



CITY OF SANTA MONICA – CITY PLANNING DIVISION
DESIGNATION APPLICATION

[X] Landmark [] Structure of Merit

Applications must be submitted by appointment at the City Planning public counter, Room 111 at City Hall, located at 1685 Main Street, Santa Monica, CA 90401. To schedule an appointment or if you have any questions completing this application please call City Planning at (310) 458-8341.

GENERAL INFORMATION

PROJECT ADDRESS: 818 Grant St. Santa Monica, CA 90405

Land Use Element District: Low Density Housing Zoning District: R2

Assessor Parcel: 4284 - 003 - 007 Lot Size: 10,360 sq ft

APPLICANT

Name: H. Joseph Soleiman, XYZ Rent

Address: 2800 Olympic Blvd., Suite 100, Santa Monica, CA Zip: 90404

Phone: (310) 770-5199 Fax:

Email: j@xyz.rent

CONTACT PERSON (if different) (Note: All correspondence will be sent to the applicant)

Name: Audrey von Ahrens, Architectural Historian II, GPA Consulting

Address: 617 S. Olive Street, Suite 910, Los Angeles, CA Zip: 90014

Phone: (310) 792-2690 ex.125 Fax:

Email: audrey@gpaconsulting-us.com

Relation to Applicant: Historic Preservation Consultant

PROPERTY OWNER

Name: LIVE XYZ LP

Address: 2800 Olympic Blvd., Suite 100, Santa Monica, CA Zip: 90404

Phone: (310) 770-5199 Fax:

Subject improvement is generally known as:

Multi-family residence

Existing use(s) of site: Rental

Rent control status: Registered

Status: [X] Occupied [] Unoccupied

Recognized in the Santa Monica Historic Resources Inventory: [X] Yes [] No

Condition: [] Excellent [X] Good [] Fair [] Deteriorated [] Ruins [] Unexposed

Threats: [X] None [] Private Development [] Vandalism

[] Public Works Project [] Zoning [] Other:

NOTES TO APPLICANT

Please complete all applicable sections of this application and submit all required materials. Incomplete applications will not be accepted for filing.

Landmarks Commission meets on the second Monday of each month.

The applicant, representative, or legal owner familiar with the project must be present at the Landmarks Commission meeting.

A decision on designation is rendered at the hearing. All decisions by the Landmarks Commission are subject to a 10-day appeal period. An official appeal form and fee schedule is available at the City Planning Division Public Counter. Appealed projects will be scheduled for a hearing before the City Council.

This part to be completed by City staff

Received By: Scott Albright Amount Paid: \$ 851.90

Date Submitted: 05/14/2020 Check No.:

~ Please Note ~

The following property and historical information identified below must be provided in order for your application to be determined complete by the City Planning Division.

You may provide information on additional sheets of paper.

NOTES TO APPLICANT

For more information on designation procedures, refer to SMMC Section 9.56.

PROPERTY INFORMATION

Description of site or structure, note any major alterations & dates of alterations:

Please see Attachment A.

Horizontal lines for text entry.

Statement of architectural significance: Please see Attachment B.

Horizontal lines for text entry.

Statement of historic importance: N/A

Horizontal lines for text entry.

Person(s) of historic importance: N/A

Local State National

Statement of other significance: None.

Documents and publications that relate directly to proposed improvement (bibliography): _____

Please see Attachment C.

FOR STRUCTURES ONLY:

Date of construction: 1929 Factual Estimated

Source: Los Angeles County Tax Assessor

Architect/Designer/Engineer: None

Contractor/ Other builder: W.B. Huyek

Architectural Style: Spanish Colonial Revival

Historic Use of Structure(s): Multi-family residence

Present Use of Structure(s): Multi-family residence

Is/Are structure(s) on original site: Yes No Unknown

Is/Are structure(s) threatened with destruction: Yes No Unknown

If yes, state reason: _____

APPLICATION REQUIREMENTS – all items must be provided

- Completed Application.
- Payment of Fee, if applicable.
- Payment of Fee is **WAIVED** for Non-Profit Organizations. Documentation demonstrating Tax-Exempt Status must be included with this application and at the time of filing to be eligible for a Landmark/Structure of Merit Designation Application fee waiver.

Staff will confirm non-profit organization status prior to deeming this application complete.

- Eight (8) sets of labeled Color Photographs of the building elevations or improvement on 8½" x 11" paper** (Color photocopies are acceptable).
- Any information you feel would be of assistance in reviewing the application, such as original plans, old photos, or other historical information.

For structures only: if applicant is requesting approval of modifications, please submit all materials requested for a Certificate of Appropriateness Application.

I hereby certify that the information contained in this application is correct to the best of my knowledge.

H. Joseph SoLeiman

Applicant's Name (PRINT)



5/5/2020

Applicant's Signature

Date



ATTACHMENT A - DESCRIPTION

Description

Historically known as the Fleming Court Apartments, 818 Grant Street is a one- and two-story wood-frame courtyard apartment building.¹ It was originally constructed in 1929 by then owners H.C. and A.G. Langdon and local carpenter and building contractor, Wallace B. Huyck in the Spanish Colonial Revival style.² It is located on a corner parcel bordered by Grant Street on the north, unnamed side and rear alleys on the west and south, and an adjacent property on the east.

The parcel is generally rectangular in plan; however, it is slightly wider on the north fronting Grant Street and becomes narrower toward the south end. The building on the property is “U”-shaped in plan. It is sited with the base of the “U” abutting the south property line and arms of the “U” extending northward, forming a central courtyard that opens toward Grant Street, set back by a front lawn. The building follows the property lines such that the central courtyard is slightly wider at the north opening and tapers inward to the south. There are narrow setbacks along the east and west property lines enclosed by a gated concrete block wall on the west and fencing on the east. The property is primarily accessed from the north along Grant Street but can also be accessed from the side alley via a metal pedestrian gate and passageway with arched openings that lead through the building into the courtyard.

