HUNG SA DAHN
3421-3423 South Catalina Street
CHC-2021-5125-HCM
ENV-2021-5126-CE

Agenda packet includes:

1. Final Determination Staff Recommendation Report
2. Commission/ Staff Site Inspection Photos—August 12, 2021
3. Commission/ Staff Site Inspection Photos—August 26, 2021
4. Categorical Exemption
5. Correspondence from Property Owner's Representative, Received October 12, 2021
6. Under Consideration Staff Recommendation Report
7. Historic-Cultural Monument Application

Please click on each document to be directly taken to the corresponding page of the PDF.

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2021-5125-HCM
ENV-2021-5126-CE

HEARING DATE: November 4, 2021
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

Location: 3421-3423 S. Catalina Street
Council District: 8 – Harris-Dawson
Community Plan Area: South Los Angeles
Land Use Designation: Medium Residential
Zoning: R3-1
Area Planning Commission: South Los Angeles
Neighborhood Council: Empowerment Congress North Area
Legal Description: Strong and Dickinson's Jefferson Street Tract, Lot 12

EXPIRATION DATE: The expiration date of November 27, 2021, is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*

The time to act on this item has been tolled for the duration of the local emergency period.

Please note that other State law provisions may also apply.

PROJECT: Historic-Cultural Monument Application for HUNG SA DAHN

REQUEST: Declare the property an Historic-Cultural Monument

OWNER:
Donghao Li
3423 S Catalina St LLC
2905 South Vermont Avenue, Suite 204
Los Angeles, CA 90007

APPLICANT:
Michelle Magalong
Asian & Pacific Islander Americans in Historic Preservation
[redacted]
Los Angeles, CA 90038

PREPARERS:
Rosalind Sagara
Los Angeles Conservancy
523 West 6th Street, Suite 826
Los Angeles, CA 90014

Katherine Kim
[redacted]
Los Angeles, CA 90042

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare the subject property** an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.

2. **Adopt** the staff report and findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Micaela Torres-Gil, Planning Assistant
Office of Historic Resources

Attachments: Commission/Staff Site Inspection Photos—August 12 and 26, 2021
Correspondence from Property Owner's Representative,
Received October 12, 2021
Historic-Cultural Monument Application

FINDINGS

- The subject property "exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community" for its association with the Korean American patriotic organization, Hung Sa Dahn, for which the property served as its first permanent headquarters, and for its role as an important social and cultural hub for the Los Angeles Korean American community.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

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; or
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.

SUMMARY

Hung Sa Dahn is a multi-family residential property consisting of a 1910 two-story multi-family residence, a 1958 two-story duplex, and a 1950 one-story detached garage located on the west side of S. Catalina Street between Jefferson Boulevard and W. 35th Street in South Los Angeles. From 1936 to 1948, the subject property served as the headquarters of the Young Korean Academy, or Hung Sa Dahn, a civic organization founded in 1913 by the renowned Korean independence activist Dosan Ahn Chang Ho (1878-1938). In 1958, Hung Sa Dahn constructed the two-story duplex at the rear of the 1910 residence to provide housing for elder members of the organization. Currently the property is vacant.

Originally constructed as a single-family residence in the Craftsman architectural style, the 1910 multi-family residence is sited at the front of the lot, facing S. Catalina Street. The wood-frame building is rectangular in plan and clad in wood shingles at the upper level and a combination of wood shingles and clapboard at the lower level. It has a jerkinhead roof with flared eaves supported by wood knee brackets that is punctuated by cross-gabled dormers and clad in composition shingles. The building's east-facing, front elevation is symmetrical with a central primary entry and gabled porch roof with decorative wood members in the gable end. The entry door features a prominent wood surround flanked by partial height sidelites. The porch has non-original wood support posts, a wood balustrade, and tile flooring. The rear, west-facing elevation features a recessed porch with arched openings infilled with wood lapped siding. Fenestration consists of vinyl sashes within original wood frames and surrounds, oriel windows with sliding vinyl sashes supported by carved wood corbels on the front elevation, bay windows, and single-hung vinyl windows in single and grouped configurations.

Constructed at the rear of the lot in 1958, the wood-frame, two-story duplex is designed in the Minimal Traditional architectural style. It is rectangular in plan and features a hipped roof with composition shingles and smooth stucco cladding. Entry to the lower unit is provided at the building's south-facing, side elevation; the upper unit is accessed by an exterior staircase with a decorative wrought-iron railing at the east-facing, front elevation. Fenestration consists primarily of vinyl sliding windows. A one-story detached garage with a gabled roof was constructed at the southwest corner of the lot in 1950.

The first wave of Korean immigration to the United States began in 1903, landing in Hawaii. By 1905, Koreans from Hawaii began arriving in California, and some made their way to the agricultural communities of the Central Valley and to Southern California cities such as Riverside and Claremont. In 1906, there were purportedly less than 100 Koreans residing in Los Angeles County. At that time, Korean immigrants in Los Angeles began settling in the Bunker Hill neighborhood, an area that lacked race restrictions and was ethnically diverse. In August 1910, the Empire of Japan formally annexed the Korean Empire. This effectively ceased Korean immigration to the United States because Koreans were then considered by the United States government as Japanese nationals, who since 1908 were limited from immigrating as a way to limit Japanese laborers in the United States. By 1930, there were approximately 320 Korean Americans, both first and second generations, living in Los Angeles, many of whom had relocated to the South Los Angeles neighborhood surrounding the University of Southern California.

Following the Korean War in 1953 until 1965, there was a second wave of Korean immigrants to the United States consisting of approximately 14,000 students, orphaned children, and brides of servicemen returning from the war; it can be assumed that some of these immigrants came to Los Angeles. In addition to the new wave of immigration, in the late 1940s and early 1950s the Korean American community in Los Angeles was undergoing other changes with the end of discriminatory racial covenant laws that barred Asian Americans from living in certain neighborhoods. This shift towards desegregation resulted in many Korean Americans moving to middle class neighborhoods in Los Angeles and the surrounding cities, as well as the eventual creation of Koreatown in the late 1960s.

The Japanese occupation of Korea starting in 1910 had lasting impacts on the Korean community in Los Angeles; it fueled broader interest and participation in political organizations associated with the Korean independence movement and was a catalyst for widespread patriotic fervor among the Korean diasporic communities. The first Korean national organization that evolved to become the Korean National Association (KNA) was established in 1910. Initially headquartered in San Francisco, KNA had a Los Angeles branch as early as 1912 at 2 Olive Court. In the following decades, the United States became one of the bases for the Korean independence movement. Three of the movement's key leaders—Syngman Rhee, Ahn Chang Ho, and Yong-man Pak— spent substantial time in the United States. Ahn Chang Ho, also known by his pen name, Dosan, is most associated with Los Angeles.

Ahn Chang Ho was born in 1878 in a rural village near Pyongyang, in what is now North Korea, and immigrated with his wife, Lee Hye Ryon (Helen), to San Francisco in 1902. The Ahns moved to Riverside in 1904, where he worked as a laborer in the citrus groves, and became a leader of the small immigrant community, establishing the Korean Mutual Assistance Association in 1905. In subsequent years, Ahn emerged as a moral and political leader of the Korean independence movement, and travelled extensively between immigrant settlement communities in California, and internationally to China, Russia, Manchuria, and back to Korea. In 1919, Ahn became acting premier of the Korean Provisional Government in China, established as a government-in-exile following Japanese colonial authorities' suppression of a nationwide peaceful protest to proclaim

Korean independence known as the March 1st Movement. Ahn departed his home in Los Angeles for the last time in 1926, and later died in 1938 in Korea due to complications arising from torture and harsh conditions during imprisonment.

In 1913, Ahn established Hung Sa Dahn, or Young Korean Academy, an organization dedicated to the promotion of Korean independence and Korean culture in America through building civic and political leadership capacity. In 1914, he relocated to Los Angeles, and Hung Sa Dahn's headquarters moved with him to multiple residences in the Bunker Hill neighborhood before establishing a permanent location of its own at the subject property in 1936. Initially, membership in the organization was varied, consisting of day laborers, farmworkers, and shopkeepers, as well as ambassadors and diplomats; later, members of Hung Sa Dahn included such diverse occupational backgrounds as teachers, innkeepers, businessmen, physicians, lawyers, and pastors. During Ahn's frequent absences, the organization continued to operate and expand at the subject property, which functioned as a long-standing civic, social, and cultural hub in the Korean American community until 1978.

The subject property has experienced some alterations that include an interior remodel of the 1910 residence to add a drop ceiling next to the fireplace and remove a wall between the living and dining rooms in 1932, and the replacement of the original stoop with a full-width porch, the infill of the rear porch, and the replacement of some windows with vinyl windows, all at unknown dates. During the Cultural Heritage Commission site visit, other alterations to the residence were observed which include the conversion of the ground floor into three residential units; the replacement of interior finishes; the addition of stone cladding to the front porch; the removal of the chimney; and the relocation of second floor access to the exterior, leading to a fourth unit.

The subject property was identified in the Korean Americans in Los Angeles, 1905-1980 SurveyLA Citywide Historic Context Statement as significant as the Los Angeles branch of the Korean American patriotic youth organization founded by Ahn Chang Ho in 1913.

DISCUSSION

The subject property meets one of the Cultural Heritage Ordinance criteria: it "exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community" for its association with the Korean American patriotic organization, Hung Sa Dahn, for which the property served as its first permanent headquarters, and for its role as an important social and cultural hub for the Los Angeles Korean American community.

Hung Sa Dahn was an important civic organization that played a critical role in the liberation of Koreans from Japanese colonial rule (1910-1945). With the Japanese occupation of Korea, much of the work towards independence was conducted abroad, and the United States became one of the key bases for the Korean independence movement. Further support for the movement occurred when the United States entered World War II in 1941, which strongly influenced Korean political organizations who saw a long-awaited opportunity for a Korea free from Japanese occupation. The subject property served as the first standalone and permanent headquarters of Hung Sa Dahn and its purchase in 1936 marked the end of a nomadic experience for the organization, further underscoring the growth and importance of its mission and providing a haven for its members. It became a part of an early concentration of Korean American residences, businesses, and civic and religious institutions that had emerged in South Los Angeles in the early 1920s to serve the growing Korean American immigrant community of Los Angeles. Beyond its civic functions, Hung Sa Dahn became an important social and cultural hub for the Korean

American community, in part by providing critically needed housing for its members who faced discrimination in housing and employment. Three years following Korea's independence from Japan in 1945, the global headquarters for Hung Sa Dahn relocated to Seoul, South Korea. However, the organization in Los Angeles continued to serve as a political voice by promoting democratic governance through education and the study of Ahn's teachings. Today, the subject property is the only extant property associated with Hung Sa Dahn in Los Angeles and is a rare example of an early institutional property associated with Korean American immigration, settlement, and development in Los Angeles.

While the applicant argues that the subject property "is associated with the lives of historic personages important to national, state, city, or local history" for its association with Dosan Ahn Chang Ho, staff are unable to make this finding. Ahn was imprisoned in Korea at the time Hung Sa Dahn acquired the property and he died two years later, before he could return home to Los Angeles. Although Ahn rises to the level of an historic personage as an important figure in the development of the Korean American community in Los Angeles, as well as the Korean independence movement, the subject property is not directly associated with the productive period of his life and therefore does not meet this criterion.

The SurveyLA Korean Americans in Los Angeles, 1905-1980 Historic Context Statement outlines integrity standards that need to be met for institutions and community centers such as the subject property, which consist of integrity of location, design, feeling, and association. Despite interior and exterior alterations, the subject property retains sufficient integrity of location, setting, design, feeling, association, and materials to convey its significance as the first permanent location of Hung Sa Dahn and its role as a social and cultural hub for Korean Americans in Los Angeles. The subject property is in the same location and the immediate neighborhood setting remains residential. The building footprint, massing, scale, and fenestration patterns do not appear to have changed since 1978, when Hung Sa Dahn left, reflecting its integrity of design. In looking at historic photographs from the period during which Hung Sa Dahn occupied the building, there have only been minor exterior alterations including removal of the chimney, the expansion of the covered front porch, and the enclosure of the rear porch, thus it retains integrity of feeling and association. Furthermore, the subject property retains most of its characteristic features, including a rectangular plan, horizontal wood and shingle siding, gabled porch roof, oriel windows, jerkinhead gable ends, knee brackets, and primary entrance with sidelites, demonstrating integrity of materials.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 "*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*"

State of California CEQA Guidelines Article 19, Section 15331, Class 31 "*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*"

The designation of Hung Sa Dahn as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future

construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior's Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

> The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.
>
> The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2021-5126-CE was prepared on September 13, 2021.

BACKGROUND

On June 22, 2021, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On July 15, 2021, the Cultural Heritage Commission voted to take the subject property under consideration as a potential Historic-Cultural Monument. In accordance with Los Angeles Code Section 22.171.10, on August 12, 2021, the owner requested up to a 60-day extension to the time for the Commission to act. On August 12, 2021, a subcommittee of the Commission consisting of Commissioners Barron and Buelna conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources. On August 26, 2021, a second subcommittee of the Commission consisting of Commissioners Milofsky and Kennard visited the property. On September 9, 2021, Commissioner Kanner visited the property.

The expiration date of November 27, 2021, is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders***.** The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.






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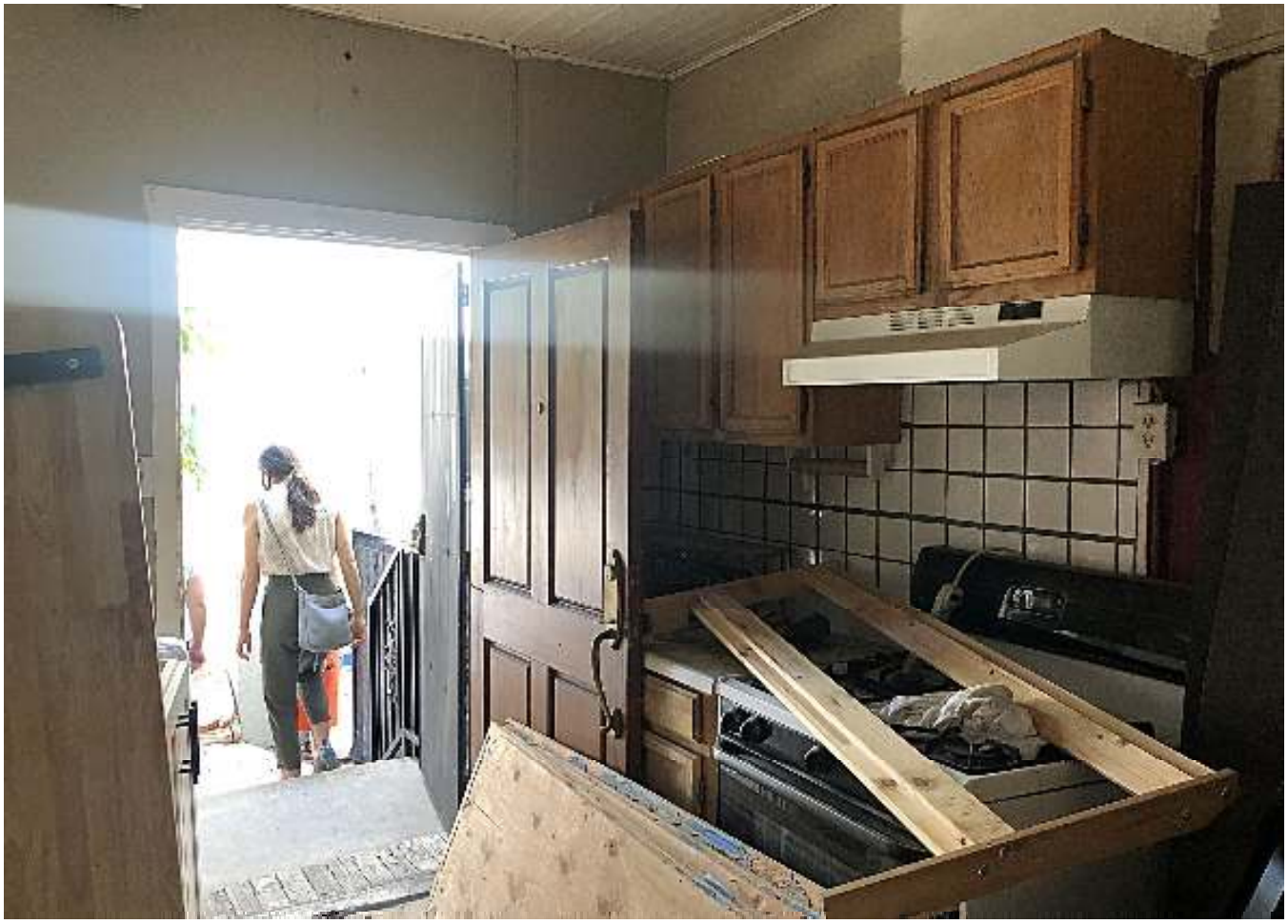

SAMSUNG













































































COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
CHC-2021-5125-HCM

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2021-5126-CE
PROJECT TITLE Hung Sa Dahn	COUNCIL DISTRICT 8

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
3421-3423 S. Catalina Street, Los Angeles, CA 90007

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
Designation of Hung Sa Dahn as an Historic-Cultural Monument.

NAME OF APPLICANT / OWNER:
N/A

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Melissa Jones	[redacted]

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) **8 and 31**

☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

_____

JUSTIFICATION FOR PROJECT EXEMPTION: ☐ Additional page(s) attached

Article 19, Section 15308, Class 8 of the State's Guidelines applies to where projects consist of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of **Hung Sa Dahn** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE	STAFF TITLE
Melissa Jones [SIGNED COPY IN FILE]	City Planning Associate

ENTITLEMENTS APPROVED
N/A

DISTRIBUTION: County Clerk, Agency Record
Rev. 6-22-2021

HUNG SA DAHN
3421-3423 South Catalina Street
CHC-2021-5125-HCM
ENV-2021-5126-CE

CORRESPONDENCE FROM PROPERTY OWNER'S REPRESENTATIVE,
RECEIVED OCTOBER 12, 2021

Benjamin M. Reznik
[redacted]

1900 Avenue of the Stars, 7th Floor
Los Angeles, California 90067-4308
[redacted] [redacted] Fax
www.jmbm.com

October 12, 2021

BY EMAIL ONLY

Cultural Heritage Commission
Attn: James K. Williams, Executive Assistant II
City of Los Angeles
200 N. Spring Street
Rm. 1010, City Hall
Los Angeles, CA 90012
E-Mail: [redacted]

Re: **Case No.** CHC-2021-5125-HCM
Property Address: 3421-3423 South Catalina Street

Dear President Milofsky and Hon. Members of the Cultural Heritage Commission:

Our office represents the owner of 3421-3423 South Catalina Street (the "Property") in connection with the pending nomination to designate our client's property as a Historic-Cultural Monument ("HCM") pursuant to Los Angles Administrative Code ("LAAC") Section 22.171.10. For the reasons stated herein, we submit this letter in vigorous opposition to the nomination. Although the Property was once owned by the Hungsadan, a Korean-American organization formed to assist the Korean independence movement, none of the significant independence activities associated with the Hungsadan occurred at the Property. Rather, the Property simply served as the Hungsadan's headquarters for a brief period of its 100+ years of existence. There is nothing particularly significant about this Property that warrants special recognition or designation as a city-wide HCM. Moreover, any association the Property may have once had with the Hungsadan is long since gone, as the building had been subject to extensive unpermitted and illegal renovations prior to our client purchasing it. The alterations are so substantial that it has rendered the existing structures uninhabitable and beyond repair, and the remaining structure exists today as only a shadow of its original self. Accordingly, the Property does not convey any association with the Hungsadan or the Hungsadan's founder Dosan Ahn Chang ("Dosan"), and does not meet the criteria for designation as an HCM.

A. The Property does not exemplify the contributions of the Hungsadan or Dosan Ahn Chang.

The premise of this nomination argues that, because the Hungsadan once owned and operated out of this Property, it is de-facto significant and worthy of designation as an HCM.

