

CULTURAL RESOURCE DOCUMENTATION REPORT

EXPANDED HOVER REDEVELOPMENT AREA
ARCHITECTURAL / HISTORICAL RESOURCES INVENTORY

Christy Johnson McAvoy and Leslie Hueman
HISTORIC AND ARCHITECTURAL CONSULTANTS

COPY

FILE

A.D.H.O.C.
St. James Park Historic District
P.O. Box 15881
Los Angeles, CA. 90015

JOHNSON HUEMAN RESEARCH ASSOCIATES
3103 Lindo Street, Los Angeles, CA. 90068..... (213) 851-8854
321 N. Sierra Bonita, Los Angeles, CA. 90036...(213) 932-0493

THE COMMUNITY REDEVELOPMENT AGENCY,
CITY OF LOS ANGELES

AUGUST 1985

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES

ARCHITECTURAL/HISTORICAL RESOURCES INVENTORY

Expanded Hoover Redevelopment Area: 2

PRIORITY: 5*

GENERAL

1. Address: 3905 Wisconsin St. Zip: _____
2. Name: _____

DESCRIPTION

3. Architectural Style: One story Turn of Century cottage
4. Primary Building Materials: Clapboard siding
5. Notable Features: Hipped roof; dormer with decorative muntins; brackets; dentils; columned porch supports; tripartite windows with patterned glazing; wide porch.
6. Alterations: Screen door

SIGNIFICANCE

7. Year Built: 1905 Estimated: Factual: _____
8. Architect/Builder: _____
9. Significance: Intact example of Turn of Century style; dates from inception of tract development; contributes to intact streetscape.

