### Los Angeles Department of City Planning RECOMMENDATION REPORT

**CULTURAL HERITAGE COMMISSION** 

CASE NO.: CHC-2014-3202-HCM

ENV-2014-3203-CE

**HEARING DATE:** 

February 5, 2015

10:00 AM

City Hall, Room 1010

200 N. Spring Street Los Angeles, CA

90012

Location: 3875 Wilshire Boulevard

Council District: 10

Community Plan Area: Wilshire Area Planning Commission: Central

Neighborhood Council: Wilshire Center - Koreatown Legal Description: WESTMINSTER PLACE, Block

G, Lots 14, 15, 16

PROJECT:

TIME:

PLACE:

Historic-Cultural Monument Application for the

WILSHIRE PROFESSIONAL BUILDING

REQUEST:

Declare the property a Historic-Cultural Monument

OWNER(S):

3875 Wilshire Company

Jamison 3875 Wilshire LLC. c/o Thomson Reuters, Inc.

3875 Wilshire Boulevard Los Angeles, CA 90010

PO Box 847

Carlsbad, CA 92018

APPLICANT:

Art Deco Society of Los Angeles

Charles Fisher 140 S. Avenue 57

Highland Park, CA 90042

### RECOMMENDATION

That the Cultural Heritage Commission:

- 1. Declare the subject property a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.
- 2. Adopt the staff report and findings.

MICHAEL J. LOGRANDE Director of Planning

Ken Bernstein, AICP, Manager Office of Historic Resources

Lambert M. Giessinger, Preservation Architect Office of Historic Resources

Nels Youngborg, Preservation Planner

Office of Historic Resources

Attachments:

Historic-Cultural Monument Application

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### **FINDINGS**

 The property embodies "the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of the Art Deco style.

### 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.

### SUMMARY

The 13-story Wilshire Professional Building was constructed in 1929 and exhibits characterdefining features of the Art Deco, Zigzag Moderne style. The building has a regular, rectangular plan and is faced primarily with molded concrete, cast iron, and steel-framed windows. It is massed in three tiers: a one-story base extending over the parcel, a six-story, rectangular massing in the center, and a six-story, square tower on the top. It is articulated to appear as a central square tower rising from the base, flanked by two shoulders of smaller, shorter towers. Bands of steel awning windows and decorative panels, crossed by unbroken columns of thick concrete, define the bulk of the façade. The ground floor's original face is covered in stucco cladding and contemporary signage and awnings. The second floor, set back from the ground floor, features pairs of steel awning windows stacked upon each other between elaborate concrete pillars molded in a stylized floral motif. Running above both is a large, projecting concrete band with curving ridges and carved floral patterns on its face. Above the second floor, bands of steel awning windows run horizontally across the building. Above those are bands of decorative metal panels, cast in elaborate floral patterns. Thick, plain concrete columns, scored to resemble stone blocks, extend unbroken and divide the building vertically. The roof-line of the shoulders and the central tower are elaborately decorated with capital and pediment structures echoing forms found elsewhere on the building. The central tower is topped by a penthouse. Multiple angular, flying buttresses surround it and separate divided steel windows set in plain, segmented arches. The buttresses support a cornice below a sloping, concrete band upon which the pyramidal roof sits. Concrete flowers and a beacon atop a floral base adorn the roof.

The subject building was designed by prominent local architect Arthur E. Harvey who designed the Chateau Elysee (HCM #329), the Crocker Bank Building (HCM #298), Villa Carlotta (HCM #315), the Hollywood Woman's Club (HCM #604), and the American Storage Company Building (1928).

There are noticeable alterations to the first floor and the main entrance, and structures on top of the east shoulder of unknown date and configuration.

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### DISCUSSION

Wilshire Professional Building successfully meets one of the specified Historic-Cultural Monument criteria: 1) embodies "the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction." The subject property demonstrates an array of high quality details, including the terrazzo sidewalk, that make it an architectural specimen inherently valuable for the study of Art Deco style in Los Angeles.

### CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

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

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

The designation of Wilshire Professional Building as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior's Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating, Restoring, and Reconstructing Historic Buildings.

### **BACKGROUND**

On December 4<sup>th</sup>, 2014 the Cultural Heritage Commission took the property under consideration with a Commission-Initiated Motion. On January 15th, a subcommittee of the Commission

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consisting of Commissioners Barron and Irvine toured the property accompanied by a staff person from the Office of Historic Resources.

