Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2018-481-HCM
ENV-2018-482-CE

HEARING DATE: February 15, 2018
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 3447-3449 West Descanso Drive
Council District: 13 – O'Farrell
Community Plan Area: Silver Lake - Echo Park-Elysian Valley
Area Planning Commission: East Los Angeles
Neighborhood Council: Silver Lake
Legal Description: Tract TR 8918, Lot 5

PROJECT: Historic-Cultural Monument Application for the WALTER DANIELS DUPLEX

REQUEST: Declare the property an Historic-Cultural Monument

OWNER/APPLICANT: Warner Ebbink, Co-Trustee
Godspeed Trust
3449 Descanso Drive
Los Angeles, CA 90026

Warner Ebbink
4459 Avocado Street, 2nd Floor, Suite 4
Los Angeles, CA 90027

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

RECOMMENDATION **That the Cultural Heritage Commission:**

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

2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The 1936 Walter Daniels Duplex is a two-story duplex located on West Descanso Drive, between Tularosa Drive and Micheltorena Street, in the Silver Lake neighborhood of Los Angeles. The subject property was constructed in the Streamline Moderne architectural style by the original owner and contractor, Walter Daniels, and structural engineer J. Frank Hanneman. Walter Daniels lived in the upstairs unit of the duplex with his wife, Mona, until they sold the property in 1944.

With a modified rectangular plan, the subject property is of wood frame construction with smooth stucco cladding and a low-pitched, hipped roof of rolled asphalt. The building is set on an elevated lot and has an attached garage with a raised deck set below the first story on the primary, southwest-facing elevation. There are two sets of clerestory windows under the deck and above the garage door. The property is accessed via a wood beam entry portal at street level with concrete stairs along the east side of the garage that lead to the first floor entry to both units. The entry features two single wood doors, one for the first story unit that faces south and a second facing east for the second story unit. The primary, southwest-facing elevation is asymmetrical with a stucco-clad second-story balcony that has a curved corner which provides a covered entry to the two units. Fenestration consists of rectangular, multi-lite steel windows that wrap the southwest- and southeast-facing facades on the second story and on the southeast façade on the first story, as well as double-hung windows at the rear of the building and divided-lite steel windows on other facades. A one-story, flat-roofed addition is located on the rear, north-facing elevation, along with a wooden exterior staircase leading to the second floor. Interior features include hardwood floors, plywood paneling with built-in cupboards and drawers, phone niches, built-in shelving, rectangular lighting fixtures that are flush to the ceiling, coved bedroom ceilings, rounded doorframes, polished wood stairs that lead to the second story, and tile wainscoting in the bathrooms with built-in ornamental heater grilles.

There appear to only have been minimal alterations to the property over the years that include a 1958 addition of a one-story bedroom on the rear, north-facing elevation, and the addition of sliding aluminum doors at an unknown date on the same elevation.

The subject property was identified in the citywide historic resources survey, SurveyLA, as individually eligible for listing or designation at the national, state and local levels as an excellent and rare example of a Streamline Moderne duplex in Silver Lake.

CRITERIA

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

FINDINGS

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

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Walter Daniels Duplex			First Owner/Tenant	
Street Address: 3447-49 W Descanso Drive		Zip: 90026	Council District: 13	
Range of Addresses on Property: 3447-3451 W. Descanso Drive		Community Name: Silver Lake		
Assessor Parcel Number: 5427-028-005	Tract: Tract No. 8918		Block: N/A	Lot: 5
Proposed Monument Property Type: (●) Building	( ) Structure	( ) Object	( ) Site/ Open Space	( ) Natural Feature

2. CONSTRUCTION HISTORY & CONDITION

Year Built: 1936 (●) Factual ( ) Estimated		Threatened?: None	
Architect/Designer: J. Frank Hanneman (engineer)		Contractor: Walter Daniels (owner builder)	
Original Use: Duplex		Present Use: Duplex	
Is the Proposed Monument on its Original Site?: (●) Yes ( ) No ( ) Unknown		If "No," where?:	

3. STYLE & MATERIALS

Architectural Style: Streamline Moderne	Stories: 2	Plan Shape: T-shaped

FEATURE	*PRIMARY*	*SECONDARY*
CONSTRUCTION	Type: Wood	Type:
	Cladding Material: Stucco, smooth	Cladding Material:
ROOF	Type: Flat	Type:
	Material: Rolled asphalt	Material:
WINDOWS	Type: Casement	Type: Fixed
	Material: Steel	Material: Steel
ENTRY	Style: Centered	Style:
	Material: Metal	Material:

4. 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 personage(s) or with important events in the main currents of national, state, or local history
- [x] 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

5. ALTERATION SUMMARY

List **date** and write a **brief description** of work done for major alterations. This section may also be completed on a separate document. Be sure to include copies of building permits in the nomination packet (see Section 9. SUBMITTAL).

1.	1958	One-story bedroom addition built to rear of house.
2.	Unknown date	Sliding aluminum doorway installed in rear facade.
3.		
4.		
5.		
6.		
7.		
8.		

6. 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 a Historic Preservation Overlay Zone (HPOZ)	○ Contributing feature ○ Non-contributing feature
☑	Determined eligible for national, state, or local landmark status by a historic resources survey(s)	*Survey Name(s):* Survey LA: Silver Lake - Echo Park - Elysian Valley Report
Other historical or cultural resource designation(s):		

7. WRITTEN STATEMENTS

*This section allows you to **discuss at length** the significance of the proposed monument and why it should be nominated as a Historic-Cultural Monument. Type your responses on a separate document and attach sheets to the back of this form.*

A. Proposed Monument Description – Describe the proposed monument's physical characteristics and relationship to its surrounding environment. 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 selected in Section 4 (on the previous page). You must support your argument with substantial evidence and analysis.

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

8. CONTACT INFORMATION

Applicant

Name: Warner Ebbink	Company:	
Street Address: 4459 Avocado Street, 2nd floor, Suite 4	City: Los Angeles	State: CA
Zip: 90027	Phone Number: 323-547-0747	Email: warnerebbink@gmail.com

Property Owner Is the owner in support of the nomination? (•) Yes ( ) No ( ) Unknown

Name: Warner Ebbink	Company:	
Street Address: 1072 Castitas Pass Road No. 299	City: Carpenteria	State: CA
Zip: 93013	Phone Number: 323-547-0747	Email: warnerebbink@gmail.com

Nomination Preparer/Applicant's Representative

Name: Charles J. Fisher	Company:	
Street Address: 140 S. Avenue 57	City: Highland Park	State: CA
Zip: 90042	Phone Number: 323-256-3593	Email: arroyoseco@hotmail.com

9. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement. Then, electronically or physically sign the bottom portion. Either the applicant or the preparer may sign.

☑	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
☑	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
☑	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Charles J. Fisher — Name:

8-7-2017 — Date:

Charles J. Fisher — Signature:

Digitally signed by Charles J. Fisher
DN: cn=Charles J. Fisher, o, ou, email=arroyoseco@hotmail.com, c=US
Date: 2014.06.06 11:09:19 -07'00'

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

10. 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
2. ☑ Written Statements A and B
3. ☑ Bibliography
4. ☑ Two Primary Photos of Exterior/Main Façade
5. ☑ Copies of Primary/Secondary Documents
6. ☑ Copies of Building Permits for Major Alterations (include first construction permit)
7. ☑ Contemporary Photos
8. ☑ Historical Photos
9. ☑ ZIMAS Parcel Report

Mail the Historic-Cultural Monument Submittal to the Office of Historic Resources or email PDF to lambert.giessinger@lacity.org

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

Walter Daniels Duplex
Architectural Description

The subject resource is a flat-configured duplex built on an elevated lot. The two-story front facade is an asymmetrical Moderne design, being sheathed in smooth stucco. The front roof has a wide flat eave with other parts having a low level parapet. An attached garage is below the left front of the facade with a raised deck above it and two sets of two industrial glazed clerestory windows opening to the garage under the deck. A stucco-clad second-story balcony is on the left of the front facade with a curved end forming a covered porch over the entry, which consists of two flat wooden doors, one facing forward for the first-story unit and the second to the to the left facing to the East for the second-story unit.

The facade has two rows of industrial-style multi-rectangular light steel windows, flush to the walls, that wrap around to the East facade at the first and second stories. Some of the windows open awning-style with the remainder being fixed pane. Additional rows of steel windows appear throughout the various facades, with several double-hung wood windows of a similar light design at the rear of the structure. A single stack of glass bricks forms a sidelight to the second-story entry A single-story flat-roofed addition (1958) is located in the rear facade, as is a wooden exterior staircase of an open design to the second floor unit. The staircase railing and the various balcony railings are an open horizontal pipe design. Sliding aluminum doors are at the rear of the first floor (not original) and in the addition. The address numbers are in aluminum digits.

The house is assessed by a set of concrete steps along the garage wall with a wood-beam entry portal at street level. There are three low retaining walls in the fron garden area.

Significant interior details include hardwood floors, plywood paneling with built-in cupboards and drawers as well as flush doors opening to the kitchens, phone niches, built-in shelving, rectangular lighting fixtures that are flush to walls and ceilings, coved bedroom ceilings, rounded doorframes, an original intercom system, polished wooden stairs to the second-story unit and tall tile wainscoting in bathrooms with original built-in Deco-style heater grilles.

Walter Daniels Duplex
3447-9 W. Descanso Street
Significance Statement

This Streamline Moderne duplex was built in 1936 by Walter Daniels, a Polish-born contractor who worked with J. Frank Hanneman, a structural engineer to design the building for the hillside lot. Not much has been located on either man. Daniels appears in the 1930 United States census as a 35 year old widowed contractor living with his 38 year old brother, Frank Daniels, a real estate agent. Both men were renting a room at 1008 Burlington Avenue. Both men were listed as naturalized United States citizens who had immigrated from Poland in 1906.

By 1935, Walter Daniels had remarried and he was living with his wife, Mona, at 3357 Descanso Drive. By 1940 they were living in the upstairs unit of their duplex at 3449 Descanso Drive, renting the first floor to Sedrick Boone, an oil company accountant, and his wife, Emma. They sold the duplex in 1944 and in 1952 were listed as living at 1130 Berkeley Street in Santa Monica, in a house that Walter Daniels built in 1948. This is the last reference that has been found for Daniels.

According to the building permit, Daniels had California Contractor's license No. 8602 and Hanneman had engineer's license No. 288. No other information on Hanneman has been located. The building cost $5,000.00 to construct in 1936. The original permit calls for stucco with redwood siding on the exterior, but there is no indication that the siding was ever there. It is possible that the permit was taken out before the final design was determined by Daniels and Hanneman at a time when Streamline Moderne was just coming into its own for residential work. Streamline Moderne was both a reaction to Art Deco and a reflection of austere economic times; Sharp angles were replaced with simple, aerodynamic curves. Exotic woods and stone were replaced with cement and glass and it is possible that the resulting building reflected this change in concept that was cutting edge in the mid 1930s.

That final design is textbook Streamline Moderne, a style that was rapidly becoming a popular design scheme in the commercial realm. As the Great Depression of the 1930s progressed, Americans saw this new aspect of Art Deco—i.e., streamlining, a concept first conceived by industrial designers who stripped Art Deco design of its ornament in favor of the aerodynamic pure-line concept of motion and speed developed from scientific thinking. Cylindrical forms and long horizontal windowing also may be influenced by constructivism. As a result, an array of designers quickly ultra-modernized and streamlined the designs

of everyday objects. Manufacturers of clocks, radios, telephones, cars, furniture, and many other household appliances embraced the concept. The Streamline Moderne was both a reaction to Art Deco and a reflection of austere economic times; Sharp angles were replaced with simple, aerodynamic curves. Exotic woods and stone were replaced with cement and glass.

Some of the earliest major buildings in the Streamline Moderne style were sporting venues and exhibition halls, such as Walter Wurdeman and Weldon Becket's Pan Pacific Auditorium (HCM 183), which was gutted in a 1989 fire and subsequently replaced with a new building that replicated many of the design elements, including one of the iconic four pylons over the entry. A slightly later commercial version is the Coca-Cola Building (HCM 138) by Robert V. Derrah, which incorporates a nautical theme, as does the Haven of Rest radio studio (HCM 897) on Hyperion Avenue, in Silver Lake.

Streamline Moderne began to appear in housing in the mid 1930s, mostly in multi-family buildings, including duplexes, such as the subject property. One of the larger designs was by the architect H. Guthrie Thursby for the Richardson Apartments (HCM 847). On a smaller scale is the simple single-family Moderne design of Southaven (HCM 1037) by Arthur Munson.

Probably the most recognized designer of the Streamline Moderne style was the architect Milton J. Black, who's best known Moderne design is that of the richly detailed Mauretania Apartments in Hancock Park. Black was a skilled practitioner of a variety of architectural styles, from Spanish Colonial Revival, such as Hollywood's El Cadiz Apartments (HCM 775) to French Art Deco, such as Chateau Rossmore in Hancock Park and even Programmatic, as in the iconic Tail 'o the Pup hot dog stand formerly on La Cienega Boulevard. However his Streamline Moderne designs, which range from single family homes to large apartment buildings are highly regarded by architectural historians.

Many of the Streamline Moderne buildings were not designed by architects, but were the design expressions of structural engineers who were frequently trained in architectural design. As already noted, nothing has been found on J. Fr. Hanneman, the engineer listed on the Daniels permit. It is also unknown how much of the actual design was his and how much was from Daniels, who was a licensed contractor by trade.

Daniels and his wife sold the duplex to Norbert J. and Edyth J. Kunka on May 4, 1944. The 1930 census notes that Kunka was a steam shovel operator in a brickyard. No record has been found of any later employment on Norbert Kunka, who was 42 at the time he bought the duplex. Like Daniels, he had a Polish-born

father, but he and his mother were both born in Illinois. The Kunkas transferred it to Leo and Felicya Pawloski an few months later. Leo Pawloski was born in Warsaw, Poland on October 9, 1893 and grew up in Detroit, Michigan. His wife was also born in Poland, on August 8, 1898. The Pawloski's deeded it to Clementine Radajewski, who was born in Brodowo, Poland on November 11, 1888.

Radajewski sold the duplex to L. M. Newberry in 1954. On June 15, 1956 it was deeded to Masato Wayne Kato and Tomomi Sanemitsu. No record could be found on whether or not the couple was married. Masato Kato was interned at the Gila River Arizona relocation camp during World War II. No data was fond on where Tomomi was interned. Both were Nisei in that they were born in the United States to Japanese immigrants, Masato on January 12, 1914 in Washington State and Tomomi in California on November 30, 1927. Records show Masato Kato living in the upstairs unit as late as 1993, the year he passed away in Whittier on July 23rd. By that time the property was being held in a family trust with Eva M. Kato, possibly his daughter, as the Trustee. After he passed it was transferred to Winfield I. Kato, possibly a son, on August 25, 1993.

Winfield Kato sold the duplex to Brent E. Clem two decades later, on December 2, 2013. The Kato Family were the longest term owners of the property having it for 57 years through at least two generations. On May 7, 2014 Clem transferred the duplex to Descanso Drive, LLC. On May 12, 2017, it was deeded to Warner Ebbink, the current owner.

The Walter Daniels Duplex was added to the SurveyLA database on May 13, 2014 with a rating of 3S/3CS/5S3 as being individually eligible for an individual listing on the National Register, the California Register and as a Los Angeles Historic Cultural Monument, based on the survey, with a note that it is an "excellent and rare example of a Streamline Moderne duplex in Silver Lake. Exhibits a high quality of design."

Therefore, the Walter Daniels Duplex qualifies as a Los Angeles Historic Cultural Monument as 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 Streamline Moderne architecture.

Walter Daniels Duplex

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

McMillian, Elizabeth....Deco & Streamline Moderne Architecture in L.A....©2004, Schiffer Pub LTD

On-Line Sources:

Art Deco and Moderne…….Architectural Style of America and Europe

Streamline Moderne…….Wikipedia

Additional Data Sources:

SurveyLA data sheet 2014 (Attached)

Los Angeles City Building Permits (Attached)

Los Angeles County Assessors Records

Los Angeles County Subdivision Maps

Social Security Death Index

Interment Records for Japanese-Americans during World War II

United States Census Records

World War I and II Draft Registration Records

TOYOTA

3447-9

Reason:	Excellent example of a mixed-use building on a streetcar line. One of the most prominent examples remaining in Echo Park. Due to alterations, may not retain sufficient integrity for National Register eligibility.

Address: 1622 W DELTA ST
Name:
Year built: 1927
Architectural style: Spanish Colonial Revival

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Spanish Colonial Revival, 1915-1942
Property type:	Residential
Property sub type:	Apartment House
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Spanish Colonial Revival apartment house exhibiting quality of design.

Address: 3449 W DESCANSO DR
Name:
Year built: 1937
Architectural style: Moderne, Streamline

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	Streamline Moderne, 1934-1945
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a Streamline Moderne duplex in Silver Lake. Exhibits high quality of design.

Copyright © 2011

Streamline Moderne

From Wikipedia, the free encyclopedia

Streamline Moderne, or **Art Moderne**, is a late type of the Art Deco architecture and design that emerged in the 1930s. Its architectural style emphasized curving forms, long horizontal lines, and sometimes nautical elements.[1]

The Normandie Hotel, in San Juan, Puerto Rico, was inspired by the ocean liner SS *Normandie* and displays the ship's original sign.

Contents

- 1 Background
- 2 Characteristics
- 3 Industrial design
- 4 Notable examples
  - 4.1 In architecture and design
  - 4.2 In motion pictures
- 5 See also
- 6 References
- 7 External links

Background

The first streamline buildings evolved from the work of New Objectivity artists, a movement connected to the German Werkbund, that was initiated by Hermann Muthesius (see e.g. Mossehaus).

Hamilton GO Station, Hamilton, Ontario

As the Great Depression of the 1930s progressed, Americans saw a new aspect of Art Deco—i.e., streamlining, a concept first conceived by industrial designers who stripped Art Deco design of its ornament in favor of the aerodynamic pure-line concept of motion and speed developed from scientific thinking. Cylindrical forms and long horizontal windowing also may be influenced by constructivism. As a result, an array of designers quickly ultra-modernized and streamlined the designs of everyday objects. Manufacturers of clocks, radios, telephones, cars, furniture, and many other household appliances embraced the concept.

The style was the first to incorporate electric light into architectural structure. In the first-class dining room of the SS *Normandie*, fitted out 1933–35, twelve tall pillars of Lalique glass, and 38 columns lit from within illuminated the room. The Strand Palace Hotel foyer (1930), preserved from demolition by the Victoria and Albert Museum during 1969, was one of the first uses of internally lit architectural glass, and coincidentally was the first Moderne interior preserved in a museum.

Greyhound bus terminal, Cleveland, Ohio

The Streamline Moderne was both a reaction to Art Deco and a reflection of austere economic times; Sharp angles were replaced with simple, aerodynamic curves. Exotic woods and stone were replaced with cement and glass.

Art Deco and Streamline Moderne were not necessarily opposites. Streamline Moderne buildings with a few Deco elements were not uncommon but the prime movers behind streamline design (Raymond Loewy, Walter Dorwin Teague, Gilbert Rohde, Norman Bel Geddes) all disliked Art Deco, seeing it as effete and falsely modern—essentially a fraud.

PWA Moderne was a related style in the United States of buildings completed between 1933 and 1944 as part of relief projects sponsored by the Public Works Administration (PWA) and the Works Progress Administration (WPA).

Characteristics

Daily Express Building, Manchester, UK, 1939

Common characteristics of Streamline Moderne and Art Moderne

- Horizontal orientation
- Rounded edges, corner windows
- Glass brick walls
- Porthole windows
- Chrome hardware
- Smooth exterior wall surfaces, usually stucco (smooth plaster finish)
- Flat roof with coping
- Also no roof at all, with no coping.
- Horizontal grooves or lines in walls
- Subdued colors: base colors were typically light earth tones, off-whites, or beiges; and trim colors were typically dark colors (or bright metals) to contrast from the light base

Gdynia Maritime University, Poland, 1937

The Normandie Hotel, which opened during 1942, is built in the stylized shape of the ocean liner SS *Normandie*, and it includes the ship's original sign. The Sterling Streamliner Diners were diners designed like streamlined trains.

Although Streamline Moderne houses are less common than streamline commercial buildings, residences do exist. The Lydecker House in Los Angeles, built by Howard Lydecker, is an example of Streamline Moderne design in residential architecture. In tract development, elements of the style were frequently used as a variation in postwar row housing in San Francisco's Sunset District.

Industrial design

The style was applied to appliances such as electric clocks, sewing machines, small radio receivers and vacuum cleaners. Their manufacturing processes exploited developments in materials science including aluminium and bakelite. Compared to Europe, the United States in the 1930s had a stronger focus on design as a means to increase sales of consumer products. Streamlining was associated with prosperity and an exciting future. This hope resonated with the American middle class, the major market for consumer products. A wide range of goods from refrigerators to pencil sharpeners was produced in streamlined designs.

Streamlining became a widespread design practice for automobiles, railroad cars, buses, and other vehicles in the 1930s. Notable automobile examples include the 1934 Chrysler Airflow, the 1950 Nash Ambassador "Airflyte" sedan with its distinctive low fender lines, as well as Hudson's postwar cars, such as the Commodore, that "were distinctive streamliners—ponderous, massive automobiles with a style all their own".[2]

Streamline style can be contrasted with functionalism, which was a leading design style in Europe at the same time. One reason for the simple designs in functionalism was to lower the production costs of the items, making them affordable to the large European working class.[3] Streamlining and functionalism represent two very different schools in modernistic industrial design, but both reflecting the intended consumer.

1921 The Rumpler Tropfenwagen was to be the first streamlined car.

1922 Aurel Persu automobile was the first car to have the wheels inside its aerodynamic line.

1934 Tatra 77 is the first serial-produced truly aerodynamically designed automobile.

1939 Schlörwagen - Subsequent wind tunnel tests yielded a drag coefficient of only 0.113. Incredible then and still extremely impressive today.

1929: The Schienenzeppelin or rail zeppelin was an experimental railcar which resembled a zeppelin airship in appearance. It accelerated the railcar to 230.2 km/h (143 mph) setting the land speed record for a petrol powered rail vehicle.

1934 Chrysler Airflow

1948 Hudson Commodore

1951 Nash Statesman "Airflyte" [4][5][6]

1958 Airstream travel trailer

New York Central steam locomotive restyled by industrial designer Henry Dreyfuss, 1938

Santa Fe Railway's San Francisco Chief, a late 1940s streamlined design with paint scheme dating from the late 1930s

Toaster

Bakelite radio

The Las Vegas Union Pacific Railroad station (demolished 1971)

Club Moderne, Anaconda, Montana

Bathers' Building, now the Maritime Museum (1937) in San Francisco's Aquatic Park, evokes a streamlined double-ended ferryboat.

Star Ferry Pier in Tsim Sha Tsui, Hong Kong

Former Star Ferry Pier in Central, Hong Kong, now demolished

J.W. Knapp Company Building (1937), Lansing, MI

Notable examples

In architecture and design

- 1923 Mossehaus, Berlin. Reconstruction by Erich Mendelsohn and Richard Neutra
- 1926: Long Beach Airport Main Terminal, Long Beach, California
- 1928: Lockheed Vega, designed by John Knudsen Northrop, a six-passenger, single-engine aircraft used by Amelia Earhart
- 1928-1930: Canada Permanent Trust Building, Toronto
- 1930: Strand Palace Hotel, London; foyer designed by Oliver Percy Bernard
- 1930: Maison de la radio, Place Flagey, Brussels, by Joseph Diongre
- 1930-1934: Broadway Mansions, Shanghai, designed by B. Flazer of Palmer and Turner
- 1931: The Eaton's Seventh Floor in Toronto, Canada, designed by Jacques Carlu, in the former Eaton's department store
- 1931: Napier, New Zealand, rebuilt in Art Deco and Streamline Moderne styles after a major earthquake
- 1931-1933: Hamilton GO Station, Hamilton, Ontario, Canada by Alfred T. Fellheimer
- 1932: Edificio Columbus, São Paulo, Brazil (demolished 1971)
- 1933: Casa della Gioventù del Littorio, designed by Luigi Moretti, Rome
- 1933: *Ty Kodak* building in Quimper, France, designed by Olier Mordrel
- 1933: Southgate tube station, London
- 1933: Burnham Beeches in Sherbrooke, Victoria, Australia. Harry Norris architect
- 1933: Merle Norman Building, Santa Monica, California *See also History of Santa Monica, California*
- 1933: Midland Hotel, Morecambe, Morecambe, England
- 1933: Edificio Lapido, Montevideo, Uruguay
- 1933–1940: Interior of Chicago's Museum of Science and Industry, designed by Alfred Shaw
- 1934: Pioneer Zephyr, the first of Edward G. Budd's streamlined stainless-steel locomotives
- 1934: Tatra 77, the first mass-market streamline automotive design
- 1934: Chrysler Airflow, the second mass-market streamline automotive design
- 1934: Hotel Shangri-La (Santa Monica), California
- 1934: Edificio Nicolau Schiesser, São Paulo, Brazil (demolished 2014)
- 1935: Jubilee Pool (Penzance, Cornwall), England
- 1935: Ford Building (San Diego, California), Balboa Park
- 1935: The De La Warr Pavilion, Bexhill-on-Sea, England
- 1935: Pan Pacific Auditorium, Los Angeles
- 1935: Edificio Internacional de Capitalización, Mexico City, Mexico
- 1935: The Hindenburg, Zeppelin passenger accommodations
- 1935: The interior of Lansdowne House on Berkeley Square in Mayfair, London
- 1935: The Hamilton Hydro-Electric System Building, Hamilton, Ontario, Canada
- 1935: MV *Kalakala*, the world's first streamlined ferry
- 1935-1956: High Tower Court, Hollywood Heights, Los Angeles[7]
- 1936: Lasipalatsi, in Helsinki, Finland, functionalist office building and now a cultural and media center
- 1936: Florin Court, on Charterhouse Square in London, built by Guy Morgan and Partners
- 1936: Campana Factory, historic factory in Batavia, Illinois.
- 1936: Edificio Guarani, São Paulo, Brazil
- 1937: Regent Court, residential apartments on Bradfield Road, Hillsborough, Sheffield
- 1937: Malloch Building, residential apartments at 1360 Montgomery Street in San Francisco
- 1937: B and B Chemical Company, in Cambridge, Massachusetts, built by Coolidge, Shepley, Bulfinch & Abbott
- 1937: Belgium Pavilion, at the Exposition Internationale, Paris
- 1937: TAV Studios (Brenemen's Restaurant), Hollywood
- 1937: Hecht Company Warehouse, Washington, D.C.
- 1937: Minerva (or Metro) Theatre and the Minerva Building, Potts Point, New South Wales, Australia
- 1937: Bather's Building in the Aquatic Park Historic District, now the San Francisco Maritime National Historical Park Maritime Museum
- 1937: Barnum Hall (High School auditorium), Santa Monica, California
- 1937: J.W. Knapp Company Building (department store) Lansing, Michigan
- 1937: Wan Chai Market, Wan Chai, Hong Kong
- 1937: River Oaks Shopping Center, Houston
- 1937: Toronto Stock Exchange Building, mix of Art Deco and Streamline Moderne
- 1937: Pittsburgh Plate Glass Enamel Plant, in Milwaukee, Wisconsin, by Alexander C. Eschweiler
- 1938: Mark Keppel High School, Alhambra, California
- 1938: Normandie building, Mar del Plata
- 1938: Danum House, Doncaster, England
- 1938: *20th Century Limited*, New York City
- 1938: Jones Dog & Cat Hospital, West Hollywood, California, by Wurdeman & Beckett (remodel of 1928 original construction)[8]
- 1939: Bartlesville High School, Bartlesville, Oklahoma
- 1939: Coca-Cola Building (Los Angeles), California
- 1939: First Church of Deliverance, Chicago, Illinois
- 1939: Marine Air Terminal, LaGuardia Airport, New York City
- 1939: Road Island Diner, Oakley, Utah
- 1939: Pennsylvania Railroad PRR S1 streamlined steam train, designed by Raymond Loewy
- 1939: New York World's Fair
- 1939: Cardozo Hotel, Ocean Drive, South Beach, Miami Beach, Florida
- 1939: Royer Building in Ephrata, Pennsylvania
- 1939: Daily Express Building, Manchester, England
- 1939: East Finchley tube station, London, England
- 1940: Gabel Kuro jukebox designed by Brooks Stevens
- 1940: Ann Arbor Bus Depot, Michigan
- 1940: Jai Alai Building, Taft Avenue Manila, Philippines (demolished 2000)
- 1940: Hollywood Palladium, Los Angeles, California
- 1940: Las Vegas Union Pacific Station, Las Vegas, Nevada

