



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> 560-562 Virgil	<i>SECONDARY</i> 560 1/2 Virgil	
CONSTRUCTION	Type:	Type:	
CLADDING	Material:	Material:	
ROOF	Type:	Type:	
	Material:	Material:	
WINDOWS	Type:	Type:	
	Material:	Material:	
ENTRY	Style:	Style:	
DOOR	Type:	Type:	



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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):

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
2. Is associated with the lives of historic personages important to national, state, city, or local history.
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.



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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:	



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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 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 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 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: _____

Date: _____

Signature: _____

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

7b. STATEMENT OF SIGNIFICANCE

A. PROPOSED MONUMENT DESCRIPTION

Property Description

The Joyce Boarding House/ Ozawa Residence is a one-story duplex and detached single-family dwelling located at 560 N. Virgil Avenue between Clinton Street and Middlebury Street in East Hollywood. The one-story duplex is located at the front (west) of the lot, with the single-story dwelling to the rear (east) and a surface driveway on the south side of the lot. The single-family dwelling house was built in 1912 by C.H. Akerly. In 1921, Saichi Yamaoka, listed as owner and contractor, relocated the dwelling (560 ½ Virgil) to the rear of the lot and constructed a one-story boarding house at the front of the lot (560 Virgil). In 1951, owner and contractor George Ozawa completed an interior renovation to convert the boarding house into a duplex (560-562 Virgil). The period of significance for the Joyce Boarding House/ Ozawa Residence is from construction in 1912 until 1972 when the Ozawas sold the property. The property was sold again around 1988, and then in 2021.¹ The buildings retain sufficient integrity to convey their historical significance.

560-562 Exterior:

The 1921 duplex is rectangular in plan and faces west towards Virgil Avenue. It is separated from the buildings to the north and south by concrete driveways. The ground slopes gently down towards the north. The building is one-story with a narrow front façade and a hipped pyramid roof. The wood frame construction is built on a mudsill foundation. The west (front) elevation is clad in stucco, while the north, south, and east elevations have wood clapboard siding.

The front façade is three bays wide and is symmetrical. The entrance is centered, and accessible from the street by a set of concrete stairs. The door has a wood frame and a metal security gate. The porch is supported by two columns and a small front gable. Double hung windows with aluminum sashes are surrounded by wooden dressing and aluminum drip caps. They are replacements. The pyramid roof has asphalt shingles and overhanging eaves with exposed wood rafters. The front facade features a decorative stepped pediment.

The wood clapboard elevations to the north, south, and west have similar windows of varying sizes. There is a secondary entrance on the north elevation. Two wooden steps lead up to a wood panel door set in a wood frame.

560 ½ Exterior:

The 1912 detached single-family dwelling at the rear (east) of the lot is irregular in plan with a front facing gable roof and clapboard siding. The wood frame construction is built on a mudsill foundation.

¹ The Ozawas sold 560 and 564 Virgil to a Brazilian family in 1972. By 1988, the properties had been sold to Matayoshi, Seiei, and Setsuko. They were sold again in 2021. Irene Nakamitsu, in conversation with Lindsay Mulcahy, 14 April 2021; LADBS, 564 Virgil, building permit alteration, 6 March 2002; Sho Yohana, conversation with Lindsay Mulcahy, 5 April 2021.

The front elevation faces west towards Virgil Avenue and features asymmetrical windows and entrances. The main entrance is set within a wooden frame and covered by a metal security gate. To the north of the entrance are double metal doors that lead into the laundry room, a later addition. The windows on 564 ½ Virgil are horizontally sliding with wood sashes and dressing that appear to be original. The front facing gable has asphalt shingles, exposed eaves and wooden rafters.

The south, north, and east elevations feature the same clapboard siding and window as the front elevation. There is a secondary entrance on the west elevation set within a wooden frame and covered by a metal security gate.

Character defining features:

560-562 Virgil exterior:

- Parapet
- Front steps and front porch
- Clapboard siding
- Hipped pyramid roof
- Window dressing
- Rectangular building shape

560 ½ Virgil exterior:

- Gabled roof
- Clapboard siding
- Wood sliding windows
- Building shape

Alteration history

11.7.1912 Construct 4 room one-story dwelling (20x26')

5.6.1921 Construct one story boarding house with 17 rooms (24x92')

5.6.1921 Relocation of 4 room residential dwelling from 560 to 562 N Virgil. 2 buildings listed on lot – residence and hotel.

8.6.1927 Alteration of boarding house to add plasterboard on walls and ceiling of rooms, change casement windows to double hung (same size) and rustic on outside.

1.17.1951 Alteration to convert boarding house to duplex. Add two bathrooms, two sinks, two laundry sinks, and a partition wall for division of units.

6.21.1951 Certificate of Occupancy for conversion of 1 story Type V dwelling to two family R1 occupancy.

7.29.1985 Electrical permit issued – no document attached.

3.6.2002 Alteration to remove wood shake and apply ½" cdx plywood & class "A" fiberglass shingles on roof.

8.7.2002 Re-pipe 3 units and replace water service.

8.7.2002 Interior remodel of two-family dwelling. "Remove all illegal construction, repair and restore building to its approved use per housing department order."

12.20.2002 "Correct permit to show both address of duplex and change floorplan of front unit (560) to show a new living room."

Other alterations include the demolition of a garage that was identified in the 1950 Sanborn map and 1951 building permit also reveal a garage on the southeast corner of the lot but is no longer extant.

7B. STATEMENT OF SIGNIFICANCE

Summary:

The subject property at 560 N Virgil Avenue consists of a one-story duplex at the front of the lot and a one-story dwelling at the rear. The property is significant for its association with residential development of the Dayton Heights Tract and Japanese American settlement patterns in the Madison/ J Flats neighborhood. In 1912, C.H. Akerly constructed a single-family dwelling on the property which two years later was occupied by Saichi Joy Yamaoka, described as a gardener and laborer. In 1921, Yamaoka relocated the dwelling to the rear of the lot and constructed a single story boarding house at the front. Between 1923 and 1926 it was listed as "Joy's Japanese Day Workers," "Joy Yama employment office," and "Saichi Yamaoka employment agency." Teizo (Geo) Mayakawa rented and operated the boarding house from 1927 through at least 1930.² The 1939 *New World Sun Year Book* lists 560 Virgil as the Joyce Employment Agency.³ By 1951 the property was owned by George Ozawa, who converted the boarding house into a duplex.

The property was identified in the SurveyLA Japanese American Context Statement as a rare example of a prewar Japanese boarding house. From 1900-1930 boarding houses served as an important and affordable type of residence for Japanese immigrants, largely single men who worked as laborers and gardeners. Constructed amidst xenophobic and racist policies and practices, boarding houses also stand as physical manifestations of the ways Japanese immigrants formed community and networks of support. The property's location on Virgil Avenue, an early streetcar line and a corridor for Japanese American commerce in the 1930s, links it to the growth of Japanese American commercial and social activity in the prewar period.

The property's connection to the Ozawa family tells the history not only of immigrant Japanese laborers but the stabilization and growth of a Japanese American middle class. It has housed three generations of Ozawas, representing the Issei, Nisei, and Sansei generations.⁴ Sukesaka (Roy) Ozawa was a Japanese immigrant laborer and farmer who immigrated to the US from Japan in 1902.⁵ His wife, Tsuya, arrived in 1909 as a "picture bride" and started a farm stand that allowed their family to acquire wealth to purchase 564 Virgil and construct the boarding house.⁶ In 1938, Sukesaka and Tsuya's son George Ozawa married Shizuka Mochizuki, a resident of 560 Virgil Ave and soon after the Ozawas purchased 560 Virgil to make space for their growing family.⁷

² Los Angeles Reverse Directory 1923-1929; 1930 Census Records.

³ *New World Sun Year Book*, The Sumitomo Bank of California: Sacramento, CA (1939): 486.

⁴ SurveyLA Japanese American historic context statement defines Issei as the first generation of Japanese people that immigrated to the US between 1890 and 1924; Nisei as second generation Japanese Americans born in the US between 1910 and 1940; Sansei third generation Japanese Americans born and raised in the post World War II period. *SurveyLA Citywide Historic Context Statement: Theme Japanese Americans in Los Angeles, 1869-1970*, 11.

⁵ Passenger Lists of Vessels Arriving at Honolulu, Hawaii, 1902.

⁶ Picture brides were women whose marriages were arranged by parents or matchmakers based on photographs. Between 1908 and 1920 20,000 picture brides immigrated to the U.S. to meet husbands who they had never met. *SurveyLA Japanese Americans in Los Angeles*, 22; California, U.S., Arriving Passenger and Crew Lists, 1902.

⁷ "Intention to Wed," Rafu Shimpo, 11 October 1928; Building permit 560 Virgil 17 January 1951.

However, growing anti-Japanese sentiment at the onset of World War II dramatically altered the family's plans. The Ozawas were forcibly removed from their home and were incarcerated at Heart Mountain, Wyoming from around 1942 to 1944. Unlike many other Japanese Americans after WWII, the Ozawas were able to regain their property at 564 Virgil and 560 Virgil Ave. The boarding house took on a new significance as an anchor to reunite family members and help the Japanese American community rebuild post-WWII .

As the number of laborers looking for housing declined, the family converted 560 Virgil into a duplex in 1951. George and Shizuka Ozawa's influence in the neighborhood expanded as they purchased three other properties near the boarding houses on Commonwealth Avenue and Clinton Street. Three generations of the Ozawa family lived in 560 Virgil and continued to run the boarding house at 564 Virgil until about 1980. Women, such as Tsuya Ozawa and her daughter in law Shizuka Ozawa, were integral to the success of the boarding house. This nomination intends to reassert their contributions in the historical record.

The boarding house is representative of those associated with early Japanese American industry.⁸ It can also be categorized more broadly under the commercial development of "workingmen's hotels" in residential neighborhoods near employment opportunities that occurred between 1895 and 1930.⁹ The building is a wood frame construction with single rooms on either side of a main hallway and shared bathrooms. The building's construction and organization are typical of the small boarding houses and hotels operated by Japanese families serving Japanese immigrant men that emerged across Los Angeles between 1900 and 1930.

The single family dwelling at the rear of the lot is representative of late 19th and early 20th century construction evidenced by its narrow lot, initial setback from the street, proximity to a historic streetcar route, and historic detached garage.¹⁰ The building's characteristic low-scale building and proximity to sidewalk near a commercial intersection sidewalk, and mixed-use function is also representative of commercial development along streetcar lines.¹¹ The stepped parapet and the lack of other ornamentation qualifies this as Vernacular mission style.¹² There have been no major alterations since 1927, making this an extremely rare and intact example of a building typology that has been largely lost.

⁸ SurveyLA Japanese American historic context statement specifically mentions 560 and 564 Virgil as exemplary examples of prewar boarding houses: "Property types associated with Asian American industries also include small commercial hotels and boarding houses that provided temporary housing for workers, mostly men. Most date from the early twentieth century to the 1930s. Other examples outside of the Downtown urban core are in residential neighborhoods with a low-scale residential character. Examples are typically one and two stories and wood frame, such as those which housed Japanese American men working as gardeners in boarding houses on the 500 block of Virgil Avenue in the area of Madison/J Flats and in the Sawtelle area." *SurveyLA Japanese Americans in Los Angeles, 1869-1970*, 92.

⁹ *SurveyLA Citywide Historic Context Statement: Context Commercial Development, 1859-1980, Theme Hotels, 1870-1980*, 19.

¹⁰ The garage is no longer extant. *SurveyLA Citywide Historic Context Statement: Context Architecture & Engineering, Late 19th and Early 20th Century Residential Architecture, Theme Housing the Masses, Sub-Theme Late 19th and Early 20th Century Neighborhoods*, 55.

¹¹ Reverse directory and census records indicate the boarding house was operated by people who lived on-site.

¹² *SurveyLA Citywide Historic Context Statement: Context Architecture & Engineering, 1850-1980, Theme Mediterranean and Indigenous Revival, 1893-1948*, 13.

The subject property meets Criterion 1 for designation as a Los Angeles Historic-Cultural Monument:

It is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.

SurveyLA Japanese American Context Statement describes 560 Virgil as a "Rare example of Japanese boarding house from the prewar period."¹³ The building is identified with the residential development of the Japanese American community in the Madison/ J Flats, labor history of Japanese American gardeners and laborers, and the reestablishment and continued growth of Japanese American community post- WWII.

The subject property also meets Criterion 2:

It is associated with the lives of historic personages important to national, state, city, or local history.

The Ozawa family, who lived at 560 Virgil between 1938 and 1950, are significant to the development of the Madison / J Flats neighborhood. The family owned eight properties in the neighborhood and were leaders in their community.

The subject property meets the registration requirements outlined for:

- SurveyLA's Citywide Historic Context Statement: Residential Development and Suburbanization, 1880-1980: Early Residential Development, 1880-1930
- SurveyLA's Citywide Historic Context Statement: Commercial Development, 1859-1980: Commercial Identity, 1850-1980 and Neighborhood Commercial Development, 1880-1980 (Subtheme: Streetcar Commercial Development, 1880-1934)
- SurveyLA's Citywide Historic Context Statement: Japanese Americans in Los Angeles, 1869-1970: Property Types Associated with Industry (Hotel/ Boarding House)

¹³ SurveyLA Japanese Americans in Los Angeles, 1869-1970, Appendix A, 4.