### HISTORIC-CULTURAL MONUMENT APPLICATION

### TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

### IDENTIFICATION

1. NAME OF PROPOSED MONUMENT WILSHIRE PROFESSIONAL BUILDING	
2. STREET ADDRESS 3875 WILSHIRE BOULEVARD	
CITY LOS ANGELES ZIP CODE 90010 COUNCIL DISTRICT 10	0
3. ASSESSOR'S PARCEL NO	
4. COMPLETE LEGAL DESCRIPTION: TRACT WESTMINSTER PLACE, AS PER MAP IN BOOK 9, PAGES 61 OF	F MAPS FILED, IN
THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.	
BLOCK N/A LOT(S) 14, 15 AND 16 ARB. NO. N/	Ά
5. RANGE OF ADDRESSES 3869 THRU 3881 WILSHIRE BOULEVARD AND 631 THRU 651 S. ST AN	IDREWS PLACE
6. PRESENT OWNER JAMISON 3875 WILSHIRE LLC, C/O THOMSON REUTERS, INCORPORAT	ED
STREET ADDRESSP. O. Box 847	
CITY CARLSBAD STATE CA ZIP CODE 92018 PHONE (213) 382-5124 EMAIL:	
OWNER IS: PRIVATEXPUBLIC	_
7. PRESENT USEOFFICE BUILDINGORIGINAL USEOFFICE BUILDING	
DESCRIPTION	
8. ARCHITECTURAL STYLE ART DECO	
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)	
(SEE DESCRIPTION WORKSHEET)	
	134
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HISTORIC-CULTURAL MONUMENT APPLICATION

# HISTORIC-CULTURAL MONUMENT APPLICATION

NA	AME OF PROPOSED MONUMENT WILSHIRE PROFESSIONAL BUILDING
10.	CONSTRUCTION DATE: FACTUAL 1929 ESTIMATED
11.	ARCHITECT, DESIGNER, OR ENGINEER: ARTHUR E. HARVEY
12.	CONTRACTOR OR OTHER BUILDER: LUTHER T. MAYO, INC.
13.	DATES OF ENCLOSED PHOTOGRAPHS C 1930, APRIL 5, 2007 AND JUNE 21, 2013
14.	CONDITION: EXCELLENT S GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE
	ALTERATIONS: GROUND FLOOR EXTERIOR COVERED OVER BUT ORIGINAL SURFACE MAY BE UNDERNEATH, ALTERATIONS
	TO THE MAIN LOBBY INCLUDING EXTENDING IT IN 1952 AND GENERAL CHANGES TO OFFICE SPACE HAVE BEEN MADE OVER
	THE YEARS. A VERTICAL FLAGPOLE, ONCE AT THE FRONT CENTER OF THE HIGHEST ROOF, HAS BEEN REMOVED. DOORS
	TO ALL OFFICE SUITES REPLACED IN 2000.
15.	THREATS TO SITE NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
16.	IS THE STRUCTURE  ON ITS ORIGINAL SITE MOVED UNKNOWN
17.	SIGNIFICANCE BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED
	WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) BUILT IN 1929, THIS UNIQUE ART DECO OFFICE BUILDING WAS
	BUILT FOR PRESTON WRIGHT AND ASSOCIATES AS AN OFFICE BUILDING. DESIGNED BY THE ARCHITECT ARTHUR E.
	HARVEY, THE BUILDING IS NOTED FOR ITS UNUSUAL DESIGN IN SUCH PUBLICATIONS AS DAVID GEBHARD AND ROBERT W.
	WINTER'S "ARCHITECTURE IN LOS ANGELES-A COMPLEAT GUIDE". ARTHUR EDWARD HARVEY DESIGNED A NUMBER OF
	VERY VISIBLE BUILDINGS IN LOS ANGELES, INCLUDING THE CROCKER BAND BUILDING (AKA THE SELIG BUILDING) (HCM
	298), THE VILLA CARLOTTA (HCM 315), CHATEAU ELYSEE (HCM 329) AND THE HOLLYWOOD WOMAN'S CLUBHOUSE
	(HCM 604). THE WILSHIRE PROFESSIONAL BUILDING IS ONE OF THE MOST DISTINGUISHED EXAMPLES OF ART DECO
	ARCHITECTURE IN SOUTHERN CALIFORNIA AND ONE OF SEVERAL LARGE BUILDINGS THAT WERE DESIGNED BY HARVEY IN
	CONJUNCTION WITH CONTRACTOR-DEVELOPER LUTHER T. MAYO. THE BUILDING IS ONE OF THE KEYSTONE STRUCTURES
	BUILT DURING THE GOLDEN AGE ALONG WILSHIRE BOULEVARD AND RETAINS ITS ART DECO/ZIGZAG MODERNE DESIGN IN
	AN IMPOSING WAY
18.	SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER
	ATTACHED, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS. CENSUS RECORDS, LOS ANGELES
	COUNTY SUBDIVISION MAPS, LOS ANGELES TIMES ARTICLES, ARCHITECTURE IN LOS ANGELES-, A COMPLEAT
	GUIDE, ANGELS WALK, WILSHIRE GUIDE AND THE PCR SERVICES CORP. HISTORIC RESOURCES SURVEY OF
	THE WILSHIRE CENTER/KOREATOWN RECOVERY CRA PROJECT AREA
	DATE FORM PREPARED APRIL 13, 2014 PREPARER'S NAME CHARLES J. FISHER
	ORGANIZATION ART DECO SOCIETY OF LOS ANGELES STREET ADDRESS 140 S. AVENUE 57
	CITY HIGHLAND PARK STATE CA ZIP CODE 90042 PHONE (323) 256-3593
	E-MAIL ADDRESS: ARROYOSECO@HOTMAIL.COM

