

NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name:							
Other Associated Names:							
Street Address:				Zip:		Counc	il District:
Range of Addresses on Property:				Commur	nity Name:		
Assessor Parcel Number:		Tract:			Block:		Lot:
Identification cont'd:							
Proposed Monument Property Type:	Building	Structure	Obje	ect	Site/Open	Space	Natural Feature
Describe any additional resources lo	cated on the p	property to be included	d in the nomina	tion, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

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

3. STYLE & MATERIALS

Architectural Style	:		Stories:	Plan Shape:
FEATURE	PRIMARY 564 Virgil		SE	CONDARY 564 1/2 Virgil
CONSTRUCTION	Туре:	Туре	:	
CLADDING	Material:	Mate	erial:	
POOF	Type: Type: Material: Material:			
ROOF				
WINDOWS	Туре:	Туре	:	
WIINDOWS	Material:	Mate	erial:	
ENTRY	Style:	Style	::	
DOOR	Туре:	Туре	:	



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4. ALTERATION HISTORY

ornia Registers
Contributing feature Non-contributing feature
Survey Name(s):

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.



State:

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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

Nomination Preparer/Applicant's Representative

Phone Number:

Name:

Zip:

Street Address:

Applicant Company: Name: Street Address: City: State: Zip: Phone Number: Email: **Property Owner** Is the owner in support of the nomination? Yes Unknown No Company: Name: Street Address: City: State: Phone Number: Zip: Email:

Company:

Email:

City:



NOMINATION FORM

9. SUBMITTAL

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

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

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		(including map)
O. RELE	LEASE	
	se read each statement and check the corresponding boxes to indicate rided space. Either the applicant or preparer may sign.	that you agree with the statement, then sign below in the
	I acknowledge that all documents submitted will become public re that the documents will be made available upon request to memb	•
	I acknowledge that all photographs and images submitted as part of Angeles, and understand that permission is granted for use of the of compensation.	, , , ,
	I acknowledge that I have the right to submit or have obtained the in this application.	appropriate permission to submit all information contained
Name:	: Date: Sig	gnature:

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 Ozawa Boarding House/ Obayashi Employment Agency is a two-story boarding house and a detached single-story garage located at 564 N. Virgil Avenue between Clinton Street and Middlebury Street in East Hollywood. The boarding house is located at the front (west) of the lot, with the detached garage to the rear (east) and a surface driveway on the south side of the lot. The original single-family dwelling was constructed in 1912 by C.H. Akerly. In 1924, H.M. Jenskey built a single-story boarding house at the front of the lot and the dwelling was relocated to adjoin with the rear of the boarding house. A second story was added to the boarding house in 1927 by Jenskey. The boarding house is designed in a vernacular Mission style. The period of significance for the Ozawa Residence / Obayashi Boarding House is from construction in 1912 until 1972 when the Ozawas sold the property. The property was sold again around 1988, and then in 2021. The buildings retain sufficient integrity to convey their historical significance.

Boarding House-Exterior:

The freestanding rectangular building faces west towards Virgil Avenue and is separated from the buildings to the north and south by concrete driveways. The ground slopes gently down towards the north. It is two-stories with a narrow front façade that extends east deep into the lot. The first story was constructed in 1924 and the second story was added in 1927. 564 ½ Virgil, the one-story dwelling attached to the rear of the boarding house, was the original dwelling built on the property in 1912. The roof of both the two- and one-story levels are front-facing, moderate pitch gables with asphalt shingles. The building is wood frame construction built on a mudsill foundation with wood clapboard elevations.

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. There is a secondary entrance on the south side of the building towards the west. The porch spans the width of the front façade and is partially enclosed by a low balcony wall composed of the same clapboard siding as the rest of the building. The porch has four thin wood beams that support the second story above it. There is another set of wood beams and a concrete retaining wall at the base of the staircase, flush with the sidewalk. Windows on the ground floor of the front façade are located on either side of the entrance, and in the same position on the second floor with a central window directly above the entrance. They are double hung with aluminum sashes, indicating they are replacements. The windows have wood dressing and those on the second story also have aluminum drip caps. Security bars cover the windows on the ground floor. There is minimal fenestration. The front-facing gable roof has overhanging eaves with exposed wood rafters. A shed roof slopes east from the base of the gable roof towards the back of the building. The front facade features a decorative stepped pediment.

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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 north and south elevation have clapboard siding and similar windows and window dressings to those on the front elevation. The windows on 564 ½ Virgil are horizontally sliding with wood sashes that appear to be original. On the south elevation towards the back (west) of the building is a secondary entrance under a covered porch. Two side-by-side paneled wood doors are set within wooden frames. There is a third entrance of the south elevation of 564 ½ Virgil with a wooden frame and metal security gate.

To the east and south of the building is a concrete patio with a garage at the east end of the property line. The garage has a shed roof with asphalt shingles and wood clapboard siding identical to that of the boarding house. The garage entrance is a wood overhead door that swings outwards. Above the entrance are rectangular passthroughs covered with wire meshing.

As noted above, the windows of 560 Virgil have been replaced at an unknown date. In 2002, alterations were issued to replace the original wood shake roofing with fiberglass shingles, bring water, gas and drain lines up to code, and install carbon monoxide detectors in each of the residential units. The exact date of construction of the garage is unknown, however, it is listed as an existing structure in the 1924 permit.

Boarding House-Interior:

The boarding house has 23 bedrooms and 4 bathrooms. From the west entrance, a narrow hallway extends east through the building with single rooms on either side. Bathrooms and a wood staircase are located on the north side of the hallway. The floor plan of the rooms on the second story mirrors the first story. The east end of the hallway opens up into the original 1912 one-story dwelling. The open floor plan contains a dining room and pantry, and a kitchen separated by a countertop and hanging wood cabinets. East of the kitchen, a partition and door has been added to construct a manager's office.

Character defining features:

Boarding house exterior:

- Parapet
- Front stairs and porch
- Clapboard siding
- Rectangular building shape
- Gabled roof
- Window dressing
- Sliding wood windows (564 ½ Virgil)

Interior

- Single rooms on either side of central hallway
- Shared bathrooms
- Kitchen in rear

Garage:

Shed roof

- Clapboard walls
- Overhead door

Alteration History

- 10.14.1912 Construct one story, 4 room residential dwelling in front of the lot (20x25')
- 8.16.1924 Construct boarding house (23x62') in the front of the lot and relocate residential dwelling to the rear (east) end of the new boarding house. Alteration to change 2 doors, 2 windows, bath and kitchen of the residential dwelling.
- 7.25.1927 Addition to 1924 dwelling (listed as hotel/ residence) to add a second story (24x71') and porch.
- 10.17.1927 Certificate of Occupancy for Class D hotel with 12 rooms
- 3.6.2002 Remove wood shake and apply ½" cdx plywood & class "A" fiberglass shingles.
- 10.29.2002 Bring up to code water, gas and drain lines. Install laundry sink and drain for washing machine and gas dryer.
- 4.15.2015 Install 20 carbon monoxide detectors in each unit.

7B. STATEMENT OF SIGNIFICANCE

Summary:

The subject property at 564 N Virgil Avenue consists of a two-story boarding house at the front of the lot and a one-story garage 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 Sukesaka and Tsuya Ozawa. In 1924, Sukesaka Ozawa contracted H.M. Jenskey to build a single-story boarding house at the front of the lot and the dwelling was relocated to the rear of the boarding house. A second story was added to the boarding house in 1927. Almost 100 years after its construction, it continues to provide affordable housing to single Japanese American men today.

The property was identified in SurveyLA as a rare example of early multifamily residential development and by 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 was owned and operated by the Ozawa family from 1914 through around 1980, telling 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. Sukesaka (Roy) Ozawa was a Japanese immigrant laborer and farmer who immigrated to the US from Japan in 1902. His wife, Tsuya, arrived in 1909 as a "picture bride" and started a farm stand that allowed their family to purchase the dwelling and construct the boarding house. By 1940, the Ozawa family lived with ten Japanese lodgers, mostly single male gardeners, at 564 Virgil. 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.

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. Upon leaving Heart Mountain, the Ozawas and their relatives listed 564 Virgil Ave as their place of return. The boarding house took

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² 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.

³ Passenger Lists of Vessels Arriving at Honolulu, Hawaii, 1902.

⁴ Picture brides were women whose marriages were arranged by parents or matchmakers based on photographs. Between 1908 and 1920 20,000 pictures 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. ⁵ "Intention to Wed," Rafu Shimpo, 11 October 1928; Building permit 560 Virgil 17 January 1951.

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. 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 in the establishment and continued 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. It can also be categorized more broadly under the commercial development of "workingmen's hotels" located in residential neighborhoods near employment opportunities that occured between between 1895 and 1930. 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 kitchen, located in the former single-family dwelling attached to the back of the boarding house, also reveals the evolution of the building from a typical early 20th century residential structure to serve a growing Japanese American population.

The single family dwelling attached to the back of the boarding house 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 detached garage in the rear.⁸ 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.⁹ The stepped parapet and the lack of other ornamentation qualifies this as Vernacular mission style.¹⁰ 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.

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⁶ 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.

⁷ SurveyLA Citywide Historic Context Statement: Context Commercial Development, 1859-1980, Theme Hotels, 1870-1980, 19.

⁸ 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.