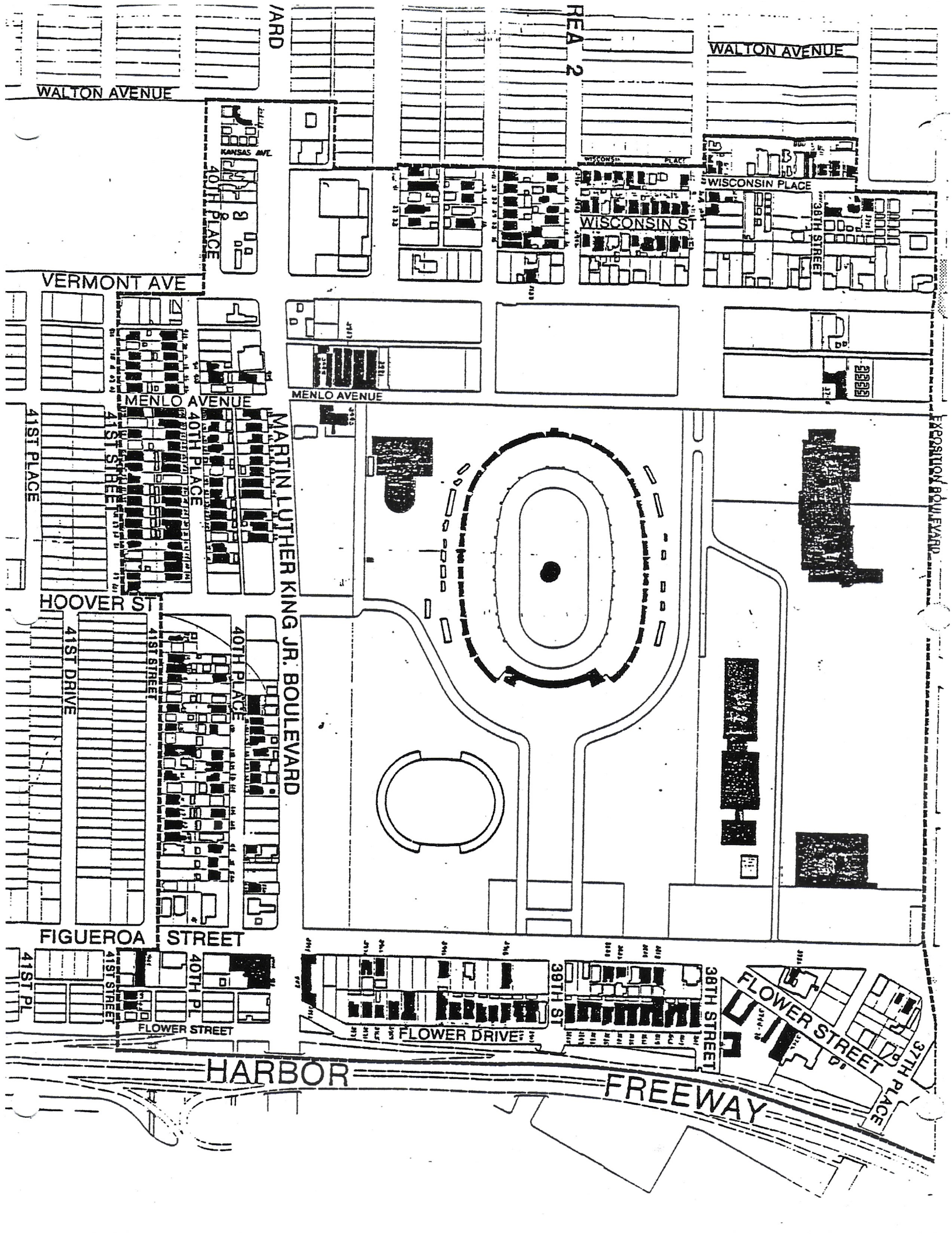
PHOTOGRAPH



10. Date of Photograph: July, 1985
11. Form prepared by: Johnson Heumann
Research Associates
12. Date of Survey: August, 1985

I. STATEMENT OF PURPOSE.

The following analysis was prepared at the request of the Community Redevelopment Agency of Los Angeles as outlined in Contract number 500213. The survey areas, known collectively as the "Expanded Hoover Redevelopment Project Area," are divided into three separate and distinct segments (see accompanying maps). The basic boundaries of this study are Adams Boulevard on the north, 41st Street on the south, the Harbor Freeway on the east, and Wisconsin Place on the west, exclusive of the site of the University of Southern California. The purpose of this study was to assess the historic, architectural, and cultural significance of buildings within the proposed project area according to criteria determined by the Agency in conjunction with the State Office of Historic Preservation.



WALTON AVENUE

/ARD

REA 2

WALTON AVENUE

40TH PLACE

KANSAS AVE

WISCONSIN PLACE

WISCONSIN ST

38TH STREET

VERMONT AVE

MENLO AVENUE

MENLO AVENUE

41ST PLACE

41ST STREET

40TH PLACE

MARTIN LUTHER KING JR. BOULEVARD

HOOPER ST

41ST DRIVE

41ST STREET

40TH PLACE

FIGUEROA STREET

41ST PL

41ST STREET

40TH PL

FLOWER STREET

FLOWER DRIVE

38TH ST

38TH STREET

FLOWER STREET

37TH PLACE

HARBOR

FREEWAY

EXPOSITION BOULEVARD

Hoover Preliminary
 Survey: Area 2

Number	Street	Evaluation
1027-29	Leighton Ave.	5
1032-34	Leighton Ave.	5
1033	Leighton Ave.	5
1037	Leighton Ave.	5
1038	Leighton Ave.	5
1041	Leighton Ave.	5
518-20	Martin Luther King	5
824-26	Martin Luther King	5
828-30	Martin Luther King	5
832	Martin Luther King	5
844	Martin Luther King	5
846	Martin Luther King	5
850-52	Martin Luther King	5
854-56	Martin Luther King	5
860-62	Martin Luther King	5
864-66	Martin Luther King	5
870	Martin Luther King	5
874	Martin Luther King	5
904-06	Martin Luther King	5
1062-74	Martin Luther King	5
3795	Menlo Ave.	5
3981-83	Menlo Ave.	5
3987	Menlo Ave.	5
3990	Menlo Ave.	5*
3991-95	Menlo Ave.	5
3937-39	Vermont Ave.	5
3900	Wisconsin Pl.	5
3918-22	Wisconsin Pl.	5
3926	Wisconsin Pl.	5
3930	Wisconsin Pl.	5
3936	Wisconsin Pl.	5
3940	Wisconsin Pl.	5
3790-92	Wisconsin St.	5
3801	Wisconsin St.	5
3807	Wisconsin St.	5
3809-11	Wisconsin St.	5*
3817-19	Wisconsin St.	5
3834	Wisconsin St.	5
3838	Wisconsin St.	5
3853	Wisconsin St.	5
3857	Wisconsin St.	5
3900	Wisconsin St.	5*
3903	Wisconsin St.	5
3904-06	Wisconsin St.	5
3905	Wisconsin St.	5*
3909	Wisconsin St.	5
3910	Wisconsin St.	5