From Grant Street, a wide concrete walkway meets the sidewalk and quickly narrows, elegantly curving inward toward the courtyard. When it breaks the plane of the courtyard, it curves outward again and splits into two narrow walkways that extend the length of the courtyard around a grassy lawn. The walkways curve inward to meet again at the center and at the south end of the courtyard. Along the base of the building, the perimeter of the courtyard is landscaped with low grassy plantings, tall shrubs, and palm trees.

The east and west wings of the building are rectangular in plan and one-story in height, connected at the south end by a two-story, rectangular volume. The roofs are flat with stepped parapets topped by red clay tile coping. The flat portions are clad in rolled asphalt. Round, clay vents are evenly distributed along the scupper line. At the north end, the inside corners of the east and west wings have rectangular towers that extend above the roofline, emphasizing the courtyard entrance. The short towers have hipped, pyramidal roofs clad in red clay tile. Cast plaster medallions are centered on the north elevations of the towers above arched, multi-light wood windows.

The exterior of the building is clad in hand-troweled textured stucco. Entrances to each apartment unit are organized around the courtyard. The east and west wings mirror each other with four units divided into four asymmetrical bays, each with its own, unique entrance. However, each of the eight units are accessed from the courtyard walkway by a set of red concrete steps. The entrances of the first and third bays are sheltered beneath front-gabled awnings with red clay tile roofs supported by wood brackets clad in stucco. The entrances of the second and fourth bays are sheltered beneath shed roof awnings, also clad in red clay tile and supported by stucco clad, wood brackets. The doors differ in each of the four bays, mirrored across the courtyard. Within the first bays from the north, the doors are simple wood slab with rectangular vision lights. The second bays have wood slab doors with wood trim and arched wood panel vision doors behind wood spindles. On the west wing, the spindles have been removed. The third bays have wood slab doors with wood trim and rectangular vision lights behind wood spindles and the fourth bays have

¹ 818 Grant Street consists of three structures but has one continuous envelope and is described herein as a single building.

² City of Santa Monica Building Department, Building Permit No. 2099, February 26, 1929.

partially glazed, multi-light wood doors. Fenestration is irregularly placed with non-original metal, sliding sash windows with original wood frames.

At the south end of the courtyard, the two-story volume is symmetrically organized with two primary entrances on each end of the second floor facing north. The entrances are within recessed niches with arched openings, each with two units opposite one another, facing east and west. On the north walls within the niches are two narrow wood slab doors that appear to conceal utilities or closet spaces. The entrance doors of the units are rectangular wood slab doors with wood trim. The entrances are each accessed from the courtyard by a set of concrete stairs flanked by metal railings. The stairs split at a half-height landing, continuing east and west to the second floor. The porches have arched openings beneath shed roofs clad in red clay tile. They are partially enclosed by short stucco clad railings. Two non-original sliding slash metal windows within original wood frames split the center of the elevation. They flank a sign with individually applied numbers, diagonally placed, forming the address, "818" at the center of the elevation. Wood lattice fencing extend from the bottom of the stairs to the ground, partitioning storage space beneath the stairs.

The east and west elevations are asymmetrically organized. The one-story portions of the elevations are divided into five bays. The first, third and fifth bays project outward from the other two bays. The elevations have punched window and door openings. Window openings are smaller than those on the courtyard-facing elevations and consist of sliding metal sash within wood frames. Doors are simple wood slab. The two-story portions of the elevations at the south end project out beyond the one-story portions. A single, larger sliding sash window is centered on the second floor of the elevations.

The south elevation is symmetrically arranged, overlooking the rear alley. Eight garage entrances are evenly spaced along the first floor. The doors are wood tilt-ups. On the upper floors are punched window openings, arranged into five bays. The center bay has two small sliding sash windows, flanked by smaller openings with original, single wood casements. The center bay is flanked by a pair of sliding, metal sash windows within the second and fourth bays. The outer two bays (first and fifth) each have one sliding sash window and original wood casement. All of the windows on the south elevation have original wood frames with wood sills.

Alterations

The Fleming Court Apartments at 818 Grant Street is in overall good condition and is substantially intact. The building permit record indicates that there have been few alterations over the years. The roofs were replaced in 1950.³ A building permit for repair work was issued in 1956 but does not list the nature of the work.⁴ The concrete wall at the west property line along the alley was constructed in 1957.⁵ In 1996, repairs were made to the two-story soft story portion of the building (residences above garages) after the Northridge earthquake.⁶ Other alterations observed during the property inspection include window replacements. Other than original wood casements on the south elevation, the windows have all been replaced within original openings. The garage doors have also been replaced and the configuration of the stairs to the second-story apartments at the south end of the courtyard appears non-original. See Attachment E for copies of building permits.

³ Building Permit No. B8108, August 22, 1950.

⁴ Building Permit No. B19665, May 6, 1956.

⁵ Building Permit No. B22109, July 10, 1957.

⁶ Building Permit No. B3204, January 23, 1996.