⁹ 564 Virgil served as a mixed-use building as the Ozawas residence and boarding house from 1914 until 1951. By 1951 the Ozawas purchased 560 Virgil where the family continued to live and run the boarding house. LADBS, 560 Virgil, building permit alteration 17 January 1951.

¹⁰ SurveyLA Citywide Historic Context Statement: Context Architecture & Engineering, 1850-1980, Theme Meditereanean 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 identified 564 Virgil as "Excellent and rare example of an early apartment house in the Wilshire area; represents the earliest pattern of multifamily residential development in the area," assigning it a 3CS/5S3 status. SurveyLA Japanese American Context Statement additionally describes it as significant as a prewar boarding house for Japanese men. 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 owned and operated the boarding house at 564 Virgil for three generations, are significant to the development of the Madison/ J Flats neighborhood. They 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: Japanese Americans in Los Angeles, 1869-1970: Property Types Associated with Industry (Hotel/ Boarding House)
- 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)

¹¹ HistoricPlacesLA, "564 N Virgil Ave Historic Resource."

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. 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. 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." In the second second

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. 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. In the constraints of the constraints

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. 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. 18

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

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

¹³ Iwata, Masakazu. "The Japanese Immigrants in California Agriculture." *Agricultural History* 36, no. 1 (1962): 26-27.

¹⁴ Ibid., 28; Historic-Cultural Monument Application for Tokio Florist/ Sakai-Kozawa Residence (2019): 10.

¹⁵ Historic-Cultural Monument Application for Nishiyama Residence/Otomisan Japanese Restaurant (2020): 7-8.

¹⁶ HCM Application for Tokio Florist/ Sakai-Kozawa Residence, 11-12.

¹⁷ HCM Application for Nishiyama Residence/Otomisan Japanese Restaurant, 6.

¹⁸ SurveyLA Japanese Americans in Los Angeles, 26.

support the nearby residential populations.¹⁹ 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.²⁰

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. 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. 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.²³ 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.²⁴

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. 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

²² 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.

¹⁹ HCM Application for Nishiyama Residence/Otomisan Japanese Restaurant, 7-8.

²⁰ SurveyLA Japanese Americans in Los Angeles, 22.

²¹ Ibid., 51-53.

²³ 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.

²⁴ SurveyLA Japanese Americans in Los Angeles, 31.

²⁵ 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.²⁶ 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.²⁷

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 Sukesaka, Tsuya Ozawa and their children moved into 564 Virgil. 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. 1925 This coincides with the expansion of 564 Virgil as a boarding house in 1924 and 1927.

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.³⁰ For example, the 1940 Census record reveals ten borders at 564 Virgil, most of whom were single immigrant Japanese men. Ranging from age 28 to 60, eight of the boarders were gardeners employed 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.³¹

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.³² 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

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²⁶ 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.

²⁷ 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.

²⁸ HCM Application for Tokio Florist/ Sakai-Kozawa Residence, 12.

²⁹ 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.

³⁰ Uono, "The Factors Affecting the Geographical Aggregation and Dispersion of the Japanese Residences," 126.

³¹ 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.

³² SurveyLA Japanese Americans in Los Angeles, 22.

Reverend T.H. 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.³³

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.³⁴

A 1927 map created by Uono demonstrates that the neighborhood was ethnically diverse, with Japanese, African American, and white residents living side by side.³⁵ 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." ³⁶

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." 37

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

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³³ 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.

³⁴ SurveyLA Japanese Americans in Los Angeles, 34.

³⁶ Mapping Inequality, "HOLC Security Map of Los Angeles County, D30, 1939," University of Richmond Digital Scholarship Lab.

³⁷ 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.³⁸

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.³⁹ 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."⁴⁰

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.⁴¹ 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.⁴² All three sites are extant and the Christ Prebyterian Church continues to hold services today.⁴³

In 1927, Uono observed few businesses operating in the neighborhood. By 1939, however, the *New World Sun Year Book* identified 8 Japanese-serving commercial stores on Virgil between Clinton and Melrose.⁴⁴ 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

11

³⁸ 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.

³⁹ HCM Application for Tokio Florist/ Sakai-Kozawa Residence, 14; EHNC, "East Hollywood Panel Series. Past: Redlining, Internment, and Resilience."

⁴⁰ Irene Nakamitsu, conversation with Lindsay Mulcahy, 29 March 2021.

⁴¹ 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."

⁴² 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.

⁴³ Christ Prebyterian Church of Hollywood, "About Us"; Yukikazu Nagashima, " *SurveyLA Japanese Americans in Los Angeles*, Appendix A, 18.

⁴⁴ 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. 45 SurveyLA also identified 568 Virgil Ave as the Shiraro Photo Studio sometime in the prewar period. 46

After incarceration, the Christ Presbyterian Church and Soshi Jiku Japanese language school helped reestablish Japanese American communities in Los Angeles. ⁴⁷ 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. ⁴⁸ 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." ²⁴⁹

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. Beyond room and board, many served as employment agencies and sometimes as banks. Workers were mostly laborers, farmers, and gardeners who would migrate seasonally from farms or work for nearby commercial or private employers. Japanese students at 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. Season of the stories in the stories in the stories in the season of the se

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. 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. Other relatives, such as Joe Ozawa worked as janitors. Proprietors were organized under the local Japanese American Association of Boarding House Businesses.

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

⁴⁵ LADBS, 565 N Virgil Ave, new construction permit, 23 August 1933.

⁴⁶ SurveyLA Japanese Americans in Los Angeles, Appendix A, 21.

⁴⁷ HCM Application for Tokio Florist/ Sakai-Kozawa Residence, 14.

⁴⁸ EHNC, "East Hollywood Panel Series. Past: Redlining, Internment, and Resilience."

⁴⁹ Irene Nakamitsu, conversation with Lindsay Mulcahy, 29 March 2021.

⁵⁰ 1915 Japanese Telephone Directory, cited in Nodera, "Survey of the Vocational Activities," 53.

⁵¹ Nodera, "Survey of the Vocational Activities," 53.

⁵² SurveyLA Japanese Americans in Los Angeles, 37-40.

⁵³ 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.

⁵⁴ SurveyLA Japanese Americans in Los Angeles, 40.

⁵⁵ 1930 Census Records.

⁵⁶ Nodera, "Survey of the Vocational Activities," 59-62.

to settle in single family houses further from the dense Little Tokyo neighborhood.⁵⁷ Nodera also noted a shift in popularity from Japanese boarding houses to hotels in the 1930s. By 1936, Nodera counted just 18 boarding houses in Los Angeles, a majority in Little Tokyo.⁵⁸ 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.⁵⁹

Few of these boarding houses remain today. The SurveyLA Japanese American context statement lists eight extant buildings, including 564 and 560 Virgil Ave. ⁶⁰ 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. Tsuya was born in Tagata-gun, Shizuoka, Japan in 1885 and immigrated to Los Angeles in 1909. 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. A year later in 1910, Tsuya and Sukesaka lived on Glendale Avenue in Burbank. Irene 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. By 1930, the Census recorded the value of 564 Virgil as \$12,035. They continued to build wealth over the decade and by 1940 the value of their home had increased to \$20,000.

The Ozawas were leaders in their community. Nodera's 1936 thesis included an interview with Sukesaka, demonstrating his expertise as a boarding house proprietor. 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

⁵⁷ SurveyLA Japanese Americans in Los Angeles, 25.

⁵⁸ Nodera, "Survey of the Vocational Activities," 48-52.

⁵⁹ 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.

⁶⁰ 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.

⁶¹ Passenger Lists of Vessels Arriving at Honolulu, Hawaii, 1902.

⁶² California, U.S., Arriving Passenger and Crew Lists, 1902.

⁶³ Irene Nakamitsu, conversation with Lindsay Mulcahy, 29 March 2021. This phenomenon is described in HCM Application for Nishiyama Residence/Otomisan Japanese Restaurant, 10, and Erika Lee, The Making of Asian America: A History (New York: Simon & Schuster, 2015), 113.

⁶⁴ 1910 Census Records.

⁶⁵ U.S. World War I Draft Registration Card, 1918.

^{66 1930} Census Records.

^{67 1940} Census Records.

⁶⁸ Nodera, "Survey of the Vocational Activities," 23.

for Japanese organizations.⁶⁹ According to Irene, Tsuya was the matriarch of the family and was 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.⁷⁰

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.⁷¹

In 1942, the Ozawa family was incarcerated and sent to Heart Mountain, Wyoming. ⁷² 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. ⁷³ 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.

In the 1950s, George and Shizuka took over management of the boarding house. They and their five children, including Irene, lived next door at 560 Virgil which was converted in 1951 into a duplex. Shizuka would cook for the boarders at 564 Virgil who would eat communally at a long table in the kitchen. 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. Shortly after, the family sold 560 and 564 Virgil to a Brazilian family. Irene recalls that the borders were unfamiliar with Brailizan 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). In 1961, George

⁶⁹ 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 Shimpo*, 26 October 1939; "Community Chest Body Maps Plan," *Rafu Shimpo*, 9 October 1932. ⁷⁰ 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.

⁷¹ 1940 Census Records; Irene Nakamitsu, conversation with Lindsay Mulcahy, 29 March 2021.

⁷² U.S., Final Accountability Rosters of Evacuees at Relocation Centers, 1944.