City of Los Angeles Department of City Planning

4/28/2023

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

3905 S WISCONSIN ST

ZIP CODES

90037

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2022-5432-ZC-CPIOA
 CPC-2018-6005-CA
 CPC-2013-3169
 CPC-2008-1552-CPU
 CPC-2005-5848-CA
 CPC-2004-2394-ICO
 CPC-1990-346-CA
 CPC-1986-603-GPC
 CPC-1986-447-GPC
 CPC-1983-506
 ORD-180218
 ORD-171682
 ORD-171681
 ORD-167121-SA1860
 ORD-162128
 ORD-139132
 ZA-2021-3075-ZAA-CU
 ENV-2021-3076-CE
 ENV-2019-4121-ND
 ENV-2018-6006-CE
 ENV-2013-3170-CE
 ENV-2008-1781-EIR
 ENV-2005-6078-ND

Address/Legal Information

PIN Number 117B197 852
 Lot/Parcel Area (Calculated) 4,294.1 (sq ft)
 Thomas Brothers Grid PAGE 674 - GRID A2
 Assessor Parcel No. (APN) 5037019029
 Tract UNIVERSITY PARK TRACT
 Map Reference M B 8-133
 Block None
 Lot 24
 Arb (Lot Cut Reference) 2
 Map Sheet 117B197

Jurisdictional Information

Community Plan Area South Los Angeles
 Area Planning Commission South Los Angeles
 Neighborhood Council Empowerment Congress North Area
 Council District CD 8 - Marqueece Harris-Dawson
 Census Tract # 2312.20
 LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
 Zoning RD1.5-1
 Zoning Information (ZI)
 ZI-2397 Neighborhood Stabilization Ordinance: North University Park-Exposition Park-West Adams
 ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
 ZI-2512 Housing Element Inventory of Sites
 ZI-2452 Transit Priority Area in the City of Los Angeles
 ZI-2374 State Enterprise Zone: Los Angeles
 ZI-2488 Redevelopment Project Area: Exposition/University Park
 General Plan Land Use Low Medium II Residential
 General Plan Note(s) Yes
 Hillside Area (Zoning Code) No
 Specific Plan Area SOUTH LOS ANGELES ALCOHOL SALES
 Subarea None
 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 North University Park-Exposition Park-West Adams
 POD: Pedestrian Oriented Districts None

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

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RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas Streetscape	Yes
Adaptive Reuse Incentive Area	No
Affordable Housing Linkage Fee	None
Residential Market Area	Low
Non-Residential Market Area	Exempt (Prior to 2/17/21)
Transit Oriented Communities (TOC)	Tier 3
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	Exposition/University Park
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Ednovate - USC Hybrid High College Prep
500 Ft Park Zone	Active: Exposition Park

Assessor Information

Assessor Parcel No. (APN)	5037019029
APN Area (Co. Public Works)*	0.099 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$408,000
Assessed Improvement Val.	\$171,550
Last Owner Change	05/30/2019
Last Sale Amount	\$560,005
Tax Rate Area	34
Deed Ref No. (City Clerk)	913800-1
	884008
	865485
	602684
	573824
	527721-2
	491208
	3071944
	2976097
	276659
	204623
	167
	1387599
	1096746
	1032565
	0496722
Building 1	
Year Built	1909
Building Class	D5A
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	1
Building Square Footage	972.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4

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