ATTACHMENT B – STATEMENT OF ARCHITECTURAL SIGNIFICANCE

Statement of Architectural Significance

The Fleming Court Apartments building, commonly known at 818 Grant Street, is eligible for designation as a Santa Monica City Landmark under Criterion 4 as an excellent example of a 1920s courtyard apartment and under Criterion 1 as an example of the social, economic and architectural history of the City. The property was identified in the *City of Santa Monica 2018 Citywide Historic Resources Inventory Update Survey Report*, which states:

818 Grant Street appears eligible for listing as a Santa Monica Landmark. The property is an excellent example of a 1920s courtyard apartment, exhibiting distinctive characteristics that are associated with the property type as expressed by its form, scale, massing, and orientation around a shared central landscape. Courtyard housing was an important type of multi-family housing that responded to Santa Monica's housing needs, took advantage of its temperate climate, and provided residents with access to outdoor space. Constructed in 1929, the property is also significant for conveying patterns of multi-family residential development that shaped the Sunset Park neighborhood of Santa Monica in the early decades of the twentieth century.⁷

As stated above, 818 Grant Street is an excellent, intact example of the courtyard apartment property type. It was constructed in 1929 by builder Wallace B. Huyck and then owners H.C. and A.G. Langdon.⁸ It became the Fleming Court Apartment under the ownership of James W. and Gertrude M. Fleming by 1936.⁹

The original form, scale, orientation and massing are substantially intact. It is U-shaped in plan, one- and two-stories in height and organized around a central landscaped courtyard, typical of the courtyard apartment property type. The units are internally oriented around the shared courtyard for pedestrian access, while provisions for automobiles are in the rear, oriented to the alleys.

More specifically, it is an excellent example of the Spanish Colonial Revival style as applied to the courtyard apartment property type. Architectural features characteristic of the Spanish Colonial Revival style are used to differentiate each apartment entrance from its adjacent units, giving each a slightly different appearance. This is a distinctive design feature of the courtyard apartment type that was intended to make the units more attractive to renters by creating a sense of individuality, or identity, for each unit within an otherwise communal space. Using a consistent vocabulary of various flourishes and design details from within a style, in this case the Spanish Colonial Revival Style, achieved this while retaining an overall, cohesive design.

The Fleming Court Apartments is also an example of the social, economic and architectural history of the city. It represents a period of multi-family residential development in the city, as explained below:

⁷ Architectural Resources Group and Historic Resources Group, "Appendix B: Individual Resources Property Sheets," *2018 Citywide Historic Resources Inventory Update Survey Report* (Santa Monica, CA: City of Santa Monica Planning & Community Development Department, March 2018), 51.

⁸ Ancestry.com. 1930 United States Federal Census. Accessed April 8, 2020.
<https://search.ancestry.com/cgi-bin/sse.dll?indiv=1&db=1930usfedcen&h=91168845>.

⁹ City Directory, Santa Monica and Venice, 1936.

In the 1920s, there was a building boom in Santa Monica, which coincided with a rapid influx of blue- and white-collar retirees and widows to the city. To satisfy the increased demand, multi-family residential buildings proliferated in Santa Monica. These ranged from apartment/bungalow courts, duplexes and fourplexes, to large apartment buildings, and were primarily located in the neighborhoods east of Euclid and north of California Avenues that had remained sparsely populated. Stylistically, the buildings ranged from groups of Craftsman kit homes arranged in a courtyard configuration on a parcel, to Spanish Colonial and Mediterranean Revival-style apartment houses....Multi-family residences were owned by small mom-and-pop investors to large investment syndicates.¹⁰

The Fleming Apartments is consistent with this trend of development and specifically is an increasing rare example of a one-story courtyard apartment building in the area.

By 1936, owners James W. and Gertrude M. Fleming occupied unit eleven.¹¹ Tenants in 1940 consisted of blue-collar workers, some of which were employed by New Deal programs that were put in place during the Great Depression, such as John N. Garney who was chief clerk for the W.P.A. Flood Control, and Stephen Peck who was a clerical worker for the National Youth Administration.¹² Others were early examples of the influx of defense workers that would soon exacerbate southern California's housing needs. Three residents were employed at aircraft factories, including Dwight Hall, supervisor of the heat treat department; Kenneth Pierce, production planner; and John W. Vries, template maker.¹³

The building is a highly intact and excellent example of a courtyard apartment building in Santa Monica. It is uniquely one- and two-stories and is a property type that is becoming increasingly rare in Santa Monica. The property also has a unique site plan, with the building constructed to the trapezoidal shape of the lot to maximize the size of the courtyard. It also incorporates Spanish Colonial Revival style details and asymmetry to create distinct units within a cohesive composition on the courtyard-facing elevations. The Fleming Apartment building is, therefore, a unique example of a Spanish Colonial Revival style courtyard apartment building and reflective of the social, economic, and architectural history of the City; it is eligible for designation as a Santa Monica Landmark under Criteria 1 and 4.

Character-Defining Features

- U-shaped plan
- Central, landscaped courtyard with concrete walkways
- One- and two-story massing
- Flat roof with flush eaves and parapet with red clay tile coping
- Two rectangular towers, each with tile-clad pyramidal hipped roofs and medallions on the north and courtyard-facing elevations
- Stucco with hand-troweled texture
- Punched window openings with wood frames and sills
- Arched, multi-light windows on the north elevation

¹⁰ Architectural Resources Group and Historic Resources Group, "Appendix A: Santa Monica Citywide Historic Context Statement," *2018 Citywide Historic Resources Inventory Update Survey Report* (Santa Monica, CA: City of Santa Monica Planning & Community Development Department, March 2018), 108.

¹¹ City Directory, Santa Monica and Venice, 1938.

¹² Ancestry.com. 1940 United States Federal Census. Accessed April 8, 2020. <https://search.ancestry.com/cgi-bin/sse.dll?indiv=1&db=1940usfedcen&h=71723432>.

¹³ Ancestry.com. 1940 United States Federal Census. Accessed April 8, 2020. <https://search.ancestry.com/cgi-bin/sse.dll?indiv=1&db=1940usfedcen&h=71723432>.

- Wood panel and multi-light wood doors
- Rectangular, punched garage openings
- Canopies over primary entrance doors clad in red clay tile
- Concrete steps



ATTACHMENT C – BIBLIOGRAPHY



Bibliography

Ancestry.com. 1930 United States Federal Census. Accessed April 8, 2020.
<https://search.ancestry.com/cgi-bin/sse.dll?indiv=1&db=1930usfedcen&h=91168845>.