Historical Background

Japanese American Development in Los Angeles

The first wave of Japanese immigrants to southern California from 1868 to 1910 was a response to the need for labor on railroads after the 1882 Chinese Exclusion Act and a 1884 agreement between Japanese and Hawaiian sugar plantations.¹⁴ Immigration swelled after the Russo-Japanese War of 1904-1905 and by 1910 Los Angeles had the biggest population of Issei in the United States.¹⁵ These first-generation Japanese immigrants, Issei, were mostly young single men who worked on the railroad and as domestic laborers. According to historians Masakazu Iwata and Gene Levine, there were several factors that led Issei laborers to transition to employment in the agricultural sector. A shortage of migratory domestic laborers, combined with the agricultural knowledge of many Japanese immigrants and the emergence of Japanese labor agents who organized contracts with white landowners to communally operate farms, allowed immigrants to “climb the agricultural ladder.”¹⁶

The U.S. government implemented a series of discriminatory policies that constricted opportunities for the growing Japanese American community, increasing in force leading up to World War I. The California Alien Land Law of 1913 and 1920, Cable Act of 1922, and the Immigration Act of 1924 successively constrained Japanese immigration, land ownership, and economic opportunity.¹⁷ In response to new barriers to acquiring property, many Japanese immigrants pivoted to the wholesale and retail floral and produce industries, nurseries, and took up work as gardeners in private residences and institutions.¹⁸

Beginning in the mid 1880s, Issei began to settle east of downtown and by 1906 the growing hub of residences and businesses became known as Sho Tokyo or Little Tokyo. Boarding houses downtown served an important role in creating community for Japanese immigrants and often doubled as employment agencies. From 1908 to 1920, the arrival of 20,000 “picture brides” to the U.S. initiated a period of stabilization and the growth of Japanese American residential communities.¹⁹ Despite land and immigration laws and restrictive housing covenants, residential enclaves emerged in Boyle Heights, Sunset/ Cahuenga (Central Hollywood), Madison/J Flats, Uptown (now Koreatown), as well as more suburban agricultural communities in San Pedro, Venice, and Pacoima/Sun Valley.²⁰

The arrival of Japanese women and early settlement patterns in the period between 1911 and 1924 spurred the development of Japanese-led organizations ranging from religious and cultural institutions, prefectural organizations, Japanese language schools, and merchant associations. Commercial ventures including Japanese boarding houses, restaurants, and retail stores also developed in Little Tokyo, Boyle Heights, Hollywood, Madison/ J Flats, and other enclaves to

¹⁴ *SurveyLA Japanese Americans in Los Angeles*, 12-13.

¹⁵ Iwata, Masakazu. "The Japanese Immigrants in California Agriculture." *Agricultural History* 36, no. 1 (1962): 26-27.

¹⁶ *Ibid.*, 28; Historic-Cultural Monument Application for Tokio Florist/ Sakai-Kozawa Residence (2019): 10.

¹⁷ Historic-Cultural Monument Application for Nishiyama Residence/Otomisan Japanese Restaurant (2020): 7-8.

¹⁸ HCM Application for Tokio Florist/ Sakai-Kozawa Residence, 11- 12.

¹⁹ HCM Application for Nishiyama Residence/Otomisan Japanese Restaurant, 6.

²⁰ *SurveyLA Japanese Americans in Los Angeles*, 26.

support the nearby residential populations.²¹ These sites served as places of community connection and cultural expression in an era where Japanese Americans were excluded from many parts of white Los Angeles.²²

When President Roosevelt declared Executive Order 9066 in 1942, the U.S. Government forced Japanese Americans to register at control stations before removing them to incarceration facilities across the country.²³ The economic impact of lost property, emotional trauma of incarceration, and fragmentation of social networks continue to reverberate today. Despite this injustice, Japanese American communities reestablished themselves in Los Angeles in the late 1940s and 1950s. Boarding houses, like 560 and 564 Virgil and Kobayakawa on Sawtelle, took on a new role by helping resettle Japanese Americans.²⁴ Community institutions, including the Japanese Presbyterian Church at 4011 Clinton Street and Soshi Jiku Japanese language school at 464 N. Westmoreland Avenue in the Madison/ J Flats neighborhood, endured and continued to serve their prewar functions.

Madison/ J Flats Japanese American Residential Development

The SurveyLA Japanese American context statement defines the general boundaries of the Madison/ J Flats community as Melrose and the 101 Freeway to the north and south and Virgil and Vermont to the east and west. A PhD dissertation conducted by Isamu Nodera in 1936 describes the boundaries more broadly, from Melrose to Beverly and Hoover to Vermont. The largest clustering of Japanese American residences was along Virgil Avenue, Westmoreland Avenue, Madison Street, and Commonwealth Avenue along Clinton Street within the Dayton Heights Tract.²⁵ SurveyLA states, “Although the Hollywood and Madison/ J Flats communities were not contiguous, they shared similar patterns of residential development” as other Japanese American enclaves.²⁶

The Dayton Heights Tract developed slowly over the first decades of the twentieth century. Dating back to 1885, the Temple Street cable railway line passed through Dayton Heights. The line was electrified in 1902 and through at least 1927, the streetcar ran north up Hoover Street, west along Clinton Street, and north on Virgil Avenue to Fountain Avenue.²⁷ In his 1927 Master’s thesis, Koyoshi Uono described the low flatlands of Madison/ J Flats, nestled between the hills west of Vermont and east of Hoover, as undesirable residential land until sewerage was completed around 1910. Even in 1927, Uono characterized the neighborhood as sparsely

²¹ HCM Application for Nishiyama Residence/Otomisan Japanese Restaurant, 7-8.

²² *SurveyLA Japanese Americans in Los Angeles*, 22.

²³ *Ibid.*, 51-53.

²⁴ *SurveyLA Japanese Americans in Los Angeles*, 68; Yukikazu Nagashima, translated by Mina Otsuka, “The Rise and Fall of Kobayakawa Boarding House—Mr. Ishioka Recognizes the Value in the Naming of Japantown,” *Discover Nikkei*, November 17, 2017.

²⁵ Isamu Nodera, “Survey of the Vocational Activities of the Japanese in the City of Los Angeles,” PhD Diss. (University of Southern California, 1936): 13, 23.

²⁶ *SurveyLA Japanese Americans in Los Angeles*, 31.

²⁷ Walter Bethel, “Reviewed Work: Street Railways and the Growth of Los Angeles by Robert C. Post” *Southern California Quarterly* 73, no. 4 (1991): 409; “Temple Street line.” The Electric Railway Historical Association of Southern California.

populated, with mostly single-family homes and some multifamily residences.²⁸ Takashi Hoshizaki, who grew up on Westmoreland Ave in the 1930s and 1940s, recalled the vacant lots in the neighborhood he and other children grew up playing in.²⁹

Japanese and Japanese Americans were integral to the development of the Dayton Heights Tract. Uono and Nodera both date the Japanese presence in the neighborhood to at least 1905. The first major period of Japanese American settlement began in 1914, the same year Saichi Joy Yamaoka moved into 560 Virgil.³⁰ 1925 marked the beginning of a third wave of Japanese residents, and by 1936 there were 150 Japanese American residences with about 1000 Japanese Americans in the neighborhood.³¹ This coincides with Yamaoka's relocation of 560 ½ Virgil to the back of the lot and the construction of 560 Virgil as a boarding house in 1921.

Uono characterized the main occupations of Japanese American residents as gardeners or day workers, many of whom were employed by private residents west of Vermont in Hollywood.³² For example, the 1930 Census record reveals 19 borders living at 560 Virgil, most of whom were single middle-aged Japanese men. All but two were listed as gardeners working in private residences. However, Uono also noted that one third of residents of Madison/ J Flats were employed in middle class professions. These included medical professionals like nurse Mary Akita who helped found Turner Street Hospital and used her home at 523 Virgil Avenue as a maternity ward in the 1920s, shop owners including the Hoshizaki family on Westmoreland who ran Fujiya Cash and Grocery Store, and the artists who operated the Shiraro Photo Studio at 568 Virgil Avenue sometime during the prewar period.³³

The community was shaped, but not limited by anti-Japanese racism at the institutional and interpersonal level. As noted in the previous section, the California Alien Land Laws of 1913 and 1920, racially restrictive covenants, and other policies limited Japanese as well as African American, Indigenous, Latinx and other immigrants' ability to acquire land. White residents grew increasingly hostile as Japanese Americans families moved to suburban neighborhoods.³⁴ Notably, in 1923 white residents in Central Hollywood formed the "Hollywood Protective Association" to intimidate and displace the Japanese American residents along Tamarind Avenue near Sunset Boulevard. White resident Mrs. B.G. Miller hung a sign on her front porch that read "Japs Keep Moving-- This is a White Man's Neighborhood." Los Angeles City Council encouraged the Hollywood Protective Association by condemning five Japanese-owned properties including the Japanese Presbyertian Church. Uono's thesis included a statement from

²⁸ Kiyoshi Uono, "The Factors Affecting the Geographical Aggregation and Dispersion of the Japanese Residences in the City of Los Angeles," PhD Diss, (University of Southern California, 1927): 125.

²⁹ East Hollywood Neighborhood Council (EHNC), "East Hollywood Panel Series. Past: Redlining, Internment, and Resilience," moderated by Samanta Helou and Jimmy Recino, in conversation with Karen Burch and Takashi Hoshizaki, March 4, 2021.

³⁰ HCM Application for Tokio Florist/ Sakai-Kozawa Residence, 12.

³¹ Nodera, "Survey of the Vocational Activities of the Japanese," 23; Uono, "The Factors Affecting the Geographical Aggregation and Dispersion of the Japanese Residences in the City of Los Angeles," 126.

³² Uono, "The Factors Affecting the Geographical Aggregation and Dispersion of the Japanese Residences," 126.

³³ HCM Application for Tokio Florist/ Sakai-Kozawa Residence, 30; EHNC, "East Hollywood Panel Series. Past: Redlining, Internment, and Resilience"; *SurveyLA Japanese Americans in Los Angeles*, Appendix A Japanese American Known and Designated Resources, 21.

³⁴ *SurveyLA Japanese Americans in Los Angeles*, 22.

pastor Mr. Horikoshi that described how white antagonism led the congregation to relocate to Madison/ J Flats:

The membership of forty all attended the church meeting regularly and everything went on pretty well for about two months, when an anti-Japanese movement started and upset a considerable number of our church members. It, however, continued to exist for four years under the severe and difficult conditions until April 1, 1927, when the general feeling of the anti-Japanese movement calmed down; yet the people as a whole wanted to move to a new location, 4011 Clinton Street.³⁵

Uono noted, "They say that the people in this district mostly come from the Hollywood region, and the whole Japanese district of Hollywood will move into the Madison Avenue district." He estimated one third of residents in 1927 had moved from Central Hollywood.³⁶

A 1927 map created by Uono demonstrates that the neighborhood was ethnically diverse, with Japanese, African American, and white residents living side by side.³⁷ In 1939, the Home Owners' Loan Corporation (HOLC) redlined the neighborhood, stating "While by no means a slum district, the area is definitely blighted and is accorded a 'medical red' grade." 70% were renters, demonstrating that the Ozawas were outliers in their property ownership. 10% of the population was identified as Japanese and 15% labeled Negro. The increasing Japanese and African American population and nearby Jewish population constituted "more than a sprinkling of subversive racial elements."³⁸

Recent research conducted by reporters Samanta Helou and Jimmy Recinos explores the interracial friendships and solidarity between African American and Japanese American families in the neighborhood. In a panel discussion, Karen (Marshall) Burch and Takashi Hoshizaki described growing up on Westmoreland Ave and the relationship between their families who lived next door to one other from the 1920s through the 1960s. According to Burch, all the children in the neighborhood played together while the grandmothers watched over them. Despite linguistic and cultural differences she said, "they spoke the language of friendship."³⁹

When asked at what point he realized the changes WWII would bring, Hoshizaki recalls the evacuation of the fishing community in Terminal Island that foreshadowed mass incarceration of Japanese American Angelenos. Some had relatives in the Madison / J Flats area, leading to a sudden temporary population increase before the evacuation of this neighborhood as well. While incarceration devastated the social network of the Madison/ J Flats community, African American families like the Marshalls and white churches stood in solidarity with their neighbors,

³⁵ Uono's thesis calls the Horikoshi "pastor Mr. Horikoski," but additional sources describe him as Reverend T.H. Horikoshi. Uono, "The Factors Affecting the Geographical Aggregation and Dispersion," 127; "Building 14552 Japanese Presbyterian Church, Hollywood, Los Angeles CA," Pacific Coast Architecture Database, University of Washington via Rosalind Sagara, email correspondence 14 April 2021.

³⁶ *SurveyLA Japanese Americans in Los Angeles*, 34.

³⁷ Uono, "The Factors Affecting the Geographical Aggregation and Dispersion," 126. See map in supporting documents.

³⁸ Mapping Inequality, "HOLC Security Map of Los Angeles County, D30, 1939," University of Richmond Digital Scholarship Lab.

³⁹ EHNC, "East Hollywood Panel Series. Past: Redlining, Internment, and Resilience."

holding their property or serving as power of attorney. The Marshalls' relatives looked after a nursery on Virgil between Clinton and Melrose, while Pastor Box at a nearby white Christian church on Melrose Ave and Westmoreland Ave looked after some of the Ozawas property.⁴⁰

These social networks were crucial in supporting Japanese American resettlement in the neighborhood. The Tsuneoshis, Uyemuras, Endos, Hoshizakis, Hiroses, and Ozawas were some of the families that returned to the J-Flats in the postwar period.⁴¹ Irene Nakamitsu, daughter of George Ozawa, described the neighborhood in the 1950s and 1960s as “a pretty tight knit community...[that] brought back warm memories.”⁴²

Madison/ J Flats Japanese American Commercial and Institutional Development

The Madison/ J Flats neighborhood was anchored by several institutions in the prewar years, including the Christ Presbyterian Church (Choro Kyokai) and language school (Choro Kyokai Gakuen) at 4011 Clinton Street and the Soshi Jiku Japanese language school at 464 N. Westmoreland Avenue.⁴³ Nearby in Silver Lake, a Japanese orphanage called Shonien, or the Japanese Children's Home of Southern California, was established in 1917 and a new expanded facility was constructed in the postwar period.⁴⁴ All three sites are extant and the Christ Prebyterian Church continues to hold services today.⁴⁵

In 1927, Uono observed few businesses operating in the neighborhood. By 1939, however, the *New World Sun Year Book* identified eight Japanese-serving commercial stores on Virgil between Clinton and Melrose.⁴⁶ They were:

- Fujiya co 601 Virgil Ave
- Showa co 611 Virgil Ave
- Torifuchi dress co 603 Virgil Ave
- Gojobori barber shop 605 Virgil Ave
- Hollywood garden supply 613 Virgil Ave
- Shibuya gasoline station 613 Virgil Ave
- Mikado garage 615 Virgil Ave
- Mikado laundry 607 Virgil Ave

⁴⁰ Ibid.; Irene Nakamitsu, conversation with Lindsay Mulcahy, 29 March 2021. Similar support networks that arose across Los Angeles are also detailed in *SurveyLA Japanese Americans in Los Angeles*, 52-3.

⁴¹ HCM Application for Tokio Florist/ Sakai-Kozawa Residence, 14; EHNC, "East Hollywood Panel Series. Past: Redlining, Internment, and Resilience."