This simply is not sufficient. Such logic would render every office of every organization to be a potential HCM, without any consideration of what actually took place on the Property, a result clearly not intended by the express language of the HCM criteria. This is particularly true in this instance, where the Property: (i) was not constructed by, or for, the Hungsadan; (ii) does not contain a single architectural element or feature that connects the actual structure with its use by the Hungsadan (e.g., the architecture and design of the building is wholly unrelated to the use.); and, (iii) is not connected with any historically significant or notable Hungsadan event, since Hungsadan members used the building primarily as a dorm and engaged in their significant independence work at the nearby Korean National Association building on Jefferson Boulevard. The Property also lacks any association with its founder Dosan, who had been imprisoned in Korea and later died before ever having an opportunity to set foot on the Property.

These conclusions are supported by testimony and research prepared by Korean-American experts with extensive experience and knowledge of the history of both Dosan and Hungsadan. Attached as **Exhibit A** is a letter from award-winning author John Cha who has written about and researched the life of Dosan, his daughter Susan Ahn Cuddy, and other members of the Hungsadan. His review of the nomination found that it "greatly exaggerates the significance of [the] Catalina building…" and that "[t]here is no evidence… that any historically significant event, meeting, or activity took place" on the property. (*See* **Exhibit A**, October 8, 2021 Letter from John Cha.) These findings are also supported by the nomination itself, which fails to cite to a single significant event, meeting, or activity occurring at the Property. Lacking such evidence, the nomination makes general statements about activities at the Property, stating generally that the Property operated as a "social and cultural hub." But such a general statement - that the building was lived in by members of the Hungsadan and used for occasional meetings - is not evidence that the building meets the HCM criteria. This is particularly true in light of the fact that the Korean National Association ("KNA") building and the Korean United Presbyterian Church, both located nearby on Jefferson Boulevard, are *known* to have been the location of significant Korean-American community activities and cultural engagement for generations of Korean Americans living in Los Angeles. The subject Property, on the other hand, had a very limited use for a relatively short period of time. Accordingly, the Property does not exemplify the contributions of the Hungsadan, and cannot meet the criteria for designation as an HCM.

B. The Property does not represent or convey any association with the legacy of Dosan or the Hungsadan.

John Cha's analysis is also supported by testimony of the descendants of Dosan, his grandchildren Philip Cuddy and Christine Cuddy, who have already submitted a detailed letter explaining why they oppose this HCM nomination. In their September 9, 2021 letter, they explain that the designation of the Property "will [not] do anything to further their [family's] legacy," and that the Property "cannot legitimately be said to represent the significance of either Dosan or the YKA." (*See* **Exhibit B**.) In subsequent correspondence , Philip Cuddy also expressed frustration with the nomination's attempt to stretch facts in order to connect this "dilapidated" Property to Dosan's legacy. (*See* **Exhibit C**.) The fact is, Dosan never stepped foot on the Property. Moreover,

the home Dosan's family did reside in, is already preserved as a HCM on the University of Southern California ("USC") campus. Dosan's descendants are reasonably and rightly distressed that this HCM nomination seeks to manufacture a connection between a run-down and neglected building and Dosan's prolific legacy.

C. <u>To the extent the Property did at one time represent Dosan or the Hungsadan, alterations and decay have destroyed its ability to convey that association.</u>

As explained by the National Park Service's bulletin on the land marking of potentially historic properties, historic integrity is the ability of a property to convey its historical associations or attributes. To retain sufficient integrity of association, the property must be "sufficiently intact to convey that relationship to an observer." (National Park Service, NHL Bulletin.[1]) In this case, due to countless unpermitted alterations, decay, and years of deferred maintenance, the building lacks sufficient integrity for designation as it cannot reasonably be argued that it coveys any relationship to the Hungsadan or Dosan. The exterior facade has been substantially altered, brick features and historic signage identifying it as a Hungsadan building long since removed and destroyed, a patio and trellis added in the front modified the facade, and a large porch near the rear has been enclosed without permits in the rear. The Property's large fireplace and chimney have also been removed. The interior is also lost due to unpermitted alterations. The primary structure, which the nomination describes as a single-family home with a large meeting hall, has been divided into multiple dwelling units without permits. This work eliminated the so-called "meeting hall" and the remnants of the previous single-family structure. Accordingly, even if the Property did at one time convey an association with the Hungsadan and/or Dosan, after years of decay and unpermitted work, the Property no longer conveys this association, and therefore does not meet the required HCM criteria for designation.

D. <u>Designating the Property would result in the existing buildings becoming a persistent nuisance for the community.</u>

Our client purchased the subject Property on April 15, 2020 at a cost of $1,895,000 with the intent of demolishing the existing structures and building a new Transit-Oriented Communities ("TOC") multi-family residential development. Due to the terrible condition of the Property and the existing buildings, the Property was marketed and sold as a tear-down redevelopment opportunity that is "perfect for developers," and our client purchased it based on this representation.[2] In performing its due diligence on the Property, neither our client nor our client's broker were made aware that the Property had any historic value. In fact, the City's records also do not identify the property as containing a potentially historic resource, as neither ZIMAS nor HistoricPlacesLA identified the property as a potential historic resource. For reference,

[1] https://www.nps.gov/subjects/nationalhistoriclandmarks/nhl-bulletin.htm

[2] The description of the Property on the Compass real estate listing describes it as follows: "Attention all investors. "*Great property in prime location, next to USC. Perfect for student housing. Located 1 block from USC. LAR3 zoning, perfect for developers.*" (**<u>Exhibit D</u>**.)

attached as **Exhibit E** is an image of HistoricPlacesLA's map, which still does not identify any potential historic resource on the property, and which advises the public that [i]f you do not find SurveyLA information on a property in HistoricPlacesLA, it may mean that SurveyLA found that the property does not qualify as a historic resource." (*Id.*, pg. 2.) As recent as a few months ago, when our client emailed the Department of City Planning to ask about this precise issue, the Department confirmed that the "property does not appear to be recognized as historic or potentially historic by the City." (**Exhibit F**.)

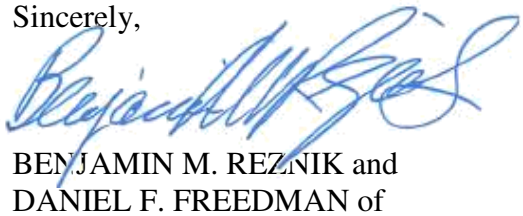
Now, with the prospect of this nomination looming over the Property, any requirement that the buildings be maintained as an HCM would eviscerate their investment backed-expectation in purchasing the Property. Decades of unpermitted alterations and deferred maintenance have made the existing structure uninhabitable and unsafe, and any attempt to bring the Property up to code would be financially and technically infeasible. These modifications and unpermitted alterations undermine any historic integrity the Property may have once had, as well as its ability to be used and rented for any financial gain. The damage to the building is so extensive, that any effort to bring the structure up to current building code requirements in order to rent it or occupy it would be cost-prohibitive for any owner. Accordingly, if designated, it may be reasonably assumed that the building will do nothing but remain abandoned and left to decay even further. This would not be a good result for anyone.

E. Although the Property does not meet the criteria for an HCM, the owner has volunteered to honor the history of Dosan and the Hungsadan with a plaque and tribute garden.

Notwithstanding our view that the Property does not qualify as an HCM, our client does acknowledge the fact that this HCM process itself has brought attention to an important aspect of South LA's history, i.e., the role of local Korean-Americans – like Dosan, his family, and members of the Hungsadan - in the Korean independence movement. To help share and amplify this history, our client proposes to include a beautiful and thoughtful tribute plaque and garden at the Project site so that visitors and residents alike can learn more about this history and those who were involved. Attached as **Exhibit G** is a conceptual design for the proposed plaque and garden, which will include a publicly accessible placard, as well as a garden planted with MuGungHwa, the national flower of South Korea. Philip Cuddy, the grandson of Dosan, has volunteered to assist the owner in the design of the garden, and the substance of the plaque. Our client truly believes that this type of display will do much more to advance and share the legacy of the Hungsadan, Dosan, and Korea-American independence activists, than designating a Property as an HCM that nobody will be able to connect to its purported history.

For these reasons, we urge the Commission deny the HCM nomination for this Property. Thank you for your consideration.

Sincerely,



BENJAMIN M. REZNIK and
DANIEL F. FREEDMAN of
Jeffer Mangels Butler & Mitchell LLP

Attachment
CC: Rachel Brashier, Deputy Chief of Staff, Council District 8.
Kristen Gordon, Planning and Econ. Dev. Deputy, Council District 8.
Lambert Giessinger, Historic Preservation Architect, Office of Historic Resources
Melissa Jones, City Planning Associate, Office of Historic Resources
Shannon Ryan, Senior City Planning, Office of Historic Resources

Exhibit A

October 8, 2021

City of Los Angeles
Cultural Heritage Commission
Los Angeles City Hall
200 North Spring
Los Angeles, California 90012

Re: Review of 3421-3423 S. Catalina Street Historic Monument Nomination, i.e., the former Hungsadan location. (CHC-2021-5125-HCM)

Dear City of Los Angeles Cultural Heritage Commission,

My name is John Cha, writer and award-winning translator of Korean literature into English. I have written about Korean American history, including Dosan Ahn Chang-Ho and his daughter, Susan Ahn Cuddy. I have worked with Dosan scholars from Dosan Memorial Foundation of Korea and research fellows from Korean Independence Hall.

I have been retained by the owner of 3421-3423 S. Catalina Street to provide my independent evaluation of the proposed a Historic-Cultural Monument (HCM) nomination for the building, and to clarify several misleading statements included in the nomination materials submitted by the original applicant. As explained in greater detail below, based on my experience and extensive knowledge of the subject area, the former Hungsadan building located at 3421-3423 S. Catalina Street does not meet the City's criteria for designation as an HCM because the building is not identified with important historical events relating to the Korean independence movement. Further, the building does not meet the City's criteria of exemplifying Dosan Ahn Chang Ho (Dosan) or Hungsadan. For these reasons, the HCM nomination of the Catalina property should be denied.

To understand the relative *insignificance* of the Catalina property, it is important that the Commission understand the basic history and purpose of the Hungsadan, which is not clearly explained by the nomination. Dosan

founded the Hungsadan in San Francisco in 1913 in order to develop the manpower necessary to assist the Korean independence movement. The previously established Korean National Association (KNA), which was formed in 1909 in San Francisco, had a similar objective, although was more direct in its political agenda and intentions.[1] Many KNA members joined Hungsadan, and vice versa. In many ways, KNA behaved like a government in fundraising and carrying out its policies, while Hungsadan, by its charter, focused on building character for its members. Accordingly, there was a lot of overlap between these organizations with respect to mission and membership. While the Hungsadan and its members made many significant contributions to the independence movement, they did so primarily in their role as members and officials of the KNA, the Provisional Government of Korea, and UKC. While the Hungsadan organization certainly played an role in the Korean independence movement, its most significant work was through its members' involvement with these other entities, and not necessarily through its own work, which emphasized character building and non-political activities.

It is also important to put the Hungsadan's use of the Catalina Street building into context. The Hungsadan was originally founded and formed in San Francisco, California, in 1913. It was then relocated to Los Angeles, and after operating in the Bunker Hill area, it moved to 3421 Catalina Street in 1932. While the building was owned by the Hungsadan until 1978, it only operated out of the building until 1948, when the Hungsadan moved its organization headquarters to Seoul, Korea, along with its executive authority and records, leaving the Catalina building to be used primarily as housing for elder members and visitors.

A review of historic archives reveals that only a few letters originate from Hungsadan members residing at the Catalina address, even during the period it operated as the organization's headquarters. The correspondences between the headquarters and Fareast branch deal with Dong Myung Academy in Nanjing, China, for which Hungsadan members provided financial support. There are correspondences related to Dosan's arrest and his legal fund, as well as letters concerning his death. The absence of historical material directly related to the independence work is because the Hungsadan members

[1] The KNA moved to its Los Angeles location at 1368 W. Jefferson Blvd in 1937.

engaged in most of their independence work in their capacity as members of the KNA, which was located nearby on Jefferson Boulevard and is already a historically landmarked site by the City. There is no evidence in the nomination - or that I have discovered in my own research - that any historically significant event, meeting, or activity took place at the Catalina building, or that the building held much significance to even the Hungsadan, which sold it in 1978.

In considering the history of independence work by Dosan, Hungsadan, and KNA, the major centers of the activities were San Francisco (Kong Lip, KNA), Korea (Shin Min Hoe), Shanghai(Provisional Government), Hawaii (KNA), Mexico/Cuba (KNA), and Manchuria (Liberation Army, KNA), Los Angeles (KNA), and Washington DC (UKC). Few, if any, historical documents are attributed to 3421 Catalina. In terms of the overall independence work, the Catalina house has little historical significance other than the fact that it served as a gathering place for Hungsadan members for a short period of time. There is no evidence of declaration of historical importance nor documents originating from the said address. The actual work of independence was carried out at the KNA property on Jefferson Street, such as corresponding with the Provisional Government, publishing New Korea newspaper (Shin Han Minbo), holding meetings, conferences, and fundraising.

In conclusion, while I do not question the contribution of Hungsadan to the Korean independence movement, the fact is that there is no evidence that any of those significant contributions occurred at the Catalina building, or that the building is in some way attributed or identified with those contributions. Accordingly, the nomination greatly exaggerates the significance of this Catalina building both with respect to its relevance to the Korean independence movement, its role in the Korean community, and its significance to the Hungsadan as a whole.

John Cha

Exhibit B

Cultural Heritage Commission
City of Los Angeles
200 N. Spring Street Room 1010,
City Hall Los Angeles, CA 90012

RE: 3421-3423 South Catalina Street. (CHC-2021-5125-HCM)

Dear Heritage Commission:

My name is Philip Cuddy. My sister, Christine Cuddy and I are two of the grandchildren of Dosan Ahn Chang Ho, one of the founders of the Young Korean Academy (YKA) and the main force behind the Korean National Association (KNA), the most important community organization in Korean American history. Our grandmother Helen Ahn, Dosan's wife, is also known as Yi Hye Ryon. For the reasons stated below, I submit this letter on our behalf in deep-rooted opposition to the proposed Historic Cultural Monument (HCM) nomination of the former YKA building on Catalina Street.

Before writing this letter, I had the opportunity to walk through the building and property. My sister and I have memories of when the building was used by the YKA as a residence containing a communal meeting area in the living room which was used by the YKA for small private meetings specific to YKA activities. Article 6 of the YKA Constitution prohibits political pursuits of any kind by the YKA. Every YKA member was a KNA member. The community meetings were held in the KNA building just two blocks away on Jefferson Blvd. That's where the community political and Independence Movement events took place. The KNA building was big and there were educational activities for children. There were sports for teenagers. The Presbyterian Church next door had a huge kitchen, class rooms and the worship hall.

I was shocked to see the dear old YKA house. It is a nightmare with a builder's eyes open. I built houses in Malibu Colony, Stone Canyon and common homes. It is easy to see Catalina is now a teardown. According to the guidelines of the 2017 Survey it is obvious Catalina is not an HCM.

The YKA was a closed group. Only invited qualified people could become members. As it stands today, the Catalina building has lost all of the character it once had. The thing I remember most was the brick entry, fireplace and chimney. Gone! This structure has been oddly divided into several separate living units, the large living room area is gone, and even the front façade has been altered. The YKA abandoned this house selling it for profit many years ago, and after 50 years of use by other owners, it is in such disrepair that it cannot legitimately be said to represent the significance of either Dosan or the YKA. The cost to restore it is beyond reason. Dosan would frown on wasting money to take it away from the owner. Dosan would prefer awarding students with a decent apartment planned by the current owners.

I participated in the LA City Planning Office of Historic Resources Asian American Survey in 2017. The Catalina YKA property was listed in this Survey. The Korean American sub-group did not recognize any significance to recommend an HMC for the YKA to the Office of Historic Resources. The two reasons I recall were nothing unique about this Craftsman style dwelling and since the YKA was a closed group it was not open to the broader Korean community.

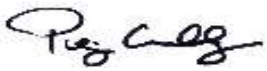
The Korean community had other established organizations with buildings such as the Dongjihoe in Los Angeles run by Syngman Rhee and his anti-Dosan and anti-KNA followers.

I know how this HCM process works. I gave the decisive research and testimony in San Francisco to list the Powell Street Korean Church as an HCM. I gave the decisive testimony in Sacramento to get it recognized by the State placing this church on the National Registrar. History is not history unless it's true! The Catalina Application is based on manipulated truth.

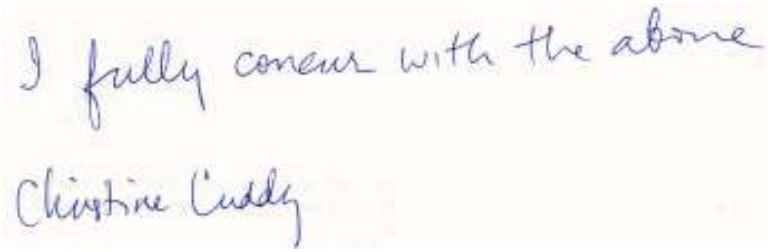
While my sister and I acknowledge that the City has preserved the important legacy of our grandfather Dosan Ahn Chang Ho and our mother Susan Ahn Cuddy by designating the last family home located at USC as an Historic Cultural Monument (The Ahn Family House), we definitely do not believe the Catalina Street building can or will do anything to further their legacy or that of the YKA. The KNA building - an existing HCM located just two blocks from the Catalina Street property - was the primary community building used by Koreans in Los Angeles and the KNA and its members, and it unquestionably serves a much better reflection of the work done by Dosan and YKA. The Presbyterian Church next to the KNA building has more significance to the community and its heritage than the YKA. YKA members participated in the KNA to fulfil much more important contributions to the Independence Movement than the YKA work itself. Only a very few members of the YKA lived at the Catalina Street house, it is the KNA building which represents the YKA's contribution to our community, and not the dilapidated structure that remains on Catalina Street.

There is yet another, perhaps more important reason, why we oppose this nomination. We know the current owners' plans to build new modern student housing for college students on the property would not be realized if the property is designated as an HCM. We have little doubt that our grandfather Dosan would be very upset new student housing would have to be sacrificed in the name of preserving his legacy. There is a better way, and that is to permit this new student housing project to proceed while memorializing the history of the site by thoughtfully creating a meaningful recognition of Dosan and YKA in the front area of the new building. We have volunteered, and the owners have accepted, our offer to work together to design and install such recognition. We think this thoughtful and educational memorial would do much more to preserve the legacy of our grandfather, than simply forcing the owners to keep the existing building until it falls to the ground from decay.

We respectfully submit this letter for your consideration.



Philip Cuddy



Christine Cuddy.

Exhibit C

----- Forwarded Message -----
From: fc <[redacted]
To: Ken Bernstein <[redacted]>; [redacted] <[redacted]>; [redacted] <[redacted]>; [redacted] <[redacted]>
Cc: Christina Park <[redacted]>; Rosalind Sagara <[redacted]>; Katherine Yungmee Kim <[redacted]>; Sara Delgadillo Cruz <[redacted]>; [redacted] <[redacted]>; Nicole Chang <[redacted]>; Hye Seung Chung <[redacted]>
Sent: Monday, September 13, 2021, 12:22:21 PM PDT
Subject: 3421 Catalina YKA House HCM Application

Dear Friends of History,

Based on the CHC-2021-5125-HCM 3421Catalina Street Application and its Recommendation approval by your Office I have contacted an attorney about withdrawing ALL of my support and historical materials from the Application of another HCM through LA Conservancy and your office for Philip Ahn's house above Hollywood Bowl at [redacted]. I cannot trust any of you to handle Philip Ahn's legacy properly based on what was done with YKA Application. What a shame.

The unacceptable process I see in this CHC-2021-5125-HCM Application and approved Recommendation for an HCM is alarming. In particular this Catalina HCM is an illogical and unethical attempt to place politics over history.

I will be publishing a detailed review of the specific problems with CHC-2021-5125-HCM Application that have been incorporated, ignorantly and possibly purposefully, in the Application photos, Summary and the long text about Dosan Ahn Chang Ho. This Application was not properly researched or vetted by staff, experts and worst of all by people who signed the Application in approval. People should not be involved when they don't understand the matter at hand and disregard the truth which should be found and supported through proper research and accumulated knowledge. I have better things to do than deal with this disappointing situation. The failure here cannot go unnoticed

For example - A picture is worth a 1000 words. This glaring caption error about City Hall is a clear sign of the alarming depth of mediocrity found in this Application. How could anyone who works for LA City Hall who frequents City Hall condone this ineptness by approving the Application for 3421 Catalina Street to be an HCM? Anyone who works in City Hall and more so in City Planning should know the difference between the Council Chambers and another building? In this case of the USC Church mistake the improper identification is an automatic fail. Your work is intended to collect, record and utilize correct fine details! You have not! There is no acceptable excuse at all considering LA City Planning OHR is at fault.