Ancestry.com. 1940 United States Federal Census. Accessed April 8, 2020.
<https://search.ancestry.com/cgi-bin/sse.dll?indiv=1&db=1940usfedcen&h=71723432>.

Architectural Resources Group and Historic Resources Group, *City of Santa Monica Historic Resources Inventory Update and Historic Context Statement*. Santa Monica, CA: City of Santa Monica Planning & Community Development Department, March 2018.

City Directory. Santa Monica. Various Dates.

City Directory. Santa Monica and Venice. Various Dates.

City of Santa Monica Building Department. Building Permits. Various Dates.



ATTACHMENT D – PHOTOGRAPHS



Figure 1: 818 Grant Street, N elevation. View looking S. March 2020. GPA Consulting.



Figure 2: 818 Grant Street, W elevation of courtyard. View looking SE. March 2020. GPA Consulting.



Figure 3: 818 Grant Street, E elevation of courtyard. View looking SW. March 2020. GPA Consulting.



Figure 4: 818 Grant Street, showing main entrances of units 1 through 4. View looking SW. March 2020. GPA Consulting.



Figure 5: 818 Grant Street, N elevation of courtyard. View looking S. March 2020. GPA Consulting.



Figure 6: 818 Grant Street, W and N elevation of courtyard, showing entrance stairs to second-floor unit. View looking NE. March 2020. GPA Consulting.



Figure 7: 818 Grant Street, showing main entrance alcove of second-floor units 7 and 8. View looking SW. March 2020. GPA Consulting.



Figure 8: 818 Grant Street, E elevation and narrow walkway. View looking S. March 2020. GPA Consulting.

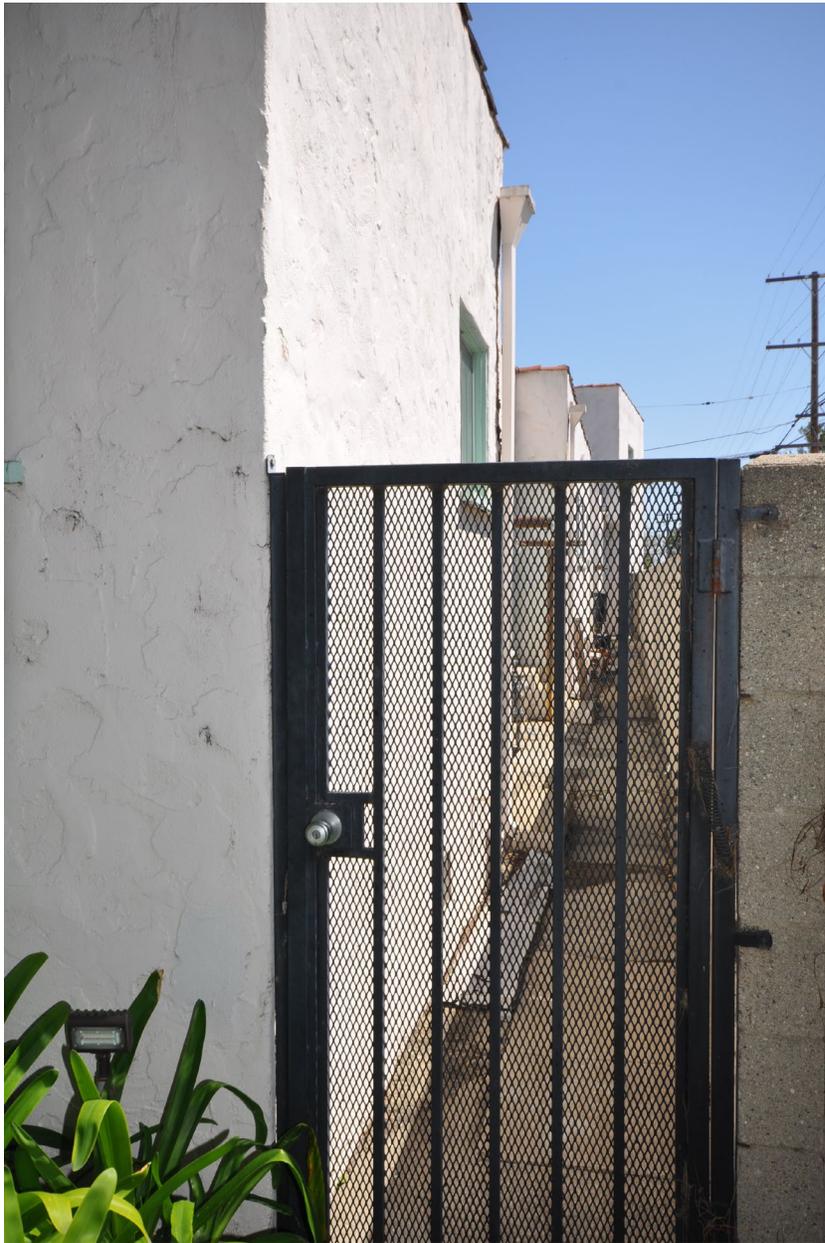


Figure 9: 818 Grant Street, W elevation and narrow walkway. View looking S. March 2020. GPA Consulting.



Figure 10: 818 Grant Street, N and W elevations from intersection of Grant Street and side alley. View looking SE. March 2020. GPA Consulting.



Figure 11: 818 Grant Street, W and S elevations from intersection of side and rear alleys. View looking E. March 2020. GPA Consulting.



Figure 12: 818 Grant Street, S elevation from rear alley. View looking E. March 2020. GPA Consulting.



ATTACHMENT E – BUILDING PERMITS

(Includes only building permits that pertain to physical building alterations—
excluding mechanical, electrical and plumbing permits)

... in the erection of said building... whether specified herein or not.

Santa Monica, California,

Map sheet 5

1927

Lot No. *91*, Block No. , Tract *5512*

Zone Set-back ft.

