor Gruen residence.

1002 North Rexford Drive, Beverly Hills, CA.

Historic Resource Assessment for 1924 Gable and Wyant residence.

420 Trousdale Place, Beverly Hills, CA.

Historic Resource Assessment for 1964 William R. Stephenson residence.

6111 Monterey Road, Los Angeles, CA.

Landmark Resource Assessment 1938 East Asian Eclectic residence.

385 Trousdale Place, Beverly Hills, CA.

Preliminary Historic Resource Evaluation 1960 Daniel L. Dworsky residence.

3240 Wilshire Boulevard, I. Magnin Department Store, Los Angeles, CA.

Research and recordation 1939 Hunt and Chambers department store.

808 South Western Avenue, Los Angeles, CA.

Historic Resource Assessment and Impacts Analysis 1927 Morgan, Walls, and Clements parking garage.

Appendix B

Tract Map, Tract 2635, a Subdivision of a part of Lot 62, I.A. Weid's Subdivision (1923)

TRACT NO. 2635.

BEING A SUBDIVISION OF A PART OF LOT 62, I.A. WEID'S SUBDIVISION OF THE S.E. 1/4 OF SEC. 14, T. 15, R. 14 W., S.B.M. AS RECORDED IN BOOK 13, PAGE 39, MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY.

SURVEYED BY C.W. COOK ENGINEERING CO. LICENSED SURVEYORS - JANUARY - 1923. SCALE 1" = 50 FT.

C.W. Cook

Jan - 1923

C.W. Cook,

and dedicate for public use the Avenues as shown within colored border line.

By *C. R. Bell* Vice President

By *H. B. Kelley* Secretary

35 maps

Robert Taylor
Cashier
500

John A. Griffin

Title Insurance and Trust Company
640376 February 14, 23

Hellman Commercial Trust and Savings Bank, a corporation is

John A. Griffin

TRACT No 2635 Sheet 3

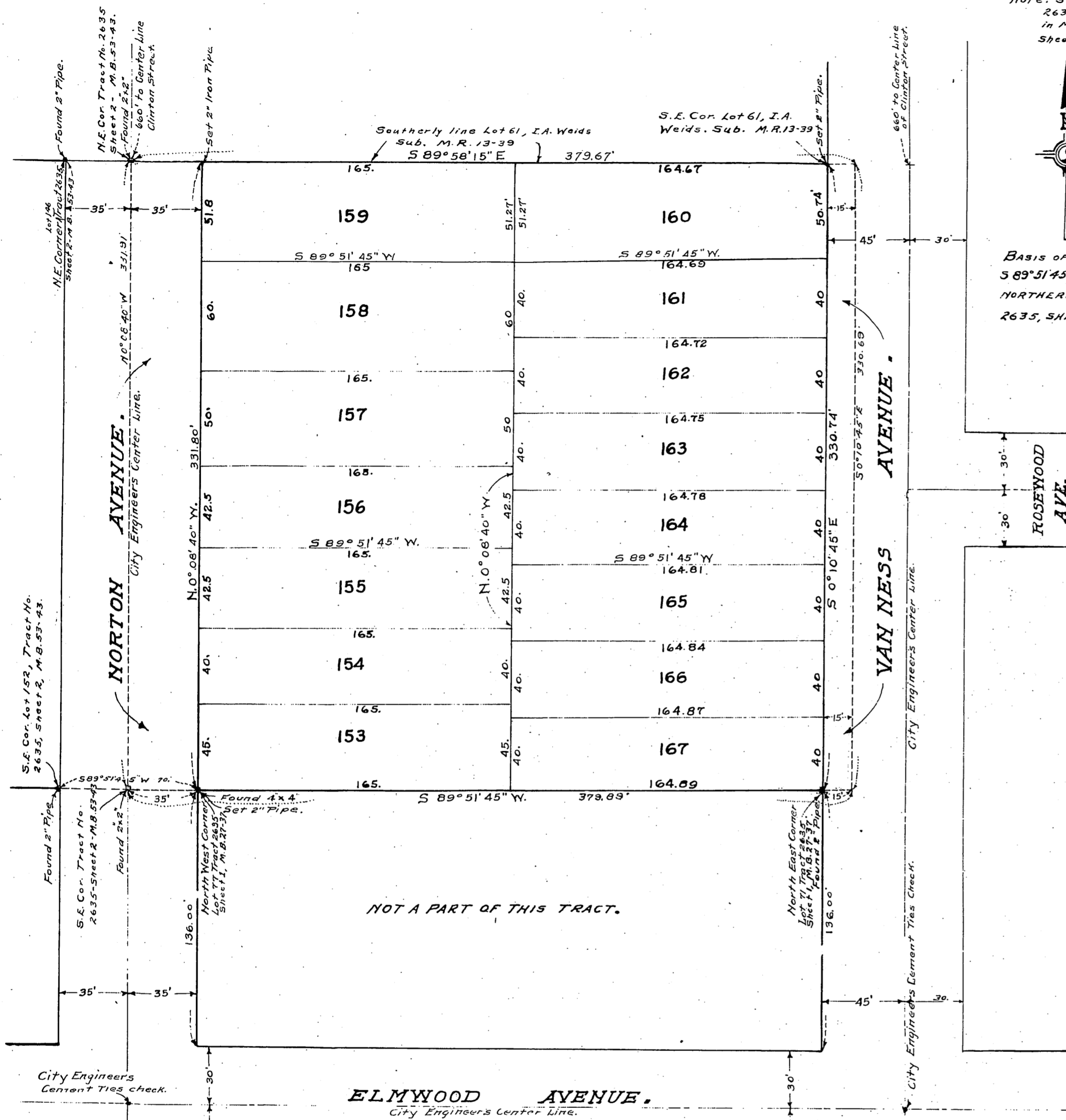
31 January 3

three x Helen E. Strong

Vice C. R. BELL
H. B. KELLEY

John A. Griffin
Feb. 20, 1923

Helen E. Strong

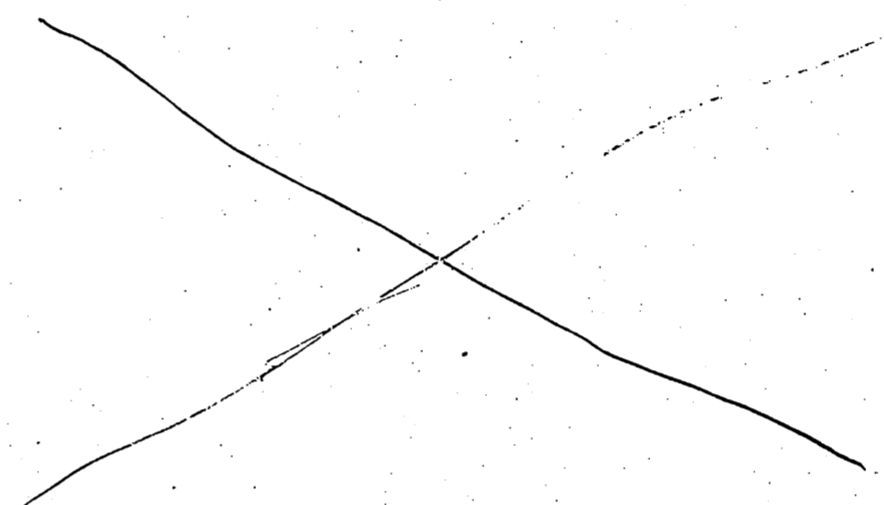


Note: Sheet 1, Tract No. 2635 is recorded in M.B. 27-37 and Sheet 2 in M.B. 53-43.



Basis of bearings is S 89° 51' 45\" W as shown on northerly line Tract No. 2635, Sheet No. 1, M.B. 27-37.

NOT A PART OF THIS TRACT.



Appendix C

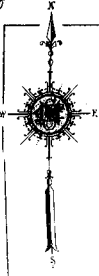
Sanborn Map, Vol. 9, Sheet 976 (1906) updated 1919 and 1955

976
COLE GROVE, DIST.

SCALE 100 FT. TO AN INCH

975

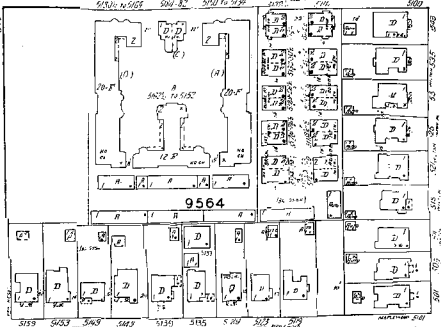
CLINTON



377

999

9556



MAPLEWOOD AV

ROSEWOOD AV

N. VAN INESS

N. WILTON

ELMWOOD

932

N. BRONSON AV

N. NORTON AV

9560

9567

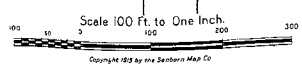
978

N. RIDGEWOOD PL

BEVERLY (TEMPLE)

BLVD.

See Volume Eight



Scale 100 Ft. to One Inch.

Copyright 1925 by the Seaborn Map Co

EXHIBIT G



NATIONAL REGISTER BULLETIN

HOW TO APPLY THE NATIONAL REGISTER CRITERIA FOR EVALUATION

[Previous](#)[Table of Contents](#)[Next](#)

U.S. Department of the Interior, National Park Service

IX. SUMMARY OF THE NATIONAL HISTORIC LANDMARKS CRITERIA FOR EVALUATION

A property being nominated to the National Register may also merit consideration for potential designation as a National Historic Landmark. Such consideration is dependent upon the stringent application of the following distinct set of criteria (found in the [Code of Federal Regulations, Title 36, Part 65](#)).

National Historic Landmarks Criteria

The quality of national significance is ascribed to districts, sites, buildings, structures, and objects that possess exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archeology, engineering, and culture and that possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad national patterns of United States history and from which an understanding and appreciation of those patterns may be gained; or
2. That are associated importantly with the lives of persons nationally significant in the history of the United States; or
3. That represent some great idea or ideal of the American people; or
4. That embody the distinguishing characteristics of an architectural type specimen exceptionally valuable for a study of a period, style or method of construction, or that represent a significant, distinctive and exceptional entity whose components may lack individual distinction; or
5. That are composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition but collectively compose an entity of exceptional historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture; or
6. That have yielded or may be likely to yield information of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation over large

areas of the United States. Such sites are those which have yielded, or which may reasonably be expected to yield, data affecting theories, concepts and ideas to a major degree.

National Historic Landmark Exclusions

Ordinarily, cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings and properties that have achieved significance within the past fifty years are not eligible for designation. If such properties fall within the following categories they may, nevertheless, be found to qualify:

1. A religious property deriving its primary national significance from architectural or artistic distinction or historical importance; or
2. A building or structure removed from its original location but which is nationally significant primarily for its architectural merit, or for association with persons or events of transcendent importance in the nation's history and the association consequential; or
3. A site of a building or structure no longer standing but the person or event associated with it is of transcendent importance in the nation's history and the association consequential; or
4. A birthplace, grave or burial if it is of a historical figure of transcendent national significance and no other appropriate site, building, or structure directly associated with the productive life of that person exists; or
5. A cemetery that derives its primary national significance from graves of persons of transcendent importance, or from an exceptionally distinctive design or an exceptionally significant event; or
6. A reconstructed building or ensemble of buildings of extraordinary national significance when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other buildings or structures with the same association have survived; or
7. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own national historical significance; or
8. A property achieving national significance within the past 50 years if it is of extraordinary national importance.

Comparing the National Historic Landmarks Criteria and the National Register Criteria

In general, the instructions for preparing a National Register nomination and the guidelines stated in this bulletin for applying the National Register Criteria also apply to Landmark nominations and the use of the Landmark criteria. While there are specific distinctions discussed below, [Parts IV](#) and [V](#) of this bulletin apply equally to National Register listings and Landmark nominations. That is, the categories of historic properties are defined the same way; historic contexts are identified similarly; and comparative evaluation is carried out on the same principles enumerated in [Part V](#).

There are some differences between National Register and National Historic Landmarks Criteria. The following is an explanation of how each Landmark Criterion compares with its

National Register Criteria counterpart:

Criterion 1

This Criterion relates to National Register Criterion A. Both cover properties associated with events. The Landmark Criterion, however, requires that the events associated with the property be outstandingly represented by that property and that the property be related to the broad national patterns of U.S. history. Thus, the quality of the property to convey and interpret its meaning must be of a higher order and must relate to national themes rather than the narrower context of State or local themes.

Criterion 2

This Criterion relates to National Register Criterion B. Both cover properties associated with significant people. The Landmark Criterion differs in that it specifies that the association of a person to the property in question be an important one and that the person associated with the property be of national significance.

Criterion 3

This Criterion has no counterpart among the National Register Criteria. It is rarely, if ever, used alone. While not a landmark at present, the Liberty Bell is an object that might be considered under this Criterion. The application of this Criterion obviously requires the most careful scrutiny and would apply only in rare instances involving ideas and ideals of the highest order.

Criterion 4

This Criterion relates to National Register Criterion C. Its intent is to qualify exceptionally important works of architecture or collective elements of architecture extraordinarily significant as an ensemble, such as a historic district. Note that the language is more restrictive than that of the National Register Criterion in requiring that a candidate in architecture be "a specimen exceptionally valuable for the study of a period, style, or method of construction" rather than simply embodying distinctive characteristics of a type, period, or method of construction. With regard to historic districts, the Landmarks Criterion requires an entity that is distinctive and exceptional. Unlike National Register Criterion C, this Criterion will not qualify the works of a master, per se, but only such works which are exceptional or extraordinary. Artistic value is considered only in the context of history's judgement in order to avoid current conflicts of taste.

Criterion 5

This Criterion does not have a strict counterpart among the National Register Criteria. It may seem redundant of the latter part of Landmark Criterion 4. It is meant to cover collective entities such as Greenfield Village and historic districts like New Bedford, Massachusetts, which qualify for their collective association with a nationally significant event, movement, or broad pattern of national development.

Criterion 6

The National Register counterpart of this is Criterion D. Criterion 6 was developed specifically to recognize archeological sites. All such sites must address this Criterion. The following are the qualifications that distinguish this Criterion from its National Register counterpart: the information yielded or likely to be yielded must be of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation over

large areas of the United States. Such sites should be expected to yield data affecting theories, concepts, and ideas to a major degree.

The data recovered or expected to be recovered must make a major contribution to the existing corpus of information. Potentially recoverable data must be likely to revolutionize or substantially modify a major theme in history or prehistory, resolve a substantial historical or anthropological debate, or close a serious gap in a major theme of U. S. history or prehistory.

Exclusions and Exceptions to the Exclusions

This section of the National Historic Landmarks Criteria has its counterpart in the National Register's "Criteria Considerations." The most abundant difference between them is the addition of the qualifiers "national," "exceptional," or "extraordinary" before the word significance. Other than this, the following are the most notable distinctions:

Exclusion 2

Buildings moved from their original location, qualify only if one of two conditions are met: 1) the building is nationally significant for architecture, or 2) the persons or events with which they are associated are of transcendent national significance and the association is consequential.

Transcendent significance means an order of importance higher than that which would ordinarily qualify a person or event to be nationally significant. A consequential association is a relationship to a building that had an evident impact on events, rather than a connection that was incidental and passing.

Exclusion 3

This pertains to the site of a structure no longer standing. There is no counterpart to this exclusion in the National Register Criteria. In order for such a property to qualify for Landmark designation it must meet the second condition cited for Exclusion 2.

Exclusion 4

This exclusion relates to Criteria Consideration C of the National Register Criteria. The only difference is that a burial place qualifies for Landmark designation only if, in addition to other factors, the person buried is of transcendent national importance.

When evaluating properties at the national level for designation as a National Historic Landmark, please refer to the National Historic Landmarks outline, History and Prehistory in the National Park System and the National Historic Landmarks Program, 1987. For more information about the [National Historic Landmarks program](#), please write to Department of the Interior, National Park Service, History Division, 1849 C St. NW, #2280, Washington, DC 20240.