⁷³ Irene Nakamitsu, conversation with Lindsay Mulcahy, 29 March 2021.

⁷⁴ Ibid.

⁷⁵ Irene Nakamitsu, conversation with Lindsay Mulcahy, 14 April 2021.

⁷⁶ Ibid.

⁷⁷ 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

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 modernist homes are extant, and share similar Japanese-inspired design features.⁷⁸ 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. At 564 N. Virgil Ave, she built that future. There, she and her family cared for innumerable relatives and boarders who would carve out their own paths in Los Angeles.

564 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 reveal the earliest patterns of residential development in the Dayton Heights Tract while the 1924 wood-frame boarding house reflects 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. An even greater rarity is 564 Virgil's continued use as a boarding house for single Japanese American men today.

In both form and function, 564 Virgil tells the story of Japanese immigration and settlement in Los Angeles. The Ozawas ownership of the property from 1914 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, 564 Virgil also stands as testament to networks of solidarity and interdependence across the Madison / J Flats neighborhood.

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.

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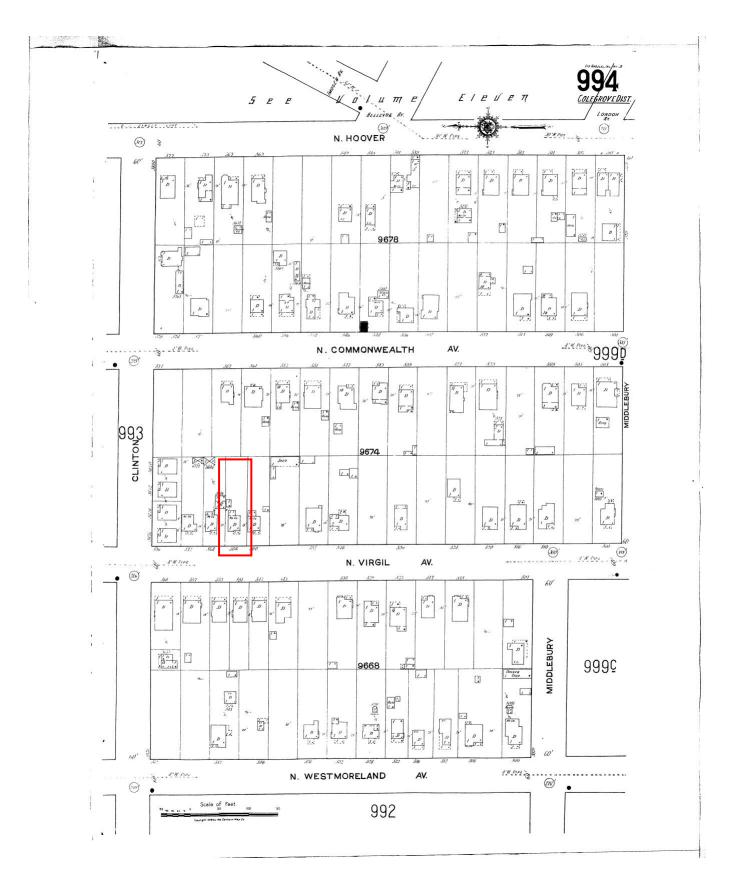
Irene Nakamitsu, conversation with Lindsay Mulcahy, 29 March 2021.

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

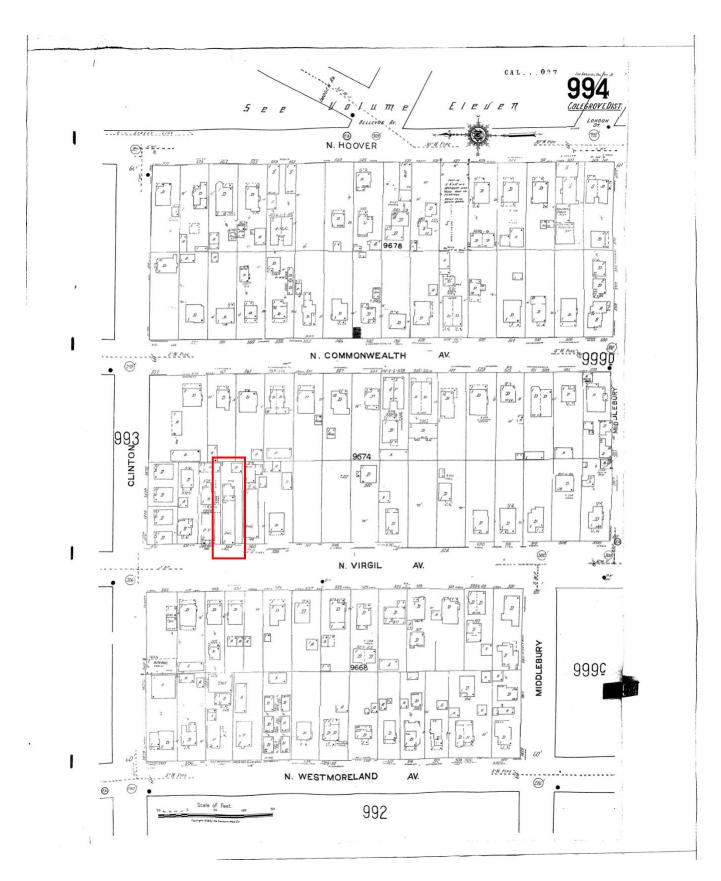
Sho Yohana, conversation with Lindsay Mulcahy, 5 April 2021.







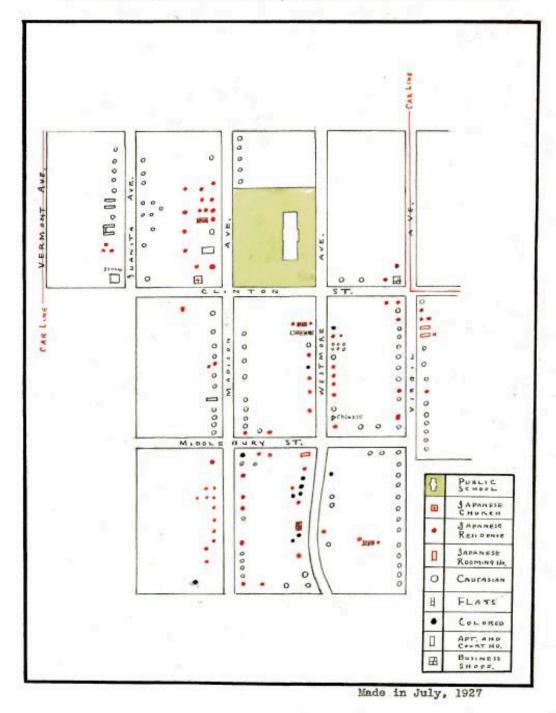
1919 Sanborn map



1950 Sanborn map

CHART XII

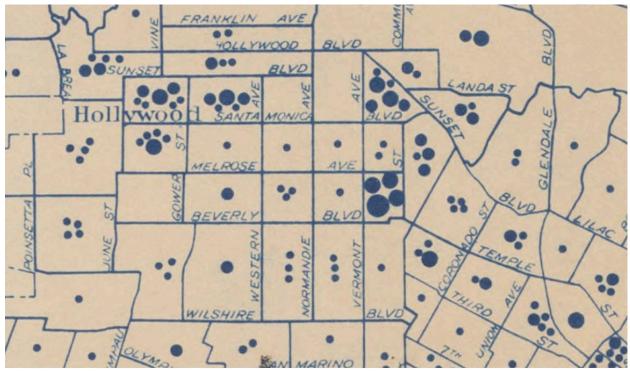
THE HOUSES IN THE MADISON AVENUE JAPANESE DISTRICT IN LOS ANGELES



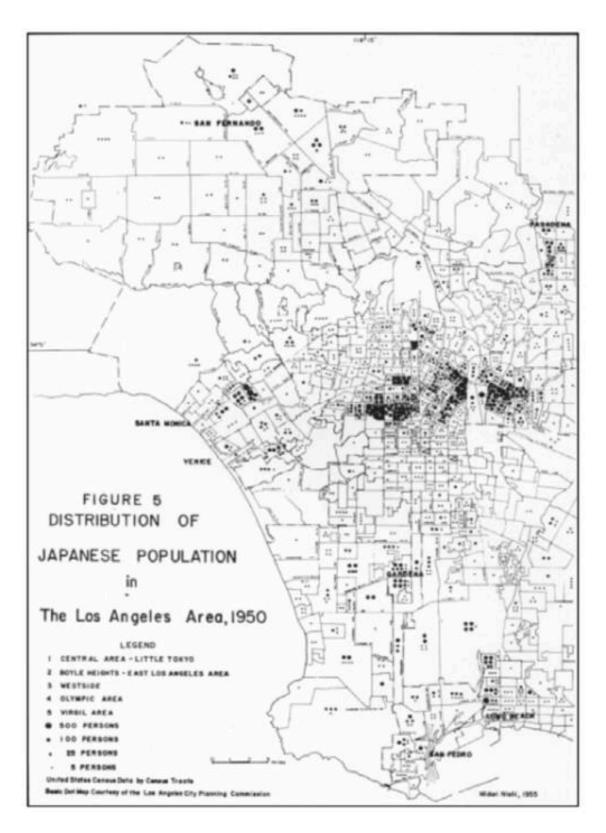
1927 map of Madison / J Flats. Koyoshi Uono, "The Factors Affecting the Geographical Aggregation and Dispersion of the Japanese Residences in the City of Los Angeles," (ProQuest Dissertations Publishing, 1927), 126

		AREA DESCR	IPTION		
	Security	Msp of Los An	golos Count	У	
1. 1	POPULATION: a. Increasing	Slowly	Decreasing		Seatic
-	b. Class and Occupation White	Income	\$1000-\$1500	ervice employees,	
	c. Foreign Families 15 % No	stionalities JSJ	penoso	d)	Vegro 10 %
	e. Shifting or Infiltration	Japanose and	legroes are	increasing	
2. 1	BUILDINGS	PREDOMINATING	90 %	OTHER TYPE	
-	a. Type and Size	4 & 5 rooms		4 1111111	
)	b. Construction	Frome			
-	c. Average Age	20 yours		1921-22-2-22	
	d. Repair	Poor			
	е. Оссифинсу	96%			
	f. Owner-occupied	30%			
	g. 1935 Price Brocket	\$2500-4000	%change	5	% change
1	h. 1937 Price Bracket	\$ 3250-4750		5	- ≰
	i. 1939 Price Bracket	\$ 3000-4500	- 5	\$	- 5
1	i. Sales Demand	Poor			
	k. Predicted Price Trend	Downward			
	(next 6-12 months) L 1935 Rent Brocket	\$20-35	% change	ş	% change
	m. 1937 Rent Brocket	\$25-40	*	\$	4
	n. 1939 Rent Bracket	\$25-40	4	\$	4.
	o. Rental Demand	Fair			
	p. Predicted Rent Trend	Static			
3.	(nest 6-12 months) NEW CONSTRUCTION (past		4 & 5 Price \$3000-		oderately
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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 45 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 Olympie Building under the command of Shunsuke Kumamoto, general chairman for the Japanese divi-

tive captains are listed as follows: way.

No. 9-City Market. A. Taka-hashi, 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, Figueros to Vermont Sts. H. Chuman, 1105 W. Sixth St.

No. 15-Grand Central Public The districts and their respec- Market. K. Mutow, 317 S. Broad-

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.

Rafu Shimpo, 26 October 1939

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 MOCHI-ZUKI, 20, 560 North Virgil avenue.

HAROLD H. TAKENOUCHI, 24, 634 Gillette street; MARY H. OJI-MA, 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



564 Virgil north and west elevation, facing southeast. Photo by L. Mulcahy.



564 Virgil south and west elevation, facing northeast. Photo by L. Mulcahy.



564-564 ½ Virgil south and west elevation, facing northeast. Photo by L. Mulcahy.



564 Virgil south elevation, secondary entrance, facing north. Photo by L. Mulcahy.



564 ½ Virgil entrance, south and east elevation, facing northwest. 564 Virgil is visible to in the left corner. Photo by L. Mulcahy.



564 ½ Virgil interior, facing east. Photo by L. Mulcahy.



564 ½ Virgil interior, facing northeast. Photo by L. Mulcahy.



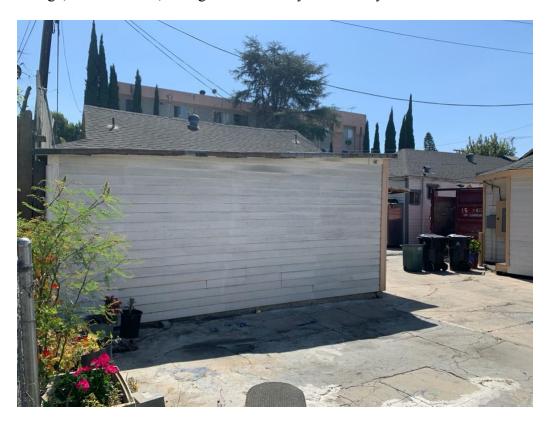
564 ½ interior, facing west. Photo by L. Mulcahy.



564 ½ interior, facing northeast. Photo by L. Mulcahy.



Garage, east elevation, facing west. Photo by L. Mulcahy.



Garage, north elevation, facing south. 560 $\frac{1}{2}$, 562, and 564 $\frac{1}{4}$ Virgil are visible in the background. Photo by L. Mulcahy.



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



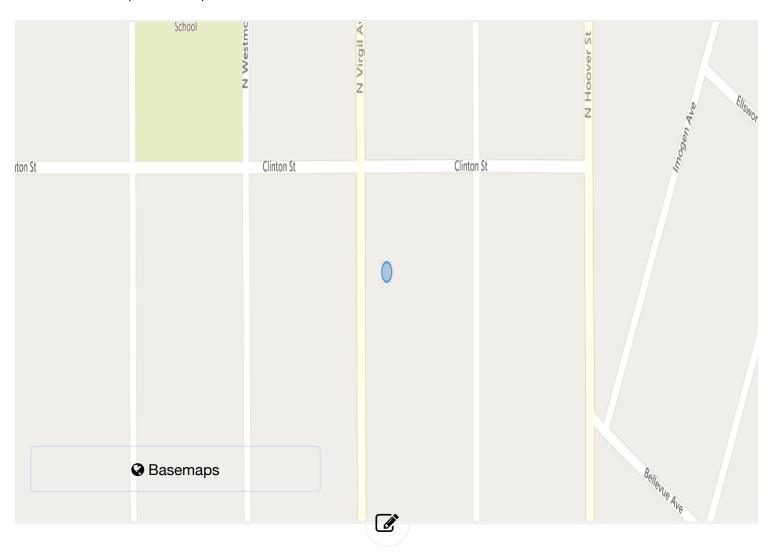
Surrounding context, facing northeast. Photo by L. Mulcahy.



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

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Resource Report

(overview)





Resource Types Building

Architect

Builder

Owner



1 564 N VIRGIL AVE Historic Resource ■

Resource Report 9 Map

Location Information

Addresses

564 N VIRGIL AVE Primary 564 1/2 N VIRGIL AVE Alternative

Location Description

No descriptions recorded

Administrative Areas

Los Angeles City Council District 13 (Council District)
Wilshire Community Plan Area (Community Plan Area)
EAST HOLLYWOOD NEIGHBORHOOD COUNCIL (Neighborhood Council)

Resource Description

Classification

Type: Residential-Multi Family, Apartment House Use: Historic Style: Vernacular

Type: California OHP Resource Attribute - HP03. Multiple family property

Features

Component: Cladding Type: Wood clapboards Material: none defined Component: Door Type: Single; Security door Material: Unknown Component: Façade Type: Symmetrical Material: none defined Component: Plan Type: Rectangular Material: none defined

Component: Porch Type: Balustrade (Porch Rail); Wood (Porch Rail); Recessed; Wall, low (Porch

Rail); Posts (Porch Supports); Wrought iron (Porch Rail); Full width Material: Wood

Component: Roof Type: Exposed rafters; Eaves, open; Parapet, stepped; Combination; Gable,

front; Shed Material: Composition shingle

Component: Window Type: Double-hung; Single; Security bars Material: Wood

Component: Window Type: Single; Single-hung Material: Aluminum Component: Window Type: Paired; Unknown Material: Unknown

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Narrative Description

No description available

Alterations

Addition to rear/side elevation Porch rails altered or replaced Security door(s) added Security window bars added Windows replaced - some



Resource Significance

(evaluation)

Evaluation Details

Date Evaluated

2014-05-06

Context/Theme

Residential Development and Suburbanization, 1850-1980

Early Residential Development, 1880-1930

Early Multi-Family Residential Development, 1880-1930





► Resource Report • Map

Early Multi-Family Residential Development, 1880-1930

Residential

Multi-Family Residence

Eligibility Standards

Represents a very early period of settlement/residential development in a neighborhood or community

Is a rare surviving example of the type in the neighborhood or community

Dates from the period of significance

Integrity Aspects

Location

Design

Setting

Retains sufficient integrity to convey significance

Association

Feeling

Workmanship

California Historic Resources Status Codes (explanation of codes)

3CS

5S3

Significance Statement

"Excellent and rare example of an early apartment house in the Wilshire area; represents the earliest pattern of multifamily residential development in the area. Due to alterations, including window replacement and an addition, the apartment house does not retain sufficient integrity for listing in the National Register."



PLANS AND SPECIFICATIONS and other data must also be lifed.

BOARD OF PUBLIC WORKS DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Building

	CLASS "D"	l r
Application is Chief Inspector of I forth. This application plicant and which splicant and which scribed, or any port Second: That scribed, or any port I.os Angeles. Third: That	ablic Works of the City of Los Angeles: I hereby made to the Board of Public Works of the City of Los Angeles, through the office of Buildings, for a building permit in accordance with the description and for the purpose hereinaiter ion is made subject to the following conditions, which are hereby agreed to by the undersigned shall be deemed conditions entering into the exercise of the permit: the permit does not grant any right or privilege to erect any building or other structure thereing in thereof, upon any street, alley, or other public place or portion thereof, at the permit does not grant any right or privilege to use any building or other structure thereing the tion thereof, for any purpose that is, or may hereafter be, prohibited by ordinance of the City the granting of the permit does not affect or prejudice any claim of title to, or right of possessicitied in such permit. (SIGN HERE)	ap- de- de- y of
	Lot No. 30 Block	
TAKE TO ROOM NO. 6 FIRST FLOOR	(Seglin / fragle)	Tania C

ROOM NO. 6 FIRST FLOOR	Laylon /fragle
ASSESSOR PLEASE VERIFY	
;	District No
TAKE TO ROOM NO. 34 THIRD FLOOR ENGINEER PLEASE VERIFY	No. 5-64 No. 11-91 Ave. Street Street
1. PURPOSE	OF BUILDING
2. OWNER'S	
3. Owner's a	ddress I. A. M.
	ilame
	CTOR'S NAME
	's address
7. ENTIRE	COST OF PROPOSED BUILDING, \$ - 2000 -
	st. 3.7%x. 150Size of Building. 2.0
	ing be erected on front or rear of lot?
•	OF STORIES IN HEIGHT
•	first floor joist above curb level, or surface
13. Of what n	of ground; rock, clay, sand, filled, etc
14. GIVE dep	th of FOUNDATION below the surface of ground
15, GIVE din	tensions of FOUNDATION and cellar wall FOOTINGS
16. GIVE wid	th of FOUNDATION and cellar wall at top
17. NUMBER	th of FOUNDATION and cellar wall at top Number of flues
	f inlets to each flueInterior size of flues
19. Give sizes	of following materials: REDWOOD MUDSILLS
	uds. 2x. 3INTERIOR BEARING studs. 3
Ceiling jo	istx
	RIOOR MIST w Third floor foist x Fourth floor foist

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings CLASS 'D'

		the City of Los An		the City of Los An	calas through	he office of the	Chief Triumector of
Buildings, for a subject to the fo into the exercise	building permit library conditions of the permit:	n accordance with t s, which are hereby	he description agreed to by t	and for the purpose the undersigned application	ant and which	st forth. This ar shall be deemed o	oplication is made conditions entering
portion thereof,	upon any street, hat the permit	alley, or other publi	c place or po right or priv	ilege to use any buil	ding or other	structure therein.	The solution of the state of the state of the state of
portion thereof.	for any purpose	that is, or may here	ifter be probi	bited by ordinance of projudice any claim o	the City of Los.	Angeles.	
	123/1-#	29130		Plank			
ROOM No. 6 REAR OF			(Descri	ption of Property)			
NORTH							5
CITY CLERK							
PLEASE VERIFY	District No.			age	F. B. Page	26	
TAKE TO				1//	rail		reet Singar
ROOM No. 405 SOUTH ANNEX				eation of John		- () () () () () () () () () (
ENGINEER		and the second s		NDELIBLE	, , ,		5
VERIFY							
1. Purpose	of Building.			No. of Rooms		lo. of Familie	
2. Owner's		Mari		Virgil		Phone	
3. Owner's	address			ungul	1112		
4. Architec	t's name	-10 m	2			Phone	
		1/1/2	nen	25	_ = ***	Phone	76821
6. Contract	tor's address					20	
7. VALUA	TION OF P	ROPOSED WOI	K Include Cesspall La	ling Plumbing, Gas Fi ools, Elevators, Painti bor, etc.	tting. Sewers, ng, Finishing,	\$ 30	
8. Is there	any existing b	uilding on lot?:	Teo	How used?	Zesiae	2202	for College
9. Size of p	proposed build	ling23.34	162 F	leight to highest	point 2	bout 1	Lect
ASC MAN TO THE REST OF THE PARTY OF THE PART				Character of gro	und Lil	tle ali	per 1
I.I. Material	of exterior w	alls 20	we		******		
12. Will all	provisions of	State Housing Ac	t be compl	ied with?	RI	****	
1 h	ave carefully e	xamine and rea	d the abov	e application and	know the sa	me is true an	d correct, and
that all whether	herein specifi	ed of not.	12	governing Buildin			omplied with,
DE OV	ER 8/		(Sign	n here)	Owner or	Kuthorized Agent	
		F	OR DEPART	MENT USE ONLY	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Authorised Agont	
PERMI	T NO.	Plans and Specificati and found to conformation, State Laws,	rm to Ordi- 🗆	Application checked	and found	Stamp here w	representation of the second s
3325		Manual Laws,		0/10/24/10	17 S	AUG 16	1924
			Examiner		Clerk	3 I W W	with the same
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FOR DEPARTMENT USE ONLY

APPLICATION	O.K. Momen
CONSTRUCTION	O. K. Menned
ZONING	O. K.
SET-BACK LINE	O.K. 11 (112)
ORD. 33761 (N. S.)	O.K.
FIRE DISTRICT	O. K.

alle de	REMARKS We to be widened to from a this point. Of How per	il.
	ted building is placed	
		2540
	Mr. J. J. Backus, Chief Inspector of Buildings, Los Angeles, California. Dear Sir: I hereby agree to erect the building and every portion thereof referred to in this application at least except that the eaves or comice, platforms and unenclosed porches, one story in height, may extend into the area between the main wall of the building and the front property line, in accordance with the action of the City Council in establishing a setback line for this property; and I further agree not to erect any fence, wall or other structure or any portion thereof, between said set-back line and the street property line. I hereby agree to accept the permit issued for the erection of this building subject to the foregoing conditions. (Signed) Owner	

100

Bldg. Form 3

BOARD OF PUBLIC WORKS

PLANS AND SPECIFICATIONS

and other data must also be filed

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. REMOVED TO REMOVED FROM TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY Book Page F. B. Page TAKE TO ROOM No. 405 SOUTH From No. ANNEX ENGINEER PLEASE VERIFY (USE INK/OR INDELIBLE PENCIL) What purpose is the present Building now used for?.. 2. What purpose will Building be used for hereafter? Residen Owner's name... Owner's address.. Architect's name..... Contractor's name... Contractor's address. Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, } VALUATION OF PROPOSED WORK all Labor, etc. 9. Class of present Building No. of rooms at present 11. State how many buildings are on this lot, My 12. State purpose buildings on lot are used for Residence & Gaseland (Apartment House, Hotel, Residence, or any other purpose.) STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING: hange 2 doors, 2 rondows Change bac Have carefully examined and fead 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. Owner or Authorized Ageilu)/ FOR DEPARTMENT USE ONLY Application checked and found Plans and Specifications checked and found to conform to Ordi-PERMIT NO. nances, State Laws, etc. Clerk Plan Examiner

13.	Size of new addition	No. of Stories in height.
	Material of exterior walls	\cdot
15.	Will all provisions of State Housing Act	be complied with?
visio	I have carefully examined and read the a	above blank and know the same is true and correct, and that all prong Building Construction will be complied with, whether herein
		(Sign here) I COMUA Try) f. M. Jankyun (Owner or Authorized Agent.)
	FOR DEPA	ARTMENT 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.
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Applications Must be Filled Out by Applicant BRIMENT OF BUILDING AND SAFELY Application to Alter, Repair or Demolish To the Board of Building and Snuty Commissioners of the City of Los Angeles: Application is hereby made an the Board of Bulkling and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a hullding 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 exact any building or other structure therein described, or any portion thereof, upon any street alloy, or other public place or portion thereof. portion thereof, for any purpose mint is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting mittie 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 the state of the TAKE TO ROOM No. 6 REAR OF NORTH ANNEX ist Floor CITY CLERK PLEASE VERIRY TAKE TO FIRST FLOOR Book Page F. B. Page Book Page F. B. Page 242 SO. BROADWAY ENGINEER PLEASE VERIFY (USE INK OR INDELIBLE, PENCIL) What purpose is the mesent Building now used for?.. 2. What purpose will Building be used for hereafter? 3. Owner's name.... 564 No. Finail Aus Owner's address. Architect's name..... 6. Contractor's name..... Contractor's address..... Including Flymbing, Gas Fitting, Sewers, \ Cesspools, Envators, Painting, Finishing, \ VALUATION OF PROPOSED WORK Class of present Building..... .No. of rooms at present..... State how many buildings are on this lot. It will to hersten a 12. State purpose buildings on lot are used for. (Epartment House, Holel, Residence, or any other purpose.) STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING: about 24x7/2" 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. COVER C FOR DEPARTMENT USE ONLY PERMIT NO. stans and Specifications checked Application checked and found and found to conferm to Ordimindes State Laws, etc. L

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13	Size of new addition		of Stories in	height		
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*	Size of, Redwood Mudsills		•	A 10		<i>,</i>
F 911. L. 546		·	e of interior no		*10.	x. S
17:	Size of first floor joists	.6Se	cond floor jois	ts.		X
18.	Will all provisions of State Housing Act b	e complied	with?			
THE PERSON NAMED IN COLUMN TWO IS NOT THE	that all provisions of the Ordinances and	d Laws oov	erning *Building	ow*the*same Construction	n will be co	*correct; *and mplied with,
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Form B-95-30M-11-48

### CITY OF LOS ANGELES DEPARTMENT BUILDING AND SAFETY

### CERTIFICATE OF OCCUPANCY

Date Certificate Issued:

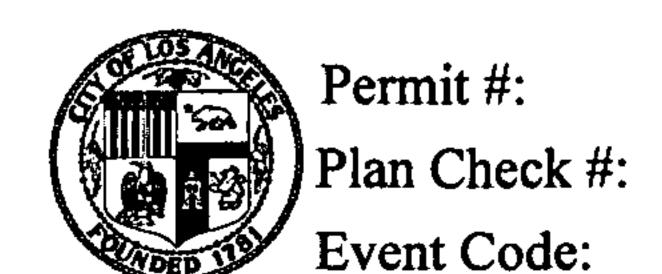
This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Coule, as follows: Chapter 1, as to permitted uses of said property; Chapter 9, Articles 1, 33, 4, and 5; and with the applicable requirements of the State Housing Act,-for the folllowing occupancies:

Stmry, Class D, 12 Rooms, Hotel

Alterations

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

G. E. MORRIS Superintendent of Building



02016 - 10000 - 04181

Printed: 03/06/02 01:59 PM

Bldg-Alter/Repair or 2 Family Dwelling 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

Over the Counter Permit 1. TRACT

**BLOCK** LOT(s) DAYTON HEIGHTS TRAL 30

MAP REF# M R 25-35 PARCEL ID # (PIN) 141A201 141

2. BOOK/PAGE/PARCEL II 5539 - 029 - 031

3. PARCEL INFORMATION

BAS Branch Office - LA Council District - 13

Census Tract - 1927.000

Community Plan Area - Wilshire

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

Lot Cut Date - 07/16/1913

ZONE(S): R3-1 /

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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)

PROPOSED USE **8. DESCRIPTION OF WORK** 7.EXISTING USE

REMOVE WOOD SHAKE AND APPLY 1/2" CDX PLYWOOD & CLASS "A" FIBERGLASS (02) Duplex SHINGLES.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By:

Signature:

OK for Cashier: Jenny Ayala

DAS PC By:

Coord. OK:

622 Date:

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

PC Valuation: Permit Valuation: \$4,000 FINAL TOTAL Bldg-Alter/Repair 172.04 Permit Fee Subtotal Bldg-Alter/Repa 130.00 Fire Hydrant Refuse-To-Pay 0.00 E.Q. Instrumentation 0.50 O.S. Surcharge Sys. Surcharge 9.03 Planning Surcharge 4.50 Planning Surcharge Misc Fee 5.00 Permit Issuing Fee 20.00

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

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)

(213) 387-6386

For Cashier's Use Only

W/0 #: 21604181

LA Department of Building and Safety LA 04 10 050629 00700702 02014PH

BUILDING PERMIT-RES 9130.90 EI RESIDENTIAL \$0,50 BUILDING PLAN CHECK \$20,00 ONE STOP SURCH \$3.00 SYSTEMS DEVT FEE 37.93 \$4,50 CITY PLANNING SURGE FILSCELLANEOUS 35.00

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Carry Over FROM Trans 055638 0172.04

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13. STR	UCTURE INVENTORY	
L APP	LICATION COMMENTS	
1711	ACATION 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, Buile	ling Relocated From:	
		ASS LICENSE# PHONE #
	olden Bell Construction 3100 West 8th Street #208, Los Angeles, CA 90005 C3	
(-)		
	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 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, discontinuous permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinuous permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinuous permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinuous permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinuous permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinuous permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinuous permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinuous permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinuous permit fee has been paid and construction has not commenced or if work is suspended, discontinuous permit fee has been paid and construction has not commenced or if work is suspended, discontinuous permit fee has been paid and construction has not commenced or if work is suspended, discontinuous permit fee has been paid and construction has not commenced or if work is suspended, discontinuous permit fee has been paid and construction has not commenced or if work is suspended, discontinuous permit fee has been paid and construction has not commenced or if work is suspended, discontinuous permit fee has been paid and construct	
	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.	•
	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	<b>■</b>
en = '\$	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&B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty from	P Code, Section 7150.2c. The following applies to
~~	License Class: Lic. No.: 434 Print: Sign:	auesi
2.32	/ 18. WORKERS' COMPENSATION DECLARATION I hereby affirm, under penalty of perjury, one of the following declarations:	
T to a	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	or the performance of the work for which this permit
<b>:</b>	is issued.	
7 - 25 S 4	Dhave and will maintain workers's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the workers and policy number are:	· -
**** /	Carrier: SCOLC FOLLY Policy Nur	mber: 1325-35
	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 and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code. I shall forthwith complete the state of the should become subject to the workers' compensation provisions of Section 3700 of the Labor Code. I shall forthwith complete the state of th	
	and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith complete the state of the contract of t	
! ·•	Sign: Date: 4   D   D   Contractor	ed Agent
•	WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PER THOUSAND DOLLARS (\$100,000). IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LAROY	
	THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR	R CODE, INTEREST, AND ATTUKNET 5 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	(6 3007 Civil Code)
		(Sec. 3097, Civii Code).
	Lender's name:	——————————————————————————————————————
	Notification of asbestos removal:   Is not applicable   Letter was sent to the AQMD or EPA Sign:	2 Date:/
	21. OWNER-BUILDER DECLARATION	
•	y affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and P It 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	· · · · · · · · · · · · · · · · · · ·
of the C	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 there	· · · · · · · · · · · · · · · · · · ·
☐ I, a	on 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).): s 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	
Con	ntractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or throuseness are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder	ugh his or her own employees, provided that such
not	build or improve for the purpose of sale).	•
owa	s the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: ner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors Licens	•••
□ I ar	n exempt under Sec, Bus. & Prof. Code for the following reason:	
Print:		Owner    Authorized Agent
	22. FINAL DECLARATION	
_	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 rel ntatives 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	
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 Angel	les nor any board, department officer, or employee
under p	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 usenalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located	ed on my property, but in the event such work does
	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	4.3.4 LAMC).
Print:	SANEI (C) Sign: Ségri Date: 3, E	Owner 🗆 Contractor 🗆 Author. Agent
· ·-		<u></u>



02042 - 90000 - 33409

Printed: 10/29/02 01:10 PM

Plumbing

1 or 2 Family Dwelling

Express Permit No Plan Check City of Los Angeles - Department of Building and Safety

APPLICATION FOR PLUMBING PLAN CHECK AND INSPECTION

Issued On: 10/29/2002

Last Status: Issued

Status Date: 10/29/2002

1. PROPERTY OWNER

Matayoshi, Seiei And Setsuko

564 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

BRING UP TO CODE WATER, GAS & DRAIN LINES. INSTALL LAUNDRY

SINK & DRAIN FOR WASHING MACHINE & GAS DRYER.

7. COUNCIL DISTRICT: 13

8. APPLICATION PROCESSING INFORMATION

PC OK By:

OK for Cashier:

~·

Signature: _____ Date:

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/0 #: 24233409

**Project Name:** 

564 N Virgil Ave 02042-90000-33409

Permit Issuing Fee

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.

17.00

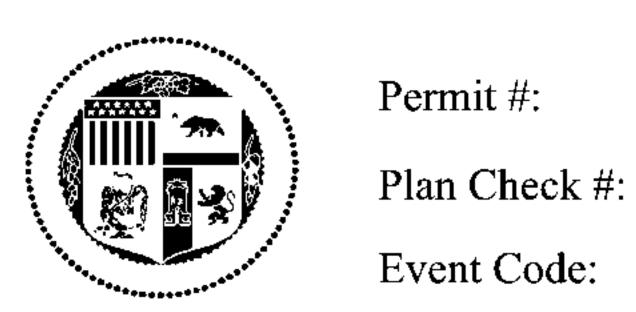
9. FEE INFORMATION Inspection Fee Period
Permit Fee: 198.72

INSPECTION TOTAL Plumbing 198.72
Permit Total 198.72
Permit Fee Subtotal Plumbing 167.00
Permit One Stop Surcharge 3.68
Permit Sys. Development Surcharge 11.04

Payment Date: 10/29/02 Receipt No: IN05019680

Amount: \$198.72

10. FEE ITEM INFORMATION								
MISCELLANEOUS Misc. Permit	(1)	65.00	·			·		-
POTABLE WATER SYSTEMS	(1)	65.00						
Repipe No. of Fixtures  REPLACE OR REMOVE FIXTURES	(6)	60.00						
Replace Bathtubs Replace Other Sinks/Lavatories	(1) (1)		Replace Clothes Washers Replace Kitchen Sinks	(1) (1)	7.00 7.00	Replace All Other Fixtures Replace Toilets	(1) (1)	7.00 7.00
replace other omes/Lavatories	(1)	7.00	Replace Reference Shiks	(1)	7.00	replace rollets	(1)	7.00
				IT EXPIRATION				
						is performed for a continuous peranted by LADBS (Sec. 22.12 &		
50.0002 Errivic). Claims to	retund of ic	es paid must i	se med within one year from	the date of expiration to	r periints g	ranted by E/ADDS (Sec. 22.12 c	e 22.13 E/ WIC).	
			11. LICENSI	ED CONTRACTOR'S D	ECLARAT	TION		
						on 7000) of Division 3 of the Bu		4
						rtification as a Home Improvem on 7057 of the Business and Pro		
ability to take prime contra								Ĭ
License Class: C36	Lic. No.:_	505768	Contractor:	ACCENT PLUMI	BING &F	IEATING INC.		
			12. WORKERS' C	OMPENSATION DECI	LARATION	N		
I hereby affirm, under pena	lty of perjury	, one of the fo						
() I have and will mainta	in a certificat	e of consent to	o self insure for workers' com	pensation, as provided f	or by Secti	on 3700 of the Labor Code, for	the performance of the w	ork for
which this permit is is					•		•	
(X) I have and will mainta workers' compensation				ion 3700 of the Labor C	ode, for the	e performance of the work for w	hich this permit is issued	. My
Carrier: ACE FIRE	UNDERV	VRIGHTEI	RS		Policy	Number: NWCO11439-	01	
						manner so as to become subject 3700 of the Labor Code, I shall:		
provisions.			j					
WARNING: FAILURE TO	SECURE WO	ORKERS' CO	MPFNSATION COVERAG	E IS LINI AWELII. ANI	D SHALL:	SUBJECT AN EMPLOYER TO	CRIMINAL PENALTI	FS
						OF COMPENSATION, DAMA		
IN SECTION 3706 OF THE	E LABOR CO	DDE, INTERI	EST, AND ATTORNEY'S FE	EES.				
I district the second second	11 14			S REMOVAL DECLAR		I II 14 10.6 . C. I		
I certify that notification of asbestos rea	noval is eithe	er not applicat	ole or was sent to the AQMD	or EPA as per section I	9827.5 of t	ne Health and Safety Code.		
				N LENDING AGENCY				
I hereby affirm under penalty of perjury	that there is	a constructio	n lending agency for the perfo	ormance of the work for	which this	permit is issued (Sec. 3097, Civ	vil Code).	
Lender's name (if any):			Lender's	s address:				
				DECLARATION			n i mrossa i	
I certify that I have read this application comply with all city and county ordinar	INCLUDIN	laws relating	to building construction, and	te that the above inform hereby authorize repres	ation INCL entatives o	f this city to enter upon the above	ve-mentioned property for	gree to r inspection
purposes. I realize that this permit is ar	application:	for inspection	and that it does not approve of	or authorize the work sp	ecified here	ein, and it does not authorize or	permit any violation or fa	ailure to
comply with any applicable law. Further performance or results of any work design.								
work will not destroy or unreasonably i	nterfere with	any access or	utility easement belonging to	others and located on n	ny property	, but in the event such work doe		
with such easement, a substitute easement	ent(s) satistac	tory to the ho	lder(s) of the easement will be	e provided (Sec. 91.010	6.4.3.4 LA	MC).		
By signing below, I certify that		tha I ' '	Contractorio De de Contractorio	alronal Comment : D	alamet: *	shootoo Dorress I D. 1	Comptensation I - 1' 4	
I accept all the declarations all     Declaration and Final Declaration		me Licensed	Contractor's Declaration, Wor	ikers Compensation De	ciaration, A	ASDESIOS KEMOVAI DECIARATION,	Construction Lending Ago	ency
(2) This permit is being obtained		sent of the leg	al owner of the property.					
Print Name: HELGA LOPORCH	Ю	§	Sign: Internet ePer	mit System Declaration	Date	.: 10/29/2002 <b>X</b>	Contractor Authoriz	ed Agent
Time Name.			,,2,,,		Date	·		



15041 - 90000 - 11301

Last Status: Issued

Printed: 04/15/15 04:50 PM

Electrical City of Los Angeles - Department of Building and Safety Issued On: 04/15/2015 Apartment

**Express Permit** PLAN CHECK AND INSPECTION Status Date: 04/15/2015 No Plan Check

1. PROPERTY OWNER

MATAYOSHI, KENKICHI TR MATAYOSHI 564 VIRGIL AVE LOS ANGELES CA 90004

2. APPLICANT INFORMATION (Relationship: Net Applicant)

SOUTH GATE, CA 90280 (323) 775-3833 EFREN ARJONA P O BOX 984

APPLICATION FOR ELECTRICAL

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME CLASS LICENSE # **ADDRESS** PHONE #

(C) E A ELECTRIC (323) 775-3833 P O BOX 984, SOUTH GATE, CA 90280 C10 835553

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (323)566-5166.

**6. DESCRIPTION OF WORK** 

Install (20) carbon monoxide detectors one in each unit #1, 2,3,4,5,6,7,8,9,10,21,22,23,24,25, 26,27,28,29 & 30

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 13

9. APPLICATION PROCESSING INFORMATION

Plan Check By:

OK for Cashier:

Signature: Date:_

### **NOTICE:**

1-30

Ave

Virgil

564 N

1301

00006

15041

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.

10. FEE INFORMATION	Inspection Fee Period	
	Permit Fee: 140.40	
INSPECTION TOTAL E	Electrical 140.40	
Permit Total	140.40	
Permit Fee Subtotal Elect	trical 107.00	
Permit One Stop Surchar	ge 2.60	
Permit Sys. Development	t Surcharge 7.80	
Permit Issuing Fee	23.00	

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

For Cashier's Use Only W/O #: 54111301

> Payment Date: 04/15/15 Receipt No: ON82592 Amount: \$140.40

								150	70000	11507
	LLANEOUS									
Misc. Permi	RANCH CIRCUIT	(1) 90.00								
	e, Dwell App, Non-Dwell App	(1) 17.00								
PERMIT	EXPIRATION/REFUNDS: This p	permit expires two years aft	er the date of the perm	it issuance. This perm	it will also expire if i	no construction work	is performed for a co	ntinuous period of 1	80 days (Sec. 98.0	602 LAMC).
	refund of fees paid must be filed we duct an inpection within 60 days of	•	-	-	3S (Sec. 22.12 & 22.1	13 LAMC). The peri	nittee may be entitled	to reimbursement o	f permit fees if the	Department
				12. LICENSED CON	TRACTOR'S DECLAR	ATION				
	I hereby affirm under penalty of particles to B contra		•	Chapter 9 (commencin	g with Section 7000)	of Division 3 of the		•		
	The following applies to B contra	ctors only. I understand the	miniations of Section	7057 of the business a	and Professional Code	e related to my aoint	y to take prime contra	ets of subcontracts if	ivoiving specialty t	irades.
	License Class: <u>C10</u>	License No.:	835553	Contract	or: E A ELECT	CRIC				
	I haraby offirm under nanalty of	parium, and of the following	a declarations:	13. WORKERS' COM	IPENSATION DECLAR	RATION				
	I hereby affirm, under penalty of  I have and will maintain	a certificate of consent to s	~	compensation, as prov	rided for by Section 3	700 of the Labor Co	le, for the performanc	e of the work for wh	ich this permit is is	ssued.
	(X) I have and will maintain	n workers' compensation ins	surance, as required by	Section 3700 of the I	Labor Code, for the p	performance of the w	ork for which this per	mit is issued. My w	orkers' compensati	ion insurance
	carrier and policy numb	er are:			•			•	•	
		COMP. INS. FUND		1. T1111.	•	<u> </u>	mber: 9058888		C C 1' C ' 1	
		ormance of the work for white to the workers' compensation						s' compensation laws	s of California, and	agree that if
	WARNING: FAILURE TO SE				·					
	HUNDRED THOUSAND DOI ATTORNEY'S FEES.	LARS (\$100,000), IN AL	DITION TO THE CO	OST OF COMPENS	ATION, DAMAGES	S AS PROVIDED I	OR IN SECTION 3	706 OF THE LABO	JR CODE, INTER	RESI, AND
			14. ASBESTOS	REMOVAL DECLARA	TION / LEAD HAZARI	D WARNING				
	at notification of asbestos removal i			_			_			_
-	hen doing repairs that disturb paint vices for LA County at (800) 524-53	-	-			nonneation form at p	er section 6716 and C	717 Of the Labor Co	ode. Illiorillation is	s available at
			15. CON	NSTRUCTION LENDING	G AGENCY DECLARA	ATION				
I hereby af	firm under penalty of perjury that the	ere is a construction lending					ril Code).			
Lender's N	ame (If Any):				Lender's Address	:				
				16. FINAL DEC	CLARATION					
	at I have read this application <b>INCI</b> and state laws relating to building o							_		-
	does not approve or authorize the ween the make any warran									
under pena	lty of perjury, that the proposed wo	rk will not destroy or unrea	sonably interfere with	any access or utility e	easement belonging to	o others and located			_	
interfere w	ith such easement, a substitute easer	nenu(s) satisfactory to the no	nder(s) of the easement	t will be provided (Sec	C. 91.0106.4.3.4 LAW	/IC).				
By signi	ing below, I certify that:									
\ \ \	ept all the declarations above namely cy Declaration, and Final Declaration		eclaration, Workers' C	Compensation Declarat	tion, Asbestos Remov	val Declaration / Lead	l Hazard Warning, Co	nstruction Lending		
(2) This p	ermit is being obtained with the con	sent of the legal owner of th	e property.							
Print Name	EFREN ARJONA		Sign: II	nternet e-Permi	t System Declar	ration Date:	04/15/2015	X Contrac	tor Author	rized Agent

### **EXPRESS PERMIT INSPECTION RECORD**



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

PERMIT #: 15041 - 90000 - 11301 ADDRESS: 564 N Virgil Ave 1-30

MATAYOSHI, KENKICHI TR MATAYOSHI FAMILY DECD OWNER:

> 564 VIRGIL AVE LOS ANGELES CA 90004

Electrical **Apartment Express Permit** 

No Plan Check

For	ΠCΑ	hv	റമടി	hier	onl	W
ΓUI	use	IJΥ	CdS	mei	OH	IV.