What other bldgs. on lot, if any? *none*

No. *818 - Grant St* Street

1 Purpose of Building *Private garage* Number of Rooms

Is any part to be used for business purposes? If so, what.

2. Owner's name *St B. Duyek*

3. Owner's address *2805 - 3rd St Ocean Park*

4. Architect's name *same*

5. Builder's name *same*

6. Builder's address *same*

7. Estimated cost of dwlg \$ of garage \$ *200.00* , of store \$

8. Will the building be erected on the front or rear of lot? *rear*

9. Size of lot *70* x *130* Size of building *18* x *18*

10. Number of stories in height *one* , height from curb level to highest point *10ft*

11. What is the character of the ground; rock clay, sand, filled, etc *rock clay*

12. Of what material will foundation walls be built? *concrete*

13. Give thickness of foundation walls Give thickness and width of footings.

14. What will be the depth of foundation walls below the surface of the ground?

15. Will there be a cellar or basement? Will walls be of brick, stone or concrete?

Give thickness of same Also height of cellar wall

16. Kind of chimneys Number of flues

17. What will be the size of mud sills? x Size of girders or stringers x

18. What will be the size of exterior studs? *2* x *4* ; Interior studs? x

19. Bearing partition studs x

20. Give size of floor joist

1st floor x 2nd floor x

3rd floor x 4th floor x

5th floor x 6th floor x

Ceiling joist x Rafters *2* x *4*

21. Will the roof be peak, flat or mansard? *flat* Material of roofing *composition*

22. How many fire escapes will be provided? Where placed?

23. Will cellar or basement ceiling be plastered? Metal or wood lath?

24. Are any buildings to be taken down? *no* How many?

25. Frame or stucco? *stucco*

26. Of what materials will floors be constructed? *concrete*

How many thicknesses? *4* What kind of fire-proofing?

27. How will hall and soffits of stairs be plastered?

Permit No. *2478* Fee *1.50* Applicant

DESCRIPTION VERIFIED
C. J. Courtney
Deputy Commissioner of Finance
By *St B. Duyek*

CITY OF SANTA MONICA

Department of Buildings

STREET GRANT ST., # 818

R W. B. Huyok, 2805 Third St. \$ 200.00 Per \$ 1.50

CONTRACTOR " " "

	Permit No	Date	Lot	Block
New Buildings			91	
Dwelling Garage Store			TRACT	
Alterations and Repairs	2478	5-5-27	5512	

approval of the detailed statement of the specifications and plans hereinafter submitted for the construction of the building, herem described. All provisions of the Building Ordinances shall be complied with in the erection of said building, whether specified herein or not

Sully 15 Santa Monica, California, *Feb 6* 192 *9*

Lot No. *71892*, Block No. *2*, Tract *5512*

Zone *B* Set-back *20'* ft

What other bldgs on lot, if any? *single garage*

No. *818* Street *Grant*

1 Purpose of Building *court apartments* Number of Rooms *40*

Is any part to be used for business purposes? If so, what? *no*

2 Owner's name *H. C. and A. G. Langdon*

3 Owner's address *2805-3rd st*

4 Architect's name *H. B. Hujek*

5 Builder's name *H. B. Hujek*

6 Builder's address *2805-3rd st*

7 Est cost of dwlg \$ *15000*, of garage \$, of store \$, of addn \$

8 Will the building be erected on the front or rear of lot? *both*

9 Size of lot *85* x *130* Size of building x

10 Number of stories in height *one 9. Pvs.*, height from curb level to highest point *20*

11 What is the character of the ground, rock clay, sand, filled, etc *rock clay*

12 Of what material will foundation walls be built? *concrete*

13 Give thickness of foundation walls *12" x 18"* Give thickness and width of footings *12" x 18"*

14 What will be the depth of foundation walls below the surface of the ground? *12" x 18"*

15 Will there be a cellar or basement? *no* Will walls be of brick, stone or concrete? *concrete*

Give thickness of same Also height of cellar wall

16 Kind of chimneys *none* Number of flues *none*

17 What will be the size of mud sills? *2" x 6"* Size of girders or stringers *4" x 4"*

18 What will be the size of exterior studs? *2" x 4"*; Interior studs? *2" x 4"*

19 Bearing partition studs *2" x 4"*

20 Give size of floor joist:

1st floor *2" x 6"* 2nd floor *2" x 12"*

3rd floor x 4th floor x

5th floor x 6th floor x

Ceiling joist *2" x 4"* Rafters *2" x 4"*

21 Will the roof be peak, flat or mansard? *flat* Material of roofing *composition*

22 How many fire escapes will be provided? Where placed?

23 Will cellar or basement ceiling be plastered? Metal or wood lath?

24 Are any buildings to be taken down? *no* How many?

25 Frame or stucco? *stucco*

26 Of what materials will floors be constructed? *wood*

How many thicknesses? What kind of fire-proofing?

27 How will hall and soffits of stairs be plastered?

Permit No. *2099* Fee *21.25* Applicant *H. B. Hujek*

DESCRIPTION VERIFIED
H. C. O'Leary
Deputy Commissioner of Finance

CITY OF SANTA MONICA

Department of Buildings

STREET GRANT ST. # 818

OWNER H. C. & A. G. Langdon

Amt \$ **15000.** Per \$ **21.00**

CONTRACTOR W. B. Huyck

<i>and after</i>	Permit No	Date	SWly Lot 15ft 91 & 92	Block
New Buildings				
Dwelling Garage Store			TRACT	
Alterations and Repairs	2099	2-6-29	5512	

For Dept. Use Only

APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT, CITY OF SANTA MONICA

No	B 8108
Date	8/22/50
Fee \$	5.25

This Application Must Be Filled Out in Ink

NOTE THIS IS NOT A BUILDING PERMIT. DO NOT START WORK BEFORE PLANS ARE APPROVED, AND PERMIT IS ISSUED.