### **DESCRIPTION WORK SHEET**

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE_			ROFESSIONAL BUILDING		IS A	13	STORY
	NAN	ME OF PROPOSED MONUMENT		NÚM	BER OF STORIES		
	DECO/ZIG ZA		, RECTANGULAR	PLAN	OF STRUCTURE USE (RES	FICE BUILD	DING
1477711	•					pour course of	
WITH		CONCRETE  WOOD SHINGLES, BRICK, STUC		SH AND	STEEL MATERIAL (WOOD, METAL ETC	J	TRIM.
ITS	PYRAMIDAL	ROOF IS	COVERED WITH WHITE	SLATE	GLASS AN	D STEEL	
	ROOF SHAPE (SEE CHART))		MATERIAL (CLAY TILE, ASPHALT OR WOOD SH	INGLES	WINDOW MATERIA		
MAN INC. M. TVD	STEEL	TRANSOM OVE	R FIXED PANE WITH VERTIC	CAL SPLIT LIGHTS	S ARE	PART OF TH	HE DESIGN.
WINDOW 11P	E IDOUBLE HUNG (PLIDES UP (	DOWN), CASEMENT IOPENS O	UT), HORIZONTAL SLIDING, ETC]				
THE E	NTRY FEATUR		RECTANGULAR INSET PO		IAIN ENTRY TO TH	HE LEFT	
WITH A	DOUBL	F STEEL FRAMED	GLASS COMMERCIAL TYPE	DOOR AD	DITIONAL CHARAC	TED DEFINING	S EL EMENTS
	ENTRY DOOR STYLE (SE		OLASS COMMERCIAL TITL	BOOK. AB	BITIONAL CHARAC	TEN DEFINING	5 ELEMENTS
OF THE	STRUCTURE A		ED BUILDING WITH A CEN				TORY MAIN
			DENTIFY <b>ORIGINAL FEATURES</b> SUCH AS PORCHES (SI				
RECTA NUMBER AND	NGULAR BASE, LOCATION OF CHIMNEYS, SHI	THE SYMMET  JITTERS, SECONDARY FINISH MA	RICAL DESIGN INCLUDES VITERIALS, PARAPETS, METAL TRIM, DECORATIVE TILE	VERTICAL BAND OR CAST STONE; ARCHES:	ED ROWS OF WI	NDOWS WIT	H CUSTOM
IDENTIC	'AL METAL GRIL	I ES DEPICTING	UNFURLING TALL LEAFED P	I ANTS AND VARIO	NIS CEOMETRIC B	ATTERNE AT	OB SOUADE
ORNAMENTAL	WOODWORK: SYMMETRY OR	ASYMMETRY: CORNICES: FRIEZE	S. TOWERS OR TURRETS, BAY WINDOWS, HALFTIMBE	ERING, HORIZONTALITY;	DOS GEOMETRIC P	ALIERIUS AL	OF SQUARE
CONCR	ETE RECESSED F	ANELS BELOW E	ACH WINDOW ABOVE THE TH	IRD FLOOR. A DE	CORATIVE THREE-D	IMENSIONAL	BAND IS AT
ADDITIONAL	SE OF THE THIS DEFINING ELEMENTS	RD FLOOR WINDS	DWS. WHICH AGAIN DISPLAY	S A SYMMETRICA	L ABSTRACT PLAN	NT DESIGN A	S DOES AN
ELABOR	RATE PEDIMENT	AT THE MAIN RO	OFLINE. A LARGE CENTRAL	_ PENTHOUSE IS SI	ET IN THE CENTER	OF THE ROOF	. WHICH IS
ADDITIONAL D	EFINING ELEMENTS						
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EACHE	ACADE OF THE B	ENTHOUSE FOU	R ADDITIONAL BRACKETS ARI	E DI ACED ANCIE	DIVATEUR CODE		
	ACADE OF THE PI EFINING ELEMENTS	ENTHOUSE. FOU	R ADDITIONAL BRACKETS ARI	E PLACED ANGULA	ARLY AT THE CORN	ERS OF THE F	ENTHOUSE.
THESE I	BUTTRESSES HAV	E INVERSE THEN	OUTWARD CURVE AS THEY RE	EACH THE BASE OF	THE PENTHOUSE	ROOF. A DOI	UBLE ARCH
DESIGN ADDITIONAL D	JUST UNDER TH EFINING ELEMENTS	E ROUNDED CON	CRETE EAVE. ABOVE WHICH	ARE FIVE TRIANG	ULAR PANELS ON	EACH FACE.	TOPPED BY
CAST CO	ONCRETE FLOWE	RS AT THE EDGE	OF THE WHITE PATTERNED PY	RAMIDAL ROOF. \	WHICH IS TOPPED	BY A CIRCUL	AR BEACON
ADDITIONAL D	EFINING ELEMENTS						
	A STATE OF THE STA	IVE DECO-DESIG	ENED CONCRETE BASE. A	PARKING GARAC	GE, WHICH IS ENT	ERED AT TH	E REAR OF
	EFINING ELEMENTS						
THE BU	ILDING, ON ST. EFINING ELEMENTS	ANDREWS PLA	CE, IS LOCATED UNDER TH	HE BUILDING. TH	HE FIRST FLOOR	STOREFRON	IT LEVEL IS
COVER	ED OVER WITH	LATER STONE O	R CONCRETE PANELS, BU	T MISSING SECTI	ONS OF THAT PA	NELING REV	'EΔI VERTI-
ADDITIONAL D	EFINING ELEMENTS		TO OTTORETE PARTED, DO	I MISSING SECTI	ONS OF THAT I'A	TALLING IVE	LAL VLIVII
CAL LIN	NED FLAT PILAS	TERS UNDER TH	HE CURRENT FACADE. AN	EARLY PHOTO S	SHOWS A DARK T	TLE BULKHE	EAD AT THE
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SECON	DARY BUILDI	NGS CONSIST	The state of the s	NO SECONDARY E	BUILDINGS.		
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## SIGNIFICANCE WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS.