Flip Cuddy

From the Application CHC-2021-5125-HCM



Ahn Chang Ho Memorial Service at Los Angeles C
Korean Academy.

Does this look familiar? You approved the Church on USC Campus that is next to the Ahn Family house as City Hall

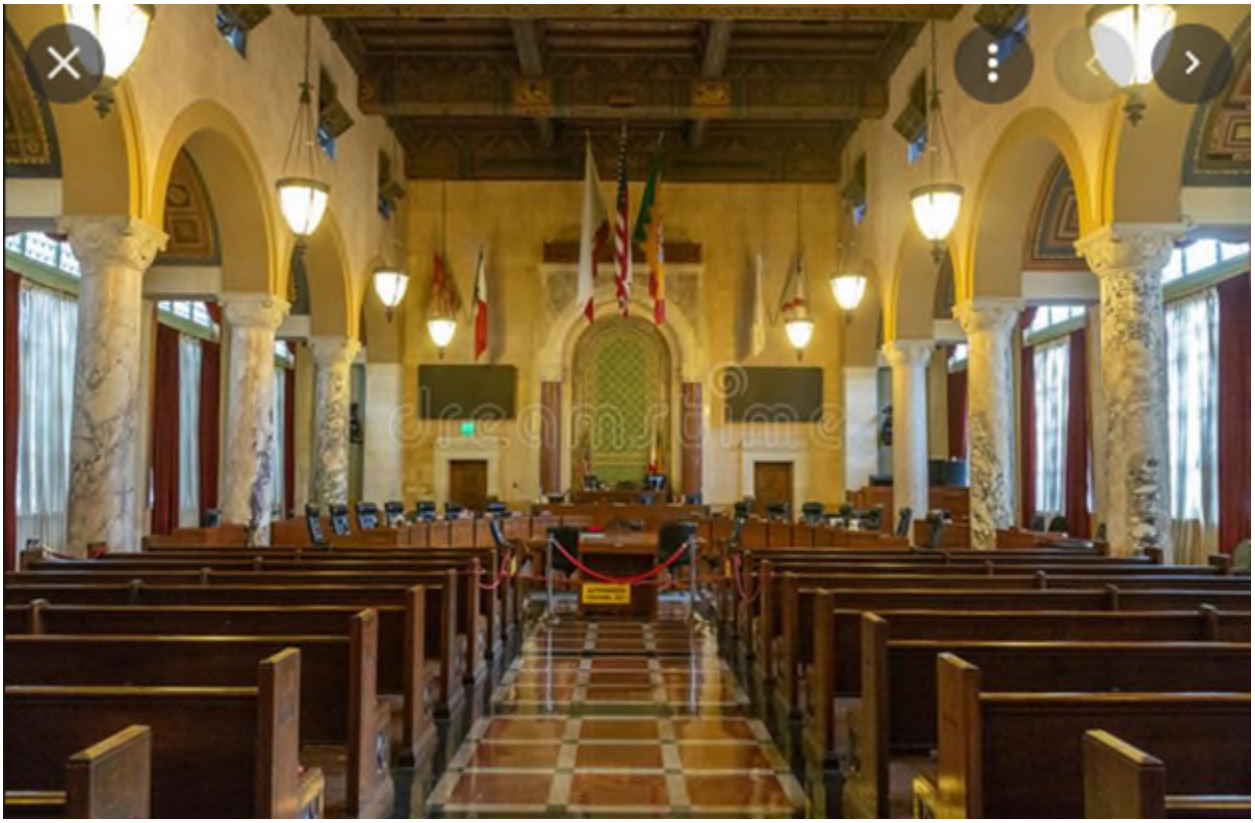


Exhibit D

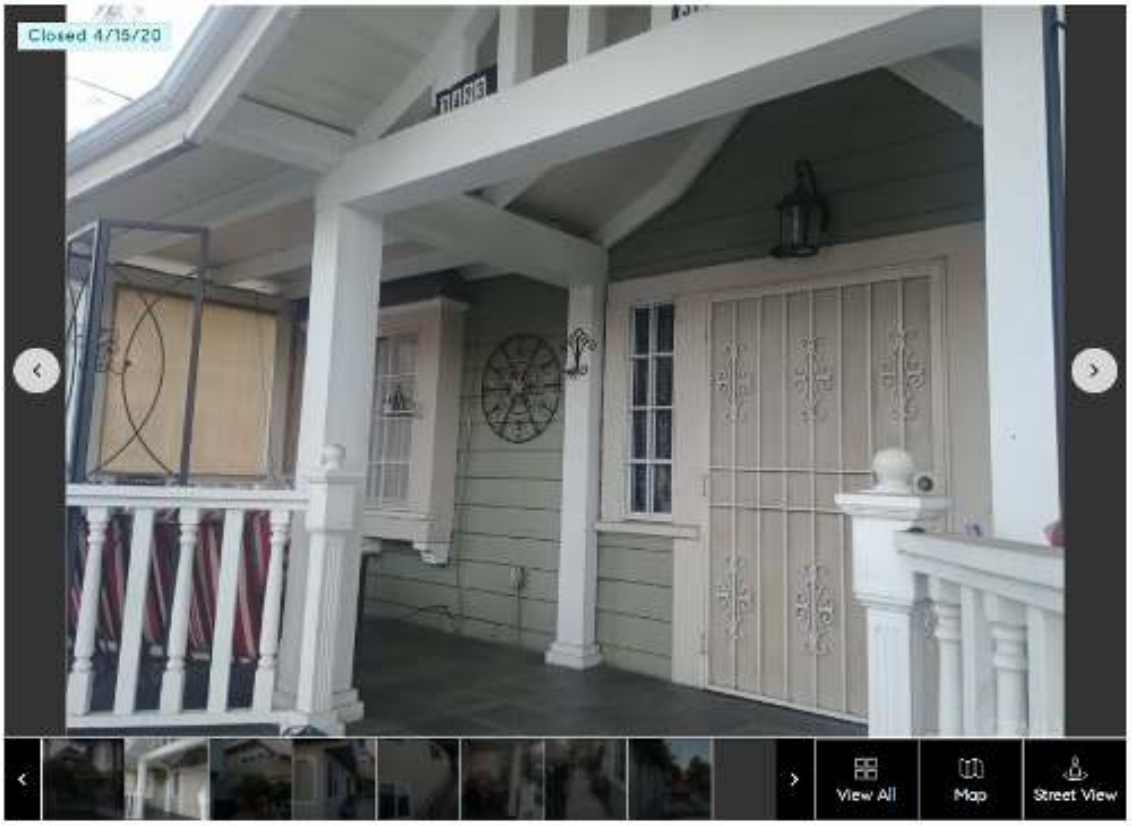
COMPASS City, Neighborhood, Address, School, ZIP, Agent, ID

3423 South Catalina Street

Los Angeles, CA 90007

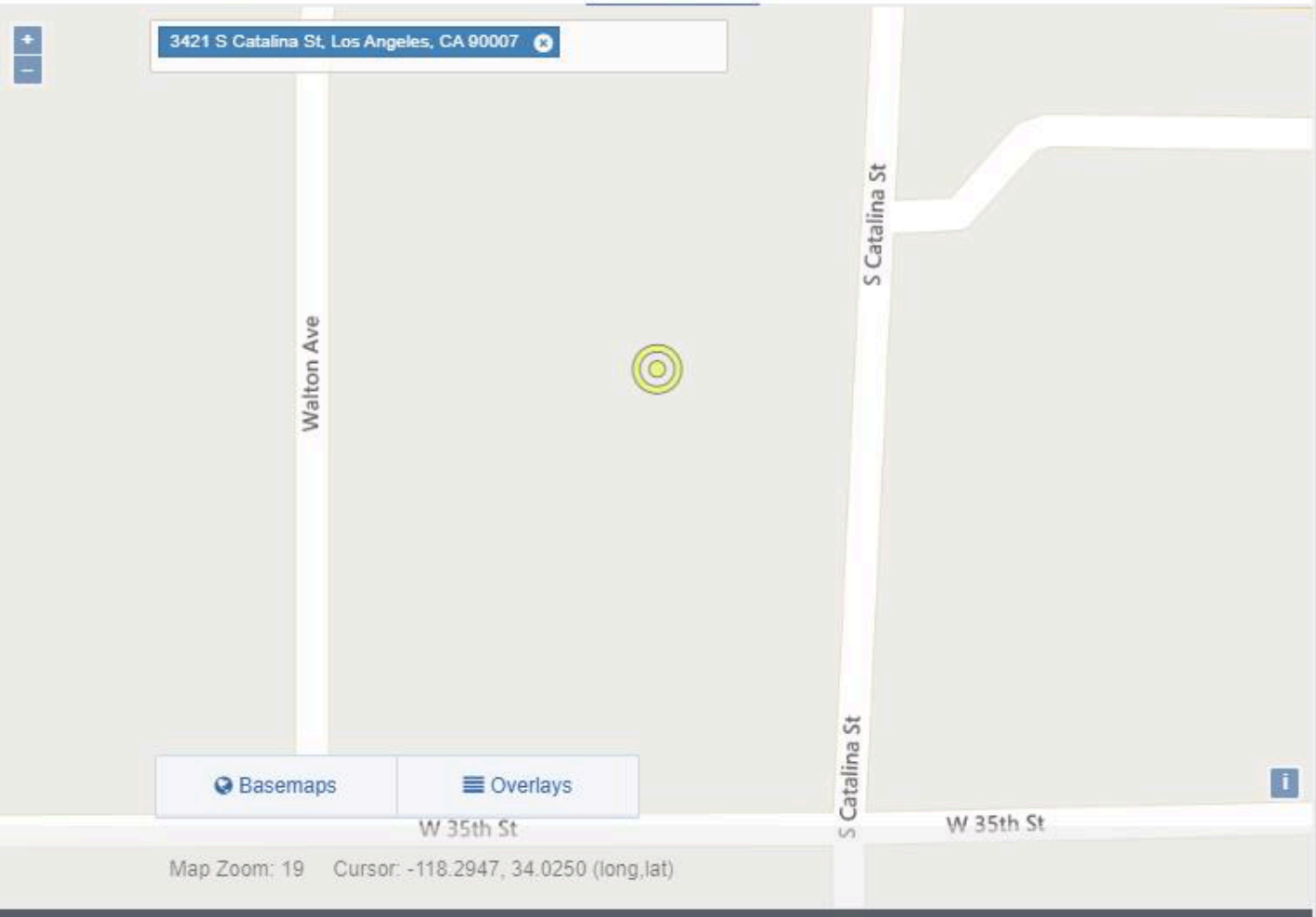
$1,895,000
Last Sold Price

Location Property Info Property History Public Records Schools Similar Homes



Attention all investors. Great property in prime location, next to USC. Perfect for student housing. Located 1 block from USC. LAR3 zoning, perfect for developers.

Exhibit E



SurveyLA

SurveyLA
Los Angeles Historic Resources Survey

SurveyLA is the first comprehensive program to identify significant historic resources throughout the City of Los Angeles, and is scheduled to be completed in 2017. HistoricPlacesLA includes SurveyLA data published to date. Find out more about SurveyLA at: **http://www.preservation.lacity.org/survey**

Office of Historic Resources

Office of Historic Resources
Department of City Planning
221 N. Figueroa Street,
Suite 1350
Los Angeles, CA 90012
[redacted]
Email:
[redacted]
http://www.preservation.lacity.org

ABOUT THE DATA

What data are included in HistoricPlacesLA?

Data entry into HistoricPlacesLA is ongoing:

- **Designated Resources** - HistoricPlacesLA currently includes a significant percentage of data on resources listed as City Historic-Cultural Monuments (HCMs) and Historic Preservation Overlay Zones (HPOZs). Data on these resources, and resources designated under state and federal programs will be enhanced over time.
    - Until all designated resources data is in HistoricPlacesLA.org, continue to search for designated properties in ZIMAS (http://www.zimas.lacity.org).
- **SurveyLA Resources** - HistoricPlacesLA includes information on properties identified as eligible for designation through SurveyLA, the Los Angeles Historic Resources Survey. If you do not find SurveyLA information on a property in HistoricPlacesLA, it may mean that SurveyLA found that the property does not qualify as a historic resource.
    - SurveyLA reports in PDF-format are available by Community Plan Area at http://www.preservation.lacity.org/surveyla-findings-and-reports
- **Other Surveys** - Data from recent surveys completed by the Community Redevelopment Agency (CRA), and not covered by SurveyLA, will be added to HistoricPlacesLA over time. In the meantime, these survey results are available in PDF report format at http://www.preservation.lacity.org/surveyla-findings-and-reports under "Other Recent Historic Resources Surveys."

Questions about the data? Contact the Office of Historic Resources (

SurveyLA

SurveyLA
Los Angeles Historic Resources Survey

SurveyLA is the first comprehensive program to identify significant historic resources throughout the City of Los Angeles, and is scheduled to be completed in 2017. HistoricPlacesLA includes SurveyLA data published to date. Find out more about SurveyLA at: http://www.preservation.lacity.org/survey

Office of Historic Resources

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

Email:

http://www.preservation.lacity.org

Exhibit F

From: Max Loder <[redacted]
Sent: Wednesday, June 9, 2021 4:16 PM
To: Reese Jones <[redacted]>
Cc: Kimberly Rino <[redacted]; Erwin Cruz [redacted]>
Subject: Re: 3423 S Catalina- Historical Presevation Inquiry

This property does not appear to be recognized as historic or potentially historic by the City.

Best,

Max

On Tue, Jun 8, 2021 at 3:05 PM Reese Jones <[redacted] wrote:

> I am hoping you can give guidance on this issue. Our client, Tripalink, is being told the address 3423 S Catalina Los Angeles, CA 90007 is a historically designated property by the Independence hall of Korea, and that it is historical within the Korean community. We have checked Zimas, and it says it is not historical.
>
> We are wondering if the Independence Hall of Korea has any basis to their findings, and could it prevent Tripalink from developing at this address? If it turns out that in fact this property is not historical, could we receive documentation stating so?
>
> Thanks for your time Max, I appreciate it, and let me know!
>
> Best,
>
> Reese Jones
> Rocca Development, Inc.
> Junior Analyst/Project Management Intern

Exhibit G


3423

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2021-5125-HCM
ENV-2021-5126-CE

HEARING DATE: July 15, 2021
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

EXPIRATION DATE: The original 30-day expiration date of July 22, 2021 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*

The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.

Location: 3421-3423 S. Catalina Street
Council District: 8 – Harris-Dawson
Community Plan Area: South Los Angeles
Land Use Designation: Medium Residential
Zoning: R3-1
Area Planning Commission: South Los Angeles
Neighborhood Council: Empowerment Congress North Area
Legal Description: Strong and Dickinson's Jefferson Street Tract, Lot 12

PROJECT: Historic-Cultural Monument Application for HUNG SA DAHN

REQUEST: Declare the property an Historic-Cultural Monument

OWNER: Donghao Li
3423 S Catalina St LLC
2905 South Vermont Avenue, Suite 204
Los Angeles, CA 90007

APPLICANT: Michelle Magalong
Asian & Pacific Islander Americans in Historic Preservation
[redacted]
Los Angeles, CA 90038

PREPARERS: Rosalind Sagara
Los Angeles Conservancy
523 West 6th Street, Suite 826
Los Angeles, CA 90014

Katherine Kim
[redacted]
Los Angeles, CA 90042

RECOMMENDATION **That the Cultural Heritage Commission:**

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

2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

Hung Sa Dahn is a multi-family residential property consisting of a 1910 two-story multi-family residence, a 1958 two-story duplex, and a 1950 one-story detached garage located on the west side of S. Catalina Street between Jefferson Boulevard and W. 35th Street in South Los Angeles. From 1936 to 1978, the subject property served as the headquarters of the Young Korean Academy, or Hung Sa Dahn, a civic organization founded in 1913 by the renowned Korean independence activist Dosan Ahn Chang Ho (1878-1938). In 1958, Hung Sa Dahn constructed the two-story duplex at the rear of the 1910 residence to provide housing for elder founding members of the organization. Currently the property is vacant.

Originally constructed as a single-family residence in the Craftsman architectural style, the 1910 multi-family residence is sited at the front of the lot, facing S. Catalina Street. The wood-frame building is rectangular in plan and clad in wood shingles at the upper level and a combination of wood shingles and clapboard at the lower level. It has a jerkinhead roof with flared eaves supported by wood knee brackets that is punctuated by cross-gabled dormers and clad in composition shingles. The building's east-facing, front elevation is symmetrical with a central primary entry and gabled porch roof with decorative wood members in the gable end. The entry door features a prominent wood surround flanked by partial-height sidelites. The porch has non-original wood support posts, a wood balustrade, and tile flooring. The rear, west-facing elevation features a recessed porch with arched openings infilled with wood lapped siding. Fenestration consists of vinyl sashes within original wood frames and surrounds, oriel windows with sliding vinyl sashes supported by carved wood corbels on the front elevation, bay windows, and single-hung vinyl windows in single and grouped configurations.

Constructed at the rear of the lot in 1958, the wood-frame, two-story duplex is designed in the Minimal Traditional architectural style. It is rectangular in plan and features a hipped roof with composition shingles and smooth stucco cladding. Entry to the lower unit is provided at the building's south-facing, side elevation; the upper unit is accessed by an exterior staircase with a decorative wrought-iron railing at the east-facing, front elevation. Fenestration consists primarily of vinyl sliding windows. A one-story detached garage with a gabled roof appears was constructed at the southwest corner of the lot in 1950.

The first wave of Korean immigration to the United States began in 1903, landing in Hawaii. By 1905, Koreans from Hawaii began arriving in California, and some made their way to the agricultural communities of the Central Valley and to Southern California cities such as Riverside and Claremont. In 1906, there were purportedly less than 100 Koreans residing in Los Angeles County. At that time, Korean immigrants in Los Angeles began settling in the Bunker Hill neighborhood, an area that lacked race restrictions and was ethnically diverse. In August 1910, the Empire of Japan formally annexed the Korean Empire. This effectively ceased Korean immigration to the United States because Koreans were then considered by the United States government as Japanese nationals, who since 1908 were limited from immigrating as a way to limit Japanese laborers in the United States. By 1930, there were approximately 320 Korean Americans, both first and second generations, living in Los Angeles, many of whom had relocated to the South Los Angeles neighborhood surrounding the University of Southern California. Following the Korean War in 1953 until 1965, there was a second wave of Korean immigrants to the United States consisting of approximately 14,000 students, orphaned children, and brides of servicemen returning from the war; it can be assumed that some of these immigrants came to Los Angeles. In addition to the new wave of immigration, in the late 1940s and early 1950s the Korean American community in Los Angeles was undergoing other changes with the end of discriminatory racial covenant laws that barred Asian Americans from living in certain neighborhoods. This shift towards desegregation resulted in many Korean Americans moving to

middle class neighborhoods in Los Angeles and the surrounding cities, as well as the eventual creation of Koreatown in the late 1960s.

The Japanese occupation of Korea starting in 1910 had lasting impacts on the Korean community in Los Angeles; it fueled broader interest and participation in political organizations associated with the Korean independence movement and was a catalyst for widespread patriotic fervor among the Korean diasporic communities. The first Korean national organization that evolved to become the Korean National Association (KNA) was established in 1910. Initially headquartered in San Francisco, KNA had a Los Angeles branch as early as 1912 at 2 Olive Court. In the following decades, the United States became one of the bases for the Korean independence movement. Three of the movement's key leaders—Syngman Rhee, Ahn Chang Ho, and Yong-man Pak— spent substantial time in the United States. Ahn Chang Ho, also known by his penname, Dosan, is most associated with Los Angeles.

Ahn Chang Ho was born in 1878 in a rural village near Pyongyang, in what is now North Korea, and immigrated with his wife, Lee Hye Ryon (Helen), to San Francisco in 1902. The Ahns moved to Riverside in 1904, where he worked as a laborer in the citrus groves, and became a leader of the small immigrant community, establishing the Korean Mutual Assistance Association in 1905. In subsequent years, Ahn emerged as a moral and political leader of the Korean independence movement, and travelled extensively between immigrant settlement communities in California, and internationally to China, Russia, Manchuria, and back to Korea. In 1919, Ahn became acting premier of the Korean Provisional Government in China, established as a government-in-exile following Japanese colonial authorities' suppression of a nationwide peaceful protest to proclaim Korean independence known as the March 1st Movement. Ahn departed his home in Los Angeles for the last time in 1926, and later died in 1938 in Korea due to complications arising from torture and harsh conditions during imprisonment.