LOCATION Address 818 Grant St

Lot 91 Block Tract 5512 Size of Lot 22 x 131 Fire Zone No 3
List Existing Buildings On Lot 3 bldgs How Used Court Apts

Type of Construction

Type 1—Fire Resistive Type 2—Heavy Timber Type 3—Ordinary Masonry Type 4—Metal Frame Type 5—Wood Frame

Nature of Work

Construction Enlargement Alteration Conversion Repair New Roof Occupancy Group #

Specific Use of Building New roof No of Rooms No of Families

Material Exterior Walls First Floor Joists x Second Floor Joists x

Number of Stories Height to Highest Point Roof Material

Size Width ft, by Length ft, Total Floor Area sq ft

VALUATION OF PROPOSED BLDG { Including Plumbing, Gas Fitting, Sewers, Cesspools, Electrical, Painting, Finishing, all Labor, etc } \$ 747.00

Owner G. S. Fleming Address 818 Grant St

Contractor Reliable Shingle Roof Co. State License No 20367 City License No 5026

Address 1552 W. S. Lawson ave L.A. Phone No TH 6592

Architect State License No

Address Phone No

NOTE The granting of a Building Permit does not grant any right or privilege to (1) Erect any building and/or structure or any portion thereof, upon any street, alley, or other public place or portion thereof, or (2) Use any building and/or structure or any portion thereof, for any purpose that is, or may be prohibited by ordinance of the City of Santa Monica. The granting of a Building Permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such Permit

I have read the above application and know the contents thereof, the same is true and correct I further state that I am familiar with the laws governing building within the City of Santa Monica and State of California, and amendments thereto, and that the above building and/or structure will be built in conformity therewith

Approved [Signature] Date 8/22/50 Signed B. H. Platt Applicant

NOTE. IF NO PLANS ARE FILED, SHOW LOT AND BUILDING SITE, PLAN AND WINDOW SIZES ON OTHER SIDE.

(FOR ZONING DEPARTMENT USE ONLY)

Distance—Curb to Property Line	()	
Minimum Distance—Property Line to Bldg Line	()	Map Sheet No ..
Minimum Side Yard Width	()	Use Classification ..
Minimum Rear Yard Depth	()	
Minimum Depth Off-street Loading	()	
Minimum Distance between Buildings	()	
Intended use of new construction or alteration		

Plans Checked and Use Approved Date

For Dept. Use Only

APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT, CITY OF SANTA MONICA

This Application Must Be Filled Out in Ink

NOTE THIS IS NOT A BUILDING PERMIT. DO NOT START WORK BEFORE PLANS ARE APPROVED, AND PERMIT IS ISSUED.

No. <u>B22109</u>	Fire Zone
Date <u>7-10-57</u>	Occup Group
Fee, \$ <u>8.80</u>	Type Constr
	Approved

Location Address 818 Grant St.

Lot.....Block.....Tract.....Size of Lot.....x.....
List Existing Buildings On Lot and Use Apartment house entire length of lot

Will it be necessary to request permission to remove trees from parkway to install ^{wall} driveway (Yes) (No)

Nature of Work:

Construction Conversion Description Six ft. fence wall on side line of lot, at edge of alley.

Enlargement Repair

Alteration

Specific Use of Building Barbecue No of Rooms... No of Families...

Material Exterior Walls First Floor Joists Second Floor Joists

Number of Stories Height to Highest Point Roof Material

Size Width... ft, by Length... ft, Total Floor Area 88 linear ft

VALUATION OF PROPOSED BLDG { Including Plumbing, Gas Fitting, Sewers, Cesspools, Electrical, Painting, Finishing, all Labor, etc } \$ 602⁰⁰

Owner M. Romerique Address

Contractor J. T. Wilkerson State License No 70672

Address 4831 Coolidge Ave, Labor City City License No 1702

Architect State License No 70672

Address Phone No

NOTE The granting of a Building Permit does not grant any right or privilege to (1) Erect any building and/or structure or any portion thereof, upon any street, alley, or other public place or portion thereof, or (2) Use any building and/or structure or any portion thereof, for any purpose that is, or may be prohibited by ordinance of the City of Santa Monica. The granting of a Building Permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such Permit

I have read the above application and know the contents thereof, the same is true and correct I further state that I am familiar with the laws governing building within the City of Santa Monica and State of California, and amendments thereto, that the above building and/or structure will be built in conformity therewith, and that legal property lines have been established

I, the owner, certify that all labor employed on this work will be covered during course of construction by workman's compensation insurance as required by the State of California

J. T. Wilkerson
Signature of Owner or Agent Date

NOTE: SHOW PLOT PLAN ON OTHER SIDE.

(FOR ZONING DEPARTMENT USE ONLY)

Curb to Prop Line	Map Sheet No	Use Classification
Property Line to Building Line		
Side Yard Width		
Rear Yard Depth		
Depth Off-street Loading		
Distance between Buildings	Intended use of new construction or alteration.	

818

ABove garage apts. concerned carport area
DA-3209

Block _____ Parcel No. _____

2/2/94

Rapid Evaluation Safety Assessment Form

8

BUILDING DESCRIPTION:

Name: 818 - Grant

Address: Randall - tenant
818 - Grant

No. of stories: 1 + partial 2nd

Basement: Yes No Unknown

Primary Occupancy: Dwelling apt 12
Other Residential Commercial Office
Industrial Public Assembly School
Government Emer. Serv. Historic
Other _____

OVERALL RATING: (Check One)

INSPECTED (Green)

Exterior only

Exterior and Interior

LIMITED ENTRY (Yellow)

UNSAFE (Red)

INSPECTOR:

Inspector ID Hartner/Nelson

Affiliation USAES # 33 / City of

INSPECTION DATE: Santa Monica

Mo/day/year 2/7/94

Time 10⁰⁰ (am) pm

Instructions: Review structure for the conditions listed below. A "yes" answer to 1, 2, 3, or 5 is grounds for posting entire structure UNSAFE. If more review is needed, post LIMITED ENTRY. A "yes" answer to 4 requires posting AREA UNSAFE and/or barricading around the hazard. Hazards such as a toxic spill or an asbestos release are covered by 6 and are to be posted and/or barricaded to indicate AREA UNSAFE.