Complete One or Both of the Upper and Lower Portions of This Page

	ARCHITECTURAL SIGNIFICANCE	
THE_	WILSHIRE PROFESSIONAL BUILDING NAME OF PROPOSED MONUMENT	IS AN IMPORTANT EXAMPLE OF
	ART DECO-ZIG ZAG MODERNE ARCHITECTURAL STYLE (SEE LINE 8)	ARCHITECTUR
	MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALIT S ORIGINAL FORM, DETAILING AND INTEGRITY.	Y OF ITS DESIGN AND THE RETENTION
	And/or	
	HISTORICAL SIGNIFICANCE	
THE	WILSHIRE PROFESSIONAL BUILDING WAS BUILT NAME OF PROPOSED MONUMENT YEAR BUIL	
	ARTHUR HARVEY AND ART DECO ARCHITECTURE NAME OF FIRST OR OTHER SIGNIFICANT OWNER	WAS IMPORTANT TO THE
	DEVELOPMENT OF LOS ANGELES BECAUSE THE WILSHIRE PROFESSION.	AL BUILDING WAS ONE OF THE MOS
	SIGNIFICANT BUILDINGS THAT WAS DESIGNED DURING THE DEVELOPMENT	NT OF THE WILSHIRE CENTER AREA
	ALONG WILSHIRE BOULEVARD. BUILT CONCURRENTLY WITH, BUT	COMPLETED BEFORE, THE NEARB
	PELLISSIER BUILDING (HCM 118), IT WAS THE FIRST OF A SERIES OF '	'HEIGHT LIMIT'' SKYSCRAPERS TO B
	CONSTRUCTED ON WILSHIRE AT THE END OF THE THOROUGHFARE'S FIR	ST MAJOR PERIOD OF DEVELOPMEN

SIGNIFICANT BUILDINGS THAT WAS DESIGNED DURING THE DEVELOPMENT OF THE WILSHIRE CENTER AREA, ALONG WILSHIRE BOULEVARD. BUILT CONCURRENTLY WITH, BUT COMPLETED BEFORE, THE NEARBY PELLISSIER BUILDING (HCM 118), IT WAS THE FIRST OF A SERIES OF "HEIGHT LIMIT" SKYSCRAPERS TO BE CONSTRUCTED ON WILSHIRE AT THE END OF THE THOROUGHFARE'S FIRST MAJOR PERIOD OF DEVELOPMENT JUST BEFORE THE ADVENT OF THE GREAT DEPRESSION. THE WEDDING CAKE LIKE MASSING OF THE BUILDING PROVIDES IT WITH ONE OF THE MOST RECOGNIZABLE DESIGNS ALONG THE BOULEVARD. THE ARCHITECT, ARTHUR EDWARD HARVEY, WAS AT THE HEIGHT OF HIS EARLY SOLO CAREER, HAVING PREVIOUSLY DESIGNED SEVERAL LOS ANGELES ICONS, SUCH AS THE CHATEAU ELYSEE (HCM 329), VILLA CARLOTTA (HCM 315) AND THE AMERICAN STORAGE BUILDING ON BEVERLY BOULEVARD. HARVEY HAD RECENTLY LEFT THE FIRM OF MORGAN WALLS AND CLEMENTS, WHERE HE HAD WORKED ON THE DESIGN OF THE ICONIC ATLANTIC RICHFIELD TOWER (DEMOLISHED IN 1969). ALONG WITH THE AMERICAN STORAGE BUILDING, THE WILSHIRE PROFESSIONAL BUILDING HAS NEVER BEEN OFFICIALLY RECOGNIZED LOCALLY. IT IS, HOWEVER, LISTED WITH A POTENTIAL NATIONAL REGISTER ELIGIBILITY (3CS) RATING BY PCR SERVICES CORPORATION IN THE HISTORIC RESOURCES SURVEY FOR THE WILSHIRE/KOREATOWN RECOVERY REDEVELOPMENT PROJECT AREA. THE SURVEY ERRONEOUSLY LISTS IT AS THE "WILSHIRE MEDICAL BUILDING", WHICH ACTUALLY STANDS