In 1913, Ahn established Hung Sa Dahn, or Young Korean Academy, an organization dedicated to the promotion of Korean independence and Korean culture in America through building civic and political leadership capacity. In 1914, he relocated to Los Angeles, and Hung Sa Dahn's headquarters moved with him to multiple residences in the Bunker Hill neighborhood before establishing a permanent location of its own at the subject property in 1936. Initially, membership in the organization was varied, consisting of day laborers, farmworkers, and shopkeepers, as well as ambassadors and diplomats; later, members of Hung Sa Dahn included such diverse occupational backgrounds as teachers, innkeepers, businessmen, physicians, lawyers, and pastors. During Ahn's frequent absences, the organization continued to operate and expand at the subject property, which functioned as a long-standing civic, social, and cultural hub in the Korean American community until 1978.

The subject property has experienced some alterations that include an interior remodel of the 1910 residence to add a drop ceiling next to the fireplace and remove a wall between the living and dining rooms in 1932, and the replacement of the original stoop with a full-width porch, the infill of the rear porch of the Craftsman-style residence, and the replacement of some windows with vinyl windows, all at unknown dates.

The subject property was identified in the Korean Americans in Los Angeles, 1905-1980 SurveyLA Citywide Historic Context Statement as significant as the Los Angeles branch of the Korean American patriotic youth organization founded by Ahn Chang Ho in 1913.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

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; or
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.

FINDINGS

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

BACKGROUND

On June 22, 2021, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. The original 30-day expiration date of July 22, 2021, per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.* The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.

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

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Hung Sa Dahn			Original historic name
Other Associated Names: Young Korean Academy, Hungsadan			
Street Address: 3421 South Catalina Street		Zip: 90007	Council District: 8
Range of Addresses on Property: 3421-3423		Community Name: South Los Angeles	
Assessor Parcel Number: 5040019014	Tract: Strong and Dickerson's Jeff	Block:	Lot: 12
Identification cont'd:			
Proposed Monument Property Type: ● Building	○ Structure	○ Object	○ Site/Open Space ○ Feature Natural
Describe any additional resources located on the property to be included in the nomination, here: Two-story single-family residence; two-story multi-family residence; one-story detached garage			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1910, 1958 ○ Factual ○ Estimated	Threatened? Private Development
Architect/Designer: unknown	Contractor: unknown
Original Use: single-family residence	Present Use: multi-family residence
Is the Proposed Monument on its Original Site? ● Yes ○ No (explain in section 7) ○ Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style: Craftsman		Stories: 2	Plan Shape: Rectangular

FEATURE	*PRIMARY* 3421 S Catalina St.	*SECONDARY* 3423 S Catalina St.
CONSTRUCTION	Type: Wood	Type: Wood
CLADDING	Material: Wood shingles	Material: Stucco, smooth
ROOF	Type: Gable, crossed	Type: Hipped
	Material: Composition shingle	Material: Composition shingle
WINDOWS	Type: Sliding	Type: Sliding
	Material: Vinyl	Material: Vinyl
ENTRY	Style: Centered	Style: Off-center
DOOR	Type: Select	Type: Select

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

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.	
	See attached.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

☐	Listed in the National Register of Historic Places	
☐	Listed in the California Register of Historical Resources	
☐	Formally determined eligible for the National and/or California Registers	
☐	Located in an Historic Preservation Overlay Zone (HPOZ)	○ Contributing feature ○ Non-contributing feature
✔	Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): SurveyLA Korean American Historic Context Statement
Other historical or cultural resource designations:		

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):	
✔	1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
✔	2. Is associated with the lives of historic personages important to national, state, city, or local history.
☐	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

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

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name: Michelle Magalong	Company: Asian & Pacific Islander Americans in Historic Pr	
Street Address: [redacted]	City: Los Angeles	State: CA
Zip: 90038	Phone Number: [redacted]	Email: [redacted]

Property Owner Is the owner in support of the nomination? ○ Yes ○ No ● Unknown

Name:	Company:	
Street Address:	City:	State:
Zip:	Phone Number:	Email:

Nomination Preparer/Applicant's Representative

Name: Rosalind Sagara	Company: Los Angeles Conservancy	
Street Address: 523 West 6th St. #826	City: Los Angeles	State: CA
Zip: 90014	Phone Number: [redacted]	Email: [redacted]

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

HISTORIC-CULTURAL MONUMENT
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
2. ✔ Written Statements A and B
3. ✔ Bibliography
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: planning.ohr@lacity.org)
5. ✔ Copies of Primary/Secondary Documentation
6. ✔ Copies of Building Permits for Major Alterations (include first construction permits)
7. ✔ Additional, Contemporary Photos
8. ✔ Historical Photos
9. ✔ Zimas Parcel Report for all Nominated Parcels (including map)

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
X	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
X	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
X	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Michelle Magalong	June 16, 2021	michelle magalong
Name:	Date:	Signature:
M. Rosalind Sagara	June 17, 2021	
Name:	Date:	Signature:

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

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

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

Note on Romanization of Korean Hangeul:

The organization name 흥사단 is transliterated as ‘Hung Sa Dahn’ in this application. Many sources, including the USC Digital Library and the City of Los Angeles’ SurveyLA Korean American Historic Context Statement utilize ‘Hungsadan,’ based on the McCune-Reischauer Romanization system that was in common use from 1937-2000. The contemporary transliteration according to the Revised Romanization of Korean system adopted in 2000 is ‘Heungsadan.’ The decision to use ‘Hung Sa Dahn’ was based on Los Angeles City Directories, Los Angeles Department of Building and Safety permit records, and the organization’s own primary records during the time it occupied the subject property at 3421 South Catalina Street.

Nomination Preparer/Applicant's Representatives (continued):

Name: *M. Rosalind Sagara
Company: Los Angeles Conservancy
Street Address: 523 W. 6th St., Ste. 826
City: Los Angeles
State: CA
Zip: 90014
Phone Number: [redacted] (mobile)
Email: [redacted]

Name: Katherine Kim
Street Address: [redacted]
City: Los Angeles
State: CA
Zip: 90042
Phone Number: [redacted]
Email: [redacted]

*Primary contact

7A. Property Description

Site/Setting

Hung Sa Dahn is located at 3421-3423 South Catalina Street between Jefferson Boulevard and 35th Street in the South Los Angeles neighborhood. The parcel is approximately 6,223 square feet and contains a two-story Craftsman-style single-family residence, two-story Modern-style duplex, and a one-story detached garage. Landscaping in the front setback consists of mature palm trees and grass. Hardscape features on the property include a concrete driveway along the side (south) property line and central walkway connecting the front porch steps to the sidewalk Black wrought-iron fence, pedestrian gate, and driveway gate at the front (east) property line. All buildings on the site retain sufficient integrity to convey the property's significance.

Residence Exterior (3421 South Catalina Street)

Built in 1910, the primary (east) facade of the two-story Craftsman-style residence faces South Catalina Street.[1] It was originally constructed as a single-family residence, but converted into a multi-family residence at an unknown date.[2] The building is rectangular in plan and clad in wood shingles at the upper story and a combination of wood shingles and clapboard at the lower story. The rear (west) facade features an arcade or recessed porch with arched openings, now infilled with wood lapped siding. The building has a gable-on-hip roof with prominent jerkinheads at either end and boxed, flared eaves supported by wood knee brackets. The primary roofline is punctuated by cross-gabled dormers with decorative wood vertical members and flared eaves facing each side yard.

The building's front (east) facade is symmetrical, with a central primary entry and gabled porch roof with decorative wood members in the gable end. The entry door features a prominent wood surround flanked by partial-height sidelights; the door type and material are obscured by a non-original metal security door. Photographic evidence indicates that the current porch, which is concrete, is a later addition that replaced an original stoop with steps flanked by two heavy brick square posts. The porch features non-original wood support posts and a wood balustrade. The porch steps and porch floor are clad with tile.

Street-visible fenestration consists primarily of vinyl insert sashes within original wood frames and surrounds. The front facade features rectangular oriel windows with sliding vinyl sashes supported by carved wood corbels at both the upper and lower stories. Other fenestration includes vertically-oriented single-hung vinyl windows in single and grouped configurations.

Current photographs of the exterior show limited visibility due to the presence of a construction fence at the front property line and construction debris in the front yard, and the nomination preparer's lack of access to the site.

Residence Exterior (3423 South Catalina Street)

A two-story duplex was constructed to the rear of the two-story Craftsman-style residence in 1958.[3] It is rectangular in plan and features a hipped roof and smooth stucco cladding. Entry to the lower unit is provided at the building's side (south) facade; the upper unit is accessed by an exterior staircase with a

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[1] ZIMAS
[2] ZIMAS, Building permit no. 13253, Los Angeles Building and Safety, dated August 16, 1932.
[3] ZIMAS, Building permit no. LA-1753, Los Angeles Building and Safety, dated May 23, 1958.

decorative wrought-iron railing at the front (east) facade. Fenestration on the duplex is largely obscured from street view, but appears to consist primarily of vinyl sliding windows.

Current photographs of the exterior show limited visibility due to the nomination preparer's lack of access to the site.

Garage Exterior

A one-story detached garage with a gabled roof appears to have been constructed at the southwest corner of the lot in 1950.[4] Current photographs of the exterior show limited visibility due to the nomination preparer's lack of access to the site.

Building Interiors

No physical description or current photographs of the interior are provided in this application due to the nomination preparer's lack of access to the site.

Permits and Alterations

1932	Alterations to existing residence with "reception hall" at 3421 South Catalina include drop ceiling 7'6" x 11'6" to be raised next to fireplace level and replacing folding doors where wall removed to connect the living room and dining room as one.
1958	Construct new two-story duplex (3423 South Catalina) behind existing residence at 3421 South Catalina.
1958	Re-roof and paint exterior at 3421 South Catalina.
unknown	Stoop removed and replaced with full-width porch
unknown	Window sashes replaced with vinyl
unknown	Infilled porch at rear

[4] ZIMAS

Hung Sa Dahn, 3421-3423 South Catalina Street
Historic-Cultural Monument Continuation Sheet

Character-Defining Features

Residence Exterior (3421 South Catalina Street)

- Rectangular plan
- Gable-on-hip roof
- Jerkinhead gable ends
- Knee brackets
- Cross-gable dormers
- Wood shingle and clapboard siding
- Gabled porch roof
- Oriel windows and overall fenestration pattern
- Primary entry door and sidelights
- Recessed porch at rear with arched openings (currently infilled but largely intact)

Residence Exterior (3423 South Catalina Street)

- Rectangular massing and plan
- Hipped roof
- Exterior staircase with railing
- Unadorned facades
- Overall fenestration pattern

Detached Garage

- Subordinate in height, massing, and footprint to the primary and secondary structures
- Gabled roof

Hung Sa Dahn, 3421-3423 South Catalina Street
Historic-Cultural Monument Continuation Sheet

7B. Statement of Significance

Summary

3421-3423 South Catalina Street in the South Los Angeles neighborhood served as the headquarters of the Young Korean Academy, or 'Hung Sa Dahn,' from 1936 to 1978. Hung Sa Dahn was a civic organization founded in San Francisco in 1913 by the renowned Korean independence activist Dosan Ahn Chang Ho (1878-1938). Ahn was an early leader of the Korean American community in Los Angeles, emigrating from Korea first to San Francisco in 1902, before relocating to Los Angeles in 1914. Hung Sa Dahn's headquarters moved with Ahn to multiple family residences in the Bunker Hill neighborhood (not extant) before establishing a permanent location of its own at the subject property in 1936, two years prior to Ahn's death following his incarceration as a political prisoner by Japanese colonial authorities in Seoul.

3421 South Catalina Street, which was identified as a resource in the SurveyLA Korean American Historic Context, is highly significant for its association with the Korean independence movement from 1936 to 1945, as well as its function as a long-standing civic, social, and cultural hub in the Korean American community from 1936 to 1978. In 1958, the Hung Sa Dahn purpose-built a two-story duplex on the property (identified as 3423 South Catalina Street) to house aging members. The property was part of an early concentration of Korean American residences, businesses, and civic and religious institutions that emerged in South Los Angeles beginning in the 1920s, primarily in the area bounded by Jefferson Boulevard to the north, West 37th Street to the south, South Catalina Street to the east, and Normandie Avenue to the west. Hung Sa Dahn would continue to serve an active community role at this location until 1978.

3421 South Catalina Street has been identified in SurveyLA's Korean American Historic Context Survey as eligible for listing as a Los Angeles Historic-Cultural Monument (HCM) as the long-time headquarters of Hung Sa Dahn, a significant Korean American civic organization in Los Angeles.

The property meets "Historic-Cultural Monument Criteria 1" as it exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community. The site at 3421-3423 South Catalina Street is exemplary as a rare and enduring Korean American institutional property in Los Angeles. 3421-3423 South Catalina Street was the location from which Hung Sa Dahn operated from 1936 to 1978, which is the period of significance for the property. The buildings are extant, intact, and rare examples of early institutional properties associated with Korean American immigration, settlement, and development in Los Angeles.

The property also meets "Historic-Cultural Monument Criteria 2," for its direct association with the life of historic personage, Dosan Ahn Chang Ho, a singularly important figure in Korean American history at the local, state, and national level, and in modern Korean history more broadly. Although Ahn was imprisoned abroad in Korea at the time of Hung Sa Dahn's acquisition of the property in 1936 and died two years later before he could return home to Los Angeles, he and his teachings are integral to the organization's existence over its 108-year history, including its period of significance at 3421-3423 South Catalina Street. Furthermore, the building's acquisition was facilitated through his direct efforts and served as the first and only standalone headquarters of Hung Sa Dahn in Los Angeles.

Together with the Korean Independence Memorial Building (headquarters of the Korean National Association, an organization also founded by Ahn; LA HCM-548) and the Dosan Ahn Chang Ho Family Home (LA HCM-1059), the subject property is one of only three extant buildings in Los Angeles that are directly associated with Ahn, a singularly important figure in the development of the Korean American community at the local, state, and national level, during his lifetime. All other physical structures associated with him have been lost, further underscoring the rarity and significance of this property under Criteria 2.

Historical Background

Much of the following information is taken from SurveyLA's *Korean American Historic Context Statement*. The nomination preparers highlighted the themes important to understanding how the Hung Sa Dahn and its founder, Dosan Ahn Chang Ho, fit into the broad cultural and social history of Koreans in Los Angeles. These sections are followed by information about the mission, activities, and significance of Hung Sa Dahn.

Dosan Ahn Chang Ho (1878-1938)

Early Education and Influences

Ahn Chang Ho, also known by his pen name *Dosan* ('island mountain'), was a Korean independence activist and a prominent leader within the Korean American immigrant communities in Los Angeles, San Francisco, and Riverside in the early twentieth century. A singularly revered figure in modern Korean history, Ahn was born in 1878 in a rural village near Pyongyang, in what is now North Korea. Ahn's views on Korea and Korean sovereignty were shaped by his experiences witnessing the Sino-Japanese War (1894-1895) as a youth. The cornerstone of his moral and political philosophy was fortifying Korea's strength as a nation-state by building up the individual potential of its citizens through mass education, gender equality, and other modern values that ran counter to the rigidly hierarchical Confucian values of Korea's Joseon Dynasty (1392-1897).

Immigration to the U.S.

Ahn's strong belief in the power of education led him to move as a teenager first to Korea's capital, Seoul, where he enrolled in and graduated from American missionary school, then on to the United States to further his studies in education for the purposes of returning to Korea and aiding its people. Already a noted orator in Korea by this time, Ahn and his new bride, Lee Hye Ryon (Helen) emigrated to San Francisco in 1902. He was instrumental in the establishment of immigrant support institutions such as the Korean Friendship Association in San Francisco, which was founded in 1903 to promote aid and offer a community for Korean immigrants.[5]

Finding it difficult to secure employment in San Francisco, the Ahns moved to Riverside in 1904, where he worked as a laborer in the citrus groves. He became a leader of the small immigrant community, establishing the Korean Mutual Assistance Association there in 1905.[6] In subsequent years, he emerged as a clear moral and political leader of the Korean independence movement. He continued to travel extensively between immigrant settlement communities in California, and internationally to China,

[5] Kim and Patterson, *The Koreans in America*, 4 and Shin, "Koreans in America, 1903-1945," 9.
[6] Shin, "Koreans in America, 1903-1945," 7, 9.

Russia, Manchuria, and back to Korea, which had been forcibly annexed as a colony by Japan in 1910. He established Hung Sa Dahn, or Young Korean Academy, in San Francisco in 1913.

In 1914, following an unusually cold winter that decimated California's citrus crops, Ahn and his family relocated from Riverside to Los Angeles. They settled among the emerging Korean community around the Bunker Hill neighborhood. Upon arrival, they lived at 1411 West Fourth Street, but moved to 106 North Figueroa Street by 1917. Hung Sa Dahn's headquarters moved with Ahn from San Francisco to Los Angeles, and the organization continued to operate and expand during his frequent absences.

Return to Korea

Ahn became acting premier of the Korean Provisional Government in China, which was established in 1919 as a government-in-exile following Japanese colonial authorities' brutal suppression of the March 1st Movement, a nationwide peaceful protest to proclaim Korean independence. The incident resulted in an estimated 7,500 citizen deaths and tens of thousands of injuries and arrests.[7]

Ahn departed his home in Los Angeles for the last time in 1926.[8] Evidence suggests that he may have been deported from the U.S. by the Immigration Service after he and the Hung Sa Dahn organization were falsely reported for suspected Bolshevik ties.[9] He planned on returning to the U.S. in 1932 to spend time with his family, including his youngest son Ralph, who was born in 1926 and whom Ahn had never seen. However, repeated arrests by Japanese colonial authorities in 1927, 1932, and 1937 thwarted his efforts.[10] Ahn died in 1938 as a result of complications arising from torture and harsh conditions during his 1937 imprisonment. The Los Angeles Times published an article entitled "Angeleno Dies in Seoul,"[11] and a public memorial service for Ahn was held in the Los Angeles City Hall Council Chambers on March 20, 1938.[12]

Due to his untimely death, Ahn was unable to physically see Hung Sa Dahn's acquisition of the property at 3421 South Catalina Street to fruition. However, as the founder as well as physical and moral force behind Hung Sa Dahn as an organization, Ahn and his legacy are inextricably tied with the subject property.

Ahn Family

The Ahn family's legacy lived on following Ahn Chang Ho's departure from Los Angeles and his death. Helen Ahn moved with their five children, Philip, Philson, Susan, Soorah, and Ralph, into a house at McClintock Avenue and 34th Street near the University of Southern California (USC) campus in 1937. They lived at the McClintock Avenue house until 1946, during which time it became a gathering place for those supporting the Korean independence movement. It also served as a social and cultural hub for the Korean American community, particularly as a means for providing assistance to new arrivals to Los Angeles. The house was acquired by USC in 1966 and moved to an on-campus location (809 West 34th

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[7] Kyung Moon Hwang, "The Birth of Korean Nationhood," New York Times, March 1 2019, accessed 17 June 2021, https://www.nytimes.com/2019/03/01/opinion/the-birth-of-korean-nationhood.html.
[8] Brian League, University of Southern California, "Dosan Ahn Chang Ho Family Home," City of Los Angeles Historic-Cultural Monument Application, October 17, 2013.
[9] Edward Taehan Chang, "Last Journey to America: Deportation of Dosan Ahn Chang Ho (1924-1926)," *The Review of Korea Studies* Volume 23 Number 1 (June 2020): 161-182, accessed 17 June 2021, https://rks.koar.kr/assets/pdf/2562/journal-23-1-161.pdf.
[10] "Ahn Changho: A Man Memorialized in Both Korea and the United States." The Unsung Heroes Who Fought for Independence. http://peacemaker.prkorea.com/ahnchangho/.
[11] *Los Angeles Times,* "Angeleno Dies in Seoul," 13 March 1938, accessed 14 June 2021.
[12] Hung Sa Dahn, 100 Years of the Young Korean Academy (Seoul: Hung Sa Dahn, 2013), 021.