⁴² Irene Nakamitsu, conversation with Lindsay Mulcahy, 29 March 2021.

⁴³ *New World Sun Year Book*, The Sumitomo Bank of California: Sacramento, CA (1939): 487; Uono, "The Factors Affecting the Geographical Aggregation and Dispersion of the Japanese Residences," 127; EHNC, "East Hollywood Panel Series. Past: Redlining, Internment, and Resilience."

⁴⁴ In 1955 Kazumi Adachi constructed the "New Shonien" on the same site at 1855 Redcliff. *SurveyLA Japanese Americans in Los Angeles*, 63; HCM Application for Tokio Florist/ Sakai-Kozawa Residence, 14.

⁴⁵ Christ Prebyterian Church of Hollywood, "About Us"; Yukikazu Nagashima, " *SurveyLA Japanese Americans in Los Angeles*, Appendix A, 18.

⁴⁶ *New World Sun Year Book*, 486-488.

Additional commercial properties include the Endo Brothers garage and gas service station, established by 1933 at 656 Virgil Ave.⁴⁷ SurveyLA also identified 568 Virgil Ave as the Shiraro Photo Studio sometime in the prewar period.⁴⁸

After incarceration, the Christ Presbyterian Church and Soshi Jiku Japanese language school helped reestablish Japanese American communities in Los Angeles.⁴⁹ Endo Brother's garage at 656 N Virgil was described as an important place where laborers and gardeners would congregate after work in the postwar period.⁵⁰ Nakamitsu also remembers attending a Buddhist church in the neighborhood. For Nakamitsu, the neighborhood's proximity to all the necessary amenities meant "everyone walked to everything."⁵¹

Japanese Boarding Houses

The first boarding house for Japanese immigrants was identified in Los Angeles before 1897 and by 1915, there were 79 scattered across the city.⁵² Beyond room and board, many served as employment agencies and sometimes as banks.⁵³ Workers were mostly laborers, farmers, and gardeners who would migrate seasonally from farms or work for nearby commercial or private employers. Japanese students at the University of Southern California were also documented as living in these dwellings. Larger boarding houses downtown were stone construction and up to four stories, while smaller ones in residential neighborhoods like 560 and 564 Virgil were often one-to-two story wood frame buildings.⁵⁴

Boarding houses were also significant for providing employment for Japanese Americans. In 1936 Nodera listed 48 people employed in boarding houses and rooms for rent. This was the third highest category of Japanese Americans employed in services for other Japanese Americans.⁵⁵ Boarding houses were run by families who would live on site. Women, such as Tsuya and Shizuka Ozawa, played crucial roles in cooking for boarders.⁵⁶ Proprietors were organized under the local Japanese American Association of Boarding House Businesses.⁵⁷

The need for boarding houses declined in the 1920s and 1930s due to the 1924 Immigration Act that barred Japanese laborers from entering the United States and the decrease in agricultural production during the Great Depression. Moreover, growing Japanese American families elected to settle in single family houses further from the dense Little Tokyo neighborhood.⁵⁸ Nodera also noted a shift in popularity from Japanese boarding houses to hotels in the 1930s. By 1936,

⁴⁷ LADBS, 565 N Virgil Ave, new construction permit, 23 August 1933.

⁴⁸ *SurveyLA Japanese Americans in Los Angeles*, Appendix A, 21.

⁴⁹ HCM Application for Tokio Florist/ Sakai-Kozawa Residence, 14.

⁵⁰ EHNC, "East Hollywood Panel Series. Past: Redlining, Internment, and Resilience."

⁵¹ Irene Nakamitsu, conversation with Lindsay Mulcahy, 29 March 2021.

⁵² 1915 Japanese Telephone Directory, cited in Nodera, "Survey of the Vocational Activities," 53.

⁵³ Nodera, "Survey of the Vocational Activities," 53.

⁵⁴ *SurveyLA Japanese Americans in Los Angeles*, 37- 40.

⁵⁵ Japanese Americans employed by hotels (153 people) and Japanese American restaurants (52 people) were the two highest categories. Nodera, "Survey of the Vocational Activities," 32.

⁵⁶ *SurveyLA Japanese Americans in Los Angeles*, 40.

⁵⁷ Nodera, "Survey of the Vocational Activities," 59-62.

⁵⁸ *SurveyLA Japanese Americans in Los Angeles*, 25.

Nodera counted just 18 boarding houses in Los Angeles, a majority in Little Tokyo.⁵⁹ However, these remaining buildings served a new need in the postwar period to resettle people after incarceration. This includes the Kobayakawa Boarding House on Sawtelle (not extant) and 560 and 564 Virgil Ave.⁶⁰

Few of these boarding houses remain today. The SurveyLA Japanese American context statement lists eight extant buildings, including 564 and 560 Virgil Ave.⁶¹ No Japanese American boarding houses have been designated as Los Angeles Historic Cultural Monuments.

Historical Significance of the Ozawa Family

Sukesaka Ozawa was born in 1879 in the Shizuoka Prefecture of Japan. He immigrated to the US through Hawaii in 1902 and where he began to work as a laborer in Los Angeles.⁶² Tsuya was born in Tagata-gun, Shizuoka, Japan in 1885 and immigrated to Los Angeles in 1909.⁶³ The family story of Sukesaka and Tsuya's relationship, according to their granddaughter Irene, began when Tsuya received a picture of her future husband Sukesaka in a suit surrounded by laborers. When she arrived in Los Angeles, she realized that Sukesaka was also a laborer, and that the suit was passed around between men who each took a picture imitating the owner to send back to Japan.⁶⁴ A year later in 1910, Tsuya and Sukesaka lived on Glendale Avenue in Burbank.⁶⁵ Nakamitsu described Tsuya as thrifty and hardworking, selling enough produce from the farm to purchase 564 Virgil in 1914. In 1918, Sukesaka ran a produce stand nearby at 663 N Heliotrope Avenue.⁶⁶ By 1930, the Census recorded the value of 564 Virgil as \$12,035.⁶⁷ They continued to build wealth over the decade and by 1940 the value of their home had increased to \$20,000.⁶⁸

The Ozawas were leaders in their community. Nodera's 1936 thesis included an interview with Sukesaka, demonstrating his expertise as a boarding house proprietor.⁶⁹ In 1939 Sukesaka was the district captain for the Japanese Division of the Community Chest, an organization led by members of the Japanese American Chamber of Commerce and Japanese YMCA to raise money for Japanese organizations.⁷⁰ According to Irene, Tsuya was the matriarch of the family and was

⁵⁹ Nodera, "Survey of the Vocational Activities," 48-52.

⁶⁰ Yukikazu Nagashima, translated by Mina Otsuka, "The Rise and Fall of Kobayakawa Boarding House—Mr. Ishioka Recognizes the Value in the Naming of Japantown." *Discover Nikkei* 17 November 2017; *SurveyLA Japanese Americans in Los Angeles*, 40.

⁶¹ The remaining six are: 1130 Fedora St, 1507 W 35th Pl, 1511 W 35th Pl, 1641 Cosmo St, 2122 S Corinth Ave, 2616 E 3rd St (Magnolia Residence) *SurveyLA Japanese Americans in Los Angeles*, Appendix A, 3-4, 20.

⁶² Passenger Lists of Vessels Arriving at Honolulu, Hawaii, 1902.

⁶³ California, U.S., Arriving Passenger and Crew Lists, 1902.

⁶⁴ Irene Nakamitsu, conversation with Lindsay Mulcahy, 29 March 2021. More historic context about picture brides can be found in Erika Lee, *The Making of Asian America: A History* (New York: Simon & Schuster, 2015), 113.

⁶⁵ 1910 Census Records.

⁶⁶ U.S. World War I Draft Registration Card, 1918.

⁶⁷ 1930 Census Records.

⁶⁸ 1940 Census Records.

⁶⁹ Nodera, "Survey of the Vocational Activities," 23.

⁷⁰ The Community Chest was organized by community leaders including Katsuma Kukaesa, president of the Japanese American Chamber of Commerce and Francis Chujo, Tsuya Tsukao, and Masao Sato of Japanese YMCA. Ozawa's district spanned Sunset to Beverly and Alvarado to Western. "Issue Complete List of Captains for 43 Districts," *Rafu Shimpō*, 26 October 1939; "Community Chest Body Maps Plan," *Rafu Shimpō*, 9 October 1932.

the driving force behind the family's involvement in the community. Tsuya's strategic and industrious work ethic established the family's role in the community and allowed them to build wealth. Tsuya reinvested those resources into the neighborhood, contributing consistently to the Christ Presbyterian Church and Soshi Jiku Japanese language school/ Judo Dojo.⁷¹

Tsuya and Sukesaka had three children, George (Tadashi), Joe (Naoshi), and Kiyoni. In 1938, George, the eldest, married Shizuka Mochizuki. Shizuka was born in 1919 in Washington and moved into 560 Virgil sometime in the 1930s with Tsuya's approval.⁷²

In 1942, the Ozawa family was incarcerated and sent to Heart Mountain, Wyoming.⁷³ Irene stated that her mother Shizuka put most of their items on the street to sell for a fraction of their worth. A nearby white church held some of their property in a storage unit for safe keeping, however, the storage unit was broken into before the family returned in 1944.⁷⁴ Despite the upheaval caused by this human rights violation, the family was unwavering in their commitment to the Madison / J Flats community and neighborhood. They returned to their homes where they rebuilt their lives and prospered throughout the postwar years.

Shizuka would cook for the boarders at 564 Virgil who would eat communally at a long table in the kitchen.⁷⁵ Sukesake lived at 560 Virgil until his death in 1954. Tsuya briefly moved in with George and Shizuka to 567 N Commonwealth in 1961, but according to Irene she "didn't like it and moved back to the boarding house" where she passed away in 1971.⁷⁶ Shortly after, the family sold 560 and 564 Virgil to a Brazilian family.⁷⁷ Irene recalls that the borders were unfamiliar with Brazilian cooking, so Shizuka taught the new owners how to make Japanese dishes.

Under the direction of Tsuya, the Ozawas expanded into the real estate market. Over several decades they acquired and constructed at least seven properties that shaped the physical development of the Madison/ J Flats neighborhood. Following 560 and 564 Virgil, Tsuya purchased a third home on Commonwealth Ave (extant) in 1938, a single family home on Madison Ave (condition unknown), an eight unit apartment near the Los Angeles City College (condition unknown), and developed a fourplex on Clinton St in 1954 (extant).⁷⁸ In 1961, George and Shizuka purchased 567 N. Commonwealth Ave where they built a new home for their family. The home was designed by Joseph J. Takahashi and constructed by K. Yamaguchi, the same pair responsible for the home of the Hoshizaki family at 557 N. Westmoreland Ave. Both

⁷¹ Irene Nakamitsu, conversation with Lindsay Mulcahy, 14 April 2021.

⁷² 1940 Census Records; Irene Nakamitsu, conversation with Lindsay Mulcahy, 29 March 2021.

⁷³ U.S., Final Accountability Rosters of Evacuees at Relocation Centers, 1944.

⁷⁴ Irene Nakamitsu, conversation with Lindsay Mulcahy, 29 March 2021.

⁷⁵ Ibid.

⁷⁶ At some point in the postwar period, a judo dojo opened at the language school on Westmoreland Ave. Irene Nakamitsu, conversation with Lindsay Mulcahy, 14 April 2021.

⁷⁷ Ibid.

⁷⁸ While Tsuya's name is not on any of the permits, Irene contends that she was responsible for the family's property holdings. The location and condition of the Madison Ave home and eight unit apartment are unknown. Irene Nakamitsu, conversation with Lindsay Mulcahy, 14 April 2021; LADBS, 573 N Commonwealth Ave, building relocation permit, 27 April 1938; LADBS, 3850-3856 Clinton St, new construction permit 1 July 1954.

modernist homes are extant, and share similar Japanese-inspired design features.⁷⁹ The family continues to own one of these properties today.

Conclusion

When Tsuya Ozawa crossed the Pacific Ocean in 1909, she knew little about what her future held beyond a picture of the man she was to marry. She built that future at 564 and 560 N. Virgil Ave. There, she and her family cared for innumerable relatives and boarders who would carve out their own paths in Los Angeles.

560 Virgil represents some of the earliest residential development of the Dayton Heights Tract and growth of the Madison/ J Flats community over the course of a century. The lot size and 1912 dwelling reflect the earliest patterns of residential development in the Dayton Heights Tract while the 1921 wood-frame boarding house reveals the Japanese American residential and commercial development that defined Madison/ J Flats in the prewar period. . 564 and 560 Virgil are the only extant identified boarding houses to serve Japanese Americans in both the pre and postwar periods.

The development of 560 Virgil tells the story of Japanese immigration and settlement in Los Angeles. The Ozawas ownership of the property from 1938 through 1972 is a striking example of one family's fortitude and resilience in the face of the U.S. Government's targeted anti-Japanese policies. A space created by and for Japanese Americans, 560 Virgil also stands as testament to networks of solidarity and interdependence across the Madison / J Flats neighborhood.

⁷⁹ Takahashi designed at least two other homes for Japanese American families in Silver Lake at 2448 Lyric Avenue (1964) and 2033 Redcliff Street (1971). "Lee House, Joseph J. Takahashi, Architect 1971," *The Silver Lake News*, 28 July 2015; LADBS, 567 N Commonwealth Ave, new construction permit, 14 November 1961; 557 N Westmoreland Ave, new construction permit, 3 May 1966.

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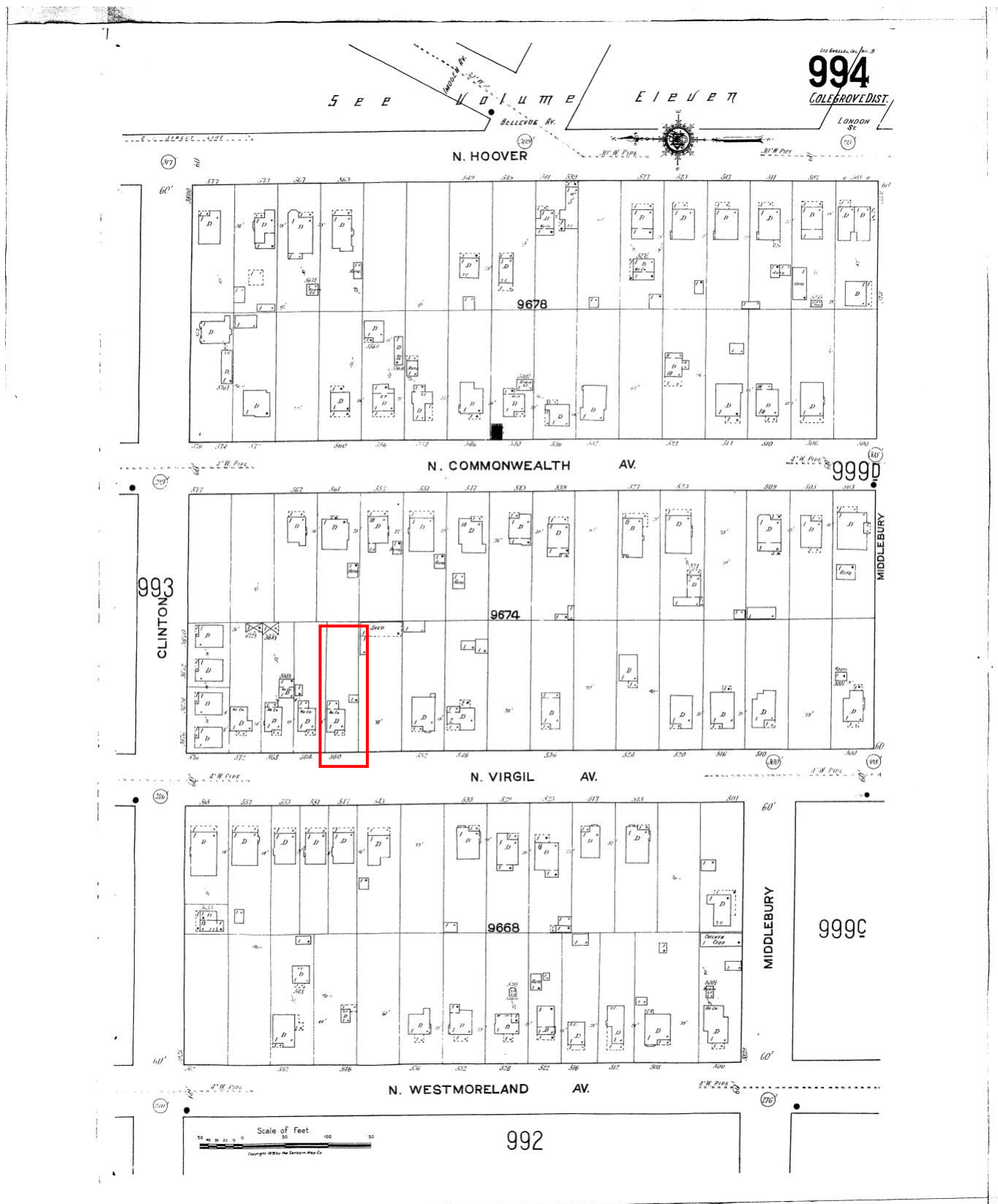
Sho Yohana, conversation with Lindsay Mulcahy, 5 April 2021.



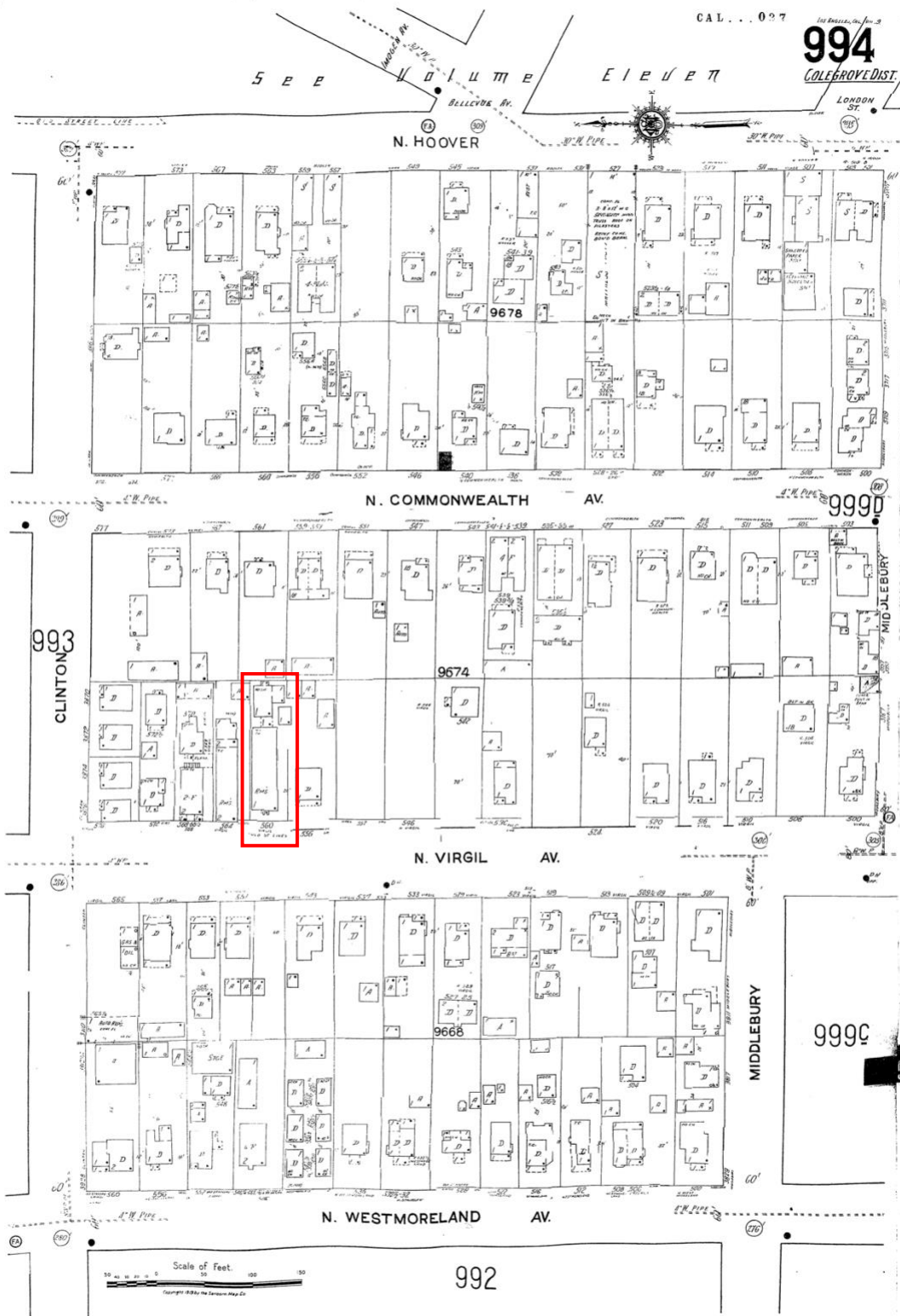
560 Virgil primary (west) and north facade, facing southeast. Photo by L. Mulcahy



560 1/2 Virgil Primary facade (west) facing northeast. Photo by L. Mulcahy



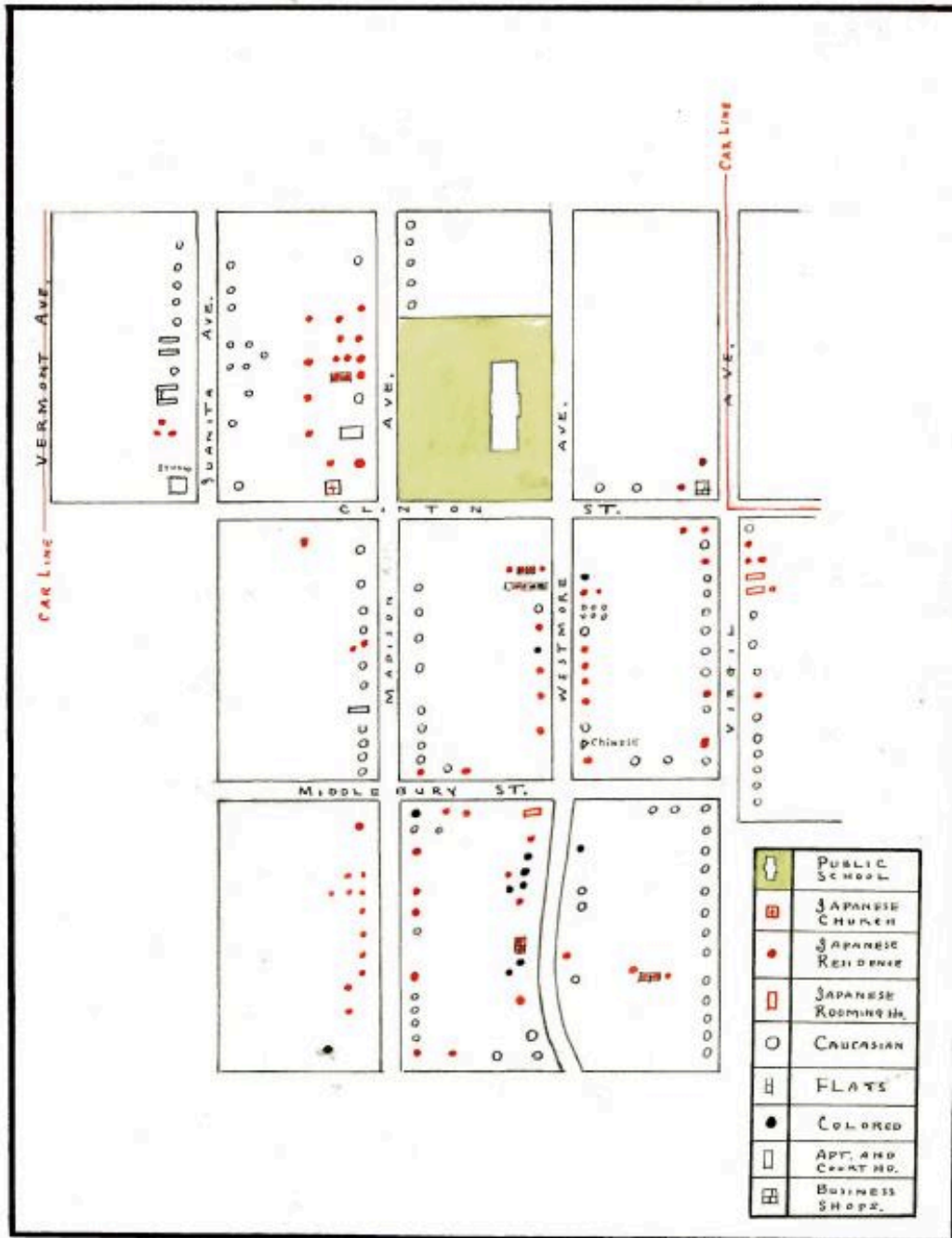
1919 Sanborn map



1950 Sanborn map

CHART XII

THE HOUSES IN THE MADISON AVENUE JAPANESE DISTRICT IN LOS ANGELES



Made in July, 1927

1927 map of Madison / J Flats. Koyoshi Uono, "The Factors Affecting the Geographical Aggregation and Dispersion of the Japanese Residences in the City of Los Angeles," (ProQuest Dissertations Publishing, 1927), 126

AREA DESCRIPTION

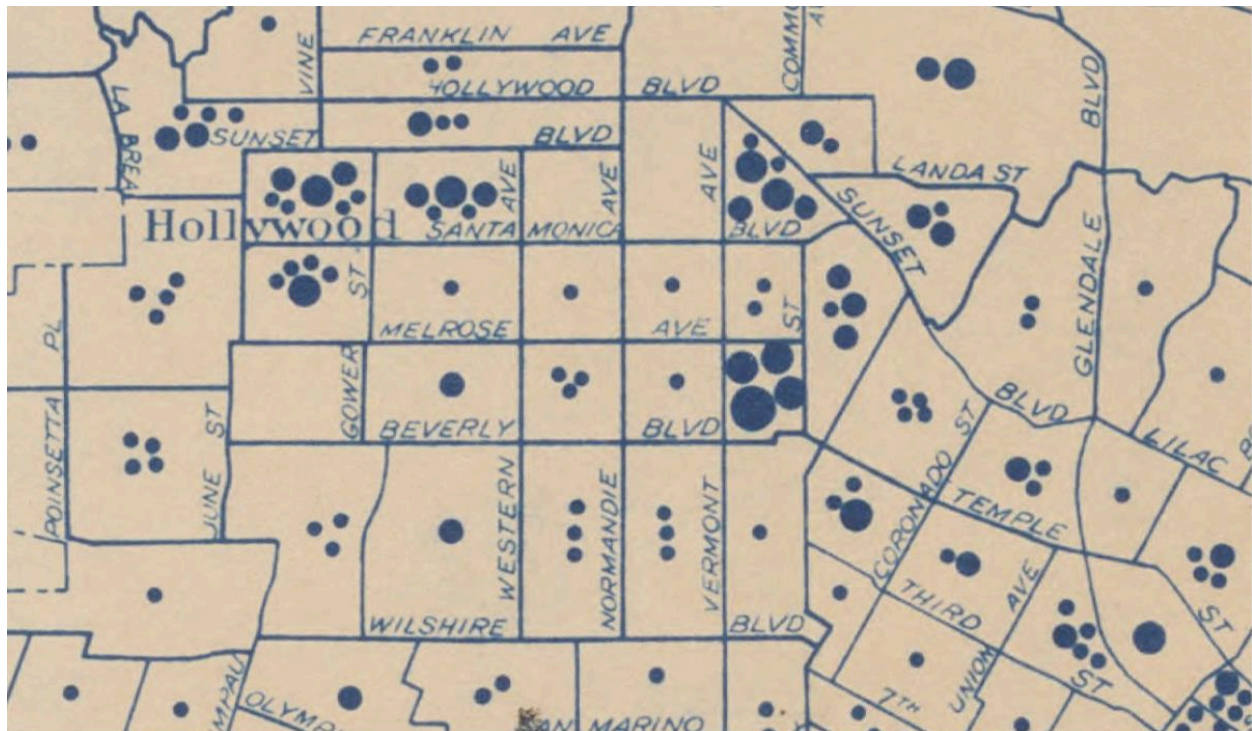
Security Map of Los Angeles County

1. POPULATION: a. Increasing Slowly Decreasing _____ Static _____
 b. Class and Occupation White collar workers, gardeners, service employees, laborers, etc.,
 Income \$1000-\$1500
 c. Foreign Families 15 % Nationalities Japanese d. Negro 10 %
 e. Shifting or Infiltration Japanese and Negroes are increasing
2. BUILDINGS:

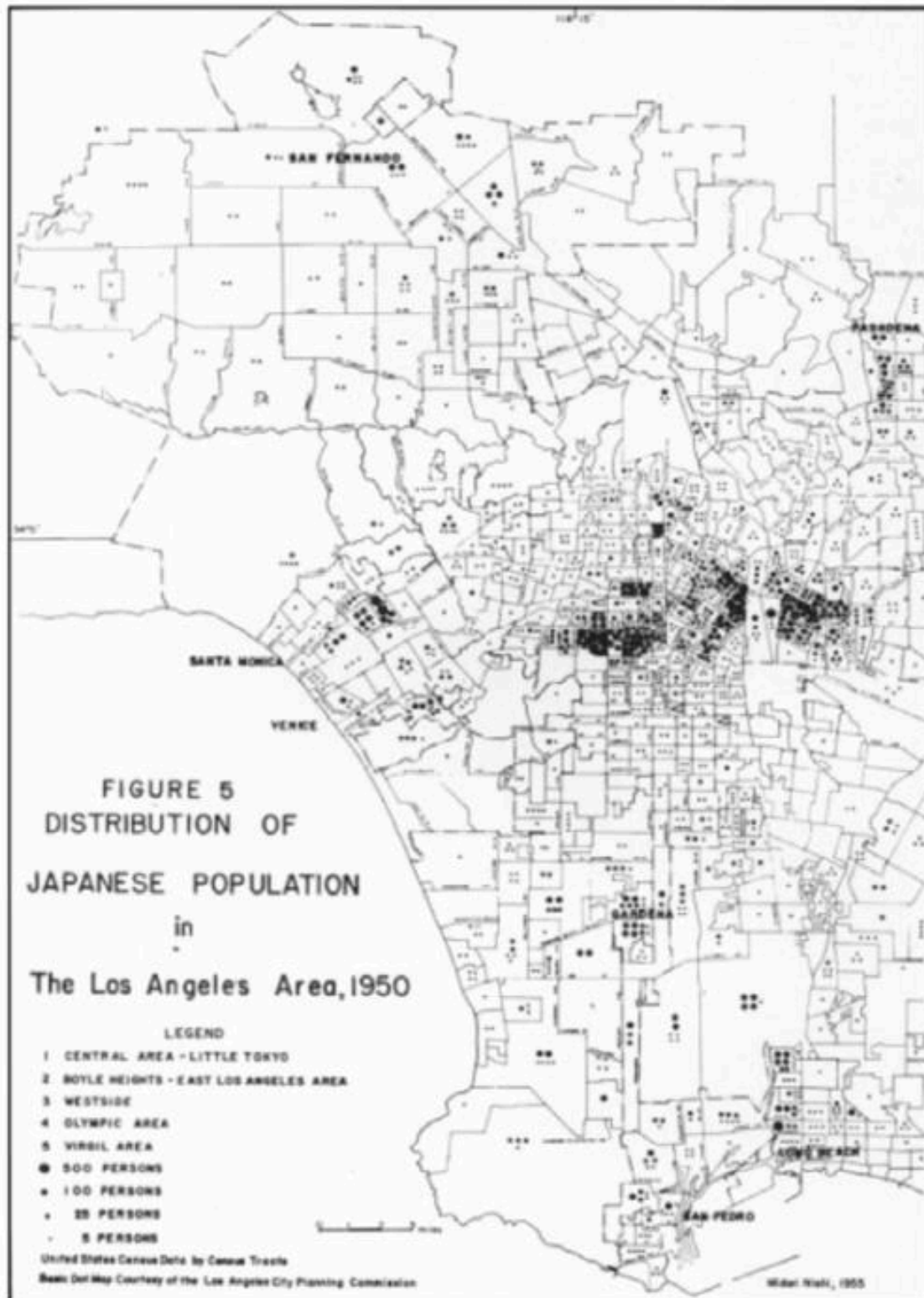
	PREDOMINATING	90 %	OTHER TYPE	%
a. Type and Size	<u>4 & 5 rooms</u>			
b. Construction	<u>Frame</u>			
c. Average Age	<u>20 years</u>			
d. Repair	<u>Poor</u>			
e. Occupancy	<u>96%</u>			
f. Owner-occupied	<u>30%</u>			
g. 1935 Price Bracket	<u>\$2500-4000</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
h. 1937 Price Bracket	<u>\$3250-4750</u>	<u>%</u>	<u>\$</u>	<u>%</u>
i. 1939 Price Bracket	<u>\$3000-4500</u>	<u>%</u>	<u>\$</u>	<u>%</u>
j. Sales Demand	<u>Poor</u>			
k. Predicted Price Trend (next 6-12 months)	<u>Downward</u>			
l. 1935 Rent Bracket	<u>\$20-35</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
m. 1937 Rent Bracket	<u>\$25-40</u>	<u>%</u>	<u>\$</u>	<u>%</u>
n. 1939 Rent Bracket	<u>\$25-40</u>	<u>%</u>	<u>\$</u>	<u>%</u>
o. Rental Demand	<u>Fair</u>			
p. Predicted Rent Trend (next 6-12 months)	<u>Static</u>			
3. NEW CONSTRUCTION (past yr.) No. 6 Type & Price 4 & 5 rooms \$3000-\$4500 How Selling Moderately
4. OVERHANG OF HOME PROPERTIES: a. HOLC. 3 b. Institutions Few
5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC. 3 b. Institutions Many
6. MORTGAGE FUNDS 0 7. TOTAL TAX RATE PER \$1000 (1937-) \$52.70
 1938
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level to rolling with some steep grades in northeastern part. No construction hazards. Land improved 90%. The few deed restrictions which have not expired are irregular and largely non-effective. The major portion of area is zoned for single family dwellings, but multiple family dwellings are permitted in scattered sections. Conveniences are all readily available. This district was subdivided over 25 years ago as a popular price home district and has largely maintained the characteristics. Many of the improvements are of substandard construction and maintenance is spotted, being generally of a poor quality. Scattered throughout the area are a number of small "B" grade apartments, bungalow courts and other multi-family dwellings. The population is highly heterogeneous with more than a sprinkling of subversive racial elements, there being several concentrations of Japanese and Negroes within the district. There is also quite a Jewish population adjacent to the synagogue which is located in the northern part. While by no means a slum district, the area is definitely blighted and is accorded a "social red" grade.

Redlining map of Dayton Heights Tract. HOLC Security Map of Los Angeles County, D30, 1939, (Mapping Inequality, University of Richmond Digital Scholarship Lab).



Map showing J Flats and other Japanese American enclaves in 1940. Los Angeles City Planning Commission, 1943, (Special Collections, UCLA).



Map of 1950 Japanese population in Los Angeles. Midori Nishi, "Japanese Settlement in Los Angeles Area, (Yearbook of the Association of Pacific Coast Geographers Vol. 20, 1958). Accessed via Nishiyama Residence/ Otomisan Japanese Restaurant HCM nomination.



The Ozawas in front of 564 N Virgil Ave. Untitled Japanese Yearbook, c. 1930, p. 153. Accessed via Sian Winship, email correspondence.

Issue Complete List of Captains For 43 Districts

*Initial Report Nets \$73; Southland
Area To Be Completely Canvassed by
Army of Volunteer Workers in Campaign*

With an army moving in 43 co-ordinating units, the Community Chest here for the Japanese colony opened its annual drive netting \$73.50 on the first day yesterday.

Forty-five captains are in charge of the city mapped off into 34 districts with the pulse of activity centered in Room 408 in the Olympic Building under the command of Shunsuke Kumamoto, general chairman for the Japanese division.

The districts and their respective captains are listed as follows:

1104 E. Pico St.

No. 9—City Market. A. Takahashi, 1057 S. San Pedro St.

No. 10—Wholesale Flower Market. T. Yagi, 753 Wall St.

Southwest Area

No. 11—Sixteenth to Jefferson, Alameda to San Pedro Sts. Mrs. T. Ihara, 756 E. 20th St.

No. 14—Beverly Blvd., to Pico, Figueroa to Vermont Sts. H. Chuman, 1105 W. Sixth St.

No. 15—Grand Central Public Market. K. Mutow, 317 S. Broadway.

No 25-E — Mrs. S. Kawamura,
Honorary Captain, 3346 Folsom St.

No. 26—Sunset to, Beverly, Alvarado to Western Ave. S. Ozawa,
564 N. Virgil St.

INTENTION TO WED

MASANOBU KIYOMURA, 31, Rt. 1 Box 103, Torrance; MITSUE YONEYAMA, 23, 1409½ North Bronson avenue.

GEORGE T. OZAWA, 26, 564 Virgil avenue; SHIZUKA MOCHIZUKI, 20, 560 North Virgil avenue.

HAROLD H. TAKENOUCHI, 24, 634 Gillette street; MARY H. OJIMA, 20, 5511 South Broadway.

MASATO TAKEUCHI, 56, 114th and Western avenue; AYANO ARAMAKI, 43, 1635 South Barrington, West Los Angeles.

Rafu Shimpo, 11 October 1938



560-562 Virgil west (front) and south elevation, facing northeast. Photo by L. Mulcahy.



560-562 Virgil south elevation, facing northeast. Photo by L. Mulcahy.



562 Virgil west (back) elevation is pictured the right, 560 ½ Virgil west (front) elevation is pictured to the left. 564 ½ Virgil is visible in the background. Photo by L. Mulcahy.



560 Virgil interior, facing southwest. Photo by L. Mulcahy.



562 Virgil interior, facing southeast. Photo by L. Mulcahy.



560-562 and 564 Virgil, facing west. Photo by L. Mulcahy.



Surrounding context, facing northeast. Photo by L. Mulcahy.



Surrounding context, facing southeast. Photo by L. Mulcahy.

All applications must be filled out by applicant

(USE INK OR INDELIBLE PENCIL)

PLANS AND SPECIFICATIONS
and other data must also be filed.

WARD

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Building

CLASS "D"

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

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

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

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

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

(SIGN HERE)

C. H. Cherry

(Applicant)

Lot No. *39*

Block *2*

TAKE TO
ROOM NO. 6
FIRST FLOOR

ASSESSOR
PLEASE
VERIFY

District No. *3*

M. B. page *1*

F. B. page *17*

O. K. City Engineer

O. K. City Assessor

By *W. J. ...* Deputy

TAKE TO
ROOM NO. 34
THIRD FLOOR

ENGINEER
PLEASE
VERIFY

No. *560 N. Virgil Ave*

Street

1. PURPOSE OF BUILDING *Lowelling* Number of rooms *4*

2. OWNER'S NAME *C. H. Cherry*

3. Owner's address *572 N. Virgil Ave*

4. Architect's name

5. CONTRACTOR'S NAME *same*

6. Contractor's address

7. ENTIRE COST OF PROPOSED BUILDING, \$ *200.00*

8. Size of lot *37 1/2* x *150* Size of Building *20* x *26*

9. Will building be erected on front or rear of lot? *Front*

10. NUMBER OF STORIES IN HEIGHT *one* Height to highest point of roof

11. Height of first floor joist above curb level, or surface

12. Character of ground; rock, clay, sand, filled, etc.

13. Of what material will FOUNDATION and cellar walls be built?

14. GIVE depth of FOUNDATION below the surface of ground

15. GIVE dimensions of FOUNDATION and cellar wall FOOTINGS

16. GIVE width of FOUNDATION and cellar wall at top

17. NUMBER and KIND of chimneys Number of flues

18. Number of inlets to each flue Interior size of flues

19. Give sizes of following materials: REDWOOD MUDSILLS *2* x *6* Girders *3* x *4*

EXTERIOR studs *2* x *3* INTERIOR BEARING studs *2* x *3* Interior Non-bearing studs

Ceiling joist *2* x *4* Roof rafters *2* x *4* FIRST FLOOR JOISTS *2* x *6*

SECOND FLOOR JOIST Third floor joist Fourth floor joist

Date issued *NOV 7 1912* 191

PERMIT NO. *14030*

Application Received

OK OVER

20. Specify material of roofing.....
21. Specify material of partitions.....
22. Specify material of floors.....
23. Specify how many thicknesses of floor.....
24. How will halls and soffits of stairs be plastered?.....
25. Will cellar or basement ceiling be plastered?.....
26. Specify size of vent shafts to water closet compartments.....
27. What means of access to roof?.....
28. How many fire escapes will be provided?..... where placed?.....

REMARKS:

Application Received..... Time Returned.....

All Applications must be filled out by Applicant

PLAN Form 2

PLANS AND SPECIFICATIONS
and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings
CLASS "D"

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

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

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

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

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

TAKE TO
ROOM NO. 6
FIRST
FLOOR

CITY CLERK
PLEASE
VERIFY

TAKE TO
ROOM NO. 405
SOUTH
ANNEX

ENGINEER
PLEASE
VERIFY

Lot 537 1/2 ft - Lot 29 Block 2
(Description of Property)

Dist. No. 3 M. B. Page 1 F. B. Page 1

No. 560 N. Virgil Ave
(Location of Job)

(USE INK OR INDELIBLE PENCIL)

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

- Purpose of Building Boarding House No. of Rooms 17 No. of Families 17
- Owner's name Saichi Yamashita Phone 59566
- Owner's address 560 N. Virgil Ave
- Architect's name Saichi Yamashita Phone 59566
- Contractor's name Saichi Yamashita Phone 59566
- Contractor's address 560 N. Virgil Ave
- VALUATION OF PROPOSED WORK Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc. \$ 2,500.00
- Any other building now on the lot? yes How used? Residence
- Size of proposed building 24' x 92'4" Height to highest point 15 feet
- Number of Stories in height one Character of ground practically level
- Material of foundation concrete Size of footings 12" Size wall 6" Depth below ground 6"
- Material of chimneys brick Number of inlets to flue 1 Interior size of flues 12" x 12"
- Give sizes of following materials: REDWOOD, MUDSILLS 2 x 6 Girders 3 x 4
EXTERIOR studs one inch material INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 1 x 3
Ceiling joist 2 x 3 Roof rafters 2 x 3 FIRST FLOOR JOISTS 2 x 6
Second floor joists 2 x 3 Specify material of roof 2 x 3 rafters - 1 x 3 sheathing
- Will all provisions of State Dwelling House 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)

(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>10092</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>MAY 6 1921</u> Clerk.	Stamp here when permit is issued. <u>MAY 6 1921</u> <u>RECEIVED</u>
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A. J. Johnston

REMARKS

STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES,

ss. AFFIDAVIT (3)

I, Saichi Yamashita, being
first duly sworn, depose and say that he is authorized by the Owner to act for
him and to file this affidavit that Saichi Yamashita
is the Owner of the property in the City of Los Angeles, California, and specifications here-
unto attached are true and correct copies of the plans and specifications here-
unto attached for the construction of the Hotel building,
structure, lot and project.

Subscribed and sworn to before me this

25th day of April, 1921

Saichi Yamashita

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

ORFA JEAN SHONTZ City Clerk

By [Signature]
Deputy

All Applications must be filled out by Applicant

Bldg. Form 3

PLANS AND SPECIFICATIONS
and other data must also be filed

BOARD OF PUBLIC WORKS.

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

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

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

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

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

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

TAKE TO
ROOM No. 6
FIRST
FLOOR

CITY CLERK
PLEASE
VERIFY

TAKE TO
ROOM No. 405
SOUTH
ANNEX

ENGINEER
PLEASE
VERIFY

REMOVED FROM

Lot _____ Block _____

Tract _____

Book _____ Page _____ F. B. Page _____

From No. _____

To No. _____

REMOVED TO

Lot _____ Block _____

Tract _____

Book _____ Page _____ F. B. Page _____

Street _____

Street _____

(USE INK OR INDELIBLE PENCIL)

O. K. City Clerk

Deputy

O. K. City Engineer

Deputy

1. What Purpose is the present Building used for? Res.
2. Owner's name Seichi Yamazaka Phone _____
3. Owner's address 560 The Virgil
4. Architect's name _____ Phone _____
5. Contractor's name Same Phone _____
6. Contractor's address _____
7. ENTIRE COST OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sowers, Ceaspoils, Elevators, Painting, Finishing, etc.} \$ 125
8. Class of Present Building D No. of Rooms at present 4
9. Number of stories in height 1 Size of present building _____ X
10. State how many buildings are on this lot 2
11. State purpose buildings on lot are used for res. & Hotel
(Tenement House, Hotel, Residence, or any other purpose.)

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

Remove to rear of lot &
put in new foundation

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)

Seichi Yamazaka
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 10091	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. <u>Phone</u> Plan Examiner.	Application checked and found O. K. <u>MAY 6 1921</u> Clerk.	Stamp here when permit is issued RECEIVED MAY 6 1921 10091
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A. J. Johnston

12. Size ~~of foundation~~ 31 x 22 No. of Stories in height 1
13. Material of foundation cell Size footings Size wall Depth below ground
14. Size of Redwood Mudsills 2 x 6 Size of interior bearing studs 2 x 4
15. Size of exterior studs 2 x 4 Size of interior non-bearing studs 2 x 4
16. Size of first floor joists 2 x 6 Second floor joist 2 x 6

NOTE---Answer the Following Questions For Dwellings and Flats Only:--
STATE DWELLING HOUSE ACT

17. Are there any living rooms in basement?
18. What is least area of any room, other than kitchens, bath rooms or closets?
19. What is the least width of any room, other than kitchens, bath rooms or closets?
20. What is the minimum ceiling height?
21. Give least size of window courts (width and length).
(A window court is the unoccupied ground area, in front of any and all windows, as required by the State Law, and such area must be entirely open and uncovered, and be at least 4 foot in width, and at least 36 sq. ft. in area. Eaves or cornices may project into such window courts not to exceed 8 inches; if a greater projection is desired, window court must be increased in width as much as eaves.)
22. Give maximum cornice projection into such court
23. Will windows in each room be equal to one-eighth ($\frac{1}{8}$) of floor area?
24. Give maximum width of porch to edge of cornice or eaves
25. What is the minimum height of floor joists above ground?
26. Will entire space underneath building be enclosed and be provided with ventilating screens?
27. Will a water-closet be provided for each family?
28. Give least width of water-closet compartment or room, when finished
29. Give size of windows for toilet and bath rooms
30. Will all provisions of State Dwelling House Act be complied with? Yes

I have carefully examined and read the above blank 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.

(Sign here)

Daichi Yamashita
 (Owner or Authorized Agent.)

I am unable to fill out this application and respectfully request that you do so for me. I agree that everything called for in said application will be done same as if it was in my own hand writing.

Daichi Yamashita

All Applications Must be Filled Out by Applicant

Std. Form 3

BUILDING DIVISION

PLANS AND SPECIFICATIONS
and other data must also be filed

3

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair 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

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

CITY CLERK
PLEASE
VERIFY

TAKE TO
FIRST FLOOR
212 SO.
BROADWAY

ENGINEER
PLEASE
VERIFY

Lot.....Block.....

Tract.....

Book.....Page.....F. B. Page.....

From No.

To No.

Lot.....Block.....

Tract.....

Book.....Page.....F. B. Page.....

From No.

To No.

O. K. City Clerk

O. K. City Engineer

By

By

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? Hotel
- What purpose will Building be used for hereafter? Hotel
- Owner's name Geo. J. Maykawa Phone.....
- Owner's address 560 No. Virgil Ave.
- Architect's name..... Phone.....
- Contractor's name H. M. Jenkins Phone 596 821
- Contractor's address 636 No. Virgil Ave.
- VALUATION OF PROPOSED WORK 300
(Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.)
- Class of present Building D No. of rooms at present 16
- Number of stories in height one Size of present Building 24 x 80
- State how many buildings are on this lot Two
- State purpose buildings on lot are used for Hotel
(Apartment House, Hotel, Residence, or any other purpose.)

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

Put plaster board on walls & ceiling of rooms
change casement windows to double hung (same
size) and rustic on outside

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)

(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 25659	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <i>[Signature]</i> Plan Examiner	Application checked and found O. K. <i>[Signature]</i> Clerk	Stamp here when permit is issued ISSUED SEP 6 1927 RECEIVED
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[Signature]

3

13. Size of new addition new No. of Stories in height _____
14. Material of foundation _____ Size footings _____ Size wall _____ Depth below ground _____
15. Size of Redwood Mudsills x Size of interior bearing studs x
16. Size of exterior studs x Size of interior non-bearing studs x
17. Size of first floor joists x Second floor joists x
18. Will all provisions of State Housing Act be complied with? yes

I have carefully examined and read the above blank 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.

(Sign here)

H. M. Jenkins
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

Letting and Plastering Ordms.
will be complied with

REMARKS

For Authorized Agent

H. M. Jenkins

This building is set back 25' from rearward property line. Will not be affected by street widening

H. M. Jenkins

3

APPLICATION TO ALTER, REPAIR, OR DEMOLISH AND FOR A Certificate of Occupancy

Form B-1-24-12-4
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 29 Blk 'h'

Tract Dayton Heights Tract

Location of Building 560 N. Virgil Ave.
(House Number and Street)

Approved by
City Engineer

Between what cross streets Clinton & Middlebury St

Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building Rooming House (Hotel) Families 12 Rooms 12
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. State how long building has been used for present occupancy 25 yrs

3. Use of building AFTER alteration or moving Dwelling (MULT.) Families 2 Rooms 2 R.R.

4. Owner George T. Ozawa Phone NO. 9232

5. Owner's Address 560 N. Virgil Ave. P.O. _____

6. Certificated Architect _____ State _____ License No. _____ Phone _____

7. Licensed Engineer _____ State _____ License No. _____ Phone _____

8. Contractor Same State _____ License No. _____ Phone _____

9. Contractor's Address Same

10. VALUATION OF PROPOSED WORK 3000
(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.)

11. State how many buildings NOW on lot and give use of each. 1 Dwelling 1 Garage - 1 Rooming house
(Store, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building 24' x 22' Number of stories high 1 Height to highest point 13'

13. Material Exterior Walls wood Exterior framework wood
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:
To add 2 Bathrooms - 2 sinks - 2 laundry trays
To make 2 apt. units out of existing rooming house Bldg = (2 Kitchens 2 Bathrooms)
To make 6' partition wall to Bldg 92' from front
To make separation of units

NEW CONSTRUCTION

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

16. Footing: Width _____ Depth in Ground _____ Width of Wall _____ Size of Floor Joists x

17. Size of Studs x Material of Floor _____ (Size of Rafter) x Type of Roofing _____

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here George T. Ozawa
(Owner or Authorized Agent)

DISTRICT OFFICE _____ By _____

FOR DEPARTMENT USE ONLY

PLAN CHECKING		CHANGE OF OCCUPANCY		FEEES	
Date <u>JAN 17 51</u>	Receipt No. <u>LA 2835</u>	Area of Bldg. _____ Sq. Ft.	Date _____	Bldg. Per. _____	Cert. of Occupancy _____
Valuation \$ <u>3000.</u>	Fee Paid \$ <u>5.00</u>	Receipt No. _____	Fee Paid \$ _____	Total <u>12.00</u>	
TYPE <u>I</u>	GROUP <u>R-1</u>	Maximum No. Occupants <u>2 Fam.</u>	Key Lot _____	Lot Size <u>50, 140</u>	Pl. rear alley <u>X</u>
REINFORCED CONCRETE	Corner Lot	Corner Lot Keyed			side alley <u>X</u>
Bkg. Cement _____	Tons of Reinforcing Steel _____				
PERMIT NO. <u>LA 3095</u>	Plans and Specifications checked <u>Fuller</u>	Zone <u>R4</u>	Fire District <u>2</u>	District Map No. <u>141-201</u>	
	Correction Verified <u>Fuller</u>	Bldg. Line _____	No. _____		
	Plans, Specifications and Application rechecked and approved <u>Fuller</u>	Application checked and approved <u>Fuller</u>	Street Widening _____		
PLANS	For Plans See _____	Filed with _____	FL _____		
		Continuous Inspection <u>No</u>	SPRINKLER _____		
		Specified _____	Required _____		
		Valuation Included <u>No</u>			
				Inspector <u>Fuller</u>	

JAN 17 51

Stamp here when Permit is issued

Lot 29 BIR

Dayton Heights Tract

NE

Dwelling

Garage

140'

← N

→ S

Remainder of house

TO BE
CONVERTED
TO 2 FAMILY
Dwellings

16'

9 1/2'

9 1/2'

37 1/2'

← VIRGIN →

APPROXIMATE

APPROXIMATE

APPROXIMATE

Address of Building 560 N. Virgil Ave.
Permit No. and Year LA 3095, 1951
Certificate Issued June 21, 1951

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

1 Story, Type V, 24x88.6 Dwelling (one family)
Converted to (two family) R1 Occupancy

Owner George T. Ozawa
Owner's Address 560 N. Virgil Ave.
Los Angeles 5, Calif.

John D. Miller

Form B-95a—20M—3-51 G. E. MORRIS, Superintendent of Building By.....

1916514299399994131

560 N Virgil Ave



Permit #:

02016 - 10000 - 04182

Plan Check #:

Printed: 03/06/02 12:52 PM

Event Code:

Bldg-Alter/Repair

Commercial

Over the Counter Permit

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT

AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue

Status Date: 03/06/2002

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
DAYTON HEIGHTS TRAL		29	2	M R 25-35	141A201 150	5539 - 029 - 030

3. PARCEL INFORMATION

BAS Branch Office - LA

Council District - 13

Community Plan Area - Wilshire

Census Tract - 1927.000

District Map - 141A201

Energy Zone - 9

Hillside Grading Area - YES

Hillside Ordinance - YES

Lot Cut Date - 07/23/1913

Near Source Zone Distance - 3.6

Thomas Brothers Map Grid - 594

ZONE(S): R3-1 /

4. DOCUMENTS

ZI - ZI-2286

ORD - ORD-173963

SPA - Vermont / Western Station NeighbORD - ORD-173964

ORD - ORD-173749

CPC - CPC-2000-1976-SP

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

Matayoshi, Seiei And Setsuko

564 Virgil Ave

LOS ANGELES CA 90004

Tenant:

Applicant: (Relationship: Contractor)

(213) 387-6386

7. EXISTING USE

(23) Rooming House

PROPOSED USE

8. DESCRIPTION OF WORK

REMOVE WOOD SHAKE +1/2" INCH CPX PLYWOOD- INSTALL CLASS 'A' FIBERGLASS SHINGLE ROOF INSTALL

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By:

OK for Cashier: George Kuc

Signature:

DAS PC By:

Coord. OK:

Date:

3/6/02

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD

Outside LA County, call (213)-977-6941.

(LA4BUILD = 524-2845)

For Cashier's Use Only

W/O #: 21604182

LA Department of Building and Safety

LA 04 10 055640 03/06/02 02:16PM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$4,000

PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	172.41
Permit Fee Subtotal Bldg-Alter/Repa	130.00
Fire Hydrant Refuse-To-Pay	0.00
E.Q. Instrumentation	0.84
O.S. Surcharge	3.02
Sys. Surcharge	9.05
Planning Surcharge	4.50
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	20.00

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

BUILDING PERMIT COMM	\$130.00
EI COMMERCIAL	\$0.84
BUILDING PLAN CHECK	\$20.00
ONE STOP SURCH	\$3.02
SYSTEMS DEVT FEE	\$9.05
CITY PLANNING SURCH	\$4.50
MISCELLANEOUS	\$5.00

Subtotal: \$172.41

Carry Over FROM Trans 055639 \$344.08

Total Due: \$516.49

Cash: \$517.00

Change: \$0.51

02016 - 10000 - 04182

13. STRUCTURE INVENTORY**14. APPLICATION COMMENTS**

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:**16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS**

(C) Golden Bell Construction 3100 West 8th Street #208, Los Angeles, CA 90005 CLASS C39 LICENSE# 425341 PHONE# 2133876386

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned 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 the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. 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. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per B&P Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: C39 Lic. No.: 425341 Print: X SANJA LEE Sign: X [Signature]

18. 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.

☐ 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: State Fund Policy Number: 0022531

☐ 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.

Sign: X SANJA LEE Date: 3/1/02 ☒ Contractor ☐ Authorized Agent ☐ Owner

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.

19. CONSTRUCTION LENDING AGENCY

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: _____ Lender's address: _____

20. ASBESTOS REMOVAL

Notification of asbestos removal: ☒ Is not applicable ☐ Letter was sent to the AQMD or EPA Sign: X [Signature] Date: 3/1/02

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

☐ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

☐ I am exempt under Sec. _____, Bus. & Prof. Code for the following reason: _____

Print: SANJA LEE Sign: X [Signature] Date: 3/1/02 ☐ Owner ☐ Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that 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).