# SIGNIFICANCE WORK SHEET

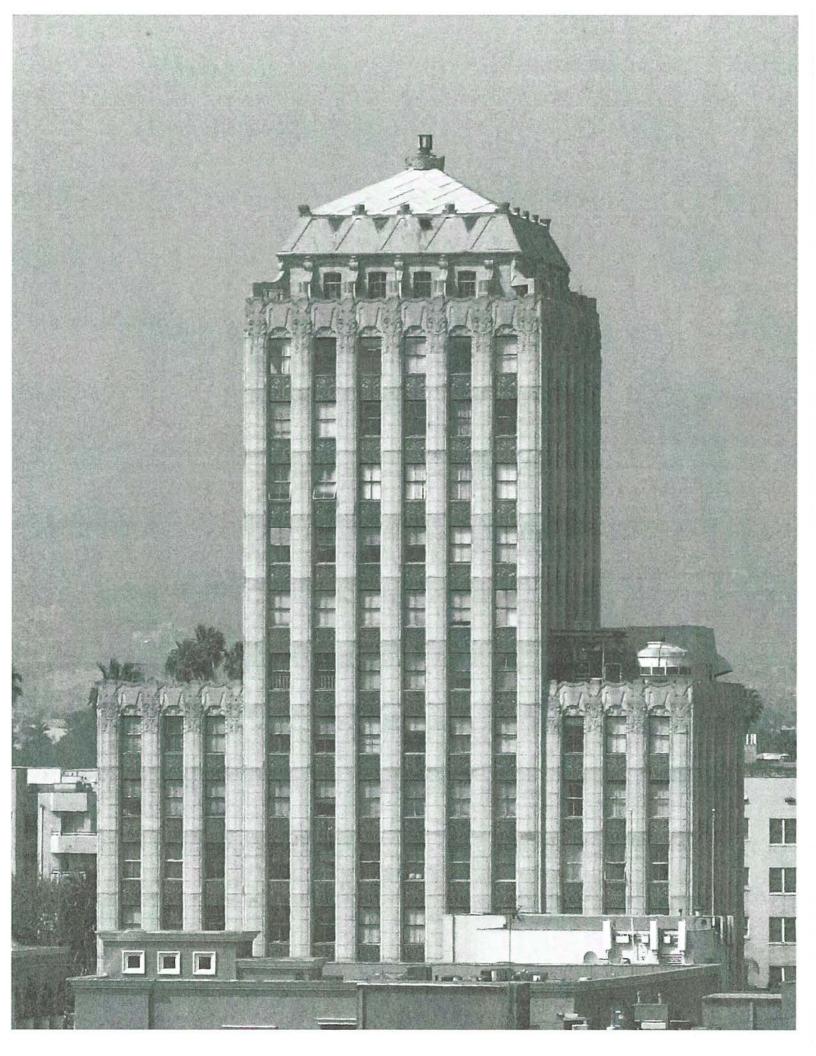
CONTINUED

AT 1930 WILSHIRE BOULEVARD. THE SUBJECT BUILDING WAS DESIGNED AS A FACILITY FOR PHYSICIANS AS WELL BUT REMAINS TO THE PRESENT DAY, AN OFFICE BUILDING NOT ONLY USED BY DOCTORS, DENTIST, CHIROPRACTORS AS WELL AS SEVERAL MEDICAL SCHOOLS, BUT WAS AND IS PRESENTLY ALSO USED BY OTHER PROFESSIONALS SUCH AS LAWYERS AND ARCHITECTS, TRAVEL AGENTS AND ACTING AGENTS. A BIOGRAPHY OF THE ARCHITECT, SHOWING HIS LIFE AND CAREER IN MORE DETAIL, IS ATTACHED TO THIS NOMINATION. THE BUILDING IS A SIGNIFICANT EXAMPLE OF THE ART DECO STYLE WHICH FIRST BEGAN TO APPEAR IN FRANCE AFTER WORLD WAR I, FLOURISHING INTERNATIONALLY IN THE 1920S, 1930S AND 1940S BEFORE ITS POPULARITY WANED AFTER WORLD WAR II. IT IS AN ECLECTIC STYLE THAT COMBINES TRADITIONAL CRAFT MOTIFS WITH MACHINE AGE IMAGERY AND MATERIALS. THE STYLE IS OFTEN CHARACTERIZED BY RICH COLORS, BOLD GEOMETRIC SHAPES, AND LAVISH ORNAMENTATION. THE STYLE IS FOUND THROUGHOUT THE UNITED STATES, MOSTLY IN LARGER CITIES, ESPECIALLY NEW YORK, CHICAGO AND PARTICULARLY IN MIAMI, FLORIDA. THE STYLE WAS FIRST REFERRED TO AS "ART DECO" IN 1925 BY THE ARCHITECT CHARLES-ÉDOUARD JEANNERET-GRIS, BETTER KNOWN AS "LE CORBUSIER", WHO WROTE A SERIES OF ARTICLES FOR HIS JOURNAL "L'ESPRIT NOUVEAU" UNDER THE SECTION "1925 EXPO: ARTS DÉCO". HE WAS REFERRING TO THE 1925 EXPOSITION INTERNATIONALE DES ARTS DÉCORATIFS ET INDUSTRIELS MODERNES (INTERNATIONAL EXPOSITION OF MODERN DECORATIVE AND INDUSTRIAL ARTS), WHICH WAS HELD THAT YEAR. THE TERM WAS POPULARIZED IN 1966 TO BEST DESCRIBE THE MOTIF, WHICH WAS DIRECTLY DESCENDED FROM THE EARLIER FRENCH ART NORVEAU. THE ART DECO ELEMENTS BECAME SO COMMON ON THE BUILDINGS THAT THEY BEGAN TO TAKE ON THE HIGH NUMBER OF DETAILS THAT WERE FOUND ON THE EARLIER BEAUX ARTS DESIGNS. AS THE GREAT DEPRESSION PROGRESSED, THE ART DECO STYLE BEGAN TO LOSE ITS POPULARITY, PARTLY DUE TO THE COST OF PRODUCING THE OPULENT DESIGNS. IT WAS SUPPLANTED BY THE LESS DETAILED STREAMLINE MODERNE, THAT INCORPORATES THE FLUID LINE OF ART DECO WITHOUT THE THE WILSHIRE PROFESSIONAL BUILDING ALSO DISPLAYS ZIGZAG MODERNE ELEMENTS IN ITS BANDING AND LINES, UTILIZING THROUGH GEOMETRIC DESIGN, IN THIS CASE, THE TRIANGULATION OF THE UPPER AND LOWER BANDS THAT IS FOUND IN THAT STYLE, THE NAME OF WHICH WAS COINED BY OCCIDENTAL COLLEGE ARCHITECTURAL HISTORIAN ROBERT W. WINTER, WHILE SERVING ON THE LOS ANGELES CULTURAL HERITAGE COMMISSION. THE BUILDING WAS CONSTRUCTED FOR DEVELOPER PRESTON S. WRIGHT AND ASSOCIATES BY THE CONSTRUCTION FIRM OF LUTHER T. MAYO, INCORPORATED. ARTHUR HARVEY DID SEVERAL MAJOR DESIGNS FOR THE MAYO COMPANY DURING THIS PERIOD. PRESTON WRIGHT WAS ALSO AN ARCHITECT, WHO SPECIALIZED IN DESIGNING UPSCALE HOMES. HE HAD INVESTED IN A NUMBER OF LOTS IN NEARBY WINDSOR SQUARE, DESIGNING AND BUILDING HIGH END SPECULATIVE HOUSING. THIS WAS NOT HIS COMPANY'S FIRST MAJOR COMMERCIAL PROJECT AND THEY APPARENTLY HAD CONTRACTED WITH THE MAYO COMPANY DUE TO THEIR EXPERIENCE IN CONSTRUCTING THE LARGER BUILDINGS. MAYO WORKED WITH HARVEY AS THEIR CERTIFIED ARCHITECT AND UTILIZED HIS OFFICE FOR THE DESIGN. THE BUILDING WAS A MAJOR COMPONENT AS THE COMMERCIAL DEVELOPMENT OF WILSHIRE BOULEVARD RAPIDLY MOVED TO THE WEST. INTERESTINGLY, THE MAYO USING HARVEY HAD RECENTLY COMPLETED ANOTHER JOB FOR WRIGHT ON THE OTHER END OF WILSHIRE BOULEVARD, THE SANTA MONICA PROFESSIONAL BUILDING (SANTA MONICA LANDMARK NO. 66). THE WRIGHT CO.

# CITY OF LOS ANGELES SIGNIFICANCE WORK SHEET

CONTINUED

SOLD THE BUILDING TO JOHN J. PARCONS IN 1939 AND IT WAS COLD TO ERLE P. HALIBURTON IN THE MID 1940S. THE
HALIBURTON FAMILY WAS TO OWN THE BUILDING UNTIL 1969, WHEN IT WAS TRANSFERRED TO WINSTON P. MILLET, WHO SET UP
THE 3875 WILSHIRE COMPANY THE FOLLOWING YEAR. THE BUILDING WAS TRANSFERRED TO THE CURRENT OWNERSHIP IN 2001
ONE INTEREST IN NOTE WERE TWO PERMITS IN 1947 AND 1949 THAT LISTED WRIGHT AS THE OWNER AND HARVEY AS THE
ARCHITECT, EVEN THOUGH NEITHER HAD BEEN INVOLVED WITH THE BUILDING FOR YEARS. SEVERAL CHANGES MADE DURING THE
HALIBURTON PERIOD NOTED THE ARCHITECT JOHN REX. A RESTAURANT WAS INSTALLED IN THE CORNER STOREFRONT IN 1954
WITH REX TEAMED UP WITH HIS NEW PARTNER, DOUGLAS HONNOLD. THE WILSHIRE PROFESSIONAL BUILDING REMAINS ONE OF
THE MOST ICONIC IDENTIFIABLE TOWERS DATING FROM THE GOLDEN AGE OF DEVELOPMENT ALONG THE MOST FAMOUS
COMMERCIAL CORRIDOR IN LOS ANGELES. IT RETAINS ITS DESIGN WITH ONLY MINOR/REVERSIBLE ALTERATIONS AND STANDS AS
AN IMPORTANT WORK BY ARTHUR E. HARVEY, WHOSE DESIGNS HELPED TO TRANSFORM THE LOS ANGELES SKYLINE. IT IS ALSO AN
IMPORTANT BUILDING REPRESENTING THE EARLY HIGH-RISE DEVELOPMENT OF SUBURBAN LOS ANGELES OUTSIDE THE DOWNTOWN
CORE.
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### City of Los Angeles Department of City Planning

### 6/16/2014 PARCEL PROFILE REPORT

	IAIIOL	LI HOLLE HE OIL
PROPERTY ADDRESSES	Address/Legal Information	
634 S ST ANDREWS PL	PIN Number	135B193 990
	Lot/Parcel Area (Calculated)	11,260.2 (sq ft)
ZIP CODES	Thomas Brothers Grid	PAGE 633 - GRID H2
90010	Assessor Parcel No. (APN)	5503032011
	Tract	WESTMINSTER PLACE
RECENT ACTIVITY	Map Reference	M B 9-61
ENV-2010-76	Block	BLK G
ENV-2008-3387	Lot	14
ENV-2010-74	Arb (Lot Cut Reference)	None
Adaptive Reuse Incentive Spec. Pln-	Map Sheet	135B193
Ord 175038	Jurisdictional Information	
ENV-2009-2117	Community Plan Area	Wilshire
ENV-2007-3064	Area Planning Commission	Central
ZA-2005-983-CUB-PA1	Neighborhood Council	Wilshire Center - Koreatown
	Council District	CD 10 - Herb J. Wesson, Jr.
CASE NUMBERS	Census Tract #	2117.04
CPC-4931	LADBS District Office	Los Angeles Metro
CPC-1986-834-GPC	Planning and Zoning Information	
ORD-64205	Special Notes	None
ORD-63482	Zoning	R5P-2
ORD-46870	Zoning Information (ZI)	ZI-1940 Wilshire Center / Koreatown Redevelopment Project
ORD-165302-SA100B		ZI-2410 Metro Westside Subway Extension Project
ORD-102319		ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
ZA-9229	General Plan Land Use	Regional Center Commercial
ZA-2012-705-ZAA-SPR	General Plan Footnote(s)	Yes
ZA-2012-1796-CUB-CU	Hillside Area (Zoning Code)	No
ZA-2010-75-CUB	Baseline Hillside Ordinance	No
ZA-2010-73-CUB	Baseline Mansionization Ordinance	No
ZA-2009-2116-CUB	Specific Plan Area	None
ZA-2005-983-CUB	Special Land Use / Zoning	None
ZA-2001-105-CUB	Design Review Board	No
ZA-1994-173-CUX	Historic Preservation Review	No
ZA-11561	Historic Preservation Overlay Zone	None
ENV-2012-706-MND	Other Historic Designations	None
ENV-2012-1797-MND	Other Historic Survey Information	None
ENV-2010-76-CE	Mills Act Contract	None
ENV-2010-74-CE	POD - Pedestrian Oriented Districts	None
ENV-2009-2117-CE	CDO - Community Design Overlay	None
ENV-2005-984-CE	NSO - Neighborhood Stabilization Overlay	No
ENV-2001-106-CE	Streetscape	No
MND-94-79-CUX	Sign District	No
	Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas
	CRA - Community Redevelopment Agency	Wilshire Center / Koreatown Redevelopment Project
	Central City Parking	No
	Downtown Parking	No
	SWC 10 LOUIS TO THE TOTAL TOTAL TO THE TOTAL	200022753

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.