Street) in 2004 (City of Los Angeles Historic-Cultural Monument No. 1059). Members of the Ahn family continued to be prominent figures in the Los Angeles Korean American community over the following decades.[13]

Korean Americans in Los Angeles

Early Immigration, Bunker Hill

The United States and Korea officially established diplomatic relations in 1882. The first American missionaries arrived in Korea shortly thereafter, establishing schools, universities, hospitals, churches, and other institutions. In doing so, modern values such as democracy and mass education were introduced to Korea, heavily influencing future generations of political leaders and activists including Ahn Chang Ho.

Korean immigrants began settling in the Bunker Hill neighborhood of Los Angeles in the early 1900s. The immediate neighborhood was already considered an older part of Downtown, and lacked race restrictions. Korean Americans therefore lived side-by-side with other ethnic minorities including Mexican Americans, African Americans, and other Asian Americans.[14]

Florence Sherman, a former missionary to Korea, founded the Korean Methodist Episcopal Mission in 1904 at 1519 Hill Street.[15] The mission's residents were among the earliest Korean Americans in Los Angeles. In addition to church services, the mission provided housing, employment assistance, and English language lessons for young immigrants, who were primarily students and day laborers. It was served by Reverend Hugh Cynn, a Korean USC student who had escaped to Los Angeles following political persecution and imprisonment in Korea.[16] Cynn had known Florence Sherman from her time spent in Korea as a missionary, and this connection enabled him to immigrate to Los Angeles and matriculate as a USC student before later returning to Korea in 1911.[17] The Korean Methodist Episcopal Mission closed by 1912 due to financial woes and Cynn's return to Korea.[18]

The Korean Presbyterian Mission was established in 1906 at 240 North Bunker Hill Avenue[19]. The closure of the Korean Methodist Episcopal Mission led to the merging of the two congregations as the Korean Presbyterian Church, which was located at 2 Olive Court.[20] As with other ethnic communities, the role of the churches for early Korean Americans in Los Angeles was an essential socio-cultural institution that extended beyond the practice of religion to include broader support functions. The churches held community events and celebrations and provided language education.

Japan's annexation of Korea in 1910 further transformed the role of overseas Koreans in the independence movement, because many political activists, students, and intellectuals were living abroad in exile. The first Korean national organization that evolved to become the Korean National Association

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[1313] Brian League, University of Southern California, "Dosan Ahn Chang Ho Family Home," City of Los Angeles Historic-Cultural Monument Application, October 17, 2013.
[14] Kim, Images of America: Los Angeles's Koreatown, 8.
[15] "Mission Started For Korean Boys," *Los Angeles Times,* 5 December 1904, accessed 14 June 2021.
[16] *Los Angeles Times,* "Hueng-Wo Cynn Back to Korea: Graduate of U.S.C. Returns to Native Land," 01 April 1911, accessed 15 June 2021.
[17] David Yoo and Hyung-ju Ahn, Faithful Witness: A Centennial History of the Los Angeles Korean United Methodist Church (1904-2004) (Los Angeles: Los Angeles Korean United Methodist Church, 2004), 37, 49.
[18] Yoo and Ahn, Faithful Witness, 49-51.
[19] Los Angeles City Directory 1914, 38.
[20] [20] Yoo and Ahn, Faithful Witness, 49-51.

(KNA) was established in 1910.[21] Initially headquartered in San Francisco, KNA had a Los Angeles branch as early as 1912 at 2 Olive Court, the same address listed in city directories for the Korean Presbyterian Church.

The Korean American community in Los Angeles grew slowly but steadily in the 1910s and 1920s as migrants continued to arrive from Hawaii, San Francisco, and farming communities in the Central Valley and Riverside. Ahn Chang Ho and other community leaders established and nurtured the growth of local civic organizations such as Hung Sa Dahn.

Community Growth and Expansion, South Los Angeles

Beginning in the 1920s, the Korean American community began coalescing and growing around the South Los Angeles neighborhood surrounding USC. Like Bunker Hill, this area was more lax in enforcing racial covenants and was ethnically diverse.[22] A hand-drawn map depicts a concentration of Korean American churches, organizations, language school, community center, and residences circa 1935 in an area between Adams Boulevard to the north and Exposition Boulevard to the south, and roughly between Vermont Avenue to the east and Normandie Avenue to the west.[23]

Another concentration of Korean American residences and institutions was located south of Adams Boulevard and east of Vermont Avenue around Ellendale Place, Orchard Avenue, McClintock Avenue, and 29th and 30th Streets in the 1930s. Most notable was the Dong Ji Hoi (Comrade Society), founded by Syngman Rhee, another key leader of the Korean independence movement alongside Ahn Chang Ho, and later the first president of the Republic of Korea. Rhee was the founding president of the Korean Provisional Government, which was established following the March 1st Movement. He was interested in shifting the leadership authority held by the Korean National Association (KNA) to the provisional government, and changing its name to the Korean Residents' Association, leading to long-standing animosities and factions within the independence movement between pro- and anti-Rhee supporters. It appears the Los Angeles branch was located at 2716 Ellendale Place by 1932.[24]

The Korean American community's growth in South Los Angeles was likely due to the proximity of USC. Though not large enough to constitute a distinct enclave, the area west of campus and Exposition Park increasingly drew more Koreans in the 1920s and 1930s.[25] Korean American youths attended schools such as the James A. Foshay Learning Center, Manual Arts High School, and Los Angeles High School. They graduated and matriculated into American universities and enlisted in the military. Many young Korean Americans joined the U.S. Armed Forces. As children of the Korean independence movement, they felt compelled to fight against the Japanese.

The cultural center for the Korean community coalesced around Jefferson Boulevard, where two prominent buildings were constructed. After moving to a few different locations, the Korean National Association (KNA) built a simple structure at 1368 West Jefferson Boulevard in 1938.[26] The organization had shifted its primary headquarters from San Francisco to Los Angeles the previous year as Los Angeles' larger and growing Korean population became more prominent.[27] The KNA's new hall served

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[21] Helen Lewis Givens, "The Korean Community in Los Angeles County" (master's thesis, University of Southern California, 1939), 56.
[22] Yoo and Ahn, Faithful Witness, 68.
[23] Kim, Images of America: Los Angeles's Koreatown, 30-31.
[24] Building permit no. 17215, Los Angeles Building and Safety, dated October 31, 1932.
[25] Kim, Images of America: Los Angeles's Koreatown, 35.
[26] Kim, Images of America: Los Angeles's Koreatown, 46.
[27] Yoo and Ahn, Faithful Witness, 84.

approximately 2,000 members as the center of the Korean independence movement in the United States through political efforts to oppose the Japanese occupation of Korea and support the exiled provisional government based in China. The Korean-language newspaper *The New Korea,* with a political bent, was published on site.[28]

Immediately next door to the KNA headquarters, the Korean Presbyterian Church constructed a permanent church in 1938 at 1374 West Jefferson Boulevard.[29] Between 1929 and 1931, the church moved from its 2 Olive Court (not extant) location to 1626 West 35th Street or Place, that appears to have been a single-family residence also the home of the pastor, Reverend C.S. Kim.[30] Between 1932 and 1938, the Korean Presbyterian Church was listed at 1545 West 35th Place. The church building at that location belonged to the Westminster Presbyterian Church, a long-standing African American church. The Korean church may have rented or shared the facilities with the main church.[31] The lot on Jefferson was purchased in 1937 and the brick church constructed for $20,000, part of which was raised by member donations from the community.[32] It featured a smaller auditorium, classrooms, offices, choir rooms, and a larger auditorium where services were held. Stained glass windows were installed, as was a fully operational kitchen. The grounds featured a parking lot and children's playground. With services provided in both Korean and English, the church also offered Korean language school.[33] The proximity of these two prominent institutions firmly solidified Jefferson Boulevard as the social center of the Korean American community in Los Angeles.

Korean War and Second Wave of Immigration

The Korean War (1950-1953) was fought between North Korea, with military support from the Soviet Union and China, and South Korea, with military support from the U.S. Cold War geopolitics in the aftermath of World War II led to the division of Korea into two sovereign states. Both states claimed legitimacy as the sole Korean government, resulting in a furious three-year conflict with no resolution that devastated the country.

On July 27, 1953, the armistice between the warring parties was signed, effectively bringing an end to the Korean War, despite the absence of a formal treaty. The war's impacts reverberated in Korean American communities. The Korean American community across the United States funded relief efforts to ease the suffering on the peninsula. Orphan children, displaced by the conflict, became the first immigrants from Korea to the United States since the 1920s, many of whom arrived in Los Angeles. Returning U.S. servicemen from the Korean War brought Korean brides with them. These women arrived in small numbers and were often separated from the established Korean American community by circumstance.[34] Students from South Korea also started to make their way to the United States in the years after World War II and the Korean War.[35] These three groups—the students, brides and orphans—constituted the second wave of Korean immigration to the U.S.

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[28] Koreatown Rotary Club, "Korean Independence Memorial Building," City of Los Angeles Historic-Cultural Monument Application, December 5, 1990.
[29] Kim, Images of America: Los Angeles's Koreatown, 46.
[30] Los Angeles City Directory 1929, 1295 and Los Angeles City Directory 1931, 1166
[31] *Los Angeles City Directory 1932,* 2576; Sanborn Fire Insurance Map, 1922, sheet 623.
[32] Givens, "The Korean Community in Los Angeles County," 36.
[33] Ibid., 38.
[34] Kim, *Images of America: Los Angeles's Koreatown*, 72; "A Brief History of Korean Americans," National Association of Korean Americans, accessed March 23, 2017, http://www.naka.org/resources/history.asp.
[35] Yoo and Ahn, Faithful Witness, 135-136.

Approximately 14,000 Koreans arrived in the United States between 1950 and 1965.[36] This wave of immigration was aided by scaled-back immigration laws in the 1950s that allowed entire Korean families to claim refugee status. The arrival of refugees in Los Angeles was met by the established Korean American community with unwavering support.

In addition to the new wave of immigration, the Korean American community in Los Angeles was undergoing other changes. In 1952, the Immigration and Nationality Act (also known as the McCarran-Walter Act) was passed, which relaxed the limits on immigration from certain Asian countries.

Additionally, several court cases in the late 1940s and early 1950s challenged discriminatory racial covenant laws that barred Asian Americans from living in certain neighborhoods. This shift towards desegregation resulted in many Korean Americans moving from the previous concentration around Jefferson Boulevard between Western and Vermont Avenues to middle class neighborhoods in Los Angeles and the surrounding cities. For the most part, the nucleus of the Korean American community expanded north and west, signaling the eventual creation of the later Koreatown in the late 1960s. Some also moved further west to the Westside and over the Hollywood Hills to the San Fernando Valley.

Hung Sa Dahn

Founding and Korean Independence Movement

Ahn Chang Ho founded Hung Sa Dahn in San Francisco in 1913. The organization's mission was to build civic and political leadership capacity for the Korean independence movement from Japanese colonial rule (1910-1945). Ahn's teachings beyond the goal of independence promoted Korean sovereignty through democracy. Its membership was varied, consisting of day laborers, farmworkers, and shopkeepers, as well as ambassadors and diplomats. Discrimination led to a lack of employment opportunities for first-generation immigrants, even for those like Ahn who had a formal education. Later members of the Hung Sa Dahn included such diverse occupational backgrounds as teachers, innkeepers, businessmen, physicians, lawyers, and pastors.

When Ahn and his family relocated to Los Angeles in 1914, Hung Sa Dahn's headquarters moved with him. It operated out of their family home, first at 1411 West 4th Street, then by 1917 at 106 North Figueroa Street. Neither of these buildings are extant. Photographs from the 1910s-1930s depict the organization's members in front of the Queen Anne-style residence at 106 North Figueroa Street, on the USC campus, and gathered for picnics in parks.

Hung Sa Dahn's membership grew as the small Korean community began expanding and coalescing southward in the neighborhood surrounding USC in the 1920s and 1930s. USC students, both second-generation Korean Americans and international students from Korea, were among its members. Men and women alike were welcomed to join the organization, reflecting Ahn's progressive views and belief that gender equality would contribute to better outcomes for society at large.

It is unknown how Hung Sa Dahn came to select and purchase the property at 3421 South Catalina Street as its first standalone headquarters in 1936. However, a 1932 permit for an interior alteration indicates that there is a reception hall on the property, suggesting that the property may have already been serving multi-purpose residential and institutional uses.[37]

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[36] Kim, "Residential Patterns," 8.
[37] Building permit no. 13253, Los Angeles Building and Safety, dated August 16, 1932.

Philip Ahn (1905-1978), the eldest of Ahn Chang Ho's five children and a significant figure in his own right, was closely involved with Hung Sa Dahn since his youth. As a natural-born U.S. citizen, Philip was not subject to the California Alien Land Law of 1913, one of many U.S. alien land laws designed to effectively exclude Asian and other immigrants on the basis of race by preventing individuals ineligible for citizenship from being able to purchase, own, or lease property. Philip's citizenship status enabled him to help his fellow Koreans who were not afforded such privileges. In 1924, he helped Hung Sa Dahn members purchase a rice farm in Colusa County, personally assisting them in hauling crops to Los Angeles.[38]

Supporting Local Needs

Given the discrimination in employment and lack of opportunity to purchase property, the economic situation for many Korean immigrants in the community was dire, particularly as they grew older. One of Hung Sa Dahn's functions was to provide housing assistance to members who needed it, particularly local university students and elder founding members. Three bedrooms were located upstairs on the second floor, while the downstairs contained a large meeting room, office, kitchen, and guest bedroom.[39]

One Hung Sa Dahn member-resident was Choon Har Kim (1896-1983), who appears to have resided at the subject property beginning in 1936.[40] Like Ahn, Kim was born in northern Korea and studied civil engineering at an American Presbyterian missionary school in Pyongyang. He was an organizer of the March 1st Movement in Korea. Kim eventually arrived in Los Angeles in 1924, where he found work operating a fruit stand in the Eagle Rock neighborhood.[41] In a 1983 interview, he told the story of leaving his wife and young son behind in Korea in order to support the independence cause overseas. His son was lost and presumed dead in the Korean War, but his wife survived and he continued to support her financially from abroad for over forty years. Immigration laws prevented Kim's wife from becoming a U.S. resident or citizen until 1965, at which time she finally joined him in Los Angeles. By then, Kim had become a naturalized citizen and was able to purchase a house in San Fernando, where he resided until his death in 1983.[42]

In 1958, Hung Sa Dahn further expanded its capacity by constructing a detached two-story duplex to the rear of the existing building. The intent was to provide housing for elder founding members of the organization. Plans for the project were approved in 1958, with a valuation of $10,000, a significant sum at the time. Dr. Marn Cha, professor emeritus of political science at California State University, Fresno, arrived from South Korea in 1957 to attend USC, and was inducted as a Hung Sa Dahn member in 1960. He recalls that an elderly couple, who he believed were founding members, lived in one of the two units.

Evolution

Korea's liberation from Japanese colonial rule in 1945 and the founding of the Republic of Korea (South Korea) in 1948 had socio-political implications for the Korean American community in Los Angeles. Hung Sa Dahn's global headquarters was moved from Los Angeles to Seoul.[43] With the long-desired goal of

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[38] Hye Seung Chung, Hollywood Asian: Philip Ahn and the Politics of Cross-Ethnic Performance (Philadelphia: Temple University Press, 2006), 6-7.
[39] Cha, Marn J. 2021. Zoom interview with author. June 11.
[40] Hung Sa Dahn, 100 Years of the Young Korean Academy (Seoul: Hung Sa Dahn, 2013), 1071.
[41] Los Angeles City Directory 1937, 414
[42] *The Korea Times, Hawaii Edition,* "Today's Summit Meeting; Tomorrow's Pyongyang, 14 August 2000, accessed 13 June 2021, http://hawaii.koreatimes.com/article/20000814/6703.
[43] Hung Sa Dahn, 100 Years of the Young Korean Academy (Seoul: Hung Sa Dahn, 2013), 1071.

independence met, numerous organizations associated with the independence movement shifted gears towards the formation of a new government in Korea. Many who had come to Los Angeles earlier as students or religious leaders in the community returned to Korea to participate in nation-building.[44]

By the 1950s and 1960s, many of Hung Sa Dahn's original founding members were elderly, leading to a need for housing to serve patriots who had served their home and adopted countries well. Dr. Cha recalls that five or six other students were inducted at the same time as he was, and that they were recruited by the existing membership, whom he considered 'old-timers,' with the intention of cultivating a new generation of leaders.

Hung Sa Dahn continued to serve as a political voice following liberation. South Korea experienced political and social turmoil in the 1950s-1980s, both on account of the Korean War and subsequent authoritarian rule, which ran counter to Hung Sa Dahn's core philosophies. The organization's focus turned to promoting democratic governance through education and study of Ahn Chang Ho's teachings, which were believed to be universal and applicable in a variety of political contexts. Therefore, although Hung Sa Dahn's sphere of influence shifted, it did not wane.

Regular guest speakers stopped by the Hung Sa Dahn headquarters to lecture on various political and philosophical topics, including prominent member and former South Korean ambassador Dr. Chang Li Wook. Helen and Philip Ahn also continued to remain actively engaged with the organization, which even led to Dr. Cha taking a job at the Ahn family's Moongate restaurant in Panorama City, where he worked for about a year as a busser.[45]

Hung Sa Dahn thus continued to serve as an important social and cultural hub at the subject property

until 1978, when it was sold by the organization for financial reasons. The organization is still in active operation today throughout its various chapters in South Korea, the U.S., and elsewhere in the world.

[44] Kim and Patterson, The Koreans in America, 49.
[45] Cha, Marn J. 2021. Zoom interview with author. June 11.

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Current Photographs



3421-3423 South Catalina Street



3421 South Catalina Street, front façade



3421 South Catalina Street, porch



3421 South Catalina Street, porch



3421 South Catalina Street, rear façade



3421-3423 South Catalina Street, rear façade



3423 South Catalina Street



3421-3423 South Catalina Street, view east



3421-3423 South Catalina Street, view east

Historical Photographs



Ahn Chang Ho, c. 1919.
100 Years of the Young Korean Academy.