Print: X SANJA LEE Sign: X [Signature] Date: 3/1/02 ☐ Owner ☒ Contractor ☐ Author. Agent

560 N Virgil Ave



Application #:

Plan Check #:

Event Code:

02042 - 90000 - 21111

Printed: 06/15/06 01:44 PM

Plumbing Commercial Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR PLUMBING PLAN CHECK AND INSPECTION	Issued On: 07/25/2002 Last Status: Permit Finaled Status Date: 07/30/2002
---	--	---

1. PROPERTY OWNER

Matayoshi, Seiei And Setsuko

560 Virgil Ave

LOS ANGELES CA 90004

2. APPLICANT INFORMATION (Relationship: Net Applicant)

Helga Loporchio -

4134 Verdugo Road

LOS ANGELES, CA 90065

(323) 257-8221

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME

(C) Accent Plumbing & Heating Inc 4134 Verdugo Rd,

Los Angeles, CA 90065

CLASS LICENSE#

C36 505768

PHONE #

3232578221

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (323)258-8457.

6. DESCRIPTION OF WORK

RE PIPE 3 UNITS AND REPLACE WATER SERVICE

7. COUNCIL DISTRICT: 13

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD (524-2845)

Outside LA County, call (213) 482-0000 or visit www.ladbs.org

8. APPLICATION PROCESSING INFORMATION

PC OK By:

OK for Cashier:

Signature: _____ Date: _____

For Cashier's Use Only

W/O #: 24221111

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.

9. FEE INFORMATION Inspection Fee Period

Permit Fee: **285.12**

INSPECTION TOTAL Plumbing	285.12
Permit Total	285.12
Permit Fee Subtotal Plumbing	247.00
Permit One Stop Surcharge	5.28
Permit Sys. Development Surcharge	15.84
Permit Issuing Fee	17.00

Payment Date: 07/25/02
Receipt No: IN05015814
Amount: \$285.12

10. FEE ITEM INFORMATION									
POTABLE WATER SYSTEMS									
Vacuum Breaker/Hose Bibb	(2)	10.00	Water Service	(1)	45.00	Pressure Regulating Valve	(1)	12.00	
Repipe No. of Fixtures	(18)	180.00							

560 N Virgil Ave



Permit #:

Plan Check #:

Event Code:

02016 - 10000 - 15294

Printed: 08/07/02 02:56 PM

Bldg-Alter/Repair
Apartment
Plan Check at Counter
No Submit Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue

Status Date: 08/07/2002

1. TRACT

BLOCK

LOT(s)

ARB

MAP REF #

PARCEL ID # (PIN)

2. BOOK/PAGE/PARCEL

DAYTON HEIGHTS TRACT

L

29

2

M R 25-35

141A201 150

5539 - 029 - 030

3. PARCEL INFORMATION

BAS Branch Office - LA
Council District - 13
Community Plan Area - Wilshire
Census Tract - 1927.000
District Map - 141A201

Energy Zone - 9
Hillside Grading Area - YES
Hillside Ordinance - YES
Lot Cut Date - 07/23/1913
Near Source Zone Distance - 3.6

Thomas Brothers Map Grid - 594-B7

ZONE(S): R3-1 /

4. DOCUMENTS

ZI - ZI-2286
SPA - Vermont / Western Station Neighb CPC - CPC-2000-1976-SP
ORD - ORD-173749
ORD - ORD-173963

ORD - ORD-173964

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

Matayoshi, Seiei And Setsuko

564 Virgil Ave

LOS ANGELES CA 90004

3236655965

Tenant:

Applicant: (Relationship: Agent for Owner)

Eusebio G. Tigtig -

139 S. Kingsley Dr.

LOS ANGELES, CA 90004

(213) 388-4211

7. EXISTING USE

PROPOSED USE

(02) Duplex

8. DESCRIPTION OF WORK

INTERIOR REMODEL OF [E] TWO-FAMILY DWELLING. REMOVE ALL ILLEGAL CONSTRUCTION, REPAIR AND RESTORE BUILDING TO ITS APPROVED USE PER HOUSING DEPARTMENT ORDER.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Sam Chang

DAS PC By:

OK for Cashier: Sam Chang

Coord. OK:

Signature:

Date:

8/7/02

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$10,000

PC Valuation

FINAL TOTAL Bldg-Alter/Repair	189.23
Permit Fee Subtotal Bldg-Alter/Repa	165.00
Plan Check Subtotal Bldg-Alter/Rep	0.00
Fire Hydrant Refuse-To-Pay	0.00
E.Q. Instrumentation	1.00
O.S. Surcharge	3.32
Sys. Surcharge	9.96
Planning Surcharge	4.95
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD

Outside LA County, call (213)-977-6941.

(LA4BUILD = 524-2845)

For Cashier's Use Only

W/O #: 21615294

Project Name:

LA Department of Building and Safety
LA 01 17 030060

BUILDING PERMIT COMM	165.00
EE COMMERCIAL	01.00
ONE STOP SURCH	03.32
EQ INSTRUMENT	09.96
CITY PLANNING SURCH	04.95
MISCELLANEOUS	05.00

Subtotal 189.23

Carry Over FROM 03 030059 0107.41

Total 9276.64

8/13/02

13. STRUCTURE INVENTORY

02016 - 10000 - 15294

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to 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.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(O) , Owner-Builder

CLASS LICENSE# PHONE #
0

PERMIT EXPIRATION

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 the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code:

Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR
☒ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. 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.

☐ 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: _____ Policy Number: _____

☒ 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.

19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. 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 Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration and Final Declaration; and
(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: EUSEBIO G. TIGTIG JR.

Sign: _____

Date: 8-7-02

☐ Owner☒ Authorized Agent

560 N Virgil Ave

Permit Application #: 02016 - 10000 - 15294

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #:

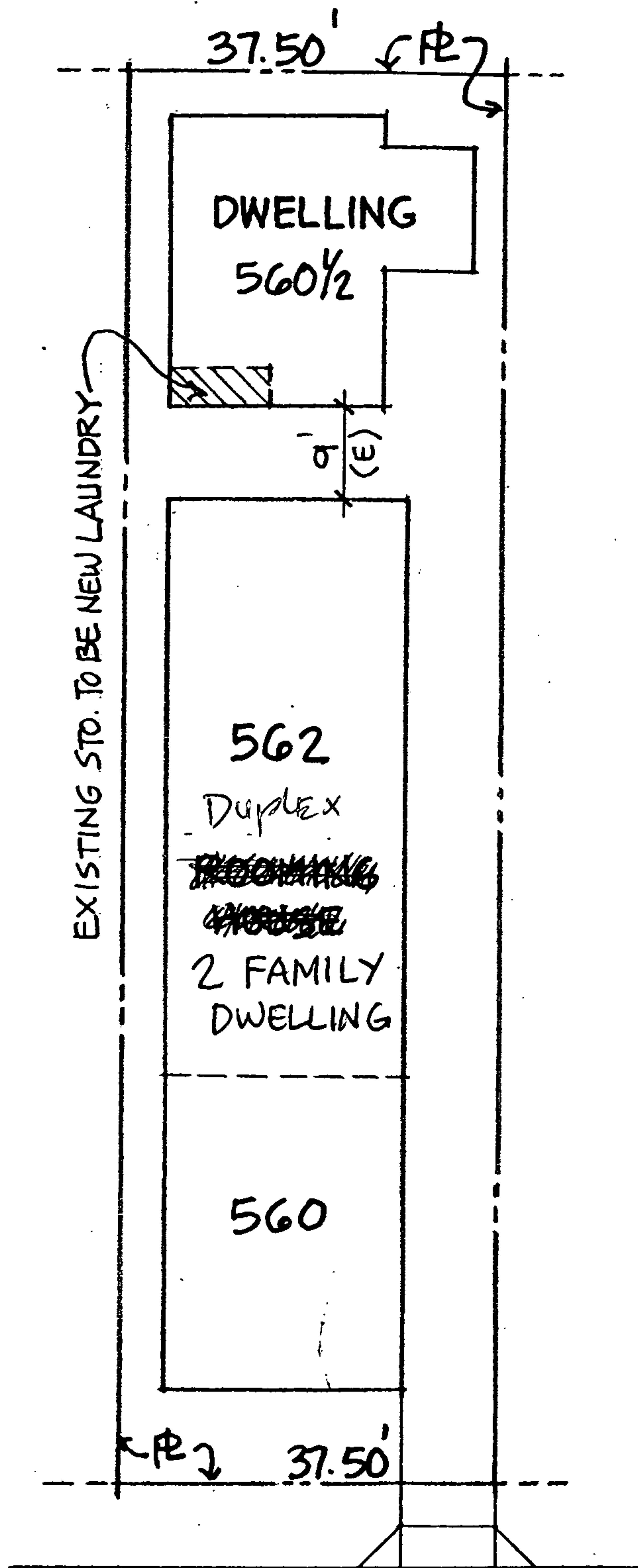
Apartment

Initiating Office: METRO

No Submit Plan Check

PLOT PLAN ATTACHMENT

Printed on: 08/06/02 15:33:27



N. VIRGIL AVE.



PLOT PLAN

SCALE: 1" = 20'

82

560 - 562 N Virgil Ave



Permit #:

Plan Check #:

Event Code:

02016 - 10001 - 15294

Printed: 12/20/02 03:27 PM

Bldg-Alter/Repair
1 or 2 Family Dwelling
Plan Check at Counter
No Submit Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue
Status Date: 12/20/2002

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
DAYTON HEIGHTS TRACT	L	29	2	M R 25-35	141A201 150	5539 - 029 - 030

3. PARCEL INFORMATION

BAS Branch Office - LA
Council District - 13
Community Plan Area - Wilshire
Census Tract - 1927.000
District Map - 141A201

Energy Zone - 9
Hillside Grading Area - YES
Hillside Ordinance - YES
Lot Cut Date - 07/23/1913
Near Source Zone Distance - 3.6

Thomas Brothers Map Grid - 594-B7

ZONE(S): R3-1 /

4. DOCUMENTS

ZI - ZI-2286 ORD - ORD-173964
SPA - Vermont / Western Station Neigh CPC - CPC-2000-1976-SP
ORD - ORD-173749
ORD - ORD-173963

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s): Matayoshi, Seiei And Setsuko	564 Virgil Ave	LOS ANGELES CA 90004	3236655965
Tenant: Applicant: (Relationship: Agent for Owner) Eusebio G. Tigtig -	139 S. Kingsley Dr.	LOS ANGELES, CA 90004	(213) 388-4211

7. EXISTING USE

(02) Duplex

PROPOSED USE

8. DESCRIPTION OF WORK

CORRECT PERMIT TO SHOW BOTH ADDRESSES OF (E) DUPLEX AND CHANGE FLOOR PLAN OF FRONT UNIT (560) TO SHOW A NEW LIVING ROOM.

9. # Bldgs on Site & Use: DUPLEX

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Eddie Chavez
OK for Cashier: Eddie Chavez
Signature:
DAS PC By:
Coord. OK:
Date: 12/20/02

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$500 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	149.84
Permit Fee Subtotal Bldg-Alter/Rep	130.00
Plan Check Subtotal Bldg-Alter/Rep	0.00
Fire Hydrant Refuse-To-Pay	
E.O. Instrumentation	0.50
O.S. Surcharge	2.61
Sys. Surcharge	7.83
Planning Surcharge	3.90
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD

Outside LA County, call (213)-977-6941. (LA4BUILD = 524-2845)

For Cashier's Use Only

W/O #: 21615294

LA Department of Building and Safety
LA 01 10 067765 12/20/02 03:43PM

BUILDING PERMIT-RES	\$130.00
EI RESIDENTIAL	\$0.50
ONE STOP SURCH	\$2.61
SYSTEMS DEVT FEE	\$7.83
CITY PLANNING SURCH	\$3.90
MISCELLANEOUS	\$5.00

Total Due: \$149.84
Check: \$149.84

02LA 37285

13. STRUCTURE INVENTORY

02016 - 10001 - 15294

14. APPLICATION COMMENTS

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15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(O) , Owner-Builder

CLASS LICENSE# PHONE #

0

PERMIT EXPIRATION

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 the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

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☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR
☒ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. 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.

☐ 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: _____ Policy Number: _____

☒ 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.

19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. 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 Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: EUSEBIO G. TIGTIG JR. Sign: _____ Date: 12-20-02 ☐ Owner ☒ Authorized Agent

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #:

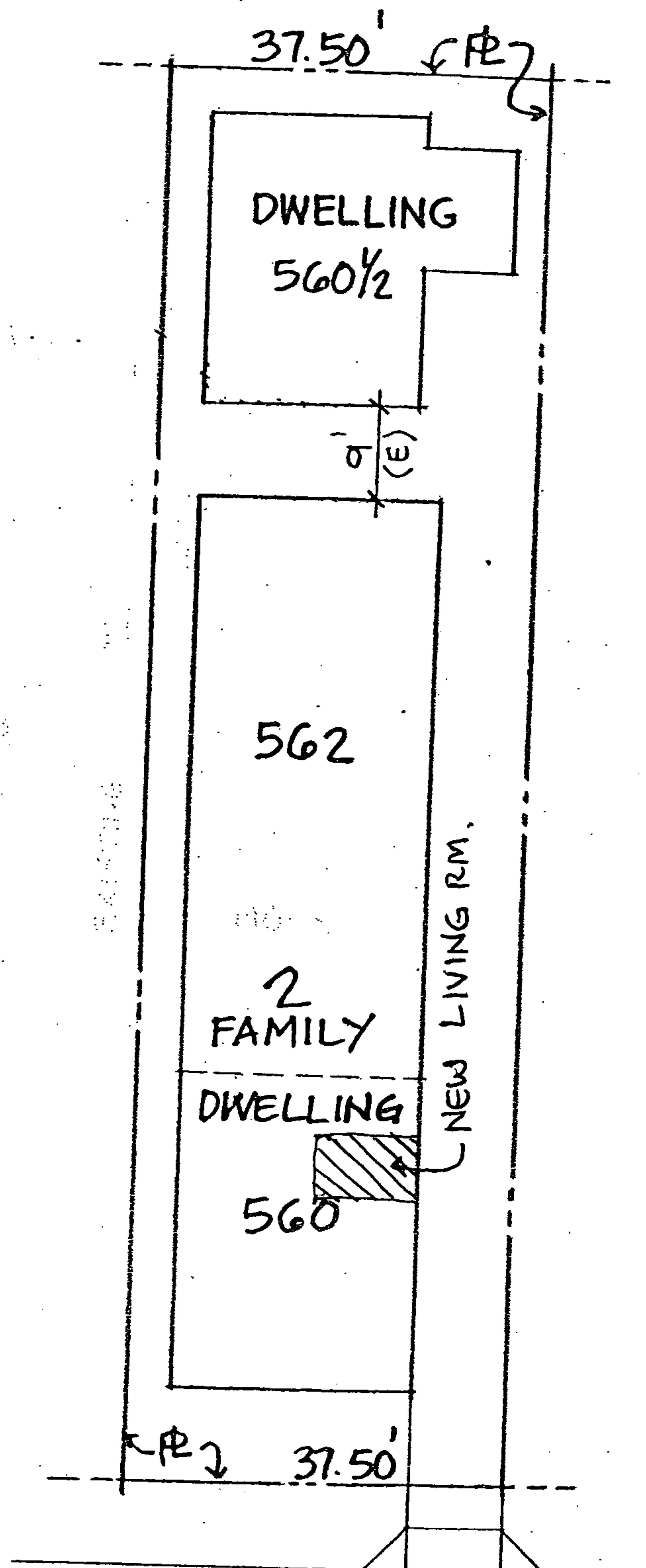
1 or 2 Family Dwelling

Initiating Office: METRO

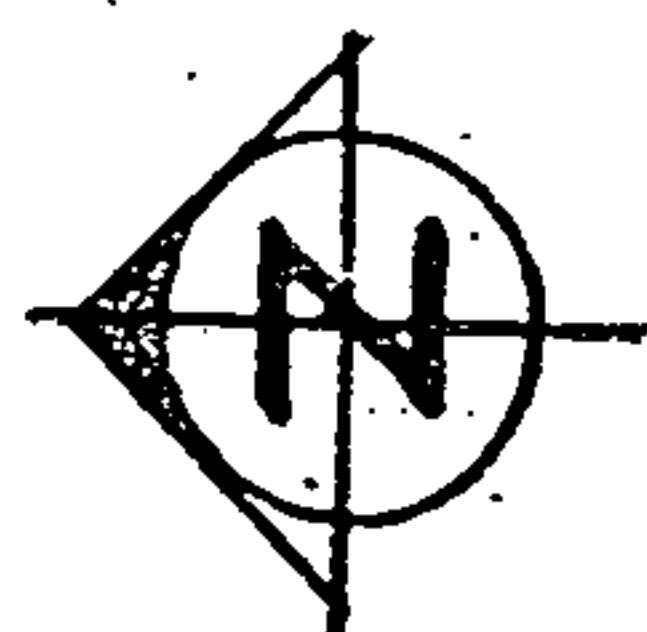
No Submit Plan Check

Printed on: 12/20/02 15:27:39

PLOT PLAN ATTACHMENT



N. VIRGIL AVE.



PLOT PLAN

SCALE : $1'' = 20'$

Search Online Building Records

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Search Records by:

Address

Legal Description

Assessor Number

Document Number

Advance and Address Range



Browser Compatibility.
IE 10 and above.

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Result of Document Search by Address

Address: 560 VIRGIL

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2. To obtain the summary of the document, click on any of the result records below, (i.e. Document Type, ... Doc number).

3. To view the digital document, click on the digital icon ()
If image is not available, please come visit us at our [Records Counter Office](#).

Sort By

Then By

Then By

Then By

Doc Date

Sub Type

Doc Date

Doc Number

Ascending

Ascending


Ascending

Ascending

Sort

Pre-selected addresses:

All

<input type="checkbox"/>	Document Type	Sub Type	Doc Date	User Doc Number	Digital Image
<input type="checkbox"/>	All				
<input type="checkbox"/>	BUILDING PERMIT	BLDG-NEW	11/7/1912	1912LA14030	
<input type="checkbox"/>	BUILDING PERMIT	NEW CONSTRUCTION	11/7/1912	1912LA14030	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	5/6/1921	1921LA10091	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-NEW	5/6/1921	1921LA10092	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-NEW	5/6/1921	1921LA10092	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-RELOCATION	5/6/1921	1921LA10091	
<input type="checkbox"/>	BUILDING PERMIT		9/6/1927	1927LA25659	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	9/6/1927	1927LA25659	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	9/6/1927	1927LA25659	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	1/17/1951	1951LA03095	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	1/17/1951	1951LA03095	
<input type="checkbox"/>	CERTIFICATE OF OCCUPANCY		6/21/1951	1951LA03095	
<input type="checkbox"/>	CERTIFICATE OF OCCUPANCY		6/21/1951	1951LA03095	
<input type="checkbox"/>	ELECTRICAL PERMIT		7/29/1985	078586474	
<input type="checkbox"/>	ELECTRICAL PERMIT		7/29/1985	078586474	
<input type="checkbox"/>	RANGE FILE	MISCELLANEOUS	7/12/1988		
<input type="checkbox"/>	RANGE FILE	MISCELLANEOUS	7/12/1988		
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	3/6/2002	02016-10000-04182	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	3/6/2002	02016-10000-04182	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	3/6/2002	02016-10000-04182	

12

Page 1 of 2

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1/1

Search Online Building Records

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Search Records by:


► Address

► Legal Description

► Assessor Number

► Document Number

► Advance and Address Range



Browser Compatibility.
IE 10 and above.


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Result of Document Search by Address

Address: 560 VIRGIL

1. To print a summary overview, check mark the column for the desired record, then click here for [printer friendly format](#).

2. To obtain the summary of the document, click on any of the result records below, (i.e. Document Type, ... Doc number).

3. To view the digital document, click on the digital icon ()
If image is not available, please come visit us at our [Records Counter Office](#).

Sort By

Then By

Then By

Then By

Doc Date

Sub Type

Doc Date

Doc Number

Ascending

Ascending











Ascending

Ascending

Sort

Pre-selected addresses:

All

<input type="checkbox"/>	Document Type	Sub Type	Doc Date	User Doc Number	Digital Image
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	3/6/2002	02016-10000-04188	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	3/6/2002	02016-10000-04188	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	3/6/2002	02016-10000-04188	
<input type="checkbox"/>	MECHANICAL PERMIT	PLUMBING	7/25/2002	02042-90000-21111	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	8/7/2002	02016-10000-15294	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	8/7/2002	02016-10000-15294	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	8/7/2002	02016-10000-15294	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	8/7/2002	02016-10000-15400	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	8/7/2002	02016-10000-15400	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	8/7/2002	02016-10000-15400	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	8/7/2002	02016-10000-15400	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	12/20/2002	02016-10001-15294	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	12/20/2002	02016-10001-15294	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	12/20/2002	02016-10001-15294	

1 2

Page 2 of 2



City of Los Angeles Department of City Planning

4/8/2021 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

560 N VIRGIL AVE
560 1/2 N VIRGIL AVE
562 N VIRGIL AVE

ZIP CODES

90004

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2000-1976-SP
CPC-1986-823-GPC
CPC-1984-1-HD
ORD-186735
ORD-184888
ORD-184414
ORD-184385
ORD-184271
ORD-173799
ORD-173749
ORD-165331-SA6130
ORD-161116-SA18B
ORD-129279
PMV-2795
ENV-2000-1978-ND
ND-2000-1978

Address/Legal Information

PIN Number	141A201 150
Lot/Parcel Area (Calculated)	5,250.7 (sq ft)
Thomas Brothers Grid	PAGE 594 - GRID B7
Assessor Parcel No. (APN)	5539029030
Tract	DAYTON HEIGHTS TRACT
Map Reference	M R 25-35
Block	L
Lot	FR 29
Arb (Lot Cut Reference)	2
Map Sheet	141A201

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	East Hollywood
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1927.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	R3-1
Zoning Information (ZI)	ZI-2286 Specific Plan: Vermont/Western Station Neighborhood Area Plan ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	VERMONT / WESTERN STATION NEIGHBORHOOD AREA PLAN
Subarea	A: Neighborhood Conservation
Special Land Use / Zoning	None
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
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	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.

Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Dayton Early Education Center Active: Dayton Heights Elementary School
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5539029030
APN Area (Co. Public Works)*	0.122 (ac)
Use Code	0300 - Residential - Three Units (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$200,475
Assessed Improvement Val.	\$80,064
Last Owner Change	12/16/2015
Last Sale Amount	\$9
Tax Rate Area	13
Deed Ref No. (City Clerk)	908968 865198 8-495
Building 1	
Year Built	1921
Building Class	D4
Number of Units	2
Number of Bedrooms	4
Number of Bathrooms	2
Building Square Footage	2,124.0 (sq ft)
Building 2	
Year Built	1912
Building Class	D4
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	615.0 (sq ft)
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 5539029030]
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	Outside Flood Zone
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

Wells None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	1.47151344
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

Hubzone Qualified

Opportunity Zone Yes

Promise Zone None

State Enterprise Zone LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to Housing+Community Investment Department

Telephone (866) 557-7368

Website <http://hcidla.lacity.org>

Rent Stabilization Ordinance (RSO) Yes [APN: 5539029030]

Ellis Act Property No

AB 1482: Tenant Protection Act No

Public Safety

Police Information

Bureau Central

Division / Station Rampart

Reporting District 212

Fire Information

Bureau Central

Batallion 11

District / Fire Station 6

Red Flag Restricted Parking No

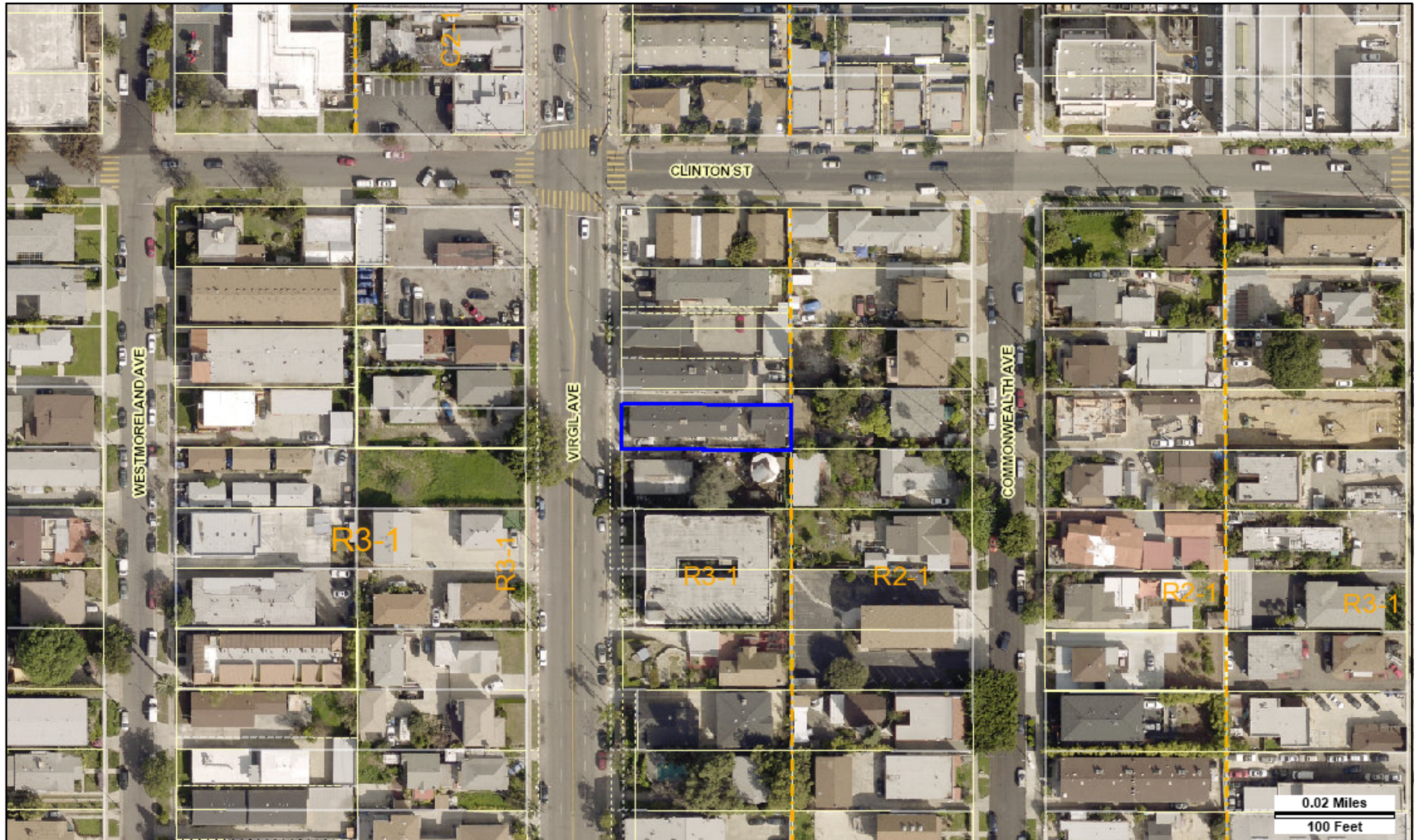
CASE SUMMARIES

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

Case Number:	CPC-2000-1976-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	A PUBLIC HEARING REGARDING THE PROPOSED VERMONT/WESTERN TRANSIT ORIENTED DISTRICT NEIGHBORHOOD AND SPECIFIC PLAN ORDINANCE.
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
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	ENV-2000-1978-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	A PUBLIC HEARING REGARDING THE PROPOSED VERMONT/WESTERN TRANSIT ORIENTED DISTRICT NEIGHBORHOOD AND SPECIFIC PLAN ORDINANCE.

DATA NOT AVAILABLE

- ORD-186735
- ORD-184888
- ORD-184414
- ORD-184385
- ORD-184271
- ORD-173799
- ORD-173749
- ORD-165331-SA6130
- ORD-161116-SA18B
- ORD-129279
- PMV-2795
- ND-2000-1978



Address: 560 N VIRGIL AVE

APN: 5539029030

PIN #: 141A201 150

Tract: DAYTON HEIGHTS TRACT

Block: L

Lot: FR 29

Arb: 2

Zoning: R3-1

General Plan: Medium Residential