(- has not had any valuation)

Condition	Yes	No	More Review Needed
1. Collapse, partial collapse, or building off foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Building or story noticeably leaning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Severe racking of walls, obvious severe damage and distress	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Chimney, parapet or other falling hazard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Severe ground or slope movement present	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Other hazard present	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Recommendations:

- No further action required
- Detailed Evaluation required (circle one) Structural Geotechnical Other _____
- Barricades needed in the following areas: _____

Other: Sill plates @ Garage have been degraded by termite action & require replacement

Posted at this Assessment: Yes No

Comments: Wood frame w/ stucco. 4 apts are @ 2nd story over garages. 8 apts are on cripple walls & posts & piers blocks

Building & Safety Use Only

* PROVIDE PLOT PLAN ON OTHER SIDE OF THIS FORM *

RECEIPTS	
No. B <u>324</u>	No. A _____
Date: <u>1-23-96</u>	Fee \$ _____
Fee \$ <u>0</u>	Date _____
<input type="checkbox"/> Check No. <u>0</u>	<input type="checkbox"/> Check No. _____
CODINGS	
GIS <u>SOFT</u>	App'd. <u>[Signature]</u>
Occp. <u>R1</u>	Date <u>1-23-96</u>
Const. _____	

102
94
144
72

City of Santa Monica
SANTA MONICA BUILDING & SAFETY
1685 Main Street, Santa Monica, Ca. 90401

Building PERMIT APPLICATION
(PRINT IN INK OR TYPE)

Applicant's Name GARY KAUFMAN Tel: 3945690

PROJECT IDENTIFICATION & DESCRIPTION:

A) Street Address 818 GRANT AVE Tax Code: _____
 Legal: Lot _____ Block _____ Tract _____ Lot Size _____ X
 B) Class of Work: Dwlg _____ Apts _____ Comm _____ Other: _____ New Const _____ Altns X Repairs _____
 Description SOFT STORY

FLOOR AREA - Provide floor area calculations for individual uses as well as total area.
 Existing Floor Area (sq. ft. of individual uses) _____
 Floor area to be Removed (sq. ft. of individual uses) _____
 Total Proposed Floor area _____
 Site Dimensions _____ Site Area _____ Proposed Lot Coverage _____

BUILDING HEIGHT Existing _____ Proposed _____
SETBACKS Existing Setbacks - Front _____ Rear _____ Sides _____
 Proposed Setbacks- Front _____ Rear _____ Sides _____

PARKING Existing _____ Proposed _____
RENT CONTROL STATUS: _____ Indicate Rent Control status of the parcel.
 The City will not process applications for which required Rent Control Permits have not been obtained.

TOTAL ESTIMATED VALUATION OF PERMIT IMPROVEMENTS \$ 13,000⁰⁰/xx
 Valuation is the total \$ value of all labor, materials, & permanent equipment included in the project. Estimated \$ are compared to current construction cost indexes for determination of permit fees and transmittal to the Assessor's office.

PRINCIPALS IDENTIFICATION:

A) Owner's Name: MS. TAMARA BENEDETTI Tel: 4740501
 Address: 10941 SPROVL L.A. CAL.
 B) Contractor's Name: CAL-WEST CONST. Tel: 3945690
 Address: 3214 BARRINGTON #A M.V. CAL
 C) Architect, Engineer: DELTA ENGINEERING Tel: 4518782
 Address: _____
 D) Lending Agency: _____ Tel: _____
 Address: _____

CERTIFICATIONS & DECLARATIONS:

1. VERIFICATION OF INFORMATION & OWNER'S INTENT:
 I certify that information provided on this application is correct, and that the Owner(s) agree to comply with all City ordinances and state laws regulating construction & demolition/work. Furthermore, the Owner(s) authorize City staff to enter the described property for inspection purposes.
 Applicant's signature: Gary Kaufman Date: 1/23/96
 CHECK STATUS Owner [initials] Contractor _____ Arch/Engr _____ Authorized Agent _____

2. WORKER'S COMPENSATION INSURANCE CERTIFICATION & DECLARATION:
A) CERTIFICATION: I certify that Worker's Compensation Insurance is in effect for all work authorized by this permit and that a current CERTIFICATE of WORKER'S COMPENSATION INSURANCE is on file with the City of Santa Monica.
 Owner/Contractor's Signature: Gary Kaufman Date: 1/23/96
 State License No 635886 City Bus. Lic. No. 4321812

B) EXEMPTION: I certify that I am exempt from the state Worker's Compensation Insurance requirements because I am sole owner and will personally perform ALL work authorized by this permit.
 Owner's signature: _____ Date: _____

3. ASBESTOS/HAZARDOUS/TOXIC/MATERIALS CERTIFICATION & DECLARATIONS:
 I certify that I have inspected the described property and to the best of my professional knowledge it does NOT contain asbestos based building materials that could cause airborne asbestos fibers during the construction, alteration, or demolition process. Furthermore, this site does NOT handle or store hazardous or toxic materials.
 Name (print) _____ State Lic. No. _____ Date _____

PLANNING AND ZONING USE ONLY			APPROVALS	
Zoning _____	Relevant Permits _____	Notes: _____	RCB _____	
Use Class _____	Zoning _____	Map Sheet _____	Fire _____	
Max Height _____			GS/PW _____	
Plot Plan & Use Approved _____			Other _____	
By <u>[Signature]</u>		Date <u>1/23/96</u>		

PLANS must be provided to accompany all significant Santa Monica permit applications. NOTE: PLANS prepared by a state licensed Architect or Engineer MUST be SIGNED & STAMPED by the A/E when submitted per state law.