Payment Date: 04/15/15 Receipt No: ON82592 Amount: \$140.40 Method: Credit Card

JOB DESCRIPTION: Install (20) carbon monoxide detectors one in each unit #1,2,3,4,5,6,7,8,9,10,21,22,23,24,25, 26,27,28,29 & 30

### INSPECTION RECORDS AND PLANS MUST RE AVAILARI E DURING INSPECTION

GRA	ADING INSPECTIO	NS	DO NOT COVE	R UNTIL PREV	IOUS IS SIGNED
TYPE	DATE	INSPECTOR	TYPE	DATE	INSPECTOR
Initial Grading			Exterior Lathing		
Toe or Bottom			Interior Lathing		
Soils Report Approved			Drywall		
DO NOT PLACE	FILL UNTIL AB	OVE IS SIGNED	DO NOT COV	ER UNTIL ABO	OVE IS SIGNED
Backfill			WORK	OUTSIDE OF THE	BUILDING
Fill			Electrical Underground		
Excavation			Gas		
Drainage Devices			Heating & Refrigeration		
Rough Grading			Sewer		
Approved Compaction Report			Disabled Access		
FOC	OTING INSPECTIO	NS		POOL INSPECTIO	NS
Footing Excavation			Excavation		
Forms			Reinforcing Steel		
Reinforcing Steel			Bonding		
OK to Place Concrete			Piping		
GROUI	NDWORK INSPEC	TIONS	Pre-Gunite		
Electrical			Deck		
Plumbing			Enclosure/Fence		
Plumbing Methane			Pool/Spa Cover		
Gas Piping			DO NOT FILL P	OOL UNTIL AE	BOVE IS SIGNED
Heating & Refrigeration				INAL INSPECTION	NS
Fire Sprinklers			Grading		
Disabled Access			Electrical		
Methane			Plumbing		
OK to Place Floor			Gas Test		
DO NOT PLACE FI	LOOR UNTIL A	BOVE IS SIGNED	Gas		
RO	UGH INSPECTION	IS	Heating & Refrigeration		
Green Code			Pressure Vessels		
Electrical			Elevator		
Plumbing			Fire Sprinkler		
Fire Sprinkler			Disabled Access		
Heating & Refrigeration			Green Building		
Roof Sheathing			LAFD (Title 19 only)		
Disabled Access			LAFD Fire Life Safety		
Framing			Pool Final		
Insulation			AQMD Sign-off Provided		
Suspended Ceiling			Public Works		
OK to Cover			Building		
FOR INSPECTIO	N REQUEST	S DIFASE CALL	1 <del>                                    </del>		

888-LA4-BUILD (888)524-2845 or <u>www.iadbs.org</u>

Certificate of Occupancy Required

YES
-----

|--|

SUPPLEMENTAL NOTES:		

### **IMPORTANT NOTICE**

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

### BUILDING AND SAFETY PERMIT AND PLAN CHECK OFFICE LOCATIONS

Downtown Los Angeles 201 N. Figueroa St., 4th Fl. Los Angeles, CA 90012 Van Nuys 6262 Van Nuys Blvd., 2nd Fl. Van Nuys, CA 91401 West Los Angeles 1828 Sawtelle Blvd., 2nd Fl. Los Angeles, CA 90025

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

South Los Angeles 8475 S. Vermont Ave., 2nd Fl. Los Angeles, CA 90044 4/2/2021 Document Search



### Search Online Building Records

## Result of Document Search by Address Address: 564 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). Sort By Doc Date Ascending Then By Doc Date Ascending Then By Doc Number Sort

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

#### Pre-selected addresses:

All	•				
All	Document Type	Sub Type	Doc Date	User Doc Number	Digital Image
	BUILDING PERMIT 🗐	BLDG-NEW	10/14/1912	1912LA12719	
	BUILDING PERMIT .	NEW CONSTRUCTION	10/14/1912	1912LA12719	<b>®</b>
	BUILDING PERMIT 👨	BLDG-NEW	8/16/1924	1924LA03327	
	BUILDING PERMIT 👨	BLDG-NEW	8/16/1924	1924LA03327	
	BUILDING PERMIT 👨	BLDG-NEW	8/16/1924	1924LA33257	
	BUILDING PERMIT 👨	BLDG-ALTER/REPAIR	8/18/1924	1924LA33579	
	BUILDING PERMIT 👨	BLDG-RELOCATION	8/18/1924	1924LA33579	
	BUILDING PERMIT 👨		7/25/1927	1927LA20901	
	BUILDING PERMIT 👨	BLDG-ALTER/REPAIR	7/25/1927	1927LA20901	
	CERTIFICATE OF OCCUPANCY 👨		10/17/1927	1927LA20901	<b>®</b>
	CERTIFICATE OF OCCUPANCY 🗐		10/17/1927	1927LA20901	
	BUILDING PERMIT 👨	BLDG-ALTER/REPAIR	3/6/2002	02016-10000-04181	
	BUILDING PERMIT 👨	BLDG-ALTER/REPAIR	3/6/2002	02016-10000-04181	
	BUILDING PERMIT 👨	BLDG-ALTER/REPAIR	3/6/2002	02016-10000-04181	<b>®</b>
	MECHANICAL PERMIT 👨	PLUMBING	10/29/2002	02042-90000-33409	
	ELECTRICAL PERMIT 👨		4/15/2015	<u>15041-90000-11301</u>	<b>®</b>

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► Assessor Number  ► Document Number  ► Advance and Address Range

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ladbsdoc.lacity.org



### City of Los Angeles Department of City Planning

### 4/8/2021 PARCEL PROFILE REPORT

**PROPERTY ADDRESSES** 

564 N VIRGIL AVE

564 1/2 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

ENV-2000-1978-ND

ND-2000-1978

Address/Legal Information

PIN Number 141A201 141

Lot/Parcel Area (Calculated) 3,500.4 (sq ft)

Thomas Brothers Grid PAGE 594 - GRID B7

Assessor Parcel No. (APN) 5539029031

Tract DAYTON HEIGHTS TRACT

Map Reference M R 25-35

Block L

Lot FR 30

Arb (Lot Cut Reference) 1

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-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

Streetscape No
Adaptive Reuse Incentive Area None

SN: Sign District

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.

No

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)
 5539029031

 APN Area (Co. Public Works)*
 0.122 (ac)

Use Code 0800 - Residential - Rooming/Boarding House

Assessed Land Val. \$571,653
Assessed Improvement Val. \$283,124
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 1912
Building Class DX
Number of Units 0
Number of Bedrooms 23
Number of Bathrooms 4

Building Square Footage 3,074.0 (sq ft)

Building 2

Building 3

Building 3

Building 4

Building 5

Rent Stabilization Ordinance (RSO)

No data for building 2

No data for building 3

No data for building 4

No data for building 5

Rent Stabilization Ordinance (RSO)

Yes [APN: 5539029031]

#### **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-Yes

13372)

Wells None

### Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km) 1.46297904

Nearest Fault (Name) Upper Elysian Park

Region Los Angeles Blind Thrusts

Fault Type

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

В

Housing

Direct all Inquiries to Housing+Community Investment Department

Telephone (866) 557-7368
Website http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO) Yes [APN: 5539029031]

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

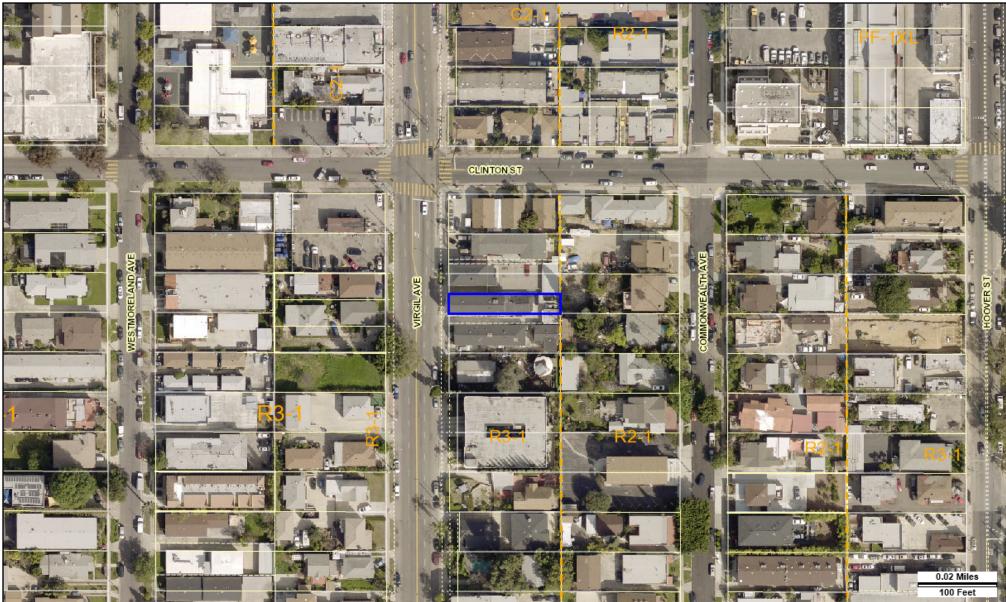
ORD-173799 ORD-173749

ORD-165331-SA6130

ORD-161116-SA18B

ORD-129279

ND-2000-1978



Address: 564 N VIRGIL AVE

APN: 5539029031 PIN #: 141A201 141 Tract: DAYTON HEIGHTS TRACT

Block: L

Lot: FR 30

Arb: 1

Zoning: R3-1

General Plan: Medium Residential