Portraits of Ahn Chang Ho, c. 1890s-1937. *100 Years of the Young Korean Academy.*

Philson, Susan, and Soorah at Ahn Residence at 1411 W 4th St., 1909. *Shades of L.A. Collection.*



Helen Ahn with children at 1411 W 4th St.,1917, *Shades of L.A. Collection.*

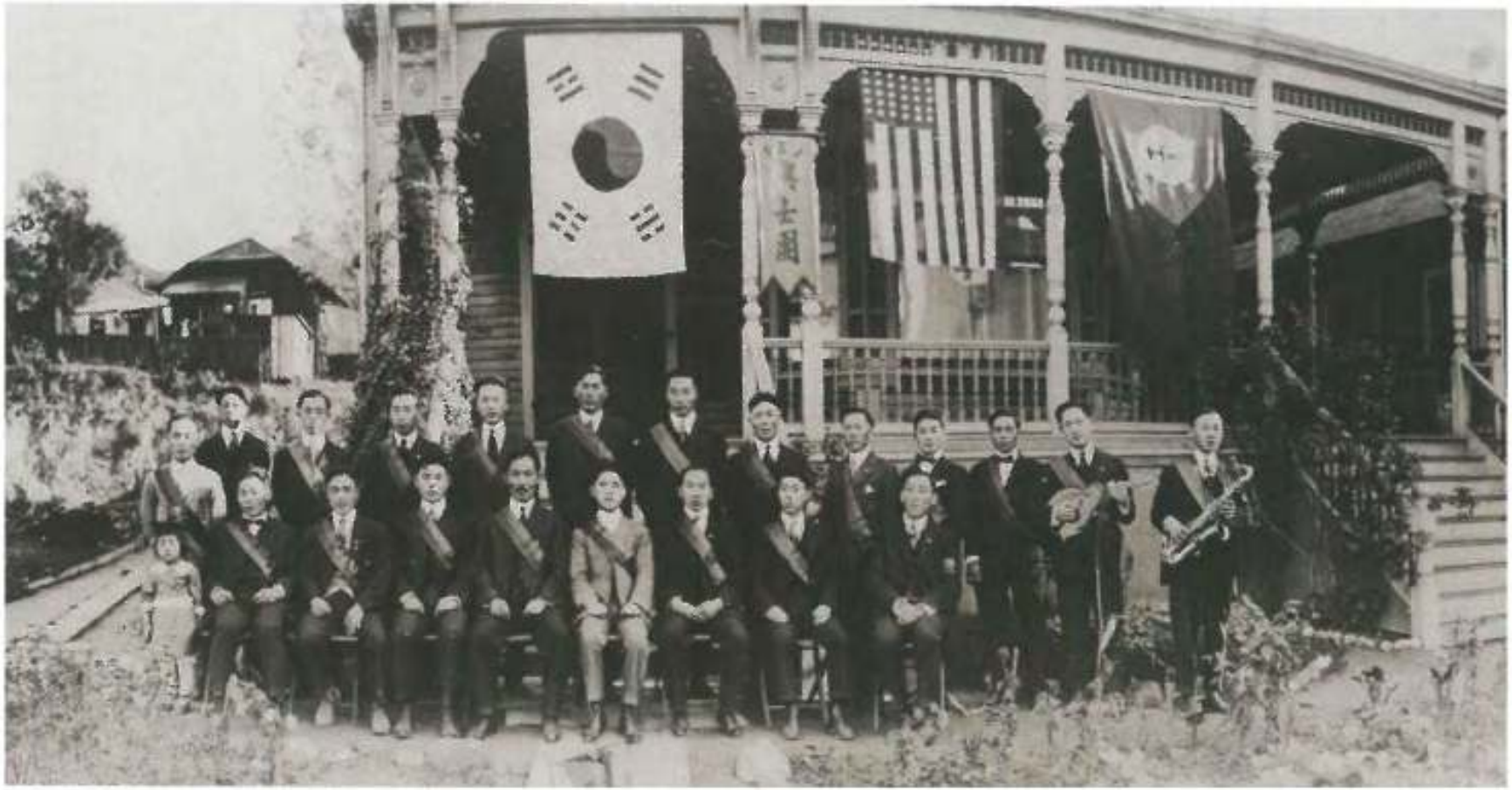




Hung Sa Dahn Gathering in Los Angeles, December 1915, *100 Years of the Young Korean Academy.*



Hung Sa Dahn Headquarters at Ahn Residence at 106 North Figueroa Street, 1918,
USC Korean American Digital Archive.



Hung Sa Dahn Headquarters at Ahn Residence at 106 North Figueroa Street, 1918,
100 Years of the Young Korean Academy.



Ahn Residence at 106 North Figueroa Street, date unknown, *Strengthen Your Power: The Centennial History of Young Korean Academy in America.*



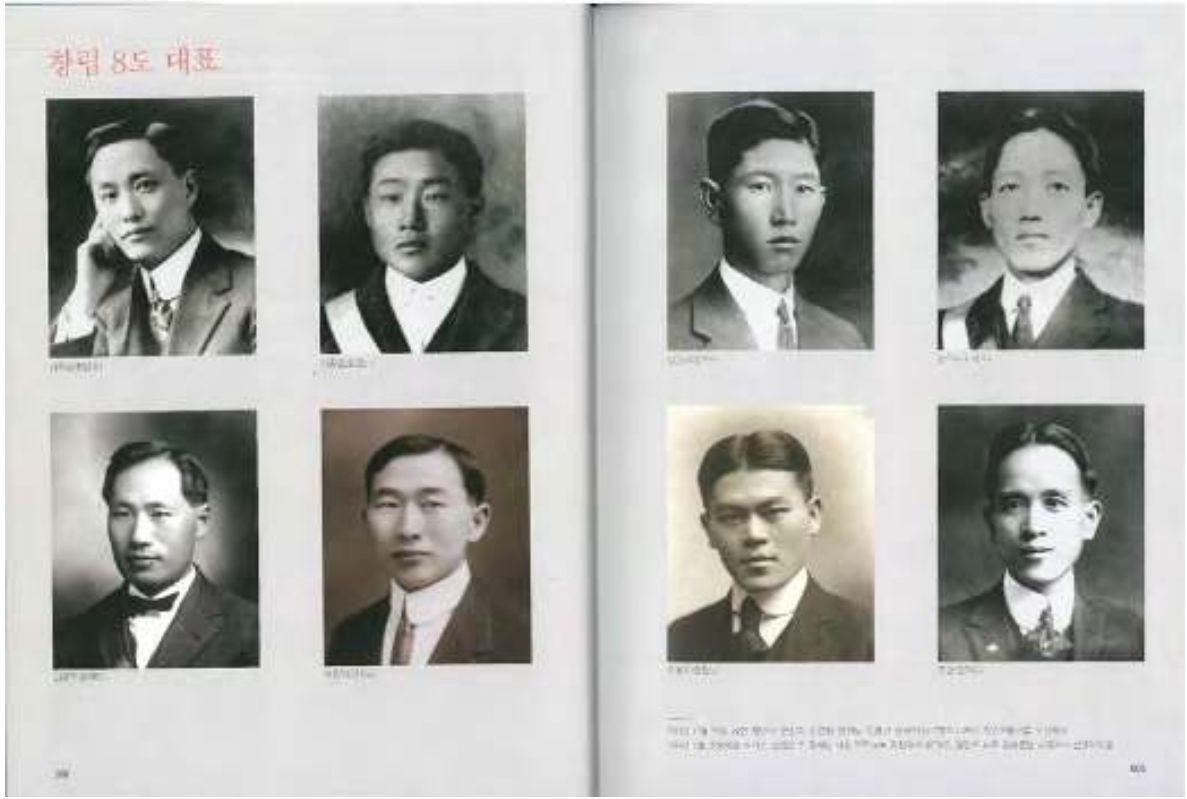
Hung Sa Dahn Gathering, date unknown, *Strengthen Your Power: The Centennial History of Young Korean Academy in America.*



Hung Sa Dahn Gathering in Los Angeles, December 28, 1923, *100 Years of the Young Korean Academy.*



Ahn Chang Ho Memorial Service at Los Angeles City Hall Council Chambers, 1938, *100 Years of the Young Korean Academy.*



Hung Sa Dahn Members, 1913-1914, *100 Years of the Young Korean Academy.*



Hung Sa Dahn
Members, 1914-20113,
100 Years of the Young Korean Academy.



Hung Sa Dahn
Members, 1915-2011,
100 Years of the Young Korean Academy.



3421 South Catalina Street, date unknown, *100 Years of the Young Korean Academy*.



Hung Sa Dahn 18th Annual Meeting, 1932,
USC Korean American Digital Archives



Hung Sa Dahn Annual Meeting, 1937,
USC Korean American Digital Archives



Hung Sa Dahn 27th Annual Meeting, 1940,
USC Korean American Digital Archives



Hung Sa Dahn 29th Annual Meeting, 1943,
USC Korean American Digital Archives



Hung Sa Dahn 36th Annual Meeting, 1949,
USC Korean American Digital Archives



Hung Sa Dahn 40th Annual Meeting, 1954,
USC Korean American Digital Archives



Hung Sa Dahn 41st Annual Meeting, 1955,
USC Korean American Digital Archives



Hung Sa Dahn 42nd Annual Meeting, 1956,
USC Korean American Digital Archives

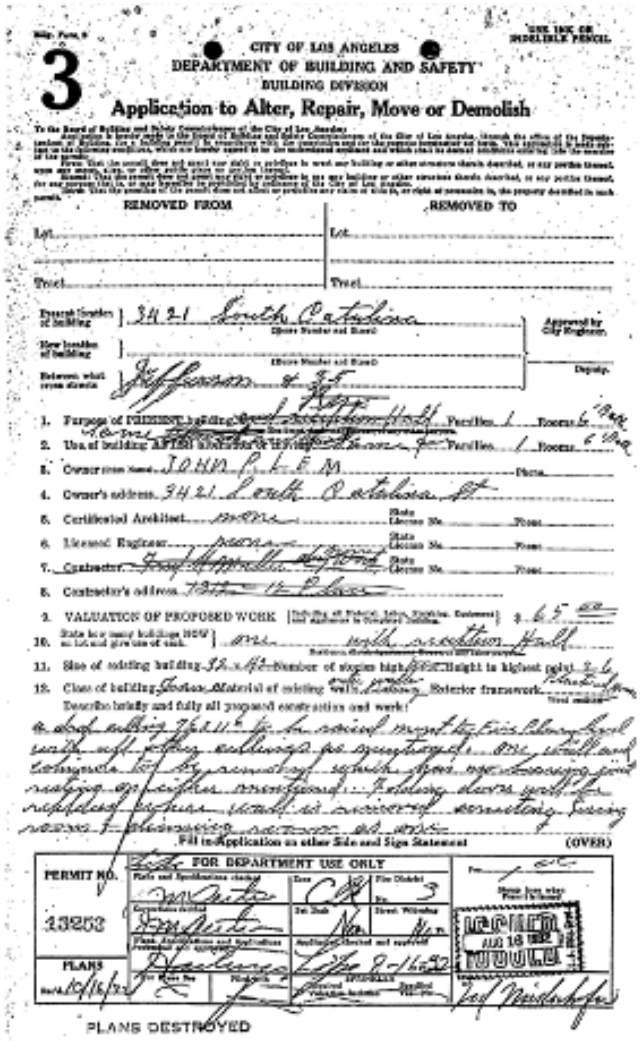


Hung Sa Dahn 47th Annual Meeting, 1960,
USC Korean American Digital Archives



Hung Sa Dahn 48th Annual Meeting, 1961,
USC Korean American Digital Archives

Building Permits



CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

3

USE INK OR INDELIBLE PENCIL

Application to Alter, Repair, Move or Demolish

REMOVED FROM — Lot — Tract

REMOVED TO — Lot — Tract

Present location of building: 3421 South Catalina (Street Number and Name)

New location of building: (Street Number and Name)

Between which cross streets: Jefferson & 36th

Approved by City Engineer — Deputy

1. Purpose of PRESENT building: Dwelling — Number of Families: 1 — Number of Rooms: 6 Bath
2. Use of building AFTER alteration, repair or removal: Dwelling — Number of Families: 1 — Number of Rooms: 6 Bath
3. Owner (Print name): JOHN P. LEE — Phone
4. Owner's address: 3421 South Catalina St.
5. Certificated Architect — State License No. — Phone
6. Licensed Engineer — State License No. — Phone
7. Contractor: Joseph Hopwell Co. — State License No. — Phone
8. Contractor's address: 7355 W. Pico
9. VALUATION OF PROPOSED WORK (Including all Federal, State, City or other Taxes. Estimate): $ 65.00
10. State how many buildings NOW on lot and give size of each: one with one room
11. Size of existing building: 32 x 42 — Number of stories high: one — Height in highest point: 9 ft
12. Class of building: Frame — Material of existing walls: Lathing — Interior framework: Wood

Describe briefly and fully all proposed construction and work:

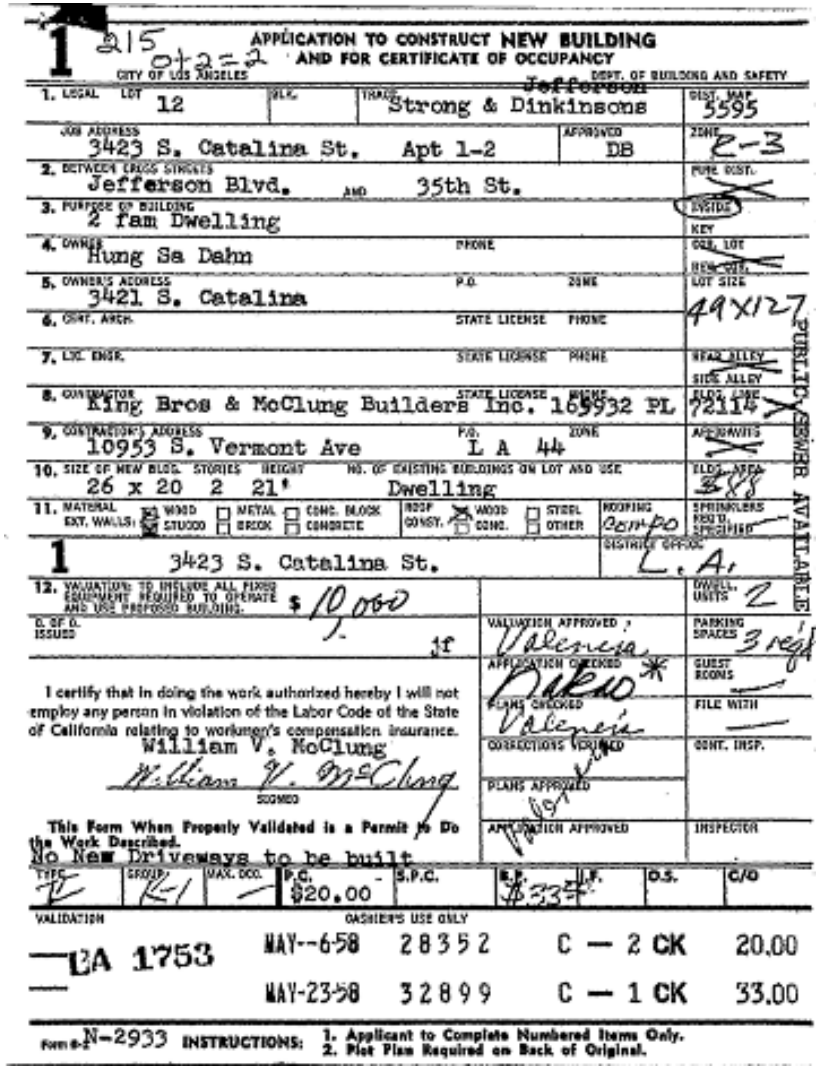
a dbl ceiling 7/8" to be nailed over the floor above and with off joints, ceilings as existing, one shelf and clothes hook by each of which there are to be openings and ceiling openings, existing doors and windows to remain, existing doors and windows to remain, wall is covered, remaining existing rooms to remain as now

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

PERMIT NO.	FOR DEPARTMENT USE ONLY			
13263	Plans and Specifications checked: Martin	Date: CH	Fire District: No. 3	Fee: $ .50
	Corrections checked: Martin	Set Back: No.	Street: Wilshire No.	
PLANS	Plans Approved and Applications Recommended for Approval: Hartman	Application Checked and Approved: Life 8-16-32		
Mark: 10/16/32	Plan Sheets:	Plans:	Permit Issued:	Approved: Jos Middlehoff

PLANS DESTROYED

Building permit for interior alterations, Los Angeles Department of Building and Safety, 1932.



APPLICATION TO CONSTRUCT NEW BUILDING
AND FOR CERTIFICATE OF OCCUPANCY
CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT 12 | BLK. | TRACT Strong & Dinkinsons | DIST. MAP 5595
JOB ADDRESS 3423 S. Catalina St. Apt 1-2 | APPROVED DB | ZONE R-3
2. BETWEEN CROSS STREETS Jefferson Blvd. AND 35th St. | PUBL. DIST.
3. PURPOSE OF BUILDING 2 fam Dwelling | INSIDE | KEY
4. OWNER Hung Sa Dahn | PHONE | OCC. LOT | REAR USE
5. OWNER'S ADDRESS 3421 S. Catalina | P.O. | ZONE | LOT SIZE 49X127
6. CONT. ARCH. | STATE LICENSE | PHONE
7. LIC. ENGR. | STATE LICENSE | PHONE | REAR ALLEY | SIDE ALLEY
8. CONTRACTOR King Bros & McClung Builders Inc. | STATE LICENSE 165932 PL | PHONE 72114 | BLDG. LINE
9. CONTRACTOR'S ADDRESS 10953 S. Vermont Ave | P.O. L A | ZONE 44 | AFFIDAVITS
10. SIZE OF NEW BLDG. 26 x 20 | STORIES 2 | HEIGHT 21' | NO. OF EXISTING BUILDINGS ON LOT AND USE Dwelling | BLDG. AREA 888
11. MATERIAL EXT. WALLS: WOOD STUCCO / METAL BRICK / CONC. BLOCK CONCRETE | ROOF CONST. WOOD CONC. / STEEL OTHER | ROOFING Compo | SPRINKLERS REQ'D SPECIFIED | DISTRICT OFFICE L. A.

1 3423 S. Catalina St.

12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 10,000
O. OF O. ISSUED | VALUATION APPROVED: Valencia | DWELL. UNITS 2
APPLICATION CHECKED Rubio | PARKING SPACES 3 regd
PLANS CHECKED Valencia | GUEST ROOMS | FILE WITH
CORRECTIONS VERIFIED | CONT. INSP.
PLANS APPROVED | INSPECTION
APPLICATION APPROVED

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.
William V. McClung
William V. McClung
SIGNED

This Form When Properly Validated is a Permit to Do the Work Described.
No New Driveways to be built

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	B.P.	P.F.	O.S.	C/O
V	K-1	—	$20.00		$33.00			

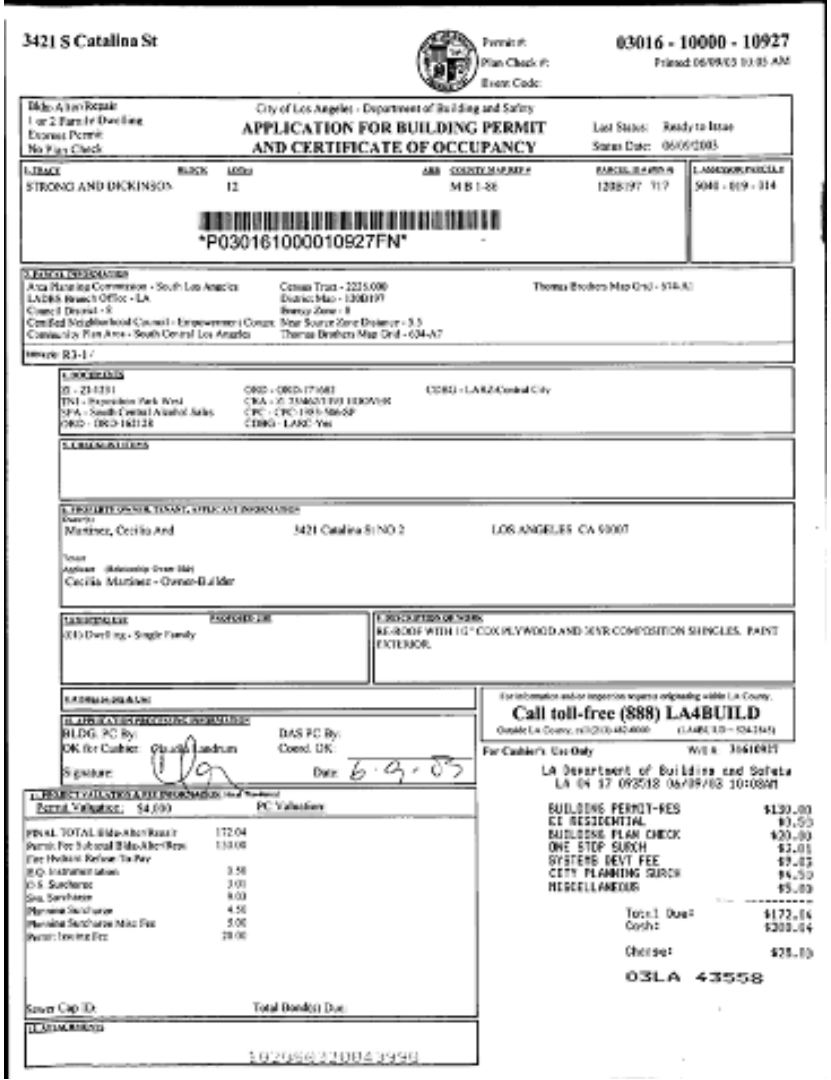
VALIDATION — CASHIER'S USE ONLY

BA 1753

MAY--6-58	28352	C — 2 CK	20.00
MAY-23-58	32899	C — 1 CK	33.00

Form 6-2 N-2933 INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

Building permit for new 2-story duplex, Los Angeles Department of Building and Safety, 1958.



3421 S Catalina St

Permit #: 03016 - 10000 - 10927
Plan Check #:
Event Code:
Printed: 06/09/03 11:05 AM

Bldg-Alt/Repair
1 or 2 Fam Dwelling
Excess Permit
No Plan Check

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

Last Status: Ready to Issue
Status Date: 06/09/2003

TRACT: STRONG AND DICKINSON | BLOCK: | LOT(S): 12 | ARB: | COUNTY MAP REF: M B 1-88 | PARCEL NUMBER: 1208197 017 | ASSESSOR PARCEL: 5048 - 019 - 014

P030161000010927FN

Area Planning Commission - South Los Angeles
LADBS Branch Office - LA
Council District - 9
Certified Neighborhood Council - Empowerment Congr
Community Plan Area - South Central Los Angeles
Census Tract - 2215.00
District Map - 130D197
Energy Zone - 8
Near Source Zone Distance - 3.5
Thomas Brothers Map Grid - 634-A7
Thomas Brothers Map Grid - 634-A7
Zone: R3-1-O

D - 23-1331
TNI - Exposition Park West
SPA - South Central Alcohol Sales
ORD - ORD-161128
ORD - ORD-171681
CRA - CC 33660/33 1030/08
CPC - CPC-1995-566-SP
CDBG - LAMC Yes
CDBG - LA82/Central City

Property Owner:
Martinez, Cecilio And | 3421 Catalina S NO 2 | LOS ANGELES CA 90007

Lessee:
Applicant (Relationship Owner Self):
Cecilio Martinez - Owner-Builder

USE | PROPOSED USE
(E) Dwell ng - Single Family

DESCRIPTION OF WORK
RE-ROOF WITH 1/2" COX PLYWOOD AND 30YR COMPOSITION SHINGLES. PAINT EXTERIOR.

BLDG. PC By:
DWP/BOE PC By:
OK for Cashier: Claudia Landrum
Coord. OK:
Signature:
Date: 6-9-03

For information and/or inspection requests originating within L.A. County
Call toll-free (888) LA4BUILD
Outside L.A. County, call (213) 482-0000 (LAMC 9.0 = 924.2345)

For Cashier's Use Only
WEB 30610927

Permit Valuation: $4,000
PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	172.04
Permit Fee Subtotal Bldg-Alter/Repa	130.00
Fire Hydrant Refuse To Pay	
SMO Instrumentation	3.58
O.S. Surcharge	3.00
Soil Surcharge	9.00
Plumbing Surcharge	4.50
Plumbing Surcharge Misc Fee	2.00
Permit Issuance Fee	19.96

Sewer Cap ID:
Total Bond(s) Due:

LA Department of Building and Safety
LA 04 17 092518 06/09/03 10:08AM

BUILDING PERMIT-RES	$130.00
EE RESIDENTIAL	$0.50
BUILDING PLAN CHECK	$20.00
ONE STOP SURCH	$2.01
SYSTEMS DEVT FEE	$9.03
CITY PLUMBING SURCH	$4.50
MISCELLANEOUS	$5.00
Total Due=	$172.04
Cash=	$200.04
Change=	$28.00

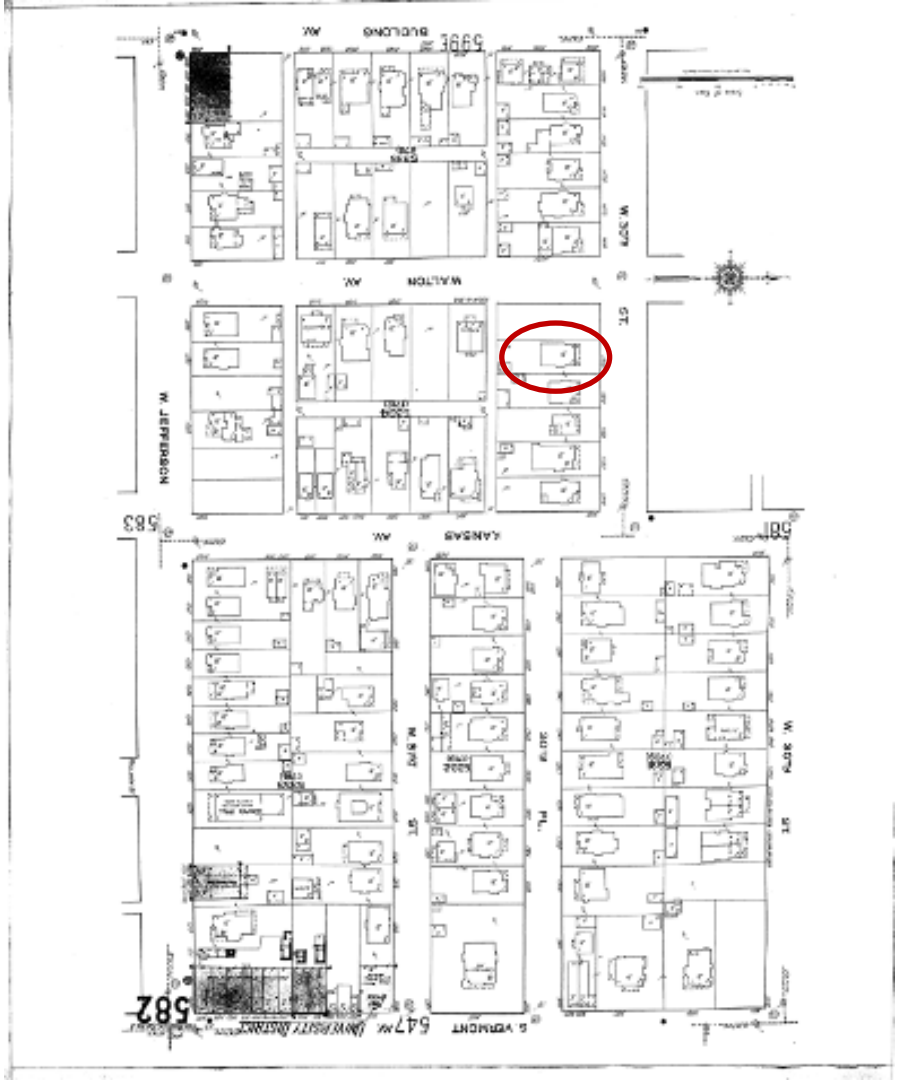
03LA 43558

Building permit for reroof and new paint, Los Angeles Department of Building and Safety, 2003.

Maps



1921 Baist Real Estate Map- Plate 18, prior to Kansas Avenue's renaming to Catalina Street.



1922 Sanborn Map, Volume 6 Sheet 582, prior to Kansas Avenue's renaming to Catalina Street.

Newspaper Articles

Angeleno Dies in Seoul Prison: Ahn <span ...
Los Angeles Times (1923-1995); Mar 13, 1938; ProQuest Historical Newspapers: Los Angeles Times
pg. 10

Angeleno Dies in Seoul Prison

Ahn Chang Ho Held by Japan to Halt Korean Uprising

Ahn Chang Ho, 60 years of age, leader of the Korean Nationalist movement, who has maintained his residence in Los Angeles for thirty years, died in a Japanese prison Thursday, it was learned by cable yesterday.

The cable to the Korean National Association, which he founded and which maintained world headquarters here, informed his family that he died at Seoul, Korea, of an acute internal ailment.

HELD PRISONER

Ahn at the time was a Japanese prisoner as a precaution against a Korean uprising during prosecution of the Chinese operations. He similarly had been seized in 1932 in Shanghai during the first Sino-Japanese conflict.

Ahn Chang Ho first went to San Francisco as a student in 1902. At the age of 16 years, he stumped his country in behalf of a stronger Korea to resist aggression. In 1910 he saw his country annexed to Japan. Ahn devoted the balance of his life here and abroad in the cause of Korean independence.

CALLED TO CABINET

In 1919 he was called to Shanghai to hold a portfolio in the Cabinet of the Korean provisional government that arose that year. His last visit to his family here was in 1925.

Ahn leaves his widow and five children, Philip Ahn, film actor; Philson Ahn, who was graduated from the University of California last year, and Susan, Sarah and Ralph Ahn, all natives of California.

Chinese Repel Japan's Drive

Recapture of Important Cities Checks Invasion

Copyright, 1938, New York Times

HANKOW, March 13. (Sunday). (Exclusive)—Attempts by the Japanese in Shahsi and Honan Provinces to cross the Yellow River at a dozen different points from the Great Wall north of Shansi to Chengcho have been repulsed, according to local Chinese military.

The Japanese are said to have spread a smoke screen over the river. While the Nipponese soldiers with the aid of rubber pontoons attempted to reach the western bank of the river, they were met by determined Chinese and driven back with heavy losses.

FIGHT CONTINUES

Struggles on the right bank of the river are said to be continued at Yumenkow, Puchow, Fenglingtu and Pinglu as the Chinese assailed rear positions of detached Japanese units.

The Japanese are reported generally centering in the Linfen and Houma areas, where a major battle has been proceeding for days with heavy casualties.

DRIVE REVERSED

The Chinese say their forces which had pushed toward north Shansi in the latter part of February in preparation for a general offensive, which the Japanese halted by striking first, have now about-faced and are pushing to the south.

The Japanese in South Shansi are said to be in danger of being crushed between these forces and the Chinese troops pushing westward from Northeast Honan. It is claimed that the latter under Gen. Liu Ju-ming have successfully recaptured Puyang, Ching-Feng, Chihsien, Weihuei, Tangyin and Nanlo. Claims persist that the Chinese have retaken Linhwaikwan in the south.

ISSUE REVIVED

Japanese military authorities again today raised the controversial question of foreign territorial rights in China.

Claiming jurisdiction over all persons in Chinese territory under Japanese occupation, the army issued warning against the transfer of Chinese-owned property to foreigners.

Los Angeles Times, 1938

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MISSION STARTED FOR KOREAN BOYS.
Los Angeles Times (1886-1922); Dec 5, 1904; ProQuest Historical Newspapers: Los Angeles Times
pg. 5

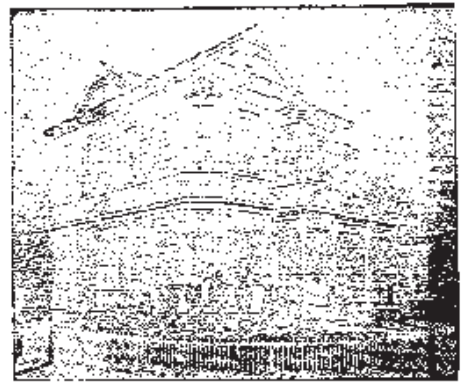
MISSION STARTED FOR KOREAN BOYS.

THE only Korean mission work in the United States, so far as known, has opened its doors in Los Angeles, and yesterday services were held by a native preacher, Rev. Hugh Cynn, at the mission house, No. 1519 South Hill street. This institution will be one of the features of Los Angeles missionary education.

Strange as it may seem, no effort appears to have been made by the evangelical Christian element [illegible] Los Angeles to reach the Koreans in this city, [illegible] the Methodists of [illegible] English education and social instruction in the Christian religion. They allow students the study and apply themselves industriously.

Most of the Koreans have employment in various households of the city during the days, and come to the mission for their instruction at night. There are nightly classes in English, and twice a week religious services are held.

While the present Korean population of Los Angeles [illegible] it is expected that within the next few months there will be many [illegible] from Hawaii



Only Korean Mission in America, No. 1519 South Hill Street.

[illegible] Hawaii. They have hired a two-story building at the above-mentioned number, and this is to be not only a mission chapel, but a religious and educational headquarters for the Koreans in this part of the country.

Mrs. Florence M. Sherman, a former missionary to Korea, has been made superintendent of the mission, and Dr. A. W. Addleman, the presiding elder of the Los Angeles district, has appointed Rev. Hugh Cynn, a student in the University of Southern California, as the pastor for the Christian in this city. Mr. Cynn graduated last night.

There are now twenty inmates of the mission home—bright Korean boys, who are very anxious to acquire an [illegible] where there are now over four thousand employed on the plantations.

Many of these people have a great desire to secure an education, and Mr. Cynn stated last night that he knew of a number who had made plans to come to Los Angeles to make use of the educational advantages. He expects to [illegible] several of his own countrymen enrolled in the University of Southern California next year.

[illegible] the rapid on the first floor of the [illegible] residence, there are rooms which are given over to the Korean boys, and where they keep house for themselves. In doing the [illegible] of the mission teachers in encouraging them to make this location their permanent home, so that they may be surrounded constantly by the best Christian influences.

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Los Angeles Times, 1904



Los Angeles Times, 1911

Faded Photographs Help Tell Story of L.A.'s Ethnic Diversity: ...
FRED ALVAREZ TIMES STAFF WRITER
Los Angeles Times (1923-1995); Oct 7, 1992; ProQuest Historical Newspapers: Los Angeles Times
pg. WB2



Helung-Ling Chao, left, Hea-Won Polch, Giselle Ow Yang and Banghee Chi look through old pictures.

Faded Photographs Help Tell Story of L.A.'s Ethnic Diversity

■ Archives: Asian-Americans share family pictures as part of a Central Library project on the city's cultural history.

By FRED ALVAREZ
TIMES STAFF WRITER

Sunny Ahn dropped her head into one open palm and said nothing.

For several seconds, maybe even a minute, she appeared to be sleeping. But she was trying hard to remember.

As if flipping the pages of a history book, Ahn sifted through her memory to try to put a date to the faded black-and-white photo of a young woman with black hair and a wide smile. She easily recognized herself in the photo, even if others could not.

Now, if only she could remember when it was taken.

"1945," she finally said as a group of young historians wrote down every word. "Now it's coming back to me."

There was a lot of remembering as Asian-Americans, mostly Korean-Americans, gathered to contribute time-worn but valuable snapshots to a citywide project known as "Shades of Los Angeles."

Carolyn Kozo, the city's senior photo collection librarian, said the idea is to illustrate the historic, political and cultural contributions of Southern California's ethnic communities from 1890 to 1960.

"Photographs are a common denominator," said Kozo, who developed the idea after discovering that the Central Library's collection of 2.5 million photographs had few images documenting the city's ethnic heritage. "They help us to discover that we're really alike in many ways."

The project has already reproduced hundreds of photographs from the family archives of the city's African-American and Latino residents.

Over the weekend, more than a dozen Asian-American families came to a television studio near Koreatown to share their memories with the rest of Los Angeles. Some brought photos in shopping bags and cardboard boxes. Others, such as Ahn, brought stacks of family photo albums.

Ahn's father, Dosan Ahn Chang Ho, was a leader of the movement to free Korea from Japanese rule in the years after the 1910 occupation. He died in 1938 after six years of imprisonment, she said—nearly a decade before Korea was liberated.

Ahn became the first Korean-American to join the Navy and its first woman gunnery officer.

"I thought the only way to fight for the cause was to join the Navy and fight the Japanese," she said, flipping through a tattered photo album. "That is what my father taught me."

The pages of some albums were falling apart, their pages wrinkled with time. Many pictures were so faded and yellowed that librarians said they could not be reproduced.

Although some photo collections had been in families for generations, Jidong C. Park put an album together in a night, chronicling her mother's life.

Her mother, Young Soo Choo Chey, was born in what is now South Korea at the turn of the century. She made her way to Ohio, where she attended high school and earned a sociology degree from Oberlin College.

Park brought pictures of her mother as a girl and young woman.

There was a photo of the young woman balancing on a railroad track. In another, she was winding up to throw a snowball. Yet another was a group shot of her mother and other college students who belonged to a club for foreigners.

"Before she passed away," Park said, "I wanted to show these pictures to someone."

After her mother and father met in New York and married in 1930, the couple returned to Korea, intending to stay two years.

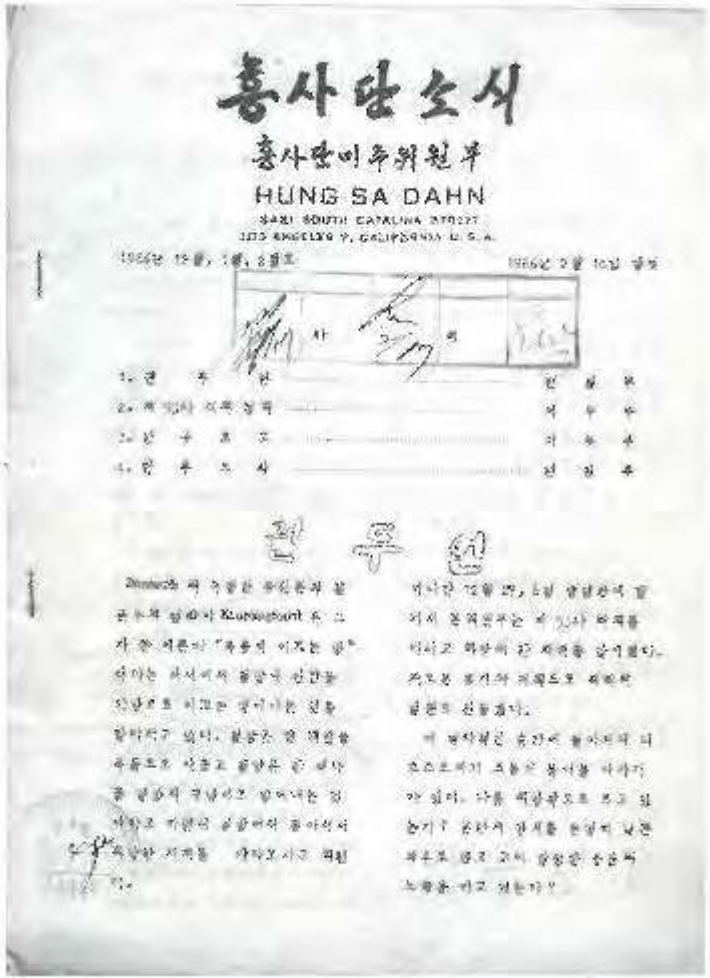
Because the Japanese occupiers tightened their grip, the couple ended up staying 20 years. Their daughter was born there.

"They took my mother's recipes because they thought they were in code," said Park, recalling weekly visits by detectives to her childhood home. "This is a sad story of that time. I still see these images in my head. You never forget those things."

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Los Angeles Times, 1992

Miscellaneous



흥사단소식

흥사단미주위원부

HUNG SA DAHN

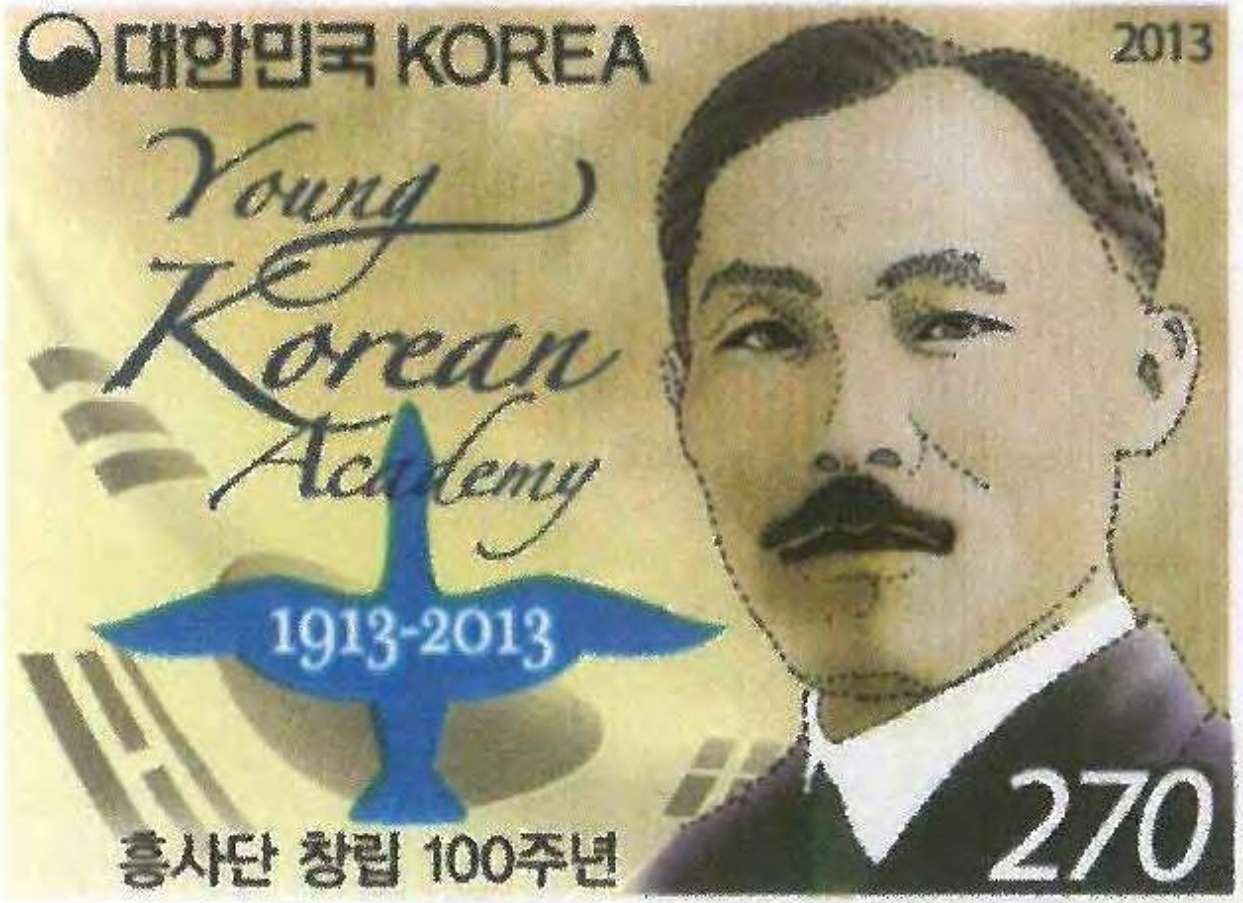
Hung Sa Dahn member newsletter, 1966, *100 Years of the Young Korean Academy.*



Hung Sa Dahn Flags, 1913-2003, *100 Years of the Young Korean Academy.*



Hung Sa Dahn Logos, 1913-2011, *100 Years of the Young Korean Academy.*



Dosan Ahn Chang Ho/Hung Sa Dahn Centennial Commemorative Stamp, *100 Years of the Young Korean Academy.*

A Journey of My Memories of Hung Sa Dahn/Young Korean Academy (1959-2021)

By Marn J. Cha

Presented to the effort to save Hung Sa Dahn/Young Korean Academy Lodge from demolition, June 14, 2021

My name is Marn J. Cha, 84, born and raised in Korea. I came to the U.S. as a student in 1957, and have earned all my three degrees, B.A., MPA, and Ph.D. from the University of Southern California. Most of my academic career was spent in the political science dept of Cal. State University, Fresno, California. I have retired from my professorship at Cal. State Fresno in 1910, and am currently a professor emeritus of political science.

The highlights of my experiences with Hung Sa Dahn in general, and with the current standing structure that once served as the Hung sa Dahn , the Young Korean Academy, lodge/office at 3421 S. Catalina Ave., Los Angeles, California, 90007, in particular, will be described and presented in the following order. My specific personal experience with the building, followed by my knowledge of and experience with the events of historical import that took place in the lodge, and how these experiences as well as my encounter with historical treasure trove stored in Reedley and Dinuba, California late in my career have handed to me my late life avocation. That being: studying and researching Dosan Ahn Chang Ho and Hung Sa Dahn/YKA.

- My Personal Experience with the Bldg.

It was Fall, 1959, when I was strolling around South side of the USC campus, to be specific Jefferson Blvd and South Catalina Ave area, and noticed at a mid-point a two story house with a unique structure, a arch like porch. Therein, three Chinese characters, were inscribed in black, 興士團, read in Korean, Hung Sa Dahn. I could read these Chinese characters, 興, meaning raising, 士, meaning elite, literati, and 團 meaning a circle, a gathering, a community. Hence, a community where you raise literati elite!

I was passing by it with a curious look at this signboard and then a couple of elderly Asian gentlemen standing at the porch talking to each other sounded like Korean. They too noticed that I, a young Asian boy, passing by glancing at them. One of them ventured to ask me in English what nationality I was. I said Korean and they almost yelled at me that they were Koreans, too. They invited me into the house, which I subsequently learned that it was serving as Hung Sa Dahn's lodge/office in America.

The house was of a substantial size with a huge living room, an office space, a separate kitchen and a small room attached to the kitchen, which I took must be a living quarter for an in-house housekeeper or maid. It had upstairs which I remember had three bedrooms. During my subsequent visits to the lodge/house which were at least every other week, I learned that an elderly man, whose name was if I remember correctly Kim Jong Hak (I could be wrong about his name) was living in the down stair room adjacent to the kitchen. He was a long time resident, a Hung Sa Dahn member, an admirer of Dosan Ahn Chang Ho, and an early immigrant who was then retired. He has never been married. No place to retire to and poor. The lodge provided to such Hung Sa Dahn member a space to live out their life.
The up stair rooms were rented out to students at a nominal rent. Whenever I stopped by the lodge, there was always someone. Quite often the living room served as a social space for USC Korean students as well as those going to school elsewhere in

Los Angeles area. It was a bustling place with young people come and go, and a staff or two maintaining Hung Sa Dahn office occupying the West side of the first floor. File cabinets and a huge desk made up the office ambience against the background of Dosan Ahn Chang Ho's portrait hanging on the wall.

Now, going back to when I stepped into the house for the first time in 1959. One of the two gentlemen who met me at the porch volunteered to tutor me about Ahn Changho Ho and Hung Sa Dahn since I did not know anything the person and his organization. I too was enormously interested to know more about it. This has led to my visiting the lodge for the next some months to have sessions with this elderly gentleman, whose name was Harr Hee Oak. His intention was to recruit me into Hung Sa Dahn/YKA. Mr. Harr thought that I was ready to face a question and answer session, a critical step for a candidate to achieve his/her general membership.

When this question and answer rite of passage was about to take place in 1960, a year after my chance encounter with the lodge and the two gentlemen in 1959, Dr. Chang Li Wook, a prominent Hung Sa Dahn leader who served formerly as South Korean ambassador to the U.S. was visiting Los Angeles. So, Dr. Chang took charge of hosting my YKA admission test session. I showed up at an appointed time and faced Dr. Chang for the first time. He fired at me a series of friendly but tough questions, which I answered and defended. I recall it took a good couple of hours. He and a score of fellow members watching it pronounced that I have passed and thusly commissioning me to the full membership. From thereon I felt that the lodge was like my second home. I attended YKA monthly meetings and special events. My casual stopping by the lodge to see friends and simply socialize also took place quite often.

In sum, the Hung Sa Dahn/YKA building was a multi-purpose structure: Hung Sa Dahn/YKA's U.S. headquarters and office, a living quarter for Hung Sa Dahn retirees, providing housing to needy Korean students, and social space for the Korean student community. The students, who passed through a period of their social life in the Hung Sa Dahn/ YKA lounge, have grown and developed into community leaders, professionals, and contributors to American as well as Korean society. Now, the events that took place at the lodge that I remember.

- The notable as well as routine events that took place in the lodge

The routine events were Hung Sa Dahn/YKA monthly meetings. There were about 30 or so attendees mostly YKA members. We sat on chairs spread out in the living room, a familiar pattern whenever meetings took place. These meetings then as now proceeded with singing national anthem, followed by a reading of Dosan's words, attending to business items, and a lecture given by a designated member or an invited speaker. The YKA's traditional revolving handshake concluded the meetings. Most of talks I attended then related to the Korean post independence topics, how for the members to cultivate YKA virtues and values that serve the independent Korea's modernization and development. In 1959, as I remember, Dr. Chang Li Wook gave a lecture on his way to Washington D.C. I distinctly remember his lecture was how we

should deal with a gulf between ideals and reality, followed by a topic on unity in diversity, and diversity in unity.

My most memorable event was attending a general conference of all YKA members in the U.S. that was held at the lodge in December 1960 (refer to a group picture attached). It was a joyful occasion to welcome a score of young people into the membership one of whom was me. Dr. Chang Li Wook was present as was Mrs. Helen Ahn, the wife of Dosan Ahn Chang Ho and their first son, Philip Ahn, then a well-known Asian actor in Hollywood. My meeting with Mrs. Helen Ahn and Philip Ahn here got me a job. They asked me I would be interested in working for their restaurant. Then the Ahn family owned and operated a Chinese restaurant called Moongate in Panorama city near Van Nuys in San Fernando Valley. I worked for them a year, a great experience to know the Ahn families. Ever since, I have maintained a life-long friendship with the Ahn family.

The 1960s were a difficult period for Hung Sa Dahn/YKA, as the military rule was governing Korea and Hung Sa Dahn/YKA was considered anti-military. Hence, an object of suppression by the Korean military intelligence! Yet, the Hung Sa Dahn weathered it out OK with its identity as the oldest civic organization remaining intact.

Some years after the 1960 (I can't remember exact year), I noticed a duplex being built in the back of the lodge. When it was completed, the apt occupant invited me into his new place. It was Mr. Kang, an elder brother of another Kang at whose San Francisco residence Dosan Ahn Chang Ho founded Hung Sa Dahn/YKA in 1913. This Mr. Kang, a staunch YKA member, lived most of his life in Chicago working as a cook. So, he asked me to excuse him if he coughs a lot while we talked. He said that as a cook, he was exposed to smoke too much, hence, tending to cough often, which I noticed he did. He and his wife served me refreshment. I learned that his wife was a descendant of a Korean patriot, one of thirty three signatories of the Korean declaration of independence in 1919, the mass Korean nationalist protest against the Japanese occupation of Korea.

As I was making progress in my studies at USC, eventually finishing my doctorate, my attendance of the YKA meetings tapered off. By the time I secured my tenure track position at Cal. State University, Fresno in 1969, I left the town and could not make to any meetings. In the interim I heard via rumor mill that the lodge at 3421 S. Catalina Ave., was sold to a private party. The reason being: the area becoming crime ridden and hence increasingly undesirable to live in and maintain it.

- Hung Sa Dahn/YKA and my avocation

While pursing a career and raising a family in Fresno, I stumbled upon a trove of historical treasures in the two small farm towns in the vicinity of Fresno, namely, Dinuba and Reedley twenty some miles South of Fresno. It was in summer, 2002. It coincided with a year before the Korean U.S. immigration centennial celebration was to commence. What I found was over two hundred early Korean immigrants' graves

in the Reedley and Dinuba cemeteries. Gravestones provided basic info on each deceased's birth, death dates and birthplace. Most of them were born in the last quarter of the nineteenth century and died during the first half of the twentieth century. According to their birth places, most of them came from North Western and Southern parts of the Korean peninsula. They built a church, Dinuba Korean Presbyterian Church in Dinuba, California in 1912, followed by another Presbyterian church in Reedley built in 1938. The latter structure is still standing. The church in Dinuba was demolished in 1989. Unmistakable evidence: this many Korean immigrants settled, worked, lived and died in Central California.

What may have drawn them to come to this part of California? How did the Koreans' emigration to the U.S. come about? What may have been their life like here? Where are their offspring? What may they have left? What does this all mean to the history of Korean immigrants to the U.S. and the larger context of American history? These questions have opened up to me a whole new venture, a historical research into the Korean diaspora. It suggested a long-term commitment: an academic research as well as historical preservation. To this end, with a handful of supporters in the Fresno area, I have formed Central California Korean Historical Society (hereafter CCKHS) in 2002. The year 2002 also coincided with a year before the Korean government and Korean American community were preparing to celebrate the Korean U.S. immigration centennial. The Korean U.S. Immigration Centennial Commemoration Committee came to aid our effort with an initial research grant.

My research has yielded two major written products among others: a paper I have delivered at the foregoing centennial commemorative seminar/conference, "the First Korea town in the U.S. A. mainland: Dinuba and Reedley, California" in 2003. Seven years later, 229 page book I have authored, "Koreans in Central California: A Study of Settlement and Transnational Politics" by University Press of America followed. In between the CCKHS has built a 2/3 replica of the Korean Independence Gate in Seoul, Korea in Reedley. Three other monuments were built and erected in Dinuba and Reedley that preserve the early Korean immigrants' memories. If one comes to these two towns, he or she will find that they are virtually a walking Korean immigrant museum. The monuments are a testimony to trials and tribulations of the Korean immigrant pioneers.

Of Korean immigrant pioneers, a towering figure was Dosan Ahn Chang Ho. His role was critical to organizing the Korean community, galvanizing it to contribute its energies and resources to the cause of the Korean independence movement. This has rekindled my old connections with Hung Sa Dahn/YKA. I began to research in-depth Dosan Ahn Chang Ho, his philosophy and values and what Hung Sa Dahn/YKA meant to him. By this time I have retired from my professorship and taken up studying and researching Dosan Ahn Chang Ho and his legacy, Hung Sa Dahn/YKA, as my full time avocation. This has led me to produce under the auspices of Hung Sa Dan and CCKHS 85-page English text entitled, 'Tell Me About the YKA' in 2018. The book affords English speaking readers a resource by which for them to better

understand Hung Sa Dahn/YKA, what it stands for, and its moral and philosophical messages.

The more I delve into the deeper meanings of Dosan's life and his philosophy, the deeper his insights and values come through, akin to the legacies of other prominent social thinkers and activists such as Mahatma Gandhi and Martin Luther King, Jr. In fact, for the city of Riverside having built and erected the statutes of these three sage/activists, Gandhi, Ahn and King, in the middle of its city park/promenade, is no accident. It was a well thought-out decision. This has inspired me to take on my next avocation. That is writing a book that compares and contrasts Gandhi, Dosan and King. They do indeed share a lot of commonalities. I am in the midst of completing it.

Because of the limited time and space allowed for this rendition of my memories of Hung Sa Dahn/YKA, let me conclude with a statement or two about a broader meaning of the importance of preserving the current Hung Sa Dahn structure at 3421 S. Catalina Ave., from demolition beyond the Korean community. Dosan Ahn Chang Ho, the Hung Sa Dahn/YKA founder, believed that a nation is as good as what kind of people makes up that society. It is not their wealth, military power, or material possession. What counts are the character, inner-self and moral fiber of a nation. Honesty, integrity, courage to stand up to power, love and compassion, and camaraderie and fraternity, yet, the reason and logic driven life style, taking freedom and equality as values to uphold, are what a nation ought to strive to cultivate and achieve.

For the Koreans to remake themselves to this end, they need an institution that leads the folks to change to a new character and personality. Hung Sa Dahn/YKA is an organization that shall produce such leaders who will help Korea transform. Ultimately toward what ends shall all these moral and ethical reform efforts be made? To achieve and live democracy! Dosan correctly took democracy to mean not just as a political institution and practice but also as ways of life. The foregoing virtues and values with which he intended to reform and reconstitute the Koreans were to reach democracy and live it. Thusly, whoever aspires to democracy, freedom and equality could just as well adopt Hung Sa Dahn/YKA principles and values. In short, Hung Sa Dahn/YKA has a global message.

When Dosan named Hung Sa Dahn in English the Young Korean Academy, he did not mean to refer to it as a gathering of young people or youth only. His intention was metaphorical. He refers to a gathering of newly transformed or born again people to a new personhood. In this sense, it could be the Young Nigerian Academy, or Young American Academy.

- Further larger meaning of saving the Hung Sa Dahn/YKA structure from demolition in the context of California

California and the nation are facing tremendous challenge, a challenge to combat racism, achieve social justice, and mend inequities in just about every facet of our

social and economic life. California legislature responds to it with reform ideas and policies. For example, looking into reparation, mandating ethnic studies at K thru nine, colleges and universities, and strengthen Californians' voting rights and political participation. In this spirit, California State Assembly and Senate unanimously voted for ACR 269, a resolution to designate November 9th, Dosan Ahn Chang Ho's birth date as Dosan Ahn Chang Ho Day each year in California in 2018. Viewed in this larger context, preserving a structure where the ideas and philosophy, advancing morals and ethics fit for democracy and humanity, were formed and practiced, will serve as a historical resource the school age children could visit and get inspired, and adults would appreciate that spiritual and moral reforms can come from anyone and anywhere in the world. Ideas and initiatives are not a monopoly of any particular group of people.

City of Los Angeles
Department of City Planning

6/22/2021
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
3421 S CATALINA ST
3423 S CATALINA ST

ZIP CODES
90007

RECENT ACTIVITY
ADM-2020-4745-TOC
CHC-2021-5125-HCM
ENV-2021-5126-CE

CASE NUMBERS
CPC-2008-1552-CPU
CPC-2005-5848-CA
CPC-2004-2394-ICO
CPC-19XX-18003
CPC-1990-346-CA
CPC-1983-506
ORD-180218
ORD-171682
ORD-171681
ORD-162128
ORD-139132
ORD-129761
ENV-2008-1781-EIR
ENV-2005-6078-ND

Address/Legal Information	
PIN Number	120B197 717
Lot/Parcel Area (Calculated)	6,223.1 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID A7
	PAGE 674 - GRID A1
Assessor Parcel No. (APN)	5040019014
Tract	STRONG AND DICKINSON'S JEFFERSON STREET TRACT
Map Reference	M B 1-86
Block	None
Lot	12
Arb (Lot Cut Reference)	None
Map Sheet	120B197
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 #	2226.00
LADBS District Office	Los Angeles Metro
Planning and Zoning Information	
Special Notes	None
Zoning	R3-1
Zoning Information (ZI)	ZI-2374 State Enterprise Zone: Los Angeles
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2397 Neighborhood Stabilization Ordinance: North University Park-Exposition Park-West Adams
	ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
General Plan Land Use	Medium 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
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No

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Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Exempt (Prior to 2/17/21)
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: John W. Mack Elementary School Active: John W. Mack Elementary School (Dual Language Spanish)
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5040019014
Ownership (Assessor)	
Owner1	3423 S CATALINA ST LLC
Address	2905 S VERMONT AVE STE 204 LOS ANGELES CA 90007
Ownership (Bureau of Engineering, Land Records)	
Owner	3423 S CATALINA ST LLC
Address	2905 S VERMONT AVE STE 204 LOS ANGELES CA 90007
APN Area (Co. Public Works)*	0.143 (ac)
Use Code	0300 - Residential - Three Units (Any Combination) - 4 Stories or Less
Assessed Land Val.	$230,887
Assessed Improvement Val.	$298,056
Last Owner Change	04/15/2020
Last Sale Amount	$1,895,018
Tax Rate Area	210
Deed Ref No. (City Clerk)	602854 357426-27 2023239 1990812 0777060 0418970
Building 1	
Year Built	1910
Building Class	D5A
Number of Units	1
Number of Bedrooms	5
Number of Bathrooms	2
Building Square Footage	2,458.0 (sq ft)
Building 2	
Year Built	1958
Building Class	D55
Number of Units	2
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	1,092.0 (sq ft)
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 5040019014]
Additional Information	

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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	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.18242896
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
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	No
Promise Zone	South Los Angeles Transit Empowerment Zone
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to	Housing+Community Investment Department
Telephone	[redacted]
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	Yes [APN: 5040019014]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Public Safety	
Police Information	
Bureau	South
Division / Station	Southwest
Reporting District	357
Fire Information	
Bureau	South
Batallion	13
District / Fire Station	15

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Red Flag Restricted Parking	No

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CASE SUMMARIES

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

Case Number:	CPC-2008-1552-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SOUTH LOS ANGELES NEW COMMUNITY PLAN PROGRAM
Case Number:	CPC-2005-5848-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	PROPOSED ORDINANCE TO ESTABLISH THE UNIVERSITY OFF-CAMPUS OVERLAY DISTRICT IN THE AREA BOUNDED BY 10FWY TO NORTH, 110 FWY TO EAST, MLK BLVD TO THE SOUTH AND NORMANDIE AVE TO THE WEST
Case Number:	CPC-2004-2394-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	MARTIN LUTHER KING, JR./29TH STREET/NORMANDIE/VERMONT/INTERIM CONTROL ORDINANCE
Case Number:	CPC-19XX-18003
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)\
Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Descriptions(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY
Case Number:	ENV-2008-1781-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	SOUTH LOS ANGELES NEW COMMUNITY PLAN PROGRAM
Case Number:	ENV-2005-6078-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	PROPOSED ORDINANCE TO ESTABLISH THE UNIVERSITY OFF-CAMPUS OVERLAY DISTRICT IN THE AREA BOUNDED BY 10FWY TO NORTH, 110 FWY TO EAST, MLK BLVD TO THE SOUTH AND NORMANDIE AVE TO THE WEST

DATA NOT AVAILABLE

ORD-180218

ORD-171682

ORD-171681

ORD-162128

ORD-139132

ORD-129761

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LARIAC5 2017 Color-Ortho

06/22/2021

City of Los Angeles
Department of City Planning



Address: 3421 S CATALINA ST

APN: 5040019014

PIN #: 120B197 717

Tract: STRONG AND DICKINSON'S JEFFERSON STREET TRACT

Block: None

Lot: 12

Arb: None

Zoning: R3-1

General Plan: Medium Residential

N
W
E
S