- (2) sets of plans are REQUIRED for all SINGLE FAMILY projects and other minor remodeling & accessory building projects (signs, pools, fences, commercial remodels & tenant improvement (TI) projects).
- (4) sets of plans are REQUIRED for NEW multiple units and NEW commercial building projects or substantial additions.
- (1) set of all project supporting data (soils reports, structural design & T-24 calcs, etc) properly signed by responsible A/E's involved in preparation, is required with filing.

ALL PLANS SUBMITTED SHALL INCLUDE:

- A. Plot plan of adequate scale to show dimensions and size of each lot to be built upon or otherwise used; the size, shape, location and use of existing and proposed buildings; the layout of parking areas, parking spaces, driveways, walls, streets, alleys, adjacent buildings, as well as, existing street trees, street lights, sidewalks and hydrants.
- B. Dimensioned plans showing exterior elevations of proposed new building and additions to existing buildings; exterior elevations of proposed remodeling or "face lifting". Exterior elevations must show the height of each building. Elevation measurements provided must be certified by a licensed surveyor or engineer. In the case of additions to existing buildings, all exterior elevations of both the addition and the existing building are required.
- C. Fully dimensioned floor plans indicating square feet, interior layout including seating arrangements in restaurants, bars and the like. In the case of remodeling, or demolition, existing and proposed dimensioned floor plans are required. All walls shall be clearly marked as existing to remain, to be removed, or new construction.
- D. SITE PLANS SKETCH showing general location & scope of proposed work shall be provided **BELOW ON THIS FORM** for the permanent city records of this permit activity.

INSPECTION

BY

DATE

NOTES

B: C: E: M: P:

INSPECTION	BY	DATE	NOTES	B: C: E: M: P:
FOUNDATION	<i>[Signature]</i>	<i>1/24/96</i>		E: M: P:
Masonry				E: M: P:
Underfloor or slab				E: M: P:
ROUGH/FRAME				E: M: P:
Lath/Drywall				
FINAL	<i>LW</i>	<i>2/23/96</i>		E: M: P: FP: GS: PZ: LR: 24A
Temp Power				
Pool				E: M: P:
Sewer H/Y				
Water H/Y				
Gas H/Y				
Gas Final				
Appliance or Accessory				E: M: P:
Type of Service				
No. of Meters				E: P:
Meters Released				E: P:

818 GRANT

DA-3209

City of

Santa Monica

1685 Main Street

Santa Monica

F

818 GRANT ST

EQR3204

EARTHQUAKE REPAIR PERMIT

Work Comp	:	W	
Permit No.	:	EQR3204	Issue Date
Today's Date	:	02/08/96	Status
Class Code	:	SOFT	

SITE INFORMATION

Address : 818 GRANT ST
 Job Title : 0818 GRANT ST
 Description : SOFT STORY
 No. Bldgs : Const. Type : OTH
 No. of Units : 0 Occupancy : R-1
 Prop. Owner :
 Parcel No. : 4284-003-007

APPLICANT INFORMATION

Name : KAUFMAN GARY LEE
 Address : 3214 BARRINGTON DR
 City : MAR VISTA CA 90066
 Phone No. : 310 390 9925

Today's Pymt : .00

TOTAL FEES DUE: \$ 412.00

CONTRACTOR : KAUFMAN GARY LEE

Lic. C 63581

Fee description

Units : FEE 20

INSPECTION BY DATE NOTES B: C: E: M: P:

FOUNDATION			E: M: P:
Masonry			E: M: P:
Underfloor or slab			E: M: P:
ROUGH/FRAME			E: M: P:
SHEAR A-35	NK	2-8-96	
Lath/Drywall	NK	2-9-96	
FINAL	RD FOR NK	2-22-96	E: M: P: FP: GS: PZ: LR: 24A
Temp Power			
Pool			E: M: P:
Sewer H/Y			
Water H/Y			
Gas H/Y			
Gas Final			
Appliance or Accessory			E: M: P:
Type of Service			
No. of Meters			E: P:
Meters Released			E: P:

818 GRANT

F

City of

Santa Monica

1685 Main Street

Santa Monica

DA-3209
SB-1085

818 GRANT ST
EQR3204

EARTHQUAKE REPAIR PERMIT

Work Comp	:	W	
Permit No.	:	EQR3204	Issue Date
Today's Date	:	01/23/96	Status
Class Code	:	SOFT	

SITE INFORMATION

Address	818 GRANT ST		
Job Title	0818 GRANT ST.		
Description	SOFT STORY		
No. Bldgs	:	Const. Type	: OTH
No. of Units	:	Occupancy	: R-1
Prop. Owner:			
Parcel No.	:	4284-003-007	

APPLICANT INFORMATION

Name	:	KAUFMAN GARY LEE	
Address	:	3214 BARRINGTON #A	
City	:	MARQUISTA	CA 90066
Phone No.	:	310 390 9923	

Today's Pymt .00

TOTAL FEES DUE: \$ 412.00

CONTRACTOR : KAUFMAN GARY LEE

Fee description

Lib. C 6358

Units Fee/11

INSPECTION

BY

DATE

NOTES

B: C: E: M: P:

FOUNDATION

E: M: P:

Masonry

E: M: P:

Underfloor or slab

E: M: P:

ROUGH/FRAME

E: M: P:

Lath/Drywall

FINAL

E: M: P: FP: GS: PZ: LR: 24A

Temp Power

Pool

E: M: P:

Sewer H/Y

Water H/Y

Gas H/Y

Gas Final

Appliance or Accessory

E: M: P:

Type of Service

No. of Meters

E: P:

Meters Released

E: P: