

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2016-385-HCM
ENV-2016-386-CE**

HEARING DATE: February 18, 2016
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 2615 - 2627 W. Wilshire Blvd.
Council District: 1
Community Plan Area: Westlake
Area Planning Commission: Central
Neighborhood Council: MacArthur Park
Legal Description: TR 6241, Lot 5, 6, 7

PROJECT: Historic-Cultural Monument Application for the
ARCADY APARTMENTS

REQUEST: Declare the property a Historic-Cultural Monument

**OWNER/
APPLICANT:** Matthew Ellis, Wilshire Royale Pacific, LLC
2629 W. Wilshire Blvd.
Los Angeles, CA 90057

PREPARER: Tara Hamacher, Historic Consultants
256 S. Robertson Blvd #2401
Beverly Hills, CA 90211

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as a 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, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, City Planning Associate
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

The 1927 Arcady Apartments are located on the northeast corner of Wilshire and Rampart Boulevards between MacArthur Park and Lafayette Park in Westlake. The building was designed by prominent architects Walker and Eisen and developed by J.B. Lilly and P.B. Fletcher who built the Wilshire Gaylord Apartments to the west. The Arcady opened originally as a luxury apartment hotel with 396 rooms. The building later housed a Howard Johnson's hotel and a Fifield Manor, a home for the elderly. Today the building is known as the Wilshire Royale Hotel and serves as an apartment building. Before the Arcady was developed on the site, it housed the Higgins Mansion, HCM #403, now on Lucerne Boulevard in Windsor Square, which was moved from the subject property in 1924.

The twelve-story Arcady Apartments building is in the Beaux Arts style with a "U"-shaped plan that opens west towards Rampart Boulevard. The open courtyard of the "U" served as the original entrance and was formerly ornamented by a large cast stone archway. The archway was removed in 1971 after suffering earthquake damage. A side entrance located on Wilshire Boulevard became the primary entrance to the building. Today the courtyard is walled off from Rampart and contains a pool and jacuzzi for tenants. The building has a prominent base, shaft, and upper story divided by band cornices. Constructed of poured concrete with cement plaster detailing, the Arcady has an embellished façade with quoins topped with ornamented capitals that give the appearance of soaring columns and monumentality. The main facades on Wilshire and Rampart are decorated in cast stone and have ornamented balconies, plaster crests with cherubs, and mold surrounds. Some of the arched ground floor storefronts have been enclosed or had the transom windows painted over, but the form is intact and could be restored. A number of the windows in the apartments have been enclosed, but the majority of the openings are extant and it appears that some of the original double hung windows remain intact with multi-light upper sashes and single light lower sashes. The original Arcady rooftop sign was removed, but the current sign retains a similar massing.

In addition to the ground floor commercial spaces and ten floors of apartments, the building also features a lobby, ballroom, mezzanine offices, and a basement. The double-height lobby has marbled faced piers framed by turned rope molding capped with capitals and exposed stenciled beams on the ceiling. The ballroom adjacent to the lobby in the north wing has vaulted ceilings. The upper floors are also mainly intact. Crown molding, wainscoting, and original doors remain in the corridors and many of the units contain original kitchen cabinetry, moldings, picture rails, and baseboards.

Albert R. Walker (1881-1958) and Percy A. Eisen (1885-1946) were the principals of their prolific architectural firm Walker and Eisen from 1919-1941. Both Walker and Eisen were native Californians. They began their partnership just before the Southern California building boom of the 1920s and had a huge influence over the built environment in Los Angeles. Some of their more well-known designs include the 1927 James Oviatt Building (HCM #195), the 1927 United Artists Theater Building (HCM #523), and the 1926 Hotel Normandie (HCM #1013). The partnership dissolved in 1941 after 22 years in business during which they 293 buildings throughout Southern California.

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, such as historic structures

or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his 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.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Arcady Apartments		Original historic name	
Other Associated Names: Wilshire Royale Hotel			
Street Address: 2619 W. Wilshire Blvd.		Zip: 90057	Council District: 1
Range of Addresses on Property: 2615-2627 Wilshire Blvd		Community Name: Westlake	
Assessor Parcel Number: 5141-009-015	Tract: TR 6241	Block: none	Lot: 7
Identification cont'd: Map Sheet 133-5A201			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1927	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? None
Architect/Designer: Walker and Eisen	Contractor: Paul B. Fletcher		
Original Use: Luxury Apartment	Present Use: Undergoing Rehabilitation for Housing		
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7)	<input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Beaux Arts Classicism		Stories: 12	Plan Shape: U-shaped
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Concrete poured/precast	Type: Select	
CLADDING	Material: Stucco, smooth	Material: Select	
ROOF	Type: Flat	Type: Select	
	Material: Rolled asphalt	Material: Select	
WINDOWS	Type: Double-hung	Type: Select	
	Material: Wood	Material: Select	
ENTRY	Style: Centered	Style: Select	
DOOR	Type: Paneled, glazed	Type: Select	



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.

1927	Construction, 12 Story, Class A, 395 Rooms, 13 Unit Apartment House
1955	Conversion of 12 Story Apartment Building to Home for the Aged

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input type="checkbox"/> Listed in the National Register of Historic Places	
<input checked="" type="checkbox"/> Listed in the California Register of Historical Resources	
<input checked="" type="checkbox"/> Formally determined eligible for the National and/or California Registers	
<input type="checkbox"/> Located in an Historic Preservation Overlay Zone (HPOZ)	<input type="checkbox"/> Contributing feature <input type="checkbox"/> Non-contributing feature
<input checked="" type="checkbox"/> Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): Westlake Recovery Redevelopment Area, 2009
Other historical or cultural resource designations: DOE- California OHP, Status Code, 2S2, DOE 19-99-0246-0000	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

<input type="checkbox"/>	Reflects the broad cultural, economic, or social history of the nation, state, or community
<input type="checkbox"/>	Is identified with historic personages or with important events in the main currents of national, state, or local history
<input checked="" type="checkbox"/>	Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
<input checked="" type="checkbox"/>	A notable work of a master builder, designer, or architect whose individual genius influenced his or her age



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: Matthew Ellis		Company: Wilshire Royale Pacific, LLC	
Street Address: 2629 W. Wilshire Blvd.		City: Los Angeles	State: CA
Zip: 90057	Phone Number: 818-501-5600 Ex. 104	Email: mellis@mwestholdings.com	

Property Owner

Is the owner in support of the nomination? Yes No Unknown

Name: Matthew Ellis		Company: Wilshire Royale Pacific, LLC	
Street Address: 2629 W. Wilshire Blvd.		City: Los Angeles	State: CA
Zip: 90057	Phone Number: 818-501-5600 Ex. 104	Email: mellis@mwestholdings.com	

Nomination Preparer/Applicant's Representative

Name: Tara Hamacher		Company: Historic Consultants	
Street Address: 256 S. Robertson Blvd #2401		City: Beverly Hills	State: CA
Zip: 90211	Phone Number: 213-379-1040	Email: Tara@HistoricConsultants.com	



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

10. RELEASE

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


11/5/15
MATTHEW ELLIS
SUP MWEST
 Name: _____ Date: _____ Signature: _____

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

Office of Historic Resources
 Department of City Planning
 200 N. Spring Street, Room 620
 Los Angeles, CA 90012
 Phone: 213-978-1200
 Website: preservation.lacity.org

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 monuments current form. Identify and describe and character-defining elements, structures, interior spaces, or landscape features.

The Arcady Apartments, now known as the Wilshire Royale is one of a cluster of early twentieth century apartment buildings along Wilshire Boulevard, located in the immediate vicinity of MacArthur Park. This site is a strategic location for apartments, and a key reason the Arcady was built here originally. The area is now a mixed use node of apartments, offices and mixed-use retail, with most buildings of similar scale, and similar to its appearance and character of most of the twentieth century. The Arcady stands next to the Bryson Hotel, constructed in 1913, but is similar in form and height. There are very few contemporary buildings that impact the scale of the immediate vicinity, leaving the neighborhood as an intact representation of its appearance

The Arcady Apartment is a 12 story, U-shaped structure of very typical early twentieth century form, with a prominent base, shaft and upper story cornice treatment. The architectural style and design is a blend of Classical features with formal embellishments and symmetry that represent the Beaux Arts tradition and stylistic imagery. The two primary facades, facing Wilshire Boulevard on the south and Rampart Boulevard to the west, are both considered to be significant and character-defining aspects of the Arcady. The building is constructed of poured concrete with cement plaster surfaces and corners and façade divisions articulated by quoins molded from cast stone. The base of the building features a standard ashlar pattern articulated in the cast stone, framing segmental arched openings around retail storefronts and the main entrance on Wilshire Boulevard. Projecting balconies supported on console brackets are located at the center of the primary facades at the second story, and are framed by wrought iron railings. Smaller oriel balconies are located on either side of the main balconies, and all balconies are detailed with cast stone.

At the tenth story, there is a projecting cornice which is visually supported by Classical capitals. There are also projecting balconies at the 10th floor level that accent the center of the main facade, and the two wings that create identical facades on the west side. The detailing establishes the prominence of these two primary elevations. The U-shaped portion of the building frames a courtyard that opens onto Rampart Boulevard. This location was originally the main entrance, and an elaborate Classical portico with a formal archway, recessed slightly from the street, connected the two flanking wings. This feature is clearly documented in historic photographs. It was removed and in filled to create the current courtyard and pool area, and the main entrance was relocated to the Wilshire Boulevard façade.

The elevation at the apex of the U-shaped courtyard, initially the backdrop for the formal entrance, remains intact, and is a primary elevation that is visually consistent with the façade of the main wings that are the current west elevation. Arched openings are symmetrically located around the perimeter of the courtyard. Each opening contains a multi-paned window that fills the opening, articulated by heavily-scaled mullions that appear to be original, or are consistent with the overall style and period of the building. A pair of doors is centered in each opening.

There are two additional stories above the cornice of the building, highlighting the south and west elevations. These uppermost two stories have canted corners, framed by staggered quoins and highlighted by an arched window with a molded surround. The center of this upper section features

round-arched windows at the twelfth story, connected by spandrel panels to the windows below, creating an accent for the top portion of the building that is in line with the balconies of the tenth story. The spandrel section is embellished with a molded plaque. The final roofline of the twelfth story is topped by a cornice, also supported by molded concrete capitals and a projecting acroterium motif that is clearly a reference to traditional Beaux Arts classical design.

The main shaft section of the building is a symmetrical arrangement of rectangular window openings that are incised and ornamented only projecting concrete sills. The windows are symmetrically placed and evenly sized on the primary elevations. On the secondary elevations, and within the U shaped interior court, the width of the windows varies. While the openings and overall fenestration pattern is intact, many of the windows have been replaced over time, replacing many of the original double-hung wood sash. Each façade has one bay, in which the window openings have been filled in almost completely, excepting a space across the top which is fit with a small aluminum sliding window to accommodate the addition of bathrooms in the units. Certain windows have air conditioning units added.

The north and east elevations are secondary and not articulated other than by the placement of the window openings, and the cast stone window sills. Other notable features of the building include the fire escapes on the northwest wing, and the center of the south elevation. The fire escapes are original to the building. The lower sections of these fire escapes are articulated at the second floor, similar to the balconies on the corresponding elevations.

The interior of the Arcady is largely intact, reflecting only a few modifications that occurred in 1955, when the building was converted from apartments to an elderly housing care facility. The interior consists of the lobby, ballroom, mezzanine offices, ground floor commercial spaces, a basement, and ten floors of apartment units.

The main lobby opens off of the courtyard to the west which once served as the original entrance to the building on Rampart Street. Today the entrance has been changed to the Wilshire Blvd. side and the courtyard serves as a private patio area with a pool and hot tub for its residence. The lobby is a two story volume, enhanced by exposed piers with marble facing, framed with turned, rope moldings that rise to Classical capitals at the ceiling level. The ceilings have exposed structural beams, now painted, and decorated with a stenciled floral pattern. Pendant chandeliers are primary features in the lobby. The access to the interior plan and primary staircase to the upper story is a partial flight of marble stairs, with wrought iron railings, all of which represent the elegance of the original interior. The main floors are ceramic tiles that are consistent with the appearance, but replace and may conceal the original floor surface.

A ballroom or restaurant is located in the north wing on the ground floor, adjacent to the lobby. The ballroom has a vaulted ceiling and tall windows and glass doors opening to the north side of the courtyard. The upper portions of the windows have their frames intact, but the glazing has either been painted over or replaced with an opaque material.

The commercial spaces are five storefronts facing Wilshire Boulevard. The storefronts and original wood and glass doors are intact in three of the spaces. The space on the corner of Wilshire and Rampart was originally a café. The double-height space has original hanging light fixtures, deep crown moldings,

windows and decorative metal grills to the mezzanine level, and the original wood and tile bar intact. The other spaces also have double-height ceilings.

The upper stories are accessible by two elevators and an internal staircase, with grey and white marble treads, that wind through the east end of the building. The upper floors are largely intact. Corridors feature crown molding near the ceiling and wainscoting composed of wood moldings throughout. The doorways are framed with wood millwork and original doors in many locations. The door handles and locks have been replaced with contemporary hardware. The only major change is the installation of acoustic grid ceilings.

There are studio, one-bedroom and two-bedroom units in the building. The interiors of the living units feature similar millwork, with plaster walls with molding design with picture rail trim and baseboards. Most units have kitchens with the original wood cabinetry, and counters with ceramic tile.

The historic integrity of the building is high as it retains many of its original features on the exterior and interior. The setting of the building is intact. The design by architects Walker and Eisen remains prevalent despite the alterations to the entrance and the blocking in some window bays. Although the lobby and ballroom have had their decorative surfaces painted and floors replaced, along with new corridor surface treatments, the historic feeling of the building remains intact.

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.

- Embodies the distinguishing characteristics of an architectural-type, specimen, inherently valuable for study of a period, style or method of construction.
- A notable work of a master builder, designer or architect whose individual genius influenced his or her age.

The Arcady Apartments is a master work of Walker and Eisen, a prolific architectural firm in the 1920’s with two principals, Albert R. Walker and Percy A. Eisen. The Arcady Apartments was constructed in 1927, at the end of a building period of the mid-1920s that transitioned the area around Westlake Park into a neighborhood of high class residential apartments. The area was highly desirable because of the location on the park, and the convenient location between downtown Los Angeles and Hollywood.

Walker & Eisen Architects and Engineers (Walker & Eisen) was the preeminent architectural firm in Southern California during the 1920s to the 1940s. They were especially prolific in Los Angeles designing many commercial buildings, apartment houses and hotels. The Arcady is a noteworthy example of their design, and features many similar design elements. Individually, The Arcady exemplifies a notable work of a prominent and influential architectural firm that is largely responsible for the concentration of Beaux Arts Classical designs in and around the core of downtown Los Angeles. In the context the firm’s work, The Arcady Apartments typifies the traditional Beaux Arts style of the early twentieth century, and is part of a distinctive collection of other Walker and Eisen buildings that are still prominent and well-recognized as landmarks in downtown Los Angeles.

Albert R. Walker and Percy A. Eisen established the firm Walker & Eisen in 1919, on the eve of the 1920s population explosion that more than doubled the number of city residents (from roughly 575,000 in 1920 to over 1.2 million in 1929) (1). In partnership, Walker and Eisen were peers of Allison and Allison, Parkinson and Parkinson, Albert C. Martin and Associates, Nordstrom and Anderson, and Morgan, Walls and Clements. Collectively, these firms were responsible for significantly shaping the urban form Los Angeles.

Together Walker & Eisen were a powerful team. During their productive life they were responsible for the design of more than 200 buildings. Their work focused on larger scale commercial office buildings, apartment houses, hotels, and movie theaters. It was through their work on larger structures that the firm gained recognition. There was a time that Walker & Eisen successfully obtained the bulk of the contracts in the city. Because of their success they were able to recruit many highly skilled designers, several who trained at the Ecole des Beaux Arts as well as draftsmen who came from the Beaux Arts Institute of New York. At the height of the boom the firm employed fifty draftsmen. While both men shared design responsibilities, Eisen tended to focus on business development using his well-established connections to secure contracts for the firm. Walker was the creative force primarily focused on guiding the design effort (2).

While in practice together from 1919 to 1941, Walker & Eisen designed major buildings in the Southern California region in the cities of Los Angeles, San Diego, Long Beach, Beverly Hills and Palm Springs, and collaborated on numerous buildings now designated as City of Los Angeles Historic-Cultural Monuments (HCM) or listed in the National Register of Historic Places (NRHP).

Walker and Eisen dissolved the firm in 1941, after 22 successful years in partnership, having designed 293 buildings throughout southern California. During the war years Eisen served with the Air Corps Procurements Division. Following the war Eisen partnered with Eugene C. Hart, focusing their efforts on designing residential architecture for returning veterans in the booming post-WWII communities of Inglewood and the San Fernando Valley. Percy A. Eisen died of a heart attack at his office on November 18, 1946 (3).

Walker and Eisen were responsible for designing a number of buildings that are now Los Angeles Historic and Cultural Monuments:

- Silverwoods, six-story building built for a clothing retailer in 1920, Los Angeles, CA (Contributor to the Broadway Theater District NRHP No. 79000484),
- The Hotel Normandie, a four-story Renaissance Revival style building erected in 1926, Los Angeles, CA (HCM 1013),
- Fine Arts Building, a 12-story Romanesque Revival building built in 1927, Los Angeles, CA (HCM 125),
- James Oviatt Building, a 12-story building with a penthouse and mezzanine in the Art Deco style completed in 1927, Los Angeles, CA (HCM No. 195; NRHP No. 83004529),
- United Artists Theater Building, a 13-story building in the Spanish Gothic style completed 1927, Los Angeles, CA (Contributor to the Broadway Theater District NRHP No. 79000484; HCM 523),
- The Wurlitzer Building, a 13-story Gothic Revival building billed as "the world's largest music house" when it was completed in 1924, Los Angeles, CA (Contributor to the Broadway Theater District NRHP No. 79000484),

- The Western Pacific Building, a 12-story Renaissance Revival style building, Los Angeles, CA (Contributor to the Broadway Theater District NRHP No. 79000484),
- El Cortez Apartment Hotel, a 1927 14-story building in the Spanish Colonial Revival, San Diego, CA (NRHP No. 01001458), and
- The Beverly Wilshire Hotel, a nine-story building in the Renaissance Revival style 1928, Beverly Hills, CA (NRHP No. 87000908).

Both Walker and Eisen were native Californians. Albert R. Walker was born in Sonoma, California, in 1881. After the death of his father and younger sibling, he moved to San Diego with his mother to live with relatives. He attended a special study at Brown University in Providence, Rhode Island, in 1902. Later that year he was back in San Diego working for the firm Hebbard and Gill. His association with Hebbard and Gill lasted only for one year. He continued his apprenticeship in Los Angeles, first with Parkinson and Bergstrum and then with A. E. Rosenheim, and Hunt and Grey. He ventured out on his own, establishing his independent practice in 1909 working mainly on residential and ecclesiastical projects. A year later he partnered with John Terrell Vawter, a graduate of the University of Illinois and a student of Gustave Umbdenstock's atelier associated with the Ecole des Beaux Arts in Paris (4). Walker and Vawter worked together for seven years designing buildings around Los Angeles, their most ambitious being the Italian Renaissance Bible Institute of Los Angeles (1915) on Hope Street. From his work with Vawter, Albert Walker acquired an appreciation of the Beaux Arts paradigm. Walker and Vawter dissolved their partnership in October 1917 when Vawter joined the military. Two years later Walker partnered with Percy A. Eisen to create one of the most important design firms in Los Angeles during the first half of the 20th Century (5).

Percy A. Eisen was born in 1885, in San Francisco, the son and grandson of architects. In late 1885, Percy's father Theodore Eisen went to work for the San Francisco firm Curlett and Cuthbertson, moving the family to Los Angeles to work on the firm's projects like the Richardsonian Romanesque Los Angeles County Courthouse (1891). Theodore became partner in 1886 forming Curlett, Eisen and Cuthbertson. Theodore stayed with the firm for a few years and by the 1890s Theodore was working as the City Superintendent of Buildings, with an office at City Hall (6). By 1898 he was in partnership with Sumner P. Hunt, working under the name Eisen and Hunt (7). Percy attended public schools and trained alongside his father to learn the practice of architecture. As early as 1908, Percy was in architectural practice with his father as Eisen and Son, Architects (8). In this capacity Percy dealt with many of the city's business people and forged connections that would serve him well in his future endeavors. Percy left the firm in 1919 to partner with Albert Walker; his father Theodore continued to practice architecture until his death in 1924 (9).

WORKS CITED

1. Donald J. Schippers, "Walker & Eisen: Twenty Years of Los Angeles Architecture, 1920-1940," *Southern California Quarterly* 46, No. 4 (December 1964), 374.
2. Kevin Starr, *Material Dreams*, 212 and Schippers, *Walker & Eisen*, 377.

3. "Eisen, Architect for Southland Buildings, Dies," Los Angeles Times, 20 November 1946, A3 and "Famed L.A. Architect Albert R. Walker Dies," Los Angeles Times, 18 September 1958, B1.
4. Clarence Alan McGrew, *City of San Diego and San Diego County: The Birthplace of California*, Volume 2 (San Diego : American Historical Society, 1922), 420.
5. Kevin Starr, *Material Dreams: Southern California Through the 1920s* (Oxford: Oxford University Press, 1991), 212 and McGrew, *City of San Diego*, 420.
6. Los Angeles City Directory, 1894, 197.
7. Pacific Coast Architecture Database, <https://digital.lib.washington.edu/architect/partners/663/> (accessed 1 September 2014).
8. Los Angeles City Directory, 1898, 358, "Architects Plan Many New Buildings," Los Angeles Herald, 5 July 1908, IV/5 and Schippers, Walker & Eisen, 372-373.
9. "Change in Firm," *Southwest Builder and Contractor* 54, No. 9 (August 29, 1919), 12: "Theo. A. Eisen, architect and reinforced concrete engineer (latterly Eisen & Son), still in business at 283 Wilcox Building" and Schippers, Walker & Eisen, 373.

SOURCES / BIBLIOGRAPHY

Harris, Allen. "Southern California Architects: Walker and Eisen, Business and Residence Architects." *The Building Review* 11, No. 4 (October 1922): 43-45.

McGrew, Clarence Alan. *City of San Diego and San Diego County: The Birthplace of California*, Volume 2. San Diego: American Historical Society, 1922.

Schippers, Donald J. "Walker & Eisen: Twenty Years of Los Angeles Architecture, 1920-1940." *Southern California Quarterly* 46, No. 4 (December 1964): 371-394.

Starr, Kevin. *Material Dreams: Southern California Through the 1920s*. Oxford: Oxford University Press, 1991.

.....Primary Record, State of California, Department of Parks and Recreation, Wilshire Royale Hotel

.....Wikipedia, Walker and Eisen, <https://en.wikipedia.org/wiki/WalkerEisen>

.....Wikipedia, Percy A. Eisen, https://en.wikipedia.org/wiki/Percy_A_Eisen

.....Wikipedia, Albert R. Walker, [HTTPS??en.wikipedia.org/wiki/Albert_R_Walker](https://en.wikipedia.org/wiki/Albert_R_Walker)

Newspaper References:

Apartment On Wilshire Announced, Los Angeles Times, January 11, 1927

Eisen, Architect for Southland Buildings, Dies, LA Times, November 20, 1946

Fifield Group Buys Arcady Apartments, LA Times, January 11, 1953

Paul B. Fletcher Funeral Today, LA Times, October 15, 1946

Stately Structures on Summer's Crowded Program, April 3, 1923

Twenty Lofty Units Finished, Los Angeles Times, January 1, 1928

APARTMENT ON WILSHIRE ANNOUNCED

*Hostelry at Intersection
of Rampart Boulevard to
Represent \$2,250,000*

Work will begin immediately on the twelve-story Arcady Apartment Hotel Building which is to rise on the northeast corner of Wilshire and Rampart Boulevards, it was announced last night by both J. B. Lilly and P. B. Fletcher, who built the Wilshire Gaylord Apartments and who are behind the new hostelry project.

On its completion the new apartment-hotel project will represent an investment of \$2,250,000, it was said, and a bond issue covering \$1,325,000 of this amount has been purchased by S. W. Strauss & Co.

The Arcady Apartment Hotel, which has been designed by Architects Walker & Eisen, is to be one of the finest buildings of its type in the Wilshire District, according to the architect's plans. It will contain 396 guest rooms, divided between two, three and four-room suites. Construction will be of reinforced concrete, surfaced with cement plaster and ornamented with cast stone trim.

An arched, ornate entrance on the Rampart Boulevard side will lead through a pergola court containing gardens and fountains to a main entrance, which also can be reached from the Wilshire Boulevard opening, according to the plans.

There will be six stores fronting on Wilshire Boulevard.

The site for the hotel has a Wilshire frontage of 125 feet and a Rampart Boulevard frontage of 160½ feet. The completed hotel will be operated by Fletcher & Lilly, owners and operators of the exclusive Gaylord Apartments.

ANNEXATION OPPOSED

The Board of Water and Power Commissioners yesterday disapproved the proposed annexation of El Mar Park, on the ground that the elevation of this section is too high to be served by the city water department at this time. The City Council was notified of the board's action.

MOTHERS AND THEIR CHILDREN



"Complexion Salad"

One Mother Says:

Because some of my children have not yet learned to like carrots, which are so highly recommended as a healthful food, I combine them with jello. They always enjoy "Complexion Salad" and eat the carrots without knowing it.

The ingredients are: one box of lemon jello, one small can of shredded pineapple and two medium sized carrots, grated. Use the juice of the pineapple, and add water to make two cups of liquid, and heat to the boiling point. Dissolve the jello in this and then pour it over the grated carrots. When cool add the pineapple and set in a cold place to harden. Serve in individual molds or else beat it well before it gets quite hard and serve piled up in salad plates.

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HUGE SUM FOR NEW PROJECTS: Plans Announced for Three ...

Los Angeles Times (1923-Current File): Apr 8, 1923;

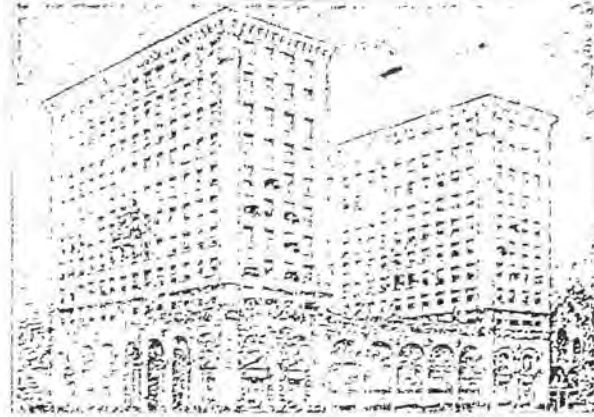
ProQuest Historical Newspapers: Los Angeles Times

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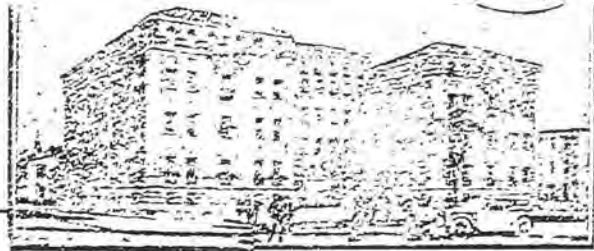
Stately Structures on Summer's Crowded Program



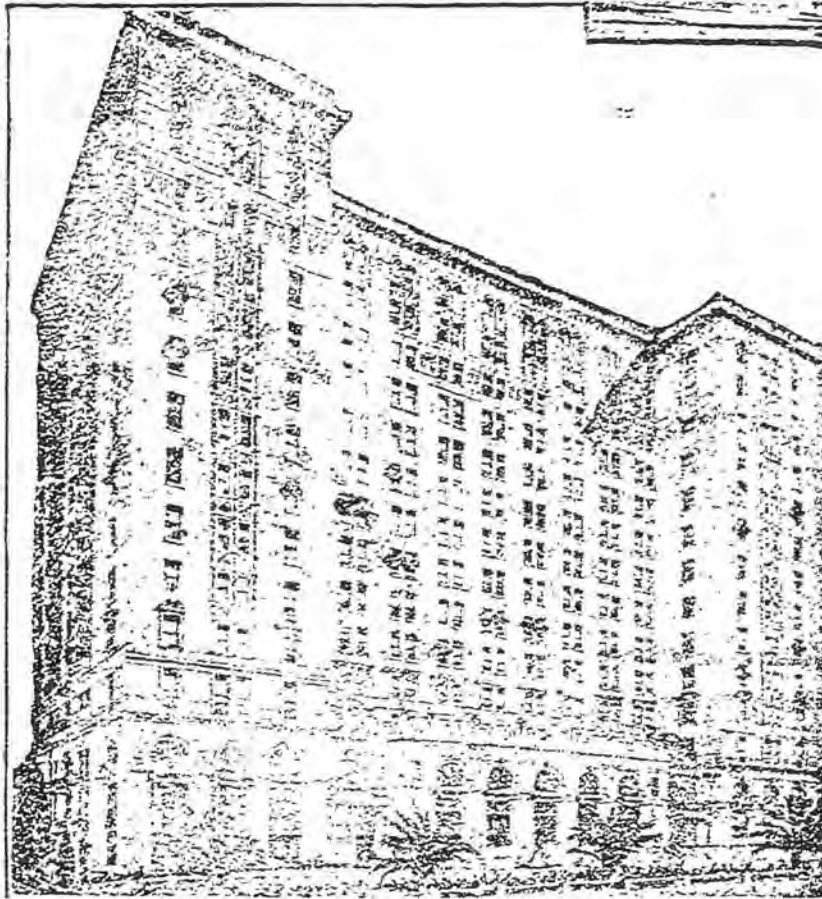
Morris Apartments



Pasadena Bank Building



West Sixth Improvement



Arcady Hotel Apartment

HUGE SUM FOR NEW PROJECTS

Plans Announced for Three Apartment-Houses

Total Investments Will Exceed Four Millions

Pasadena Bank to Erect Fine New Home Soon

Plans for the new thirteen-story class A apartment-house to be erected at the northwest corner of Wilshire Boulevard and Catalina street by Don M. Morris, of Detroit, have been completed by Architects Walker and Eisen. The contract for the excavation of the site has been awarded, and actual construction of the building will be started during the latter part of the current month, according to an announcement made yesterday by the architects. The project will represent an investment of approximately \$2,000,000.

The site, which has a frontage of 155 feet on Wilshire Boulevard, was recently acquired by Mr. Morris at a price which is said to be a record for Wilshire frontage. James J. Donohue, realtor, acted for the Schmidt brothers, former owners of the site, in the deal with Mr. Morris.

The building, which will contain 189 apartments, has been designed in an adaptation of Italian Renaissance architecture. The exterior finish will be of terra cotta on the first and second and twelfth and thirteenth stories, the shaft of the building will be of buff colored tapestry brick. The apartments will vary in size ranging from two to six rooms each, containing one and two baths and showers.

The building will be set back twenty-eight feet from the sidewalk on the Catalina side, affording within the arcaded walls an attractive landscape effect, which with the rear garden, 50x16 feet provides an outdoor living plan for the guests.

The decorations and fittings of the interior will represent various styles and periods. Nearly all the walls throughout will be oil paint finish on canvas, and paneled. All the baths will have direct outside exposure, and all dressing rooms will be furnished with dressing tables with triplicate mirrors and built-in adequate chiffonets. Each apartment will have its own refrigeration system and provisions made for electric cooking. The floors throughout will be marble, vitreous tile and oak.

On the first floor and directly

(Continued on Tenth Page)

New Los Angeles and Pasadena Structures

The Morris Apartments, designed by Architects Walker and Eisen, will be erected at the northwest corner of Catalina street and Wilshire Boulevard at a total cost of approximately \$2,000,000. Architects Curlett and Buselman have completed plans for the new building for the Pacific-Southwest Trust and Savings Bank at the corner of Colorado street and Marengo avenue. J. G. Obendorf has had plans prepared by Architects Rusel and Alpaugh for a modern four-story apartment-house to be built at the southwest corner of St. Andrews Boulevard and Sixth street for J. B. Obendorf. The Arcady Hotel-Apartment House is to be built at the northeast corner of Wilshire and Rampart boulevards by the Pacific Hotel-Apartment Company, at a cost of \$2,000,000. Dodd and Richards are the architects.

HUGE SUM FOR NEW BUILDINGS

(Continued from First Page)

on the corner of Wilshire Boulevard and Calma street there will be a spacious and dignified lobby. Provisions have also been made for other public accommodations such as smoking-rooms, billiard rooms, card rooms and various ladies' rooms for the convenience of the tenants.

Equipment of the building will include high-speed elevators, electric clocks in each apartment, softened and filtered water, garbage incinerators, mail chute from each floor, complete laundry plant, trunk storage, package delivery service and intercommunicating telephone system. In the basement provisions have been made for a fully equipped commissary and for a cold-storage plant for use for the use of the tenants.

O. A. Brown & Co. has secured leases for several especially arranged apartments.

PASADENA BANK

Architectural drawings are being prepared for the erection of a beautiful home for the Pacific-Southwest Trust and Savings Bank at the southeast corner of Colorado and Marango avenue in Pasadena, involving an approximate expenditure of \$2,500,000.

Announcement of the project was made yesterday by John Willis Ruer, vice-president of the banking institution. Plans as prepared by Currier & Beiman, local architects, provide for the construction of a modern twelve-story Class A building, to be equipped with all the conveniences of a large bank and office structure.

Frontage for the new edifice will be 148 feet on Colorado street and 200 feet on Marango avenue, reserving space for an alley of fourteen feet adjacent to the building on the west side, to be used as a thoroughfare to the underground parking space for automobiles. Auto storage room has been provided on two basement floors, to be assigned to the tenants of the building for their exclusive use. This will be an unusually attractive feature when the difficult task of parking on the busy streets is considered.

There will be an arcade of shops on the ground floor adjoining the office of the bank extending the entire length of the structure. Specifications call for an up-to-date elevator system with a high-class heating and ventilating apparatus and numerous steel-frame windows for light. Material of fireproof construction will be used throughout with marble and mahogany office fixtures.

The design for the front elevation will follow the architecture of the Italian renaissance with exterior walls faced with art stone and trimmed with terra cotta. More than 400 offices will be contained on the upper stories.

The edifice, which will be built on the present site of the First Methodist Episcopal Church, will be one of the most expensive and elaborate on the Pacific Coast. Work will be started about July 1 and it is expected that the building will be ready for occupancy within a year. Members of the project committee are Dr. Ruer, chairman; F. S. Wallace, E. S. Gouney, Walter A. Barnes and C. S. Fleming.

One of the largest projects under way at the present time is the Arcady Hotel-Apartments, upon which, according to present plans, construction work will be started about May 1 at the northeast corner of Wilshire and Rampart boulevards. This building, which will cost, it is estimated, about \$2,000,000, is to be erected by the Pacific Hotel-Apartment Company.

The new building will occupy the site of the old Charles Wellington Rand residence, for many years one of the show places of Los Angeles. The apartment house will be a height-11 m. structure, of reinforced concrete construction with stone, brick and terra cotta exterior finish. It will be set back about 40 feet from Wilshire Boulevard to allow for an attractive landscaping scheme in front of the building.

There will be a total of 510 rooms in the building, divided into 164 apartments. Under the supervision of Dodd and Richards, the architects for the structure, the apartments have been so arranged as to allow the maximum of flexibility in size, and double and single apartments, and hotel rooms, can be combined to make any size suite desired. On the roof six 3-room bungalows will be built.

Features of the apartment-house will be specially arranged dining, sleeping beds, automatic refrigeration, vacuum cleaning, steam heating, and water softening plants, and high-speed elevators.

Contracts for the erection of the building are held by the Pacific

Engineering Construction Company, now engaged in the erection of the Summers Hotel and Slinger of the Pacific Mutual Building and other large structures. The Arcady will be under the management of Mrs. Olive Phillips, who is now operating the Avarado Apartments.

ON WEST SIXTH

Russell & Alpaugh have completed plans for the erection of a modern four-story apartment-house at the southwest corner of St. Andrews Boulevard and Sixth street for E. G. Oberndorf, and construction of the building, which will cost about \$200,000, will be started in the near future.

The site has a frontage of 150 feet on Sixth street, and 73 feet on St. Andrews. It will contain fifty-two apartments, making a total of 116 rooms, divided into nine single and four double apartments to each floor.

The exterior finish of the building will be of tan ruffled brick, with cast stone or terra cotta trim. On the roof of the central portion of the building will be located a large sunroom for the use of occupants. The main lobby, opening off the large central patio, 24 by 45 feet, will be finished in oiled stone.

The basement will contain central heating and refrigerating plants, vacuum plant, and large individual lockers, 4 by 8 feet, for each tenant. The interior finish throughout will be of tile and hardwood.

Construction work will be started within six weeks, according to the architects, and between four and five months will be required for completion of the building. The financial arrangements were made through the First Mortgage Corporation, which has made a construction loan of \$150,000, in bond form, secured by the property.

TWENTY LOFTY UNITS FINISHED

*Major Projects \$29,750,000;
Six More Under Way*

*New Apartments Reach 775;
Home Investments Rise*

*Building Industry's Stability
Offsets Seeming Loss*

Although falling short of the record of twenty-three skyscrapers erected at a cost of \$32,450,000 in 1926, construction annals of 1927 show twenty height-limit buildings costing \$29,750,000 completed in Los Angeles and representing one of the most stable years in the city's building history.

The element of stability is evidenced not only by sound financing and absence of inferior construction methods, but the firm trend is shown by the decrease in construction itself. The last year has been one of absorption and digestion of one of the fastest construction paces ever set by a growing metropolis. Instead of continuing a break-neck course of building, like that of 1925, the city has steadied itself by a year or two in which only structures, absolutely necessary have been erected. It is estimated that 85 per cent of structures added to the Los Angeles skyline in 1927 were erected to meet immediate and specific demands. Pursuing the same policy, it is declared unlikely that 1928 construction will set any new building marks. It will be an average year, contractors agree.

While a total of twenty height-limit buildings were completed in Los Angeles at a total cost of \$29,750,000, skyscrapers erected in the downtown area number ten and aggregate about \$12,500,000 in cost. The twenty lofty structures added to the city skyline in 1927 are:

HEIGHT-LIMIT UNITS

The United Artists' Theater Building costing \$3,500,000; the \$1,250,000 Good Samaritan Hospital; the \$4,000,000 Roosevelt Building; the \$5,000,000 City Hall; the \$2,000,000 Mayfair Hotel; the \$1,250,000 International Mart; the \$1,500,000 Wiggins Trade School; the \$1,500,000 Roosevelt Hotel; the \$1,500,000 Arcady Apartments; the \$1,500,000 Security Title Insurance Building; the \$1,000,000 Western Pacific Building; the \$1,000,000 Mayflower Hotel; the \$800,000 B. F. Taylor Building (receiving finishing touches); the \$750,000 Architects' Building; the \$750,000 Printing Center Building; the \$700,000 St. Paul Hotel; the \$500,000 Hill garage; the \$500,000 May Company garage; the \$500,000 Union Bank addition; the \$250,000 Southwestern University Building.

Eight office buildings, five hotels, two public garages, two schools, a hospital, a department-store unit and the City Hall comprise the twenty height-limit projects completed during the year.

Besides structures fully completed in 1927, there are seven height-limit buildings now under construction at a cost of \$9,500,000. Among these structures are the \$3,500,000 Biltmore addition, the \$2,000,000 Title Insurance Building, the \$750,000 Flat Music Company Building, the \$500,000 People's National Bank Build-

(Continued on Page 2, Column 4)

TWENTY LOFTY CAFETERIA UNITS FINISHED CONTRACT GIVEN OUT

Year's Skyscrapers Show Cost
of \$29,750,000

New Apartments Reach 775;
Home Investments Gain

Sixteen Hospitals Listed at
\$10,000,000 Cost

(Continued from First Page)

ing, the \$1,000,000 Oriant Building, the \$1,500,000 addition to the Merchants National Bank Building, and the \$450,000 Furniture Exchange Building.

THREE MORE TO START SOON

Three more height-limit jobs, projected in 1927, are scheduled to be launched within two weeks. They are the \$500,000 Fashion Center Building, the \$750,000 addition to Bullock's, and a \$1,000,000 structure for Foreman & Clark on the southwest corner of Beverly and Hill streets. The Bullock addition will occupy the northeast corner of Beverly and Hill.

Several other notable projects, not height-limit, were completed during the year. They include the \$3,800,000 St. Vincent's Hospital, the \$1,500,000 Christiana Chinese Theater, the \$700,000 Tower Theater, the \$1,700,000 Langham Apartments, the \$1,350,000 Parmelee-Dohrman unit, the First Baptist Church, built in Westmouth, Crowell and involving \$1,000,000, and the \$1,000,000 Warner Brothers Theater, which is practically complete. Another outstanding structure now under way is the \$800,000 nine-story tower bank in Hollywood for the First National Trust and Savings Bank.

In at least one item of building 1927 exceeded last year. A total of 775 apartments were completed at an aggregate cost of \$28,500,000 whereas 1926 recorded 492 apartment houses costing \$18,000,000. The average expenditure per apartment reached \$37,200, while last year's average was \$36,511.

This decrease in the average expenditure for apartments is due to the fact that more apartments costing over \$200,000 each were built during 1926 than during the year just past. Notwithstanding the decrease in the size of apartments, there was a very noticeable advancement in the sturdiness of construction and in the quality of design. Many of the smaller apartments erected during 1927 were built along advanced lines of construction, having incorporated in them such features as electric refrigerating systems, soundproof walls, built-in kitchen and bathroom fixtures, and many other facilities to make apartment-house occupancy more desirable.

Industrial construction of 1927 exceeded that of last year. Factories, power houses, wharves, warehouses etc., erected in 1927 totaled 5949 and were built at a cost of \$18,500,000. Last year recorded 3261 buildings, involving a cost of \$17,150,000. These approximate costs are for buildings only, exclusive of site valuations and equipment.

SIXTEEN HOSPITALS BUILT

A total of sixteen hospitals was built in Los Angeles in 1927, aggregating \$10,000,000 in cost, while only five were built in 1926 at a cost of \$202,500. New churches in 1927 numbered forty-four and cost about \$2,000,000, while in 1926 new churches totaled thirty-three at a cost of \$1,890,000.

Marked by improved design and better construction, hundreds of new single-family residences built in Los Angeles during 1927 averaged \$3097 in cost, while last year's dwellings averaged \$3703. The pace set by the Southland in new homes is understood when one considers that the average expenditure was only \$2313 in 1921. The increase in average cost is declared due, not to increase in building-material prices, but to a demand for better construction.

Motion-picture studios numbering thirty-four and costing \$838,350 were built in 1926, while this year's studio projects total eighteen and cost \$400,000. Public-school buildings in 1927 reached thirty-five and were erected at a cost of \$2,000,000, while in 1926 thirty-seven educational plants were constructed at a cost of \$6,739,826.

New Course in Realty to Open

Closing its fourth year in successful real estate educational work, the Southwest Branch, Los Angeles Realty Board through Educational Chairman C. R. Reed, recently announced the opening of its new course in practical real estate education, to be held at the board headquarters, 4143 South Figueroa street, Thursday evening the 10th inst.

LIGHT SYSTEM \$20,000

SANTA ANA, Dec. 31. (Exclusive) Steps were taken by the Orange County Board of Supervisors this week leading to the installation of a \$20,000 ornamental lighting system in Westminster. Nat H. Nell, county highway superintendent, has been instructed to prepare plans and specifications for the system which would illuminate Westminster avenue, the main street, between Golden West avenue and Huntington Beach Boulevard, a distance of 8700 feet.

Wrecking Operations Will
Start Tuesday on Site of
New \$300,000 Building

Contract to build a \$300,000 cafeteria building at 815 South Broadway for the Schaber Cafeteria Company was awarded yesterday to the Scofield Engineering-Construction Company, members of the Southern California Chapter, Associated General Contractors of America. Wrecking operations will start next Tuesday to demolish the building on the site, and the Scofield firm will work night and day to have the structure completed by May 1.

Rising to a height equivalent to a two-story building, the cafeteria structure will cover a site having a frontage of sixty-two feet on Broadway, with a depth of 180 feet. Reinforced concrete construction will be employed, and the front of the building will be faced with terra cotta and wrought iron grills suggesting a modified Spanish Renaissance architectural atmosphere. The plans were prepared by Architect Charles F. Plummer.

Consisting of four men formerly allied with Ross Brothers' cafeteria, the Schaber Cafeteria Company is a newly formed organization, with officers of the company as follows: A. T. Schaber, president; T. E. Bourdell, vice-president; W. H. Schell, secretary, and P. E. Conrad, treasurer.

The new structure will occupy a site which was leased from Josephina Ingram and Victorine Oberly for a period of twenty years. The leasing consideration will aggregate approximately \$1,700,000 over the term of years.

WIGGINS COMPANY FORMED

Oil Tool Concern Now
Incorporated as Business
Demands Expansion

Incorporation of his business into a \$250,000 stock company with himself and four employees forming the board of directors, was announced last week by E. B. Wiggins, oil-well tool manufacturer and exporter, 2671 Alois street, who began operations less than two years ago in a small shop with barely sufficient equipment to turn out his first orders.

The new firm is known as the E. B. Wiggins Oil Tool Company, and the directors, besides Mr. Wiggins, include E. W. Forrow, George Mackey, E. W. Bilger and Walter Hughes. The company's real estate holdings now include four lots extending between Alois street and Mine avenue, and the plant consists of seven galvanized iron units, twenty by forty feet. Plans are now being drawn for a two-story brick building fronting on Mine avenue, in which the offices and showrooms are to be located, and construction work probably will begin next March.

In a recent report received by R. D. Gahpeter, manager of the Chamber of Commerce industrial department, Mr. Wiggins briefly outlined the success which has attended his manufacturing and selling operations since their inception and predicted that the \$100,000 output attained in 1927 would be doubled during 1928. To date, his production has been confined to rotary under-runners ranging in length from four feet with three and seven-eighths inches cutting diameter, to sixteen feet with a cutting diameter of twenty-seven inches. New tools to be added to the company's line include an anti-friction tool joint, rubber-grip hose connection and roller-bearing disc.

Salesmen Here for Grid Game

As an award for sales efforts, honor salesmen of the Weber Showcase and Fixture Company were arriving here last week as guests of the company. While here they will be feted at a series of entertainments and be taken to the New Year's football game in the Rose Bowl at Pasadena.

A. C. Boseniller, vice-president and advertising manager of the Weber company, explained that the salesmen are given the trip every year as an award for making a certain percentage of their sales quota. While in the city, the salesmen will inspect the plant of the company, which is said to be one of the three largest of its kind in the world. Mr. Boseniller pointed out that the concern has the largest pay roll in its history, with almost 700 employed, including salesmen in virtually every State in the country and in many foreign cities throughout the world.

LUMBER YARD MOVES

OROST, Dec. 31. (Exclusive)—The Great lumber yard of M. Kellner & Son has been moved to Dinuba.

POWER LIENS OF SAN JOAQUIN OUT

New Financing Aggregating \$27,000,000 Offered

Northern Utility to Reuse Other Mortgages

Arady Apartment Bonds Will be Marketed Today

Chief interest in new financing aggregating more than \$27,000,000 announced for offering in the market today is centered in an issue of \$25,000,000 San Joaquin Light and Power Corporation uniting and refunding mortgage 5 per cent gold bonds, which is being marketed by a banking group headed by Puritz, Poiré & Co., Smith, Wither & Co., and E. H. Reilly & Sons.

S. W. Stokes & Co. are offering \$1,250,000 first mortgage 6 1/2 per cent serial coupon bonds secured by the Arady Apartments, Los Angeles, and an issue of \$20,000,000 first mortgage 5 1/4 per cent coupon bonds secured by the 306 Pullerton Parkway Apartments Building, Chicago.

REFUNDING PLANNED

The San Joaquin Light and Power securities mature January 1, 1927, and will be secured by a first mortgage on about 85 per cent of the corporation's properties. Proceeds will be used to retire all outstanding first and refunding mortgage bonds and all outstanding series "A" 7 per cent and series "C" 6 per cent uniting and refunding mortgage bonds aggregating \$20,750,000 principal amount, and to reimburse the corporation's treasury for expenditures for additions, extensions or improvements to its plants and system.

Upon completion of the refunding, the funded debt of the San Joaquin Light and Power Corporation will aggregate \$25,000,000 principal amount. The outstanding preferred and common stocks have a total market value of more than \$20,000,000 based on current quotations. The corporation is a subsidiary of the North American Company and its operations are under that company's supervision and control.

ARADY BONDS

The Arady apartments here are secured by the lease, building and furnishings of the building to be erected at 441 and 443 Wilshire Boulevard at Rampart Boulevard. The building will be twelve stories high, of reinforced concrete, full basement construction and will contain 396 residential units. The mortgaged property is appraised in excess of \$1,250,000 and net annual income is estimated at \$118,000. The bonds are callable at 100 for the first five years and at 105 thereafter, maturing serially in from three to sixteen years.

The bonds of the 306 Pullerton Parkway Apartments Building mature from two to fifteen years and are priced to yield from 5 1/2 to 6 1/2 per cent, according to maturities. The lease constitutes a direct closed first mortgage on the land, building and equipment and are a direct obligation of the 306 Pullerton Parkway Corporation.

PROFITS OF PUBLIC UTILITY GROUP UP

LIST OF FORTY FOR NINE MONTHS SHOWN INCREASE OF 13.5 PER CENT

Prosperity among the public utilities of the country in 1925 is reflected in a survey of earnings of forty of the leading companies for the first nine months of last year, compiled by Ernst & Ernst, accountants from published statements, showing net profits for the period aggregating \$252,244,911, as against \$223,976,621 in the corresponding period of 1925, an increase of 12.5 per cent.

The profits of thirteen gas, power and light companies for the nine months amounted to \$120,251,318, an increase of 19 per cent over the total of \$101,099,622 for the same period of 1925, the greatest percentage increase of the various divisions in the utility industry. Seven telephone and telegraph companies reported aggregate net earnings of \$122,447,116, as against \$107,274,892 in the 1925 period, a gain of 14 per cent. Fourteen street and interurban railways showed total net of \$10,546,477, as compared with \$9,202,107, an increase of 14 per cent.

Net profits of several of the representative companies for the same months of 1925, and the percentage increases over the 1925 period, were as follows:

Albany, Light & Power Co.	\$1,120,000	19 1/2
Am. Elec. & Power Co.	1,120,000	17 1/2
B. & O. Electric Co. of Pa.	4,144,000	11 1/2
Brooklyn Edison Co.	1,400,000	14 1/2
Chicago Edison Co.	1,100,000	14 1/2
Cons. Power Co. of Cal.	1,100,000	11 1/2
Edison Co.	1,100,000	11 1/2
A. Power Co. of Baltimore	4,400,000	11 1/2
Am. Electric Power Co.	4,400,000	11 1/2
Edison Power & Light Co.	1,100,000	11 1/2
Gen. Electric Co.	1,100,000	11 1/2
Gen. Electric Co. of Pa.	1,100,000	11 1/2
Gen. Electric Co. of N. Y.	1,100,000	11 1/2
Gen. Electric Co. of Ill.	1,100,000	11 1/2
Gen. Electric Co. of Mich.	1,100,000	11 1/2
Gen. Electric Co. of Ohio	1,100,000	11 1/2
Gen. Electric Co. of Ind.	1,100,000	11 1/2
Gen. Electric Co. of N. C.	1,100,000	11 1/2
Gen. Electric Co. of S. C.	1,100,000	11 1/2
Gen. Electric Co. of Fla.	1,100,000	11 1/2
Gen. Electric Co. of Tex.	1,100,000	11 1/2
Gen. Electric Co. of Ark.	1,100,000	11 1/2
Gen. Electric Co. of La.	1,100,000	11 1/2
Gen. Electric Co. of Miss.	1,100,000	11 1/2
Gen. Electric Co. of Ala.	1,100,000	11 1/2
Gen. Electric Co. of Ga.	1,100,000	11 1/2
Gen. Electric Co. of S. D.	1,100,000	11 1/2
Gen. Electric Co. of N. D.	1,100,000	11 1/2
Gen. Electric Co. of W. Va.	1,100,000	11 1/2
Gen. Electric Co. of Ky.	1,100,000	11 1/2
Gen. Electric Co. of Tenn.	1,100,000	11 1/2
Gen. Electric Co. of Miss.	1,100,000	11 1/2
Gen. Electric Co. of Ala.	1,100,000	11 1/2
Gen. Electric Co. of Ga.	1,100,000	11 1/2
Gen. Electric Co. of S. C.	1,100,000	11 1/2
Gen. Electric Co. of N. C.	1,100,000	11 1/2
Gen. Electric Co. of Va.	1,100,000	11 1/2
Gen. Electric Co. of D. C.	1,100,000	11 1/2
Gen. Electric Co. of Md.	1,100,000	11 1/2
Gen. Electric Co. of Del.	1,100,000	11 1/2
Gen. Electric Co. of N. J.	1,100,000	11 1/2
Gen. Electric Co. of Pa.	1,100,000	11 1/2
Gen. Electric Co. of N. Y.	1,100,000	11 1/2
Gen. Electric Co. of Conn.	1,100,000	11 1/2
Gen. Electric Co. of N. H.	1,100,000	11 1/2
Gen. Electric Co. of Mass.	1,100,000	11 1/2
Gen. Electric Co. of R. I.	1,100,000	11 1/2
Gen. Electric Co. of Vt.	1,100,000	11 1/2
Gen. Electric Co. of N. H.	1,100,000	11 1/2
Gen. Electric Co. of Me.	1,100,000	11 1/2
Gen. Electric Co. of N. B.	1,100,000	11 1/2
Gen. Electric Co. of N. S.	1,100,000	11 1/2
Gen. Electric Co. of N. W.	1,100,000	11 1/2
Gen. Electric Co. of N. E.	1,100,000	11 1/2
Gen. Electric Co. of N. S. E.	1,100,000	11 1/2
Gen. Electric Co. of N. S. W.	1,100,000	11 1/2
Gen. Electric Co. of N. W. E.	1,100,000	11 1/2
Gen. Electric Co. of N. W. W.	1,100,000	11 1/2
Gen. Electric Co. of N. E. E.	1,100,000	11 1/2
Gen. Electric Co. of N. E. W.	1,100,000	11 1/2
Gen. Electric Co. of N. S. E. E.	1,100,000	11 1/2
Gen. Electric Co. of N. S. E. W.	1,100,000	11 1/2
Gen. Electric Co. of N. S. W. E.	1,100,000	11 1/2
Gen. Electric Co. of N. S. W. W.	1,100,000	11 1/2
Gen. Electric Co. of N. E. E. E.	1,100,000	11 1/2
Gen. Electric Co. of N. E. E. W.	1,100,000	11 1/2
Gen. Electric Co. of N. E. W. E.	1,100,000	11 1/2
Gen. Electric Co. of N. E. W. W.	1,100,000	11 1/2
Gen. Electric Co. of N. S. E. E. E.	1,100,000	11 1/2
Gen. Electric Co. of N. S. E. E. W.	1,100,000	11 1/2
Gen. Electric Co. of N. S. E. W. E.	1,100,000	11 1/2
Gen. Electric Co. of N. S. E. W. W.	1,100,000	11 1/2
Gen. Electric Co. of N. S. W. E. E.	1,100,000	11 1/2
Gen. Electric Co. of N. S. W. E. W.	1,100,000	11 1/2
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HOTEL & APARTMENT HOMES
 LUXURY... CONVENIENCE... ECONOMY

COMFORT WITHOUT Extravagance
 Everything You Desire in a Hotel Home
 Central location, convenient to the financial district, theatres and shops.
 Private auto entrance direct to the hotel lobby, an advantage shared by no other Western hotel.
 1100 Sunny outside rooms—half of them with private bath—Taxi service furnished, all of them with running hot water.
 Light airy diningroom serves the best of everything the market affords and at prices far below the average.
 Rooms with bath \$2.50 and \$3.00
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 SPECIAL RATES BY THE WEEK OR MONTH
New Rosslyn Hotels
 Under general management of Walter H. Hart
 Fifth and Main Streets Los Angeles, California

MANY ADVANTAGES LIVING THE MODERN WAY
 You will be pleased to find that the new Rosslyn Hotel is one of the finest apartment hotels in this city. It is the best kind of a modern living in beautiful quarters. Remember, you may have services without the usual expense. Appliances kept in the best of repair without any expense to you, conveniences and accommodations of which only the most practical of people might have.
 There is a home ready in your living in one of the hotels in this city. Located in the neighborhood that makes your life so easy and pleasant. You will find it a most desirable place to live.

AN IDEAL PLACE TO LIVE IN PASADENA
 A "Quiet" "Elegant" hotel in the heart of the city with every modern convenience of a home. Single rooms \$2.00 to \$3.00. Bath \$1.00. Large air. Air conditioning. Hot and cold water. Refrigerator. Free with location.
HOTEL CONSTANCE
 940 E. Colorado St. Pasadena, Cal.

HOTEL VISTA DEL ARROYO and BUNGALOWS Pasadena, California
 Here is comfort, luxury, distinction, individual homes and enjoyment of true refinement and gardens of semi-tropical perfection.
 Single rooms—Suites—Complete apartments.
 Private dining room—Beautiful large ballroom.
 Bath in Moderate.
 HE TO CONSIDER
 RICHARD SCOLLIN, Manager

PARK-WILSHIRE HOTEL APARTMENTS
 Your apartment home with modern hotel service in the park—near Wilshire Boulevard, shopping, restaurants, shops. Arrangements for complete houses. Includes an obligation to purchase lease on \$75.
 2121 WILSHIRE BOULEVARD
 Wilshire and Colorado at Wilshire Park DUNN 3600

Gaylord
 OPPOSITE AMBASSADOR GARDENS
 One step—through our distinguished service the distinguished apartment manager, that the Gaylord, now offers a great value in business living like never before.
 Priced from \$100
 WILSHIRE AT KENMORE
 Cafe—Room Service

Country Club Manor
 OPPOSITE WILSHIRE COUNTRY CLUB
 An impression will tell you that the Country Club Manor is designed for people who demand the best in a home. The manager who seeks the comfort and convenience of a modern home.
 Arrangement of Rooms having Distinction and Charm
 Suites of 2-6 Rooms
 None Available
 UNFURNISHED
 Los Angeles Finest
 Rossmore at Beverly Blvd.

IN SAN DIEGO
El Cortez Hotel
 SAN DIEGO'S FINEST
 "ABOVE EVERYTHING EXCEPT IN PRICE"
 Today's Best Prices also prevail offering the Luxe Suites and Apartments as low as \$20.00 per month.
 WRITE THE HON. RICHARD SCOLLIN, Manager SAN DIEGO, CALIF.

THE BEVERLY HILLS HOTEL AND BUNGALOWS
 Beverly Hills, California
 Offering all the amenities of a fine urban haven with the atmosphere of a beautiful country home. In its own ten-acre park landscaped with tropical shrubs, shade and fruit trees. Wonderful walks. Tennis courts. Children's playground. Specialty shops. Banker's office. Service and cuisine of the finest. "The most distinguished address in California." Under the new management of—
 WILLIAM MARSH KIMBALL

The ARCADE
 LOS ANGELES
 WILSHIRE AT RAMPART
 Offering the best of modern living in the heart of the city. The Arcade offers every comfort and convenience for the business man.
 Single rooms—Suites—Complete apartments.
 Private dining room—Beautiful large ballroom.
 Bath in Moderate.
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 RICHARD SCOLLIN, Manager

The MARYLAND HOTEL & GARDEN BUNGALOWS
 A great restor hotel in its own 5-acre park.
 Leave rates this season.
PASADENA
 GOLF EVERY DAY OF THE YEAR

HOTEL CHRISTIE
 IN HOLLYWOOD
 A lovely hotel. You will love it. Rates \$2.00 to \$3.00. Special weekly rate \$1.00.
 J. J. Matheson, Manager



BEGINNING TOMORROW DECEMBER 26TH

BECKMAN'S ANNUAL JANUARY CLEARANCE SALE OF FURS
 AT HALF AND LESS THAN HALF

BEGINNING TOMORROW DECEMBER 26TH

OF THE NEW LOW 1931 PRICES!

BUY FURS
 THAT INSURE YOU THE GREATEST VALUE FOR YOUR MONEY!

IT IS THE POLICY OF THIS STORE TO OFFER OUR MERCHANDISE AT PRICES THAT ASSURE THE PURCHASERS THE UTMOST FOR THEIR MONEY—THIS IS OUR ONE AIM—TO OFFER OUR CUSTOMERS THE MOST THEIR MONEY WILL BUY—COMPARE AND YOU'LL BE CONVINCED THAT THIS IS THE LOGICAL STORE FOR FURS—FROM EVERY STANDPOINT!

STYLE—QUALITY—VALUE

WHAT IT MEANS TO PURCHASE YOUR 1932 FURS DURING THIS SALE

MORE VALUE—MORE STYLE—MORE QUALITY—MORE FRIENDS AND CUSTOMERS. THESE ARE THE AIMS WHICH HAVE INSPIRED US TO BETTER OUR LAST EFFORTS IN MAKING THE BECKMAN'S JANUARY SALE THE MOST POPULAR MERCHANDISING EVENT OF THE SEASON.

BECKMAN FURS
 521-23 W. 7th St.

Largest Exclusive Fur House in the Entire West.

Eisen, Architect for Southland Buildings, Dies

Percy A. Eisen, 60, architect and builder, died Monday night after a heart attack at his office. Funeral services will be conducted at 11 a.m. Friday at Edwards Bros. Colonial Mortuary. Interment will be in Forest Lawn Memorial-Park.

Mr. Eisen, born in San Francisco, came here in 1890 with his father, the late Theodore Eisen, who was commissioned to design the old Los Angeles County Courthouse. During a partnership with A. R. Walker, Percy Eisen worked on such buildings as the Signal Oil, Shell Oil, Ohio Oil, Texas Company, California Hospital, Beverly Wilshire Hotel, Arcady and Gaylord Apartment-Hotels, Security Title, Edwards Wildey, Occidental Life and National City Bank.

Served During War

He also handled projects in other cities including the San Luis Obispo County Courthouse, the Consolidated Bank Building in Tucson, El Cortez Hotel in San Diego and the Hilton in Long Beach.

During the war Mr. Eisen was with the Air Corps Procurement Division and since the war he formed a partnership with Eugene C. Hart to build homes for veterans in Inglewood and the San Fernando Valley.

He was active in civic affairs and a past president of the Native Sons of the Golden West here, as well as a member of the Masons, Elks, Institute of American Architects and Society of American Engineers.

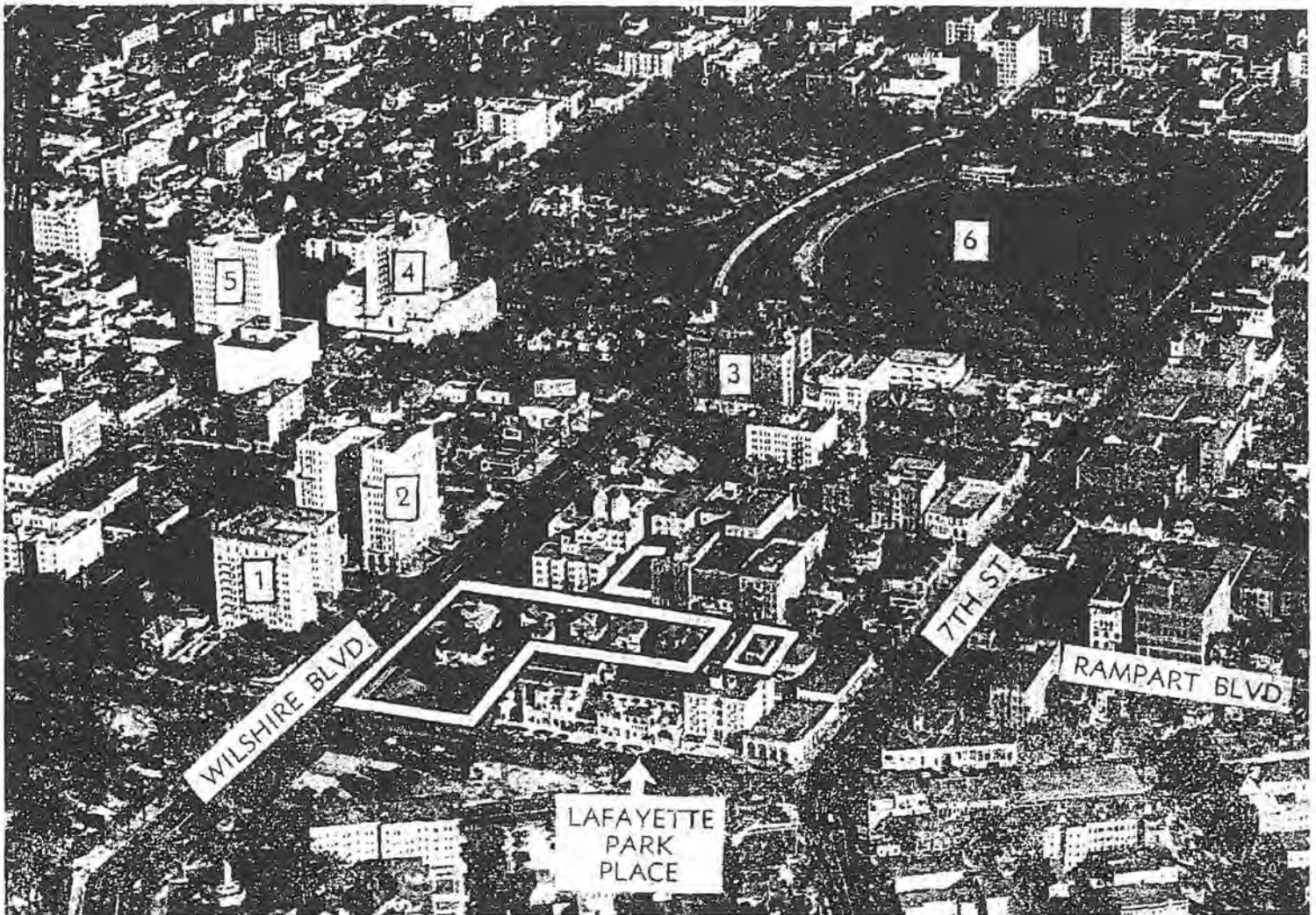
Mr. Eisen leaves his widow, Ruth P. Eisen, of 1990 E. Mountain St., Pasadena; four children, Jack, William, Jean and Ruth, and a brother, Dr. Edward G. Eisen.

Entire Block Frontage on Wilshire Purchased

Los Angeles Times (1923-Current File): Jan 16, 1955;

ProQuest Historical Newspapers: Los Angeles Times

pg. G1



BIG DEAL — White lines on view above (looking easterly) outline properties bought by Western Mortgage Corp. as site for large, modern building to house corporation's headquarters and provide ample parking space. Project, with land, represents investment of over

\$1,000,000. Charles J. Dunn & Co., Wilshire Blvd. realtors, handled all negotiations for the buyer. Helping to indicate location of the areas are the following apartment structures: 1—Bryson, 2—Arcady, 3—Park Wilshire, 5—Asbury, 4—Elks Building, 6—MacArthur Park.

Entire Block Frontage on Wilshire Purchased

In one of the largest and most interesting deals in recent years relating to real estate in the Wilshire Blvd. locality west of MacArthur Park, three areas have been acquired by the Western Mortgage Corp., California loan correspondent for the Metropolitan Life Insurance Co., it was announced by Jack Irvine, president of the corporation.

Large Total

The newly acquired areas, two of which are the location of houses, will be utilized as site for a large, modern structure to house the corporation's headquarters and also provide ample parking space.

The purchased areas, outlined on picture on this page, total 70,000 square feet. Of that total, an area of 36,500 square feet is on the south side of Wilshire Blvd. between Rampart Blvd. and Lafayette Park Place. Sites acquired on Rampart Blvd. south of the largest area, have a total of 33,500 square feet. The Wilshire parcel has an entire block frontage.

The investment in planned building and land will total in excess of \$1,000,000, it was disclosed.

Charles J. Dunn & Co., Wilshire Blvd. realtors, represented the mortgage company in acquisition of all the parcels of property in the transaction.

Fifield Group Buys Arcady Apartments

**Wilshire Property
Will Be Operated
for Elderly Guests**

Fifield Manor, Inc., which bought the Chateau Elysee at 5930 Franklin Ave. a year and a half ago and converted it into an apartment hotel for persons in their autumn years, has purchased the Arcady Apartment Hotel at 2619 Wilshire Blvd. for \$1,250,000 and plans to operate it along the lines followed at its initial acquisition, now known as Fifield Manor.

Announcement of the transaction was made jointly by Mrs. Helen Ramsay Fifield, president of Fifield Manor, Inc., and Robert Owen, president of the Arcady Wilshire Corp. The Arcady Wilshire Corp. will continue to operate the place until the close of escrow on Feb. 28.

Policy to Continue

Owen said:

"We have had great sentiment about the building and are very pleased to have sold it for such fine and important use as the Fifield Manor corporation will make of it.

"The Arcady has traditionally had many guests in their autumn years who have been accustomed to gracious living. We are pleased the policy of the new owners will continue to make such available. The record achieved in their Hollywood operation gave us confidence that they would maintain the Arcady tradition at a high level."

The Arcady is a 12-story, Class A, fireproof, earthquake-proof building. It has 54 single, 65 double, 44 bachelor, 11 triple and various one suite apartments. It can accommodate up to 200 people.

Plan Improvements

Mrs. Fifield said:

"Its location near Lafayette Park, MacArthur Park, churches and shopping facilities on Wilshire Blvd. makes it particularly suitable for the pattern of operation our manors provide."

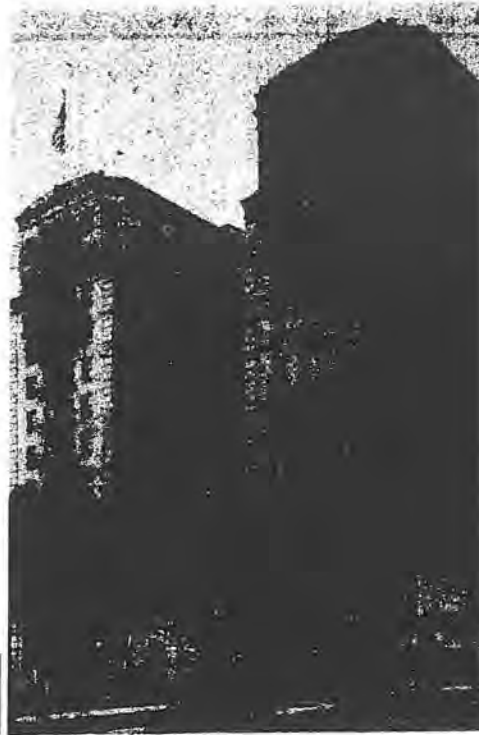
Mrs. Fifield said that the corporation plans developing a beautiful roof garden and other facilities. The concern also acquired the vacant property to the north, which, she said, can be used for gardens and the like.

Fifield Manor was described as a nonprofit corporation. There is no mortgage on the Hollywood property and there are no corporation debts. The spirit of the manors was described as Christian. Meditation chapels are provided in each place, but there is no church or denominational connection and all faiths are included in the manor family.

No Church Connection

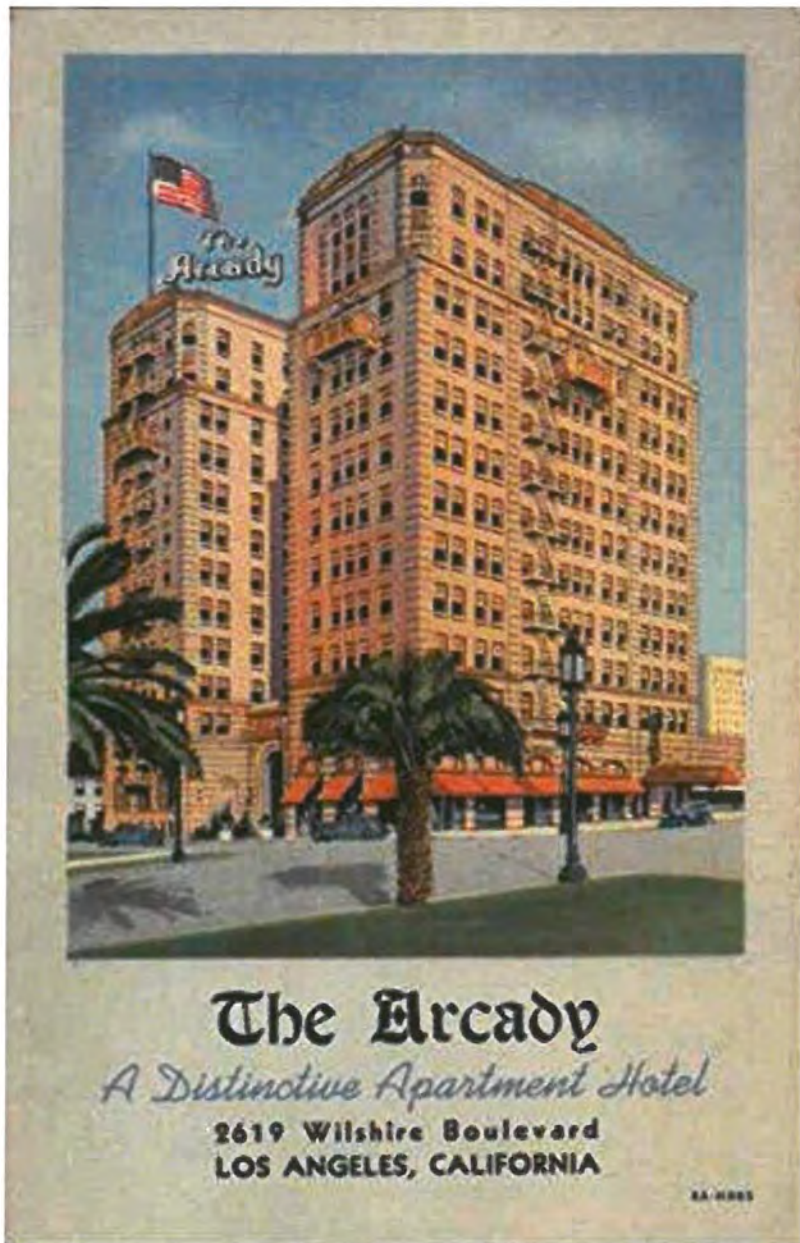
Clifford V. Weining, formerly manager of Pilgrim Place, Claremont and before that business manager of the First Congregational Church of Los Angeles, is general manager of the manors. He said there would be no compromise with ideals and standards.

Mrs. Fifield said the corporation has no connection with the First Congregational Church of Los Angeles.



CHANGES HANDS—Arcady Apartment Hotel, at 2619 Wilshire Blvd., was acquired by Fifield Manors, Inc., to be operated for guests in their autumn years.

**THE ARCADY aka WILSHIRE ROYALE APARTMENTS
2619 WILSHIRE BOULEVARD
LOS ANGELES, CA**



Historic Postcard, ca 1927. Likely initial advertising/promotional image rendered upon completion of building.



Historic image, circa 1927, showing west elevation with original entrance on Rampart Boulevard, and south elevation along Wilshire Boulevard.



Historic image, circa 1927, showing west elevation with original entrance on Rampart Boulevard, and south elevation along Wilshire Boulevard.



Historic Image, circa 1927, main lobby, showing original materials, paint scheme and furnishings



Historic Image, ca. 1927, interior of Dining Room



Historic Image, ca. 1927, interior of apartment unit



Current view of south façade, with entrance relocated to Wilshire Boulevard

August 6, 2015



Detail, second story balcony, west façade, (southern wing). Note balcony and railing details, and oriel balconies with decorative base, and cast stone ornament.

August 6, 2015



South elevation, with entrance detail along Wilshire Boulevard, and cast stone ornamentation highlighting upper façade.

August 6, 2015



View illustrating U-shaped form, and internal wall of west elevation.

August 6, 2015



Cast stone detailing, upper stories, and south elevation.

August 6, 2015



Original entrance on west elevation at apex of U-shape.

August 6, 2015



Original entrances and arched openings flanking internal courtyard.

August 6, 2015



Foyer and lobby area, looking west Note ornamental column and stair balustrade. Note pilasters, capitals, and rope moldings that is original. Floor tile is replacement ceramic material.

August 6, 2015



Interior Lobby, showing original volume, and pilasters, columns and rope moldings

August 6, 2015



Entrance from Wilshire Blvd, Transverse corridor with vaulted ceilings.

August 6, 2015



Internal corridor, upper stories, illustrating typical millwork and wainscoting.

August 6, 2015



Mail Chute at elevator lobby

August 6, 2015



Primary internal staircase. Note marble treads and iron balusters supporting wood handrail.

August 6, 2015



Example of interior of apartment units with details

August 6, 2015



Example of kitchen units in apartments

August 6, 2015



Corner retail unit with original wood cabinets, flooring and staircase



Retail window detail for corner space



2nd floor in corner retail unit

August 6, 2015



City of Los Angeles Department of City Planning

10/20/2015 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2627 W WILSHIRE BLVD
2625 W WILSHIRE BLVD
2621 W WILSHIRE BLVD
2619 W WILSHIRE BLVD

ZIP CODES

90057

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1984-1-HD
ORD-59577
ORD-161116-SA35
ORD-129944
ZAI-1988-127
ZA-2009-1926-ZV-SPR
ZA-2008-3901-ZV-SPR
ZA-1984-572-CUZ
ZA-1984-572-CUX-CUZ
ZA-1981-161-E
ENV-2013-3392-CE
ENV-2008-3902-MND
ND-84-339-CUZ

Address/Legal Information

PIN Number	133-5A201 70
Lot/Parcel Area (Calculated)	7,343.8 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID B2
Assessor Parcel No. (APN)	5141009015
Tract	TR 6241
Map Reference	M B 55-84/85
Block	None
Lot	7
Arb (Lot Cut Reference)	None
Map Sheet	133-5A201

Jurisdictional Information

Community Plan Area	Westlake
Area Planning Commission	Central
Neighborhood Council	MacArthur Park
Council District	CD 1 - Gilbert Cedillo
Census Tract #	2087.20
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	C4-2
Zoning Information (ZI)	ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE ZI-2275 Westlake Recovery Redevelopment Project ZI-1117 MTA Project
General Plan Land Use	Regional Center Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	Westlake Recovery Redevelopment Project
Central City Parking	No
Downtown Parking	No
Building Line	5

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

500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5141009015
APN Area (Co. Public Works)*	0.769 (ac)
Use Code	Not Available
Assessed Land Val.	\$6,700,000
Assessed Improvement Val.	\$15,700,000
Last Owner Change	12/28/04
Last Sale Amount	\$21,900,219
Tax Rate Area	2706
Deed Ref No. (City Clerk)	964804
	762616
	745634
	3360677
	2529668
	1143467

Building 1

Year Built	1927
Building Class	BX
Number of Units	193
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	154,326.0 (sq ft)

Building 2

Year Built	1950
Building Class	DX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	12,500.0 (sq ft)

Building 3 No data for building 3

Building 4 No data for building 4

Building 5 No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
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)	Yes
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.6128004
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000

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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
Promise Zone	No
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	Central
Division / Station	Rampart
Reporting District	251
Fire Information	
Division	1
Batallion	11
District / Fire Station	11
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-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	ZA-2009-1926-ZV-SPR
Required Action(s):	SPR-SITE PLAN REVIEW ZV-ZONE VARIANCE
Project Descriptions(s):	ZONE VARIANCE TO LEGALIZE AN ADDITIONAL 50 UNITS - CURRENTLY 193 DWELLING UNITS AND GUEST ROOMS EXIST. VARIANCE FOR REDUCED PARKING AND OPEN SPACE.
Case Number:	ZA-2008-3901-ZV-SPR
Required Action(s):	SPR-SITE PLAN REVIEW ZV-ZONE VARIANCE
Project Descriptions(s):	A VARIANCE, FROM SECTION 12.16-C,3 PURSUANT TO SECTION 12.27 OF THE LAMC, TO ALLOW ZERO SQUARE FEET OF LOT AREA FOR THE PROPOSED 50 ADDITIONAL UNITS IN LIEU OF THE REQUIRED 400 SQUARE FEET OF LOT AREA PER UNIT; A VARIANCE, FROM SECTION 12.21-G PURSUANT TO SECTION 12.27 OF THE LAMC, TO ALLOW THE 50 ADDITIONAL UNITS TO HAVE ZERO OPEN SPACE IN LIEU OF THE REQUIRED 100 SQUARE FEET OF OPEN SPACE PER UNIT. A SITE PLAN REVIEW, PURSUANT TO SECTION 16.05-E OF THE LAMC, FOR THE PROPOSED 50 ADDITIONAL UNITS.
Case Number:	ZA-1984-572-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	CONDITIONAL USE - TO PERMIT THE SALE AND DISPENSING OF ALCOHOLIC BEVERAGES ON-SITE AND THE USE OF FLOOR AREA FOR PUBLIC DANCEHALL, IN CONJUNCTION WITH TWO RESTAURANTS ON THE FIRST FLOOR OF A MULTI-STORY HOTEL AND COMMERCIAL STRUCTURE WITHIN THE C4-4 AND C2-4 ZONES.
Case Number:	ZA-1984-572-CUX-CUZ
Required Action(s):	CUX-ADULT ENTERTAINMENTS CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	Data Not Available
Case Number:	ZA-1981-161-E
Required Action(s):	E-PRIVATE STREET MODIFICATIONS (5TH REQUEST)
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2008-3902-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	A VARIANCE, FROM SECTION 12.16-C,3 PURSUANT TO SECTION 12.27 OF THE LAMC, TO ALLOW ZERO SQUARE FEET OF LOT AREA FOR THE PROPOSED 50 ADDITIONAL UNITS IN LIEU OF THE REQUIRED 400 SQUARE FEET OF LOT AREA PER UNIT; A VARIANCE, FROM SECTION 12.21-G PURSUANT TO SECTION 12.27 OF THE LAMC, TO ALLOW THE 50 ADDITIONAL UNITS TO HAVE ZERO OPEN SPACE IN LIEU OF THE REQUIRED 100 SQUARE FEET OF OPEN SPACE PER UNIT. A SITE PLAN REVIEW, PURSUANT TO SECTION 16.05-E OF THE LAMC, FOR THE PROPOSED 50 ADDITIONAL UNITS.
Case Number:	ND-84-339-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-59577
ORD-161116-SA35
ORD-129944
ZAI-1988-127

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Address: 2619 W WILSHIRE BLVD
 APN: 5141009015
 PIN #: 133-5A201 70

Tract: TR 6241
 Block: None
 Lot: 7
 Arb: None

Zoning: C4-2
 General Plan: Regional Center Commercial



Historical Preservation Overlay Zone 2619 W WILSHIRE BLVD

This property is not located within a City Historic Preservation Overlay Zone. However, it does have other designations and survey information. Click the tab "Other Historic Designations" to view this information.

Other Historical Designation 2619 W WILSHIRE BLVD

The designation and survey information displayed currently includes properties with California Historical Resource Status Codes 1 and 2. Information with properties with Status Codes 3 through 7 will be added in the future. Please refer to California Historical Resource Status Codes for a definition of the codes.

OTHER HISTORIC SURVEY INFORMATION

(compiled from California Office of Historic Preservation Historical Resources Inventory)

Wilshire Royale Hotel

Not Available

122863

<u>Status Code</u>	<u>Program Ref No.</u>	<u>Evaluation Date</u>
2S2	HUD990322Z	04/05/1999

OTHER HISTORIC SURVEY INFORMATION

(compiled from California Office of Historic Preservation Historical Resources Inventory)

Wilshire Royale Hotel

2619 Wilshire Blvd 90057

122863

<u>Status Code</u>	<u>Program Ref No.</u>	<u>Evaluation Date</u>
2S2	DOE-19-99-0246-0000	04/05/1999

Mills Act 2619 W WILSHIRE BLVD

This property does not have a Mills Act Contract.

3 APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH **# DE-1** R12-44
 CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT	BLK.	TRACT	CENSUS TRACT
	7		6241	2087
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING		DIST. MAP	
E,05 Apartment	E05 Same		132-201	
3. JOB ADDRESS				ZONE
2619 Wilshire Blvd.				C4-4
4. BETWEEN CROSS STREETS				FIRE DIST.
Rampart AND Colorado				I
5. OWNER'S NAME				LOT (TYPE)
Fifield Manor				Rev/Cor
6. OWNER'S ADDRESS		CITY	ZIP	LOT SIZE
2619 Wilshire L. A.				62.50x
7. ARCHITECT OR DESIGNER		STATE LICENSE No.	PHONE	
Floyd Weaver				117.50
8. ENGINEER		STATE LICENSE No.	PHONE	ALLEY
Floyd Weaver			686-1450	/
9. CONTRACTOR		STATE LICENSE No.	PHONE	BLDG. LINE
XXXXXXX Self Wrecking Co.			G-21 182992	5' BL
10. LENDER				AFFIDAVITS
				C.C.P.
11. SIZE OF EXISTING BLDG.		STORIES	NO. OF EXISTING BUILDINGS ON LOT AND USE	
LENGTH 485	WIDTH 14 part.	1	1	
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.		EXT. WALLS	ROOF	FLOOR
		conc	conc	conc
13. JOB ADDRESS				DISTRICT OFFICE
3 2619 Wilshire				LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$1800.00				GRADING
				yes
15. NEW WORK: (Describe) Demo partial (earthquake) (Pub. Works St. Parney permit) handreck only Archway on Ramparts #2063				CRIT. SOIL
				yes
				HIGHWAY DED.
				yes
NEW USE OF BUILDING				FLOOD
E (05) Same				/
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	INSPECTION ACTIVITY	
II I	N/C	N/C	COMB	GEN MAJ. S. CONS
BLDG. AREA		MAX. OCC.	TOTAL	
N/C		N/C	N/C	
DWELL. UNITS		GUEST ROOMS	PARKING REQ'D SPACES	PROVIDED
N/C		N/C	N/C	
P.C. No. V5469		CONT. INSP.		INSPECTOR
V5469				
P.C. 1007	S.P.C. X	G.P. No. 1604	B.P. 1500	I.F. 1
			O.S.	C/O
				TYPIST mn

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY
 MAR-18-71 15765 E 25269 U-6 CK 10.07
 MAR-18-71 15766 E 25269 U-1 CK 15.50

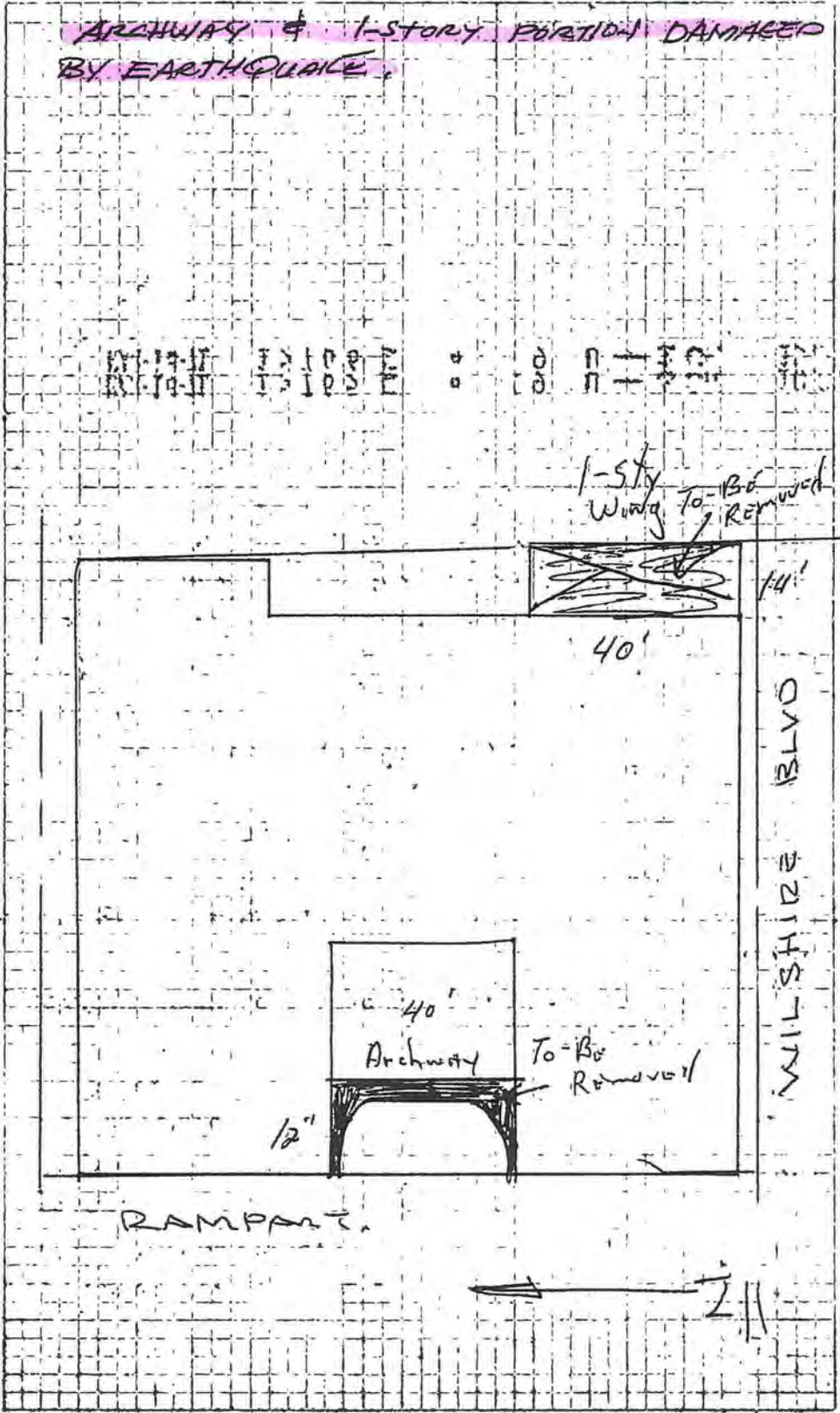
STATEMENT OF RESPONSIBILITY

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.
 "This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed: <i>Charles Dalton</i> (Owner or Agent)	Name	Date
Bureau of Engineering	L. Dalton	3/18/71
ADDRESS APPROVED		
SEWERS AVAILABLE		
NOT AVAILABLE		
DRIVEWAY APPROVED		
HIGHWAY DEDICATION REQUIRED COMPLETED		
FLOOD CLEARANCE APPROVED		
Conservation		
APPROVED FOR ISSUE FILE #		
Plumbing		
PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning		
APPROVED UNDER CASE #		
Fire		
APPROVED (TITLE 19) (L.A.M.C.-S700)		
Traffic		
APPROVED FOR		

ON LOT 15 N 200' ALL BUILDINGS ON LOT AND USE OF LOTS

ARCHWAY & 1-STORY PORTION DAMAGED BY EARTHQUAKE



3 APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH
 CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY DEPT. OF BUILDING AND SAFETY
 BAS 8-3 (87.77)

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 4,5,6,7,12	BLK 6	TRACT No. 6241	CD#10	211	DIST. MAP 132 201
2. PRESENT USE OF BUILDING	(05) Retirement Home		NEW USE OF BUILDING () No Change		CENSUS TRACT 22-34-201	
3. JOB ADDRESS	2619 Wilshire Boulevard					ZONE C4-4/C2-4
4. BETWEEN CROSS STREETS	Rampart Boulevard		AND Coronado		FIRE DIST. one	
5. OWNER'S NAME	FIELD MANOR		Los Angeles		PHONE 213/387-5311	LOT (TYPE) COR. LOT SIZE irreg.
6. OWNER'S ADDRESS	2619 Wilshire Blvd., Los Angeles.		90057			
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.		PHONE	ALLEY	
8. ARCHITECT OR DESIGNER	C. L. Senefeld	#885075	C-1007	213/387-3271	BLDG. LINE 5' Wilshire	
9. CONTRACTOR	To Be Bid				AFFIDAVITS CCPD	
10. BRANCH LENDER	None					
11. SIZE OF EXISTING BLDG.	WIDTH 125'-0"	LENGTH 157'-6"	STORIES 12	HEIGHT 135	NO. OF EXISTING BUILDINGS ON LOT AND USE 1-Retirement Home	
12. CONST. MATERIAL OF EXISTING BLDG.	Concrete		ROOF Composition	FLOOR Concrete	SEISMIC STUDY ZONE	
13. JOB ADDRESS	2619 Wilshire Boulevard					DIST. OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 25,400.					CRIT. SOIL
15. NEW WORK: (Describe)	Enclose Transoms Above Doors, Install Door Closers and Reconstruct all Exit Corridor Doors					GRADING yes
NEW USE OF BUILDING	Same		SIZE OF ADDITION	None		HIGHWAY DED. yes
TYPE I	GROUP OCC. D-3	BLDG. AREA 181,032	PLANS CHECKED	STORIES 12	HEIGHT 135	FLOOD
DWELL. UNITS 100 N/A	MAX OCC. 200 Persons	TOTAL	PLANS APPROVED	ZONED BY Kostrencich		CONS.
GUEST ROOMS 0	PARKING REQ'D	PARKING PROVIDED STD. 45 COMP.	APPLICATION APPROVED	INSPECTION ACTIVITY		INSPECTOR
SPRINKLERS REQ'D SPECIFIED	COMT. INSP.		COMB (X) GEN	MAJ. S.	CONS	
P.C. 12990	S.P.C.	154.00	T.I.	P.M.	I.F. /	G.P.I. C/O O.S.
P.C. NO.	WORKER'S COMPENSATION INSURANCE CERTIFICATE ON FILE		EXEMPT		None	
PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 90 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.						

CASHIER'S USE ONLY	JUN-19-79	916385	•84612	T-6CK	130.90
	JUN-19-79	916395	•84612	T-2CK	154.00

LIMIT OF PERMIT

"This permit is an application for inspection; the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed *[Signature]*
 (Owner or Agent having Property Owner's Consent)
 ALSO, sign statement on reverse side, if applicable.

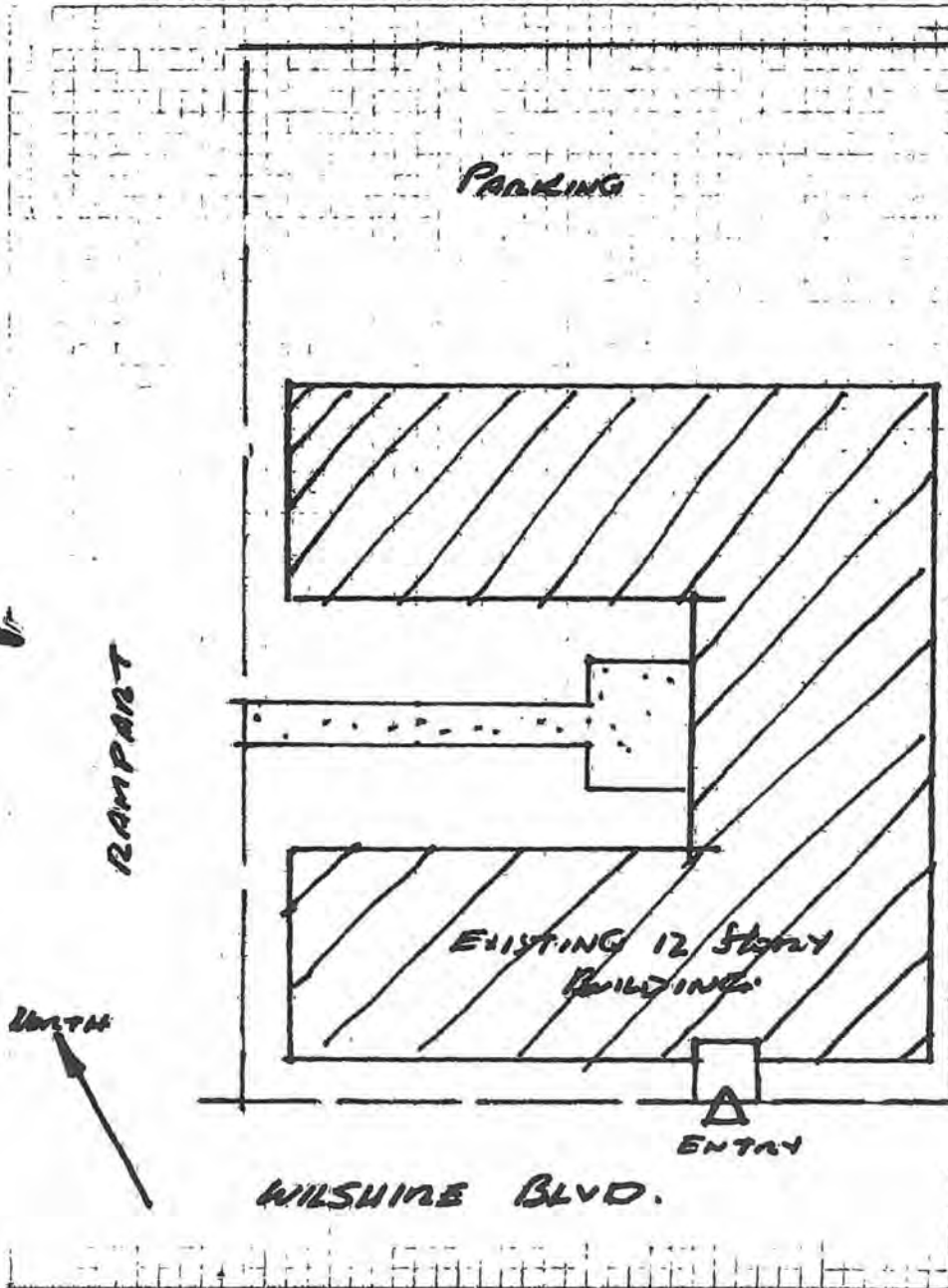
Bureau of Engineering	ADDRESS APPROVED	Signature/Date
	DRIVEWAY	
	HIGHWAY DEDICATION	REQUIRED
		COMPLETED
	FLOOD CLEARANCE	
SEWERS	SEWERS AVAILABLE	
	NOT AVAILABLE	
	SFC PAID	
	SFC NOT APPLICABLE	SFC DUE
Conservation	APPROVED FOR ISSUE <input type="checkbox"/>	NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)	
Housing	HOUSING AUTHORITY APPROVAL	
Planning	APPROVED UNDER CASE #	
Traffic	APPROVED FOR	
Construction Tax	RECEIPT #	

LOTS 4,5,6,& 7 of Tract No. 6241 and
LOT 12, Block 6 of Wilshire Boulevard Tract in rear.

WORKER'S COMPENSATION CERTIFICATION

Paul Simpson ARCH'S AGENT 5/17/29
ROBERT J. SIMPSON

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Return to Fieldman

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP 132-201	1. LEGAL LOT	BLK.	TRACT
ZONE C-4	2. BLDG. ADDRESS 2619 Wilshire Blvd.		APPROVED
FIRE DIST. 120-60 I	3. BETWEEN CROSS STS. N.E. corner Rampart AND Wilshire Blvd.		
INSIDE	4. PRESENT USE OF BLDG. hotel	NEW USE OF BLDG.	
KEY COR. LOT	5. OWNER Fifiield Wilshire		
REV. COR. LOT SIZE	6. OWNER'S ADDRESS 2619 Wilshire Blvd.		
REAR ALLEY 12.5	7. CERT. ARCH. Stiles Clements	STATE LICENSE NUMBER	813B
SIDE ALLEY BLDG. LINE 5' WILSHIRE	8. LIC. ENG.	STATE LICENSE NUMBER	
AFFIDAVITS -	9. CONTRACTOR owner	STATE LICENSE NUMBER	
BLDG. AREA -	10. SIZE OF EX. BLDG. 135 x 155 STORIES 12 HEIGHT 150		
SPRINKLERS REQ'D. SPECIFIED	11. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input checked="" type="checkbox"/> BRICK <input checked="" type="checkbox"/> CONCRETE		ROOF CONST: <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input checked="" type="checkbox"/> CONC. <input type="checkbox"/> OTHER

3

2619 Wilshire Blvd.

VALIDATION	LA 24337	NOV-30-55	21930	B - 2 CK	10.00
TYPE	I	GROUP	G-1	MAX. OCC.	N.C.
		DEC--8-55	22794	A - 1 CK	18.00
DIST. OFFICE	LA				
C. OF D. ISSUED	PC 10.00		BP \$ 18.00		

DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. \$ 5000.00	VALUATION APPROVED
PARKING SPACES	13. SIZE OF ADDITION install two exterior doors X STORIES HEIGHT	APPLICATION CHECKED
GUEST ROOMS	14. NEW WORK: MATERIAL EXT. WALLS MATERIAL ROOF	PLANS CHECKED
FILE WITH	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. by STILES CLEMENTS SIGNED	CORRECTIONS VERIFIED
CONT. INSP. CRIT So.		PLANS APPROVED
M-10		APPLICATION APPROVED

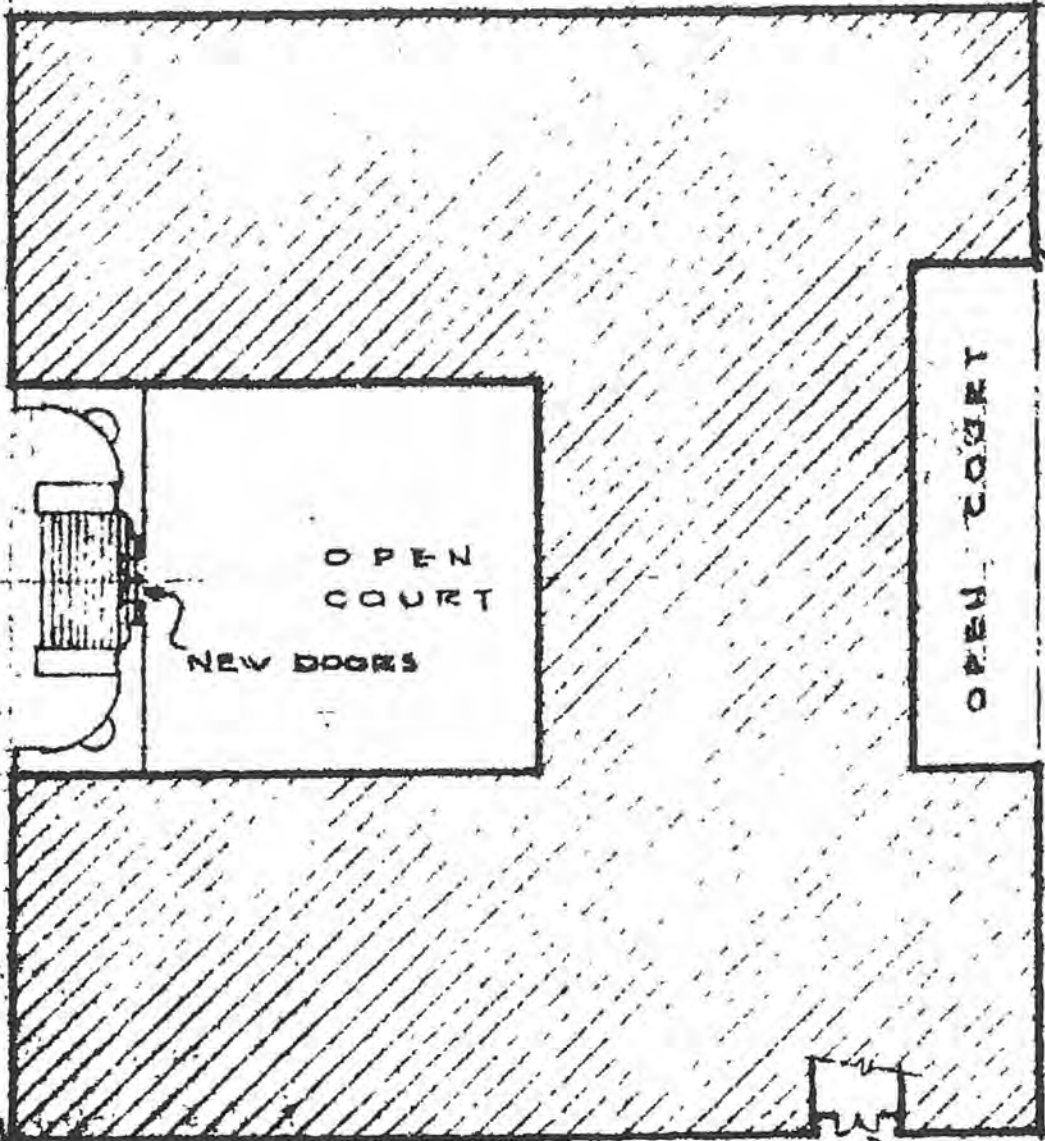
8712 OK TO ISSUE 11-10 12-8-55

This form when properly validated is a permit to do the work described.

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

LAMAR BLVD.

PROPERTY LINE



OPEN COURT

NEW DOORS

OPEN COURT

NEW DOORS

SIDEWALK

WILSHIRE BLVD.

PLOT PLAN -

FIFIELD WILSHIRE

NE CORNER - RAMBLER & WILSHIRE BLVD., L.S. ANGELES, CALIF.



NOW LEASING
Call
213.365.1150

FADES PLACES





ROYALE

2619

Wilshire

NOW LEASING