Hamilton Hydro-Electric System Building (1935), Hamilton, Ontario

Central block of Regent Court from Bradfield Road, Hillsborough, Sheffield.

Judge's tower in the Aquatic Park Historic District, San Francisco

20th Century Limited (1938), train designed by Henry Dreyfuss

Media related to streamlined locomotives at Wikimedia Commons

- 1941: Avalon Hotel, Ocean Drive, South Beach, Miami Beach, Florida
- 1942: Normandie Hotel in San Juan, Puerto Rico
- 1942: Mercantile National Bank Building, Dallas
- 1943: Edifício Trussardi in São Paulo, Brazil
- 1944: Huntridge Theater, Las Vegas, Nevada
- 1946: Gerry Building, Los Angeles, California
- 1946: Canada Dry Bottling Plant, Silver Spring, Maryland
- 1946: Broadway Theatre, Saskatoon, Saskatchewan
- 1947: Sears Building, Santa Monica, California
- 1948: Greyhound Bus Station, Cleveland
- 1949: Sault Memorial Gardens, Sault Ste. Marie, Ontario
- 1949: Varsity Theatre, Davis, California
- 1950: Ocean Terminal, Southampton, England (demolished 1983)
- 1951: Federal Reserve Bank Building, Seattle, Washington
- 1954: Poitiers Theater designed by Edouard Lardillier
- 1955: Iowa State Bank & Trust Building, Fairfield[9]
- 1955: Aetna Building (former Prudential Life Insurance Building), Jacksonville, Florida, designed by KBJ Architects
- 1957–2006: Star Ferry Pier, Central, Hong Kong (demolished)
- 1957: Tsim Sha Tsui Ferry Pier, Hong Kong
- 1965: Hung Hom Ferry Pier, Hong Kong
- 1968-2014: Wan Chai Pier, Hong Kong (demolished)

In motion pictures

- Aircraft and buildings in William Cameron Menzies's 1936 movie *Things to Come*
- The buildings in Frank Capra's 1937 movie *Lost Horizon*, designed by Stephen Goosson
- The design of the "Emerald City" in the 1939 movie *The Wizard of Oz*
- The main character's helmet and rocket pack in the 1991 movie *The Rocketeer*
- The High Tower apartments, featured in the 1973 film *The Long Goodbye* and 1991 film *Dead Again*[7]
- The Malloch Apartment Building at 1360 Montgomery St, San Francisco that serves as apartment for Lauren Bacall's character in *Dark Passage*

See also

- Art Deco
- Constructivist architecture
- Raygun Gothic
- Googie architecture
- Century of Progress Chicago's second World's Fair (1933–34)
- Exposition Internationale des Arts et Techniques dans la Vie Moderne (1937) (1937 Paris Exposition)
- PWA Moderne - a Moderne style in the United States completed between 1933 and 1944 as part of relief projects sponsored by the Public Works Administration (PWA) and the Works Progress Administration (WPA)

References

1. "A true example of Streamline Moderne" (https://web.archive.org/web/20160401124136/http://www.timesofmalta.com/articles/view/20120906/environment/A-true-example-of-Streamline-Moderne.435799). Times of Malta. 6 September 2012. Archived from the original (http://www.timesofmalta.com/articles/view/20120906/environment/A-true-example-of-Streamline-Moderne.435799) on 1 April 2016.
2. Reed, Robert C. (1975). *The Streamline Era*. San Marino, CA: Golden West Books. ISBN 0-87095-053-3. OCLC 1339849 (https://www.worldcat.org/oclc/1339849).
3. Nickelsen, Trine (15 June 2010). "Aluminium – en kulturhistorie" (http://www.apollon.uio.no/artikler/2010/aluminium.html) (in Norwegian). Apollon. Retrieved 17 February 2015.
4. "Why Nash?" (https://books.google.com/books?id=O11EAAAAIAAJ&q=Nash+Airflyte+Streamline+Moderne). *N.A.D.A. Magazine*: 28–29 and 45. 1949. Retrieved June 26, 2017. "Nash has gone farthest in functional design, to derive the fullest benefits of modern streamlining principles."
5. Mcclurg, Bob (2016). *History of AMC motorsports* (https://books.google.com/books?id=Chd-CwAAQBAJ&pg=PA18&dq=Nash+Airflyte+Streamline+Moderne). Car Tech. p. 18. ISBN 9781613251775. Retrieved June 26, 2017.
6. "20.7% Less Air Drag! (Nash Airflyte advertisement)" (https://books.google.com/books?id=T0AEAAAAMBAJ&pg=PP2&dq=Nash+Airflyte+Streamline+Moderne&hl=en). *Life*. **28** (2). January 9, 1950. Retrieved June 26, 2017.
7. Bettsky, Aaron (15 July 1993). "A Hollywood Ending for Those Who Take This Elevator to the Top" (http://articles.latimes.com/1993-07-15/news/we-13155_1_hollywood-ending). *Los Angeles Times*. Retrieved 17 February 2015.
8. Bos, Sascha (16 July 2014). "Historic 1938 Building Could Complicate Massive WeHo Development" (http://www.laweekly.com/informer/2014/07/16/historic-1938-building-could-complicate-massive-weho-development). *LA Weekly*. Retrieved 17 February 2015.
9. Lipman, Jonathan; Wright, Frank Lloyd (2003). *Frank Lloyd Wright and the Johnson Wax Buildings* (https://books.google.com/books?id=RalDFRIwofgC&pg=PA31&lpg=PA31&dq=Fairfield+streamline+moderne). Dover Publications. ISBN 9780486427485. Retrieved 17 February 2015.

External links

- Streamline Moderne (https://www.flickr.com/groups/streamlinemodernearchitecture/pool/), Flickr
- Streamline Moderne (http://www.decopix.com), Decopix
- "Streamline Moderne & Nautical Moderne Architecture in Miami Beach (http://www.miamibeach-usa.com/streamline-moderne-nautical-moderne-architecture/)", *Miami Beach Magazine*
- "San Francisco 1939 Modern 'Wedding Cake' (http://www.roomzaar.com/rate-my-space/Home-Exterior/San-Francisco-1939-Modern-Wedding-Cake/detail.esi?oid=457114)", HGTV.com

Retrieved from "https://en.wikipedia.org/w/index.php?title=Streamline_Moderne&oldid=793788926"

- This page was last edited on 3 August 2017, at 23:36.
- Text is available under the Creative Commons Attribution-ShareAlike License; additional terms may apply. By using this site, you agree to the Terms of Use and Privacy Policy. Wikipedia® is a registered trademark of the Wikimedia Foundation, Inc., a non-profit organization.

Building Permit History
3447-49 W. Descanso Drive
Silver Lake

November 25, 1936: Building Permit No. 33464 to construct a 2-story, 50' 10" X 22' 8-room 2-family residence and private garage at 3447-9 W. Descanso Drive, on Lot 5, Tract No. 8918. Must have 3 ft. side yards.
Owner: Walter Daniels
Architect: None
Engineer: J. Frank Hanneman
Contractor: Walter Daniels
Cost: $5,000.00

April 6, 1937: Building Permit No. 10719 to set tile wainscot 4' 0" high in two baths; 2 drain boards.
Owner: Walter Daniels
Architect: None
Engineer: None
Contractor: None (Walter Daniels crossed out on form.)
Cost: Not Shown

August 12, 1958: Building Permit No. LA08976 to construct a 1-story, 11' X 16' bedroom addition at rear of existing duplex.
Owner: Wayne Kato
Architect: None
Engineer: None
Contractor: Owner
Cost: $1,400.00

November 27, 2013: Plumbing Permit No. WO34223171 for installation of 2 Seismic Gas Shut Off Valves.
Owner: Winfield I. Kato Co-Trustee, Et Al, W. I. and D. G Kato Trust
Architect: None
Engineer: None
Contractor: Metro Retrofitting, Inc.
Cost: Not Shown

Bldg. Form 2

2

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application for the Erection of a Building

OF

CLASS "D"

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

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

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

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

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

Lot No. 5

Tract 8918 - 8918

Location of Building 3447-9 Descanso Drive
(House Number and Street)

Between what cross streets Maltman & Mitchlorena

Approved by City Engineer

Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Residence & Pr Garage Families 2 Rooms 8
(Store, Residence, Apartment House, Hotel, or any other purpose)
2. Owner (Print Name) Walter DANIELS Phone Mo 11249
3. Owner's address 3357 Descanso Drive
4. Certificated Architect — State License No. — Phone
5. Licensed Engineer J. Fr. HANNEMAN State License No. 288 Phone
6. Contractor Walter Daniels State License No. 8602 Phone Mo 11249
7. Contractor's address 3357 Descanso Dr. L.A. OKWMT
8. VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.} $ 5000 ee
9. State how many buildings NOW on lot and give use of each. None
(Store, Residence, Apartment House, Hotel, or any other purpose)
10. Size of new building 50'-10" x 41' No. Stories 2 Height to highest point 27 Size lot 78 x 50
11. Type of soil Shale Foundation (Material) Concrete Depth in ground 12"
12. Width of footing 16" and 22" Width of foundation wall 8" Size of redwood sill 2 x 6
13. Material exterior wall Stucco X RW siding Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
14. Joist: First floor 2 x 8 Second floor 2 x 10 Rafters 2 x 4 Material of roof Composition
15. Chimney (Material) None Size Flue x No. inlets each flue Depth footing in ground

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

Sign here Walter Daniels
(Owner or Authorized Agent)

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

By

PERMIT NO. 33464	FOR DEPARTMENT USE ONLY 7219			Fee 10
	Plans and Specifications checked	Zone R4	Fire District No.	Stamp here when Permit is issued
	Corrections verified	Bldg. Line - Ft.	Street Widening - Ft.	NOV 25 1936
PLANS Rec'd	Plans, Specifications and Application rechecked and approved	Application checked and approved 11/24/36 Clerk		
	For Plans See	Filed with	SPRINKLER Required Valuation Included Specified Yes No	Inspector Commons

FOR DEPARTMENT USE ONLY			
Application	Fire District.....	Bldg. Line	Forced Draft Ventil.....
Construction.....	Zoning.....	Street Widening	

(1)
REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2)
The building referred to in this Application will be more than 100 feet from

.....Street

Sign Here.....
(Owner or Authorized Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

Sign here.....
(Owner or Authorized Agent)

(4)
There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here.....
(Owner or Authorized Agent)

REMARKS: .....

PLAN CHECKING

RECEIPT No. 10919

VALUATION $ 5000.00

FEE PAID $ 10.00

BOARD OF CITY PLANNING COMMISSIONERS

By J. M. Simmons

Name I have 5 ft. side yards.

Bldg. Form 8

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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.

REMOVED FROM	REMOVED TO
Lot.....	Lot.....
.....	.....
Tract.....	Tract.....

Present location of building } 3447 Descanso Drive (House Number and Street)

New location of building } ..... (House Number and Street)

Between what cross streets } Maltman Mitchelena

Approved by City Engineer.

..... Deputy.

1. Purpose of PRESENT building Dwelling Families 2 Rooms 8 (Store, Residence, Apartment House, Hotel, or any other purpose)
2. Use of building AFTER alteration or moving ~~Dwelling~~ Families 2 Rooms 8
3. Owner (Print Name) WALTER DANIELS Phone Mo 11249
4. Owner's Address 3357 Descanso Dr.
5. Certificated Architect None State License No. ..... Phone .....
6. Licensed Engineer None State License No. ..... Phone .....
7. Contractor ~~WALTER DANIELS~~ None State License No. ~~[illegible]~~ Phone Mo 11249
8. Contractor's Address ~~3357 Descanso Dr.~~ None
9. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $ Tile Setting Ord. Fee $1.00
10. State how many buildings NOW on lot and give use of each. 1 Residence (Residence, Hotel, Apartment House, or any other purpose) Contractors Reg. No. ~~[illegible]~~
11. Size of existing building ..... x ..... Number of stories high ..... Height to highest point .....
12. Class of building D Material of existing walls Stucco Exterior framework Wood (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Tile Wainscot 4'-0" high in two baths, 2 drain boards

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

FOR DEPARTMENT USE ONLY

PERMIT NO. 10719	Plans and Specifications checked	Zone / Fire District No.	Fee 1.00 Stamp here when Permit is issued APR -6 1937
	Corrections verified	Bldg. Line Ft. / Street Widening Ft.	
	Plans, Specifications and Applications rechecked and approved	Application checked and approved 4/6/37 [illegible] Clerk	
PLANS Rec'd	For Plans See / Filed with	SPRINKLER Required / Specified Valuation Included / Yes—No	Inspector Common

1C

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition..... .....x. ... .Size of Lot.....x. ....Number of Stories when complete.....

Material of Foundation. . . . .Width of Footing. . . . ..Depth of footing below ground.....

Width Foundation Wall. . ...Size of Redwood Sill.....x.....Material Exterior Walls.....

Size of Exterior Studs.....x..... ....Size of Interior Bearing Studs.... . ...x..... .....

Joists: First Floor.... ...x.... ..Second Floor.....x.....Rafters.....x.....Roofing Material.....

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

Sign Here X Walter Daniels
(Owner or Authorized Agent)

By.....

FOR DEPARTMENT USE ONLY			
Application	Fire District	Bldg. Line	Termite Inspection.....
Construction....	Zoning	Street Widening	Forced Draft Ventil.....

(1) REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

.....Street

Sign Here.....
(Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here.....
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here.....
(Owner or Authorized Agent)

State of California)
) ss
County of Los Angeles)

_____, being first duly sworn, deposes and says;

That he is the bona fide owner of the building or structure described in this application; that he is now occupying said building or structure or intends to and will occupy the same; that said building is designed, intended and/or used exclusively for living purposes for the occupancy of not to exceed two families, or is one of the usual accessory buildings in connection therewith.

Walter Daniels
Owner.

Subscribed and sworn to before me this
6th day of October, 1937.

ROBT. DOMINGUEZ, City Clerk
By _____ DEPUTY

Notary Public in and for the County of Los Angeles, State of California.

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

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT: 4 & 5	BLK.	TRACT: 8918 Bk. 118 Pg. 44 & 45	DIST. MAP: 141-201
2. BUILDING ADDRESS: 3447-49 Descanso Dr.		APPROVED	ZONE: R-4-2
3. BETWEEN CROSS STREETS: Tularosa AND Micheltorena			FIRE DIST.
4. PRESENT USE OF BUILDING: Dwelling (1-Fam)	NEW USE OF BUILDING: Same		INSIDE X / KEY
5. OWNER: Wayne Kato	PHONE		COR. LOT / REV. COR.
6. OWNER'S ADDRESS: Above	P. O.: L. A. 1	ZONE	LOT SIZE
7. CERT. ARCH.	STATE LICENSE	PHONE	
8. LIC. ENGR.	STATE LICENSE	PHONE	REAR ALLEY / SIDE ALLEY
9. CONTRACTOR: Owner	STATE LICENSE	PHONE	BLDG. LINE: Hills
10. CONTRACTOR'S ADDRESS	P. O.	ZONE	AFFIDAVITS

11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA
40 x 30	2	22'	1 - Dwelling	

12. MATERIAL EXT. WALLS: ☐ WOOD ☒ STUCCO ☐ METAL ☐ BRICK ☐ CONC. BLOCK ☐ CONCRETE
ROOF CONST.: ☒ WOOD ☐ CONC. ☐ STEEL ☐ OTHER
ROOFING: comp wood
SPRINKLERS REQ'D. SPECIFIED

3 3447-3449 Descanso Dr.

DISTRICT OFFICE: L. A.

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 1400.00		DWELL. UNITS
14. SIZE OF ADDITION: 11 x 16 — STORIES: 1 — HEIGHT: 12'	VALUATION APPROVED: B R Shumaker	PARKING SPACES
15. NEW WORK: EXT. WALLS stucco ROOFING compo — Bedroom addition	APPLICATION CHECKED: Thompson	GUEST ROOMS
C. OF O. ISSUED	PLANS CHECKED: BAS	FILE WITH
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.	CORRECTIONS VERIFIED: SL	CONT. INSP.
SIGNED: [signature]	PLANS APPROVED: B R Shumaker	Grading Orit Soil INSPECTOR
This Form When Properly Validated is a Permit to Do the Work Described.	APPLICATION APPROVED: B R Shumaker	

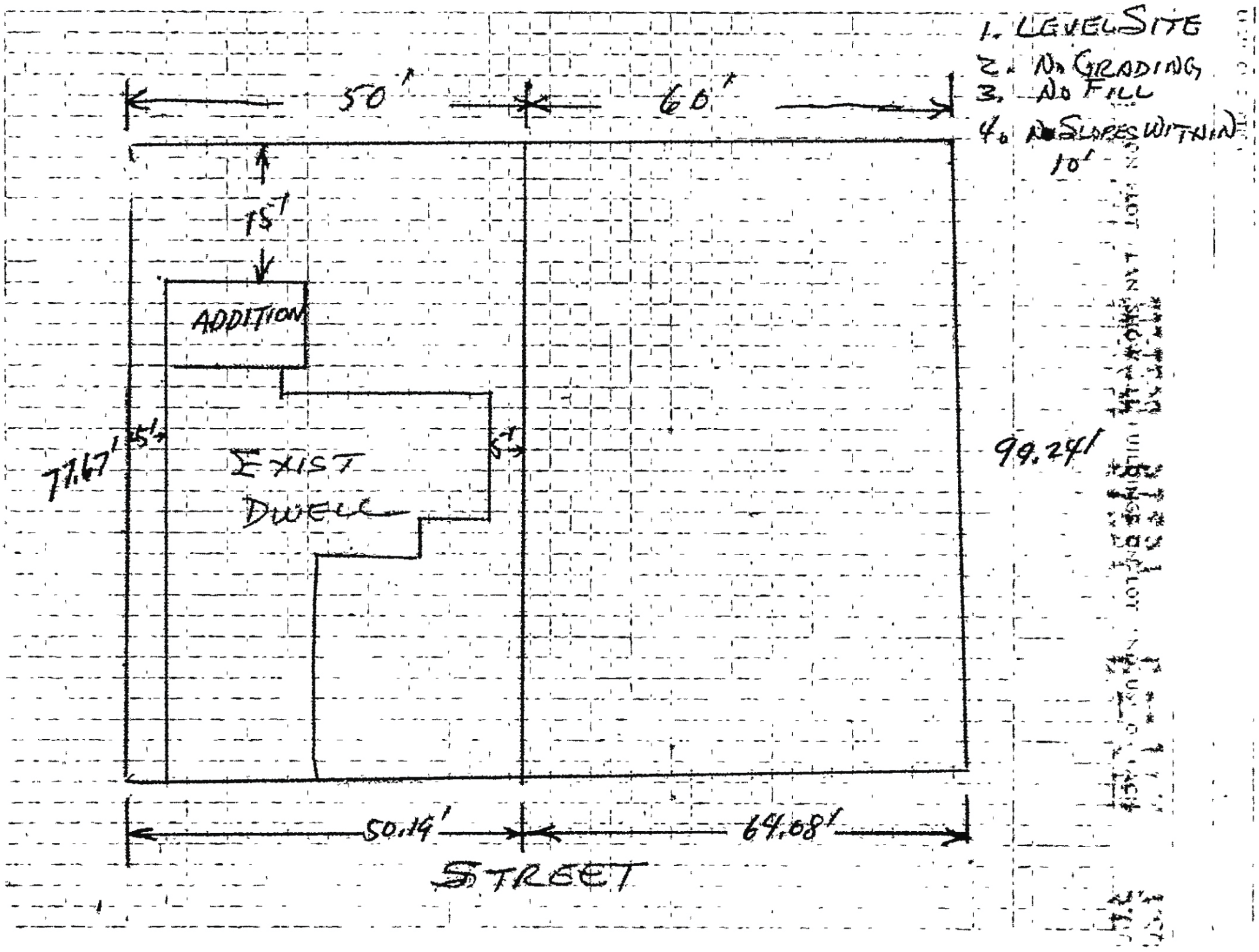
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	B.P.	I.F.	O.S.	C/O
V	R-1		3.00		7.20			

VALIDATION — CASHIER'S USE ONLY

LA 8976 AUG-12-58 51256 C — 2 CK 3.00
AUG-12-58 51257 C — 1 CK 7.20

Form B-3a

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


1. LEVEL SITE
2. NO GRADING
3. NO FILL
4. NO SLOPES WITHIN 10'
50'
60'
15'
ADDITION
EXIST DWELL
5'
71.67'
15'
99.24'
50.14'
64.08'
STREET

3447 W Descanso Dr

Permit #: **13042 - 90000 - 23171**
Plan Check #:
Event Code:
Printed: 11/27/13 04:30 PM

Plumbing
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR PLUMBING
PLAN CHECK AND INSPECTION

Issued On: 11/27/2013
Last Status: Issued
Status Date: 11/27/2013

1. PROPERTY OWNER

KATO, WINFIELD I CO TR ET AL W I AND 2197 PONET DR — LOS ANGELES CA 90068

2. APPLICANT INFORMATION (Relationship: Net Applicant)

ALINA JACK — 7631 ALABAMA AVE A — CANOGA PARK, CA 91304 — (818) 340-3060

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) METRO RETROFITTING INC	7631 ALABAMA	CANOGA PARK, CA 91304	C36	505706	(818) 340-3060

5. APPLICATION COMMENTS
E-Permit paid by credit card, fax number-> (818)347-7885.

6. DESCRIPTION OF WORK
Installation of (2) SGSOV's

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 13

9. APPLICATION PROCESSING INFORMATION

Plan Check By:

OK for Cashier:

Signature:_____ Date:_____

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

For Cashier's Use Only **W/O #: 34223171**

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

3447 W Descanso Dr
13042 - 90000 - 23171

10. FEE INFORMATION **Inspection Fee Period**

Permit Fee: **97.20**

INSPECTION TOTAL Plumbing	97.20
Permit Total	97.20
Permit Fee Subtotal Plumbing	90.00
Permit One Stop Surcharge	1.80
Permit Sys. Development Surcharge	5.40
Permit Issuing Fee	0.00

Payment Date: 11/27/13
Receipt No: ON41035
Amount: $97.20

11. FEE ITEM INFORMATION

WATER HEATERS AND GAS SYSTEMS

Earthquake Valve	(2)	46.00

PERMIT EXPIRATION/REFUNDS : This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inpection within 60 days of receiving a request for final inspection (HS 17951).

12. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **C36** License No.: **505706** Contractor: **METRO RETROFITTING INC**

13. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: **ZURICH AMERICAN INS. CO.** Policy Number: **WC940751400**

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

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

14. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead www.aqmd.gov (909) 396-2336 and the notification form at per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead

15. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

16. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **ALINA JACK** Sign: **Internet e-Permit System Declaration** Date: **11/27/2013** [X] Contractor [ ] Authorized Agent

EXPRESS PERMIT INSPECTION RECORD

CITY LA DBS
DEPARTMENT OF BUILDING AND SAFETY

Your feedback is important. Please visit our website to complete a Customer Survey at **www.ladbs.org/LADBSWeb/customer-survey.jsf**. If you would like to provide additional feedback, need clarification, or have any questions regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0056.

For use by cashier only

Payment Date: 11/27/13
Receipt No: ON41035
Amount: $97.20
Method: Credit Card

PERMIT #: 13042 - 90000 - 23171
ADDRESS: 3447 W Descanso Dr
OWNER: KATO, WINFIELD I CO TR ET AL W I AND D G KATO
2197 PONET DR
LOS ANGELES CA 90068

Plumbing
1 or 2 Family Dwelling
Express Permit
No Plan Check

JOB DESCRIPTION: Installation of (2) SGSOV's

INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS		
TYPE	DATE	INSPECTOR
Initial Grading		
Toe or Bottom		
Soils Report Approved		
DO NOT PLACE FILL UNTIL ABOVE IS SIGNED		
Backfill		
Fill		
Excavation		
Drainage Devices		
Rough Grading		
Approved Compaction Report		
FOOTING INSPECTIONS		
Footing Excavation		
Forms		
Reinforcing Steel		
OK to Place Concrete		
GROUNDWORK INSPECTIONS		
Electrical		
Plumbing		
Plumbing Methane		
Gas Piping		
Heating & Refrigeration		
Fire Sprinklers		
Disabled Access		
Methane		
OK to Place Floor		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED		
ROUGH INSPECTIONS		
Green Code		
Electrical		
Plumbing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing		
Disabled Access		
Framing		
Insulation		
Suspended Ceiling		
OK to Cover		

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR
Exterior Lathing		
Interior Lathing		
Drywall		
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
Disabled Access		
POOL INSPECTIONS		
Excavation		
Reinforcing Steel		
Bonding		
Piping		
Pre-Gunite		
Deck		
Enclosure/Fence		
Pool/Spa Cover		
DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
FINAL INSPECTIONS		
Grading		
Electrical		
Plumbing		
Gas Test		
Gas		
Heating & Refrigeration		
Pressure Vessels		
Elevator		
Fire Sprinkler		
Disabled Access		
Green Building		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD Sign-off Provided		
Public Works		
Building		
PROJECT FINAL		

FOR INSPECTION REQUESTS, PLEASE CALL
3-1-1 OR OUTSIDE CITY OF LOS ANGELES
888-LA4-BUILD (888)524-2845 or www.ladbs.org

Certificate of Occupancy Required ☐ YES ☐ NO

SUPPLEMENTAL NOTES:

IMPORTANT NOTICE

* **Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).**
* Inspection(s) may be requested anytime via the internet or touch tone phone. To request an inspection via the internet, go to www.ladbs.org and click on "Request an Inspection" under Online Services. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for Automated Request System. To request an inspection via the Customer Call Center, call 3-1-1 within the City of Los Angeles or (213) 473-3231 outside the City of Los Angeles between 7:00 a.m. and 10:00 p.m. When requesting an inspection, the following are required: (1)The job address, (2)Type of inspection, (3)Use of building, (4)Permit number, (5)Phone number of a contact person should the department need to reach someone.
* Inspection requests received before 4:00 p.m. Monday through Friday (excluding holidays) will normally be made the next business day. Requests received after 4:00 p.m. will be made following the next business day. The Automated Inspection Call Back System (AICBS) will attempt to telephone the contact phone number to confirm the Inspection.
* Permit fees provide for a limited number of inspections. A reinspection fee may be assessed when the work for which an inspection was requested is not complete, when the inspection record or plans are not available, or when there is failure to provide site access to department staff.
* No person shall perform any construction or repair work between the hours of 9:00 p.m.(6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling , hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A. M.C.).
* No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
* Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting , or demolition.
* A separate permit from the State of California Division of Industrial Safety is required prior to starting certain work involving substantial risk to workers such as: construction or demolition exceeding 3 stories or 36 feet in height, or excavations or trenches over 5 feet in depth involving entry by workers.
* Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The department reserves the right to expire any permit where work has been suspended for a period of 180 days or more.
* Inspection services will not be provided when there is an unleashed dog on the premises.

BUILDING AND SAFETY PERMIT AND PLAN CHECK OFFICE LOCATIONS

Downtown Los Angeles
201 N. Figueroa St., 4th Fl.
Los Angeles, CA 90012

Van Nuys
6262 Van Nuys Blvd., 2nd Fl.
Van Nuys, CA 91401

West Los Angeles
1828 Sawtelle Blvd., 2nd Fl.
Los Angeles, CA 90025

San Pedro
638 S. Beacon St., 2nd Fl.
San Pedro, CA 90731

South Los Angeles
8475 S. Vermont Ave., 2nd Fl.
Los Angeles, CA 90044

Walter Daniels Duplex
Photographs

Walter Daniels Duplex, 3447-49 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, 3447-49 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, 3447-49 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, Satellite View, 3447-49 W. Descanso Drive, Jan 2017 (Photograph by Google Earth)

Walter Daniels Duplex, rear facade, 3447-49 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, rear facade & addition, 3447-49 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, corner window, 3447-49 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, front balcony, 3447-49 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, front balcony, 3447-49 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, front balcony, 3447-49 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, at5tic vent, 3447-49 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, garage clerestory windows , 3447-49 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, garage clerestory windows , 3447-49 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, garage clerestory window glass , 3447-49 W. Descanso Dr., Jun 7, 2017 (Photograph by Charles J. Fisher)

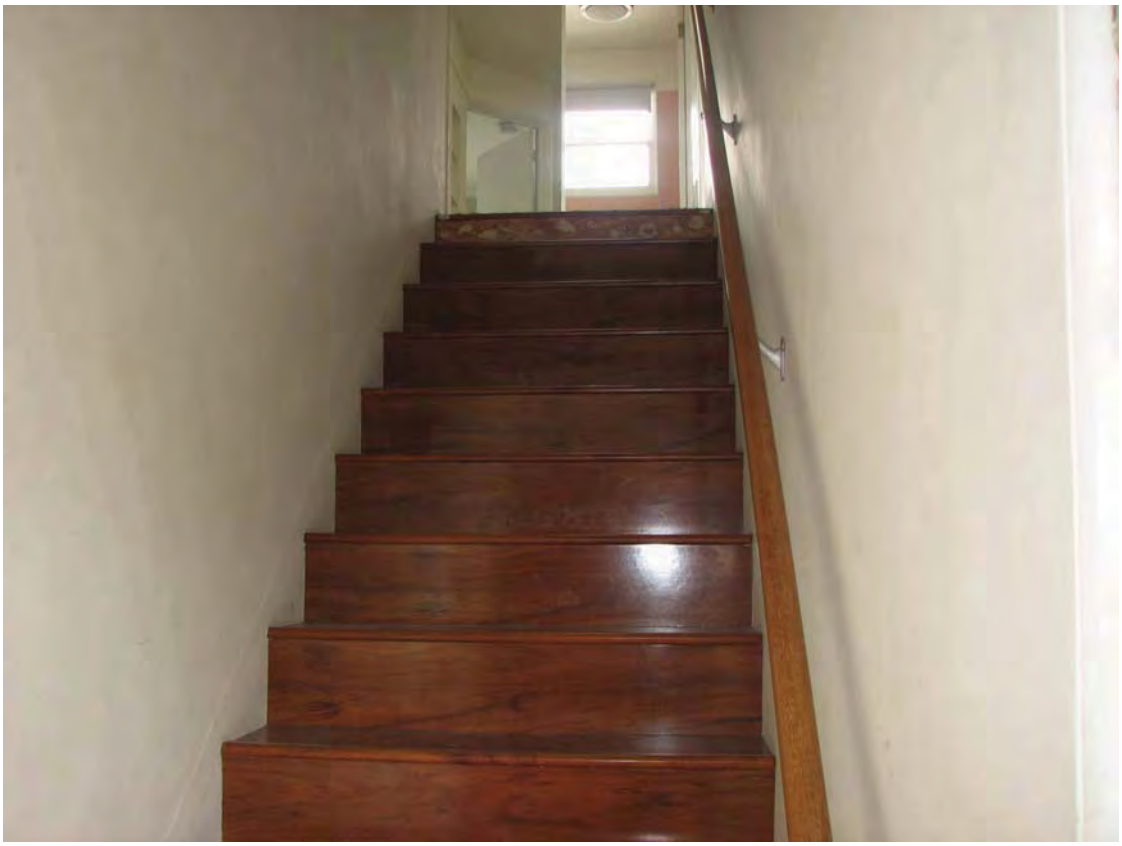
Walter Daniels Duplex, kitchen window, 3447-49 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, front window, 3447-49 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, front window hardware, 3447-49 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, rear windows, 3447-49 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, front porch , 3447-49 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)



Walter Daniels Duplex, staircase , 3449 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, intercom system , 3447-49 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, upstairs living room paneling , 3449 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, built-in cabinetry, 3449 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, skylight, 3449 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, built-ins, 3449 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, bathroom , 3449 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, built-in medicine cabinet, 3449 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, bathroom heater grille, 3449 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, first floor living room paneling, 3447 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, first floor kitchen door, 3447 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

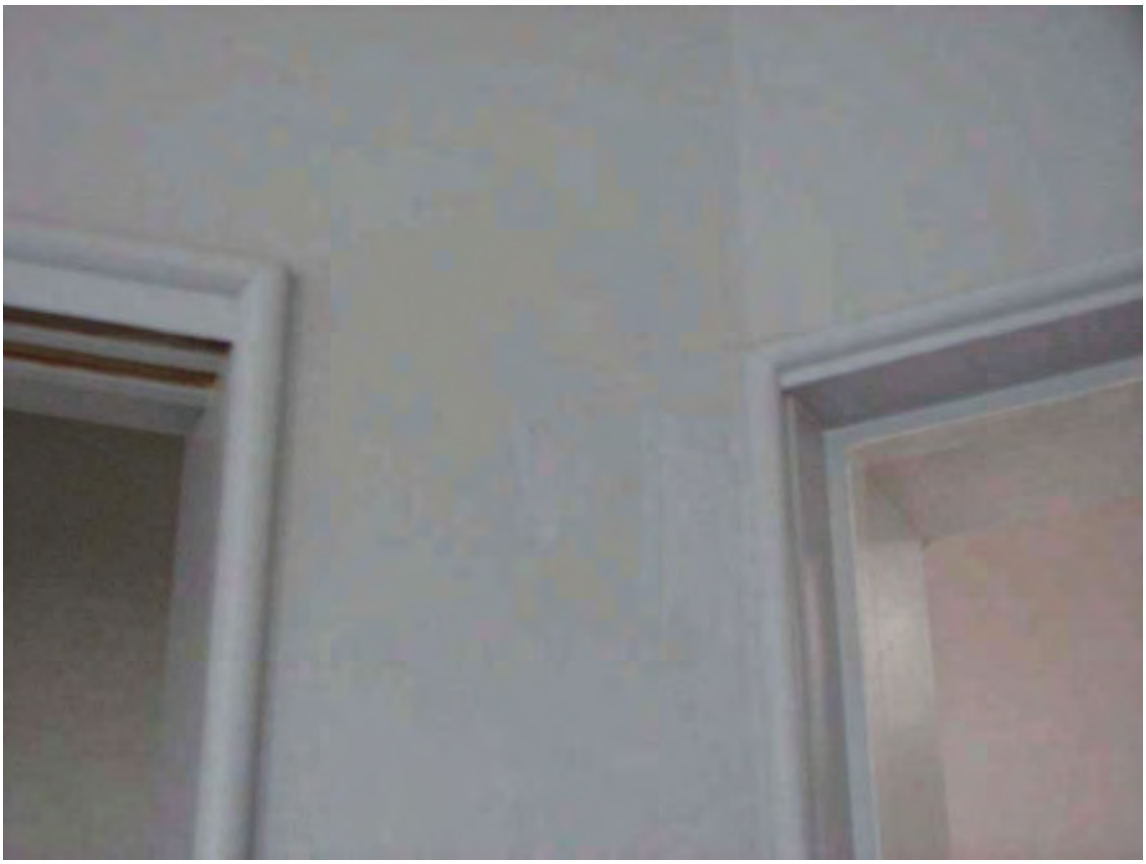
Walter Daniels Duplex, kitchen corner, 3447 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, kitchen window, 3447 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, phone niche,, 3449 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, dining room light, 3447-49 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

Walter Daniels Duplex, front bedroom, 3449 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)



Walter Daniels Duplex, door moldings, 3447-49 W. Descanso Drive, June 7, 2017 (Photograph by Charles J. Fisher)

City of Los Angeles
Department of City Planning

1/22/2018
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
3449 W DESCANSO DR
3447 W DESCANSO DR

ZIP CODES
90026

RECENT ACTIVITY
None

CASE NUMBERS
CPC-1986-255
ORD-165167-SA5095
ORD-129279
PMV-1512

Address/Legal Information	
PIN Number	142-5A203 23
Lot/Parcel Area (Calculated)	3,810.9 (sq ft)
Thomas Brothers Grid	PAGE 594 - GRID C6
Assessor Parcel No. (APN)	5427028005
Tract	TR 8918
Map Reference	M B 118-44/45
Block	None
Lot	5
Arb (Lot Cut Reference)	None
Map Sheet	142-5A203
	144A203
Jurisdictional Information	
Community Plan Area	Silver Lake - Echo Park - Elysian Valley
Area Planning Commission	East Los Angeles
Neighborhood Council	Silver Lake
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1959.02
LADBS District Office	Los Angeles Metro
Planning and Zoning Information	
Special Notes	None
Zoning	RD1.5-1VL
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Low Medium II Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	None
Subarea	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
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	Yes
Transit Oriented Communities (TOC)	Tier 1

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

CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5427028005
Ownership (Assessor)	
Owner1	EBBINK,WARNER CO TR GODSPEED TRUST
Address	3449 DESCANSO DR LOS ANGELES CA 90026
Ownership (Bureau of Engineering, Land Records)	
Owner	KATO, WINFIELD I. (TR) (ET AL)
Address	2197 PONCE DRIVE LOS ANGELES CA 90068
APN Area (Co. Public Works)*	0.090 (ac)
Use Code	0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less
Assessed Land Val.	$918,000
Assessed Improvement Val.	$510,000
Last Owner Change	05/12/2017
Last Sale Amount	$1,400,014
Tax Rate Area	13
Deed Ref No. (City Clerk)	599210 553273 324611 308601 1734 + 1658859 146991
Building 1	
Year Built	1937
Building Class	D6
Number of Units	2
Number of Bedrooms	5
Number of Bathrooms	3
Building Square Footage	2,198.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes

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

Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.48484536
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
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	None
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	None
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	Central
Division / Station	Rampart
Reporting District	204
Fire Information	
Bureau	Central
Batallion	11
District / Fire Station	6
Red Flag Restricted Parking	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.

CASE SUMMARIES

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

Case Number:	CPC-1986-255
Required Action(s):	Data Not Available
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - SILVER LAKE AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TOBRING 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-165167-SA5095

ORD-129279

PMV-1512

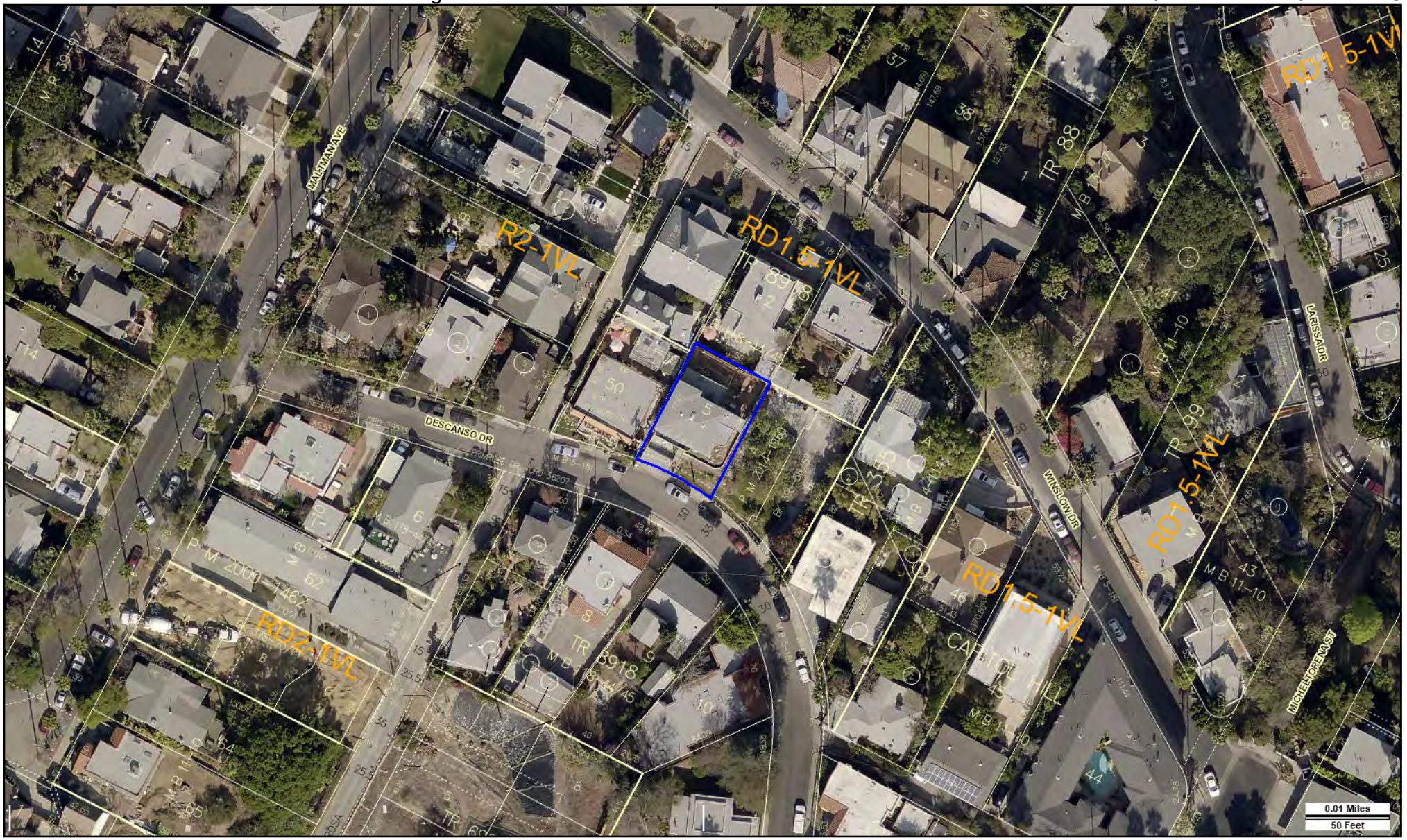
This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

ZIMAS INTRANET

2014 Digital Color-Ortho

01/22/2018

City of Los Angeles
Department of City Planning



Address: 3447 W DESCANSO DR
APN: 5427028005
PIN #: 142-5A203 23

Tract: TR 8918
Block: None
Lot: 5
Arb: None

Zoning: RD1.5-1VL
General Plan: Low Medium II Residential

Streets Copyright (c) Thomas Brothers Maps, Inc.