5

**Building Line** 

500 Ft School Zone No 500 Ft Park Zone No Assessor Information Assessor Parcel No. (APN) 5503032011 APN Area (Co. Public Works)\* 0.773 (ac) Use Code 1900 - Professional Building Assessed Land Val. \$2,234,283 Assessed Improvement Val. \$2,593,408 Last Owner Change 10/01/01 Last Sale Amount \$4,592,045 Tax Rate Area 6657 Deed Ref No. (City Clerk) 9-49 3-256 Building 1 Year Built 1934 **Building Class** CX Number of Units 0 Number of Bedrooms 0 Number of Bathrooms 0 **Building Square Footage** 65,122.0 (sq ft) Building 2 Year Built 1936 **Building Class** SX Number of Units 0 0 Number of Bedrooms Number of Bathrooms 0 Building Square Footage 24.0 (sq ft) Building 3 Year Built 0 Number of Units 0 Number of Bedrooms 0 Number of Bathrooms 0 **Building Square Footage** 12,825.0 (sq ft) 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 No Flood Zone None Watercourse No Hazardous Waste / Border Zone Properties No Methane Hazard Site None High Wind Velocity Areas No Special Grading Area (BOE Basic Grid Map A-No 13372) Oil Wells None Seismic Hazards Active Fault Near-Source Zone Nearest Fault (Distance in km) 1.21064097546205 Nearest Fault (Name) Puente Hills Blind Thrust Region Los Angeles Blind Thrusts Fault Type В

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Slip Rate (mm/year) 0.70000000 Slip Geometry Reverse Slip Type Moderately / Poorly Constrained Down Dip Width (km) 19.00000000 Rupture Top 5.00000000 Rupture Bottom 13.00000000 Dip Angle (degrees) 25.00000000 Maximum Magnitude 7.10000000 Alquist-Priolo Fault Zone No Landslide No Liquefaction No Tsunami Inundation Zone No **Economic Development Areas Business Improvement District** WILSHIRE CENTER Renewal Community No Revitalization Zone Central City LOS ANGELES STATE ENTERPRISE ZONE State Enterprise Zone State Enterprise Zone Adjacency No Targeted Neighborhood Initiative None

**Public Safety** 

Police Information

Bureau West Division / Station Olympic Reporting District 2022

Fire Information

Division 1 Batallion 11 District / Fire Station 29 Red Flag Restricted Parking No



### City of Los Angeles Department of City Planning

### 6/16/2014 PARCEL PROFILE REPORT

PROPERTY ADDRESSES	3
640 S ST ANDREWS PL	
ZIP CODES	

RECENT ACTIVITY

90010

ENV-2008-3387 ENV-2009-2117 Adaptive Reuse Incentive Spec. PIn-Ord 175038 ENV-2010-76 ENV-2010-74

ENV-2007-3064 ZA-2005-983-CUB-PA1

CASE NUMBERS CPC-1986-834-GPC

ORD-63482 ORD-46870

ORD-165302-SA100B ZA-3149

ZA-2012-705-ZAA-SPR ZA-2012-1796-CUB-CU

ZA-2010-75-CUB ZA-2010-73-CUB ZA-2009-2116-CUB ZA-2005-983-CUB ZA-2001-105-CUB

ZA-1994-173-CUX ENV-2012-706-MND ENV-2012-1797-MND ENV-2010-76-CE ENV-2010-74-CE ENV-2009-2117-CE ENV-2005-984-CE ENV-2001-987-CE ENV-2001-106-CE

MND-94-79-CUX

Address/Legal Information

PIN Number Lot/Parcel Area (Calculated) Thomas Brothers Grid Assessor Parcel No. (APN) Tract

Map Reference Block

Arb (Lot Cut Reference) Map Sheet

Lot

**Jurisdictional Information** Community Plan Area Area Planning Commission

Neighborhood Council Council District

Census Tract # LADBS District Office Planning and Zoning Information

Special Notes Zoning

Zoning Information (ZI)

General Plan Land Use General Plan Footnote(s) Hillside Area (Zoning Code) Baseline Hillside Ordinance Baseline Mansionization Ordinance

Specific Plan Area Special Land Use / Zoning Design Review Board Historic Preservation Review

Other Historic Designations Other Historic Survey Information Mills Act Contract

Historic Preservation Overlay Zone

POD - Pedestrian Oriented Districts CDO - Community Design Overlay NSO - Neighborhood Stabilization Overlay Streetscape

Adaptive Reuse Incentive Area

Sign District

CRA - Community Redevelopment Agency Central City Parking

Downtown Parking

135B193 1013

11,265.7 (sq ft)

PAGE 633 - GRID H2 5503032011

WESTMINSTER PLACE

M B 9-61

BLK G 15 None

132B193 135B193

Wilshire

Central

Wilshire Center - Koreatown CD 10 - Herb J. Wesson, Jr.

2117.04 Los Angeles Metro

None

C4-2

ZI-1940 Wilshire Center / Koreatown Redevelopment Project

ZI-2410 Metro Westside Subway Extension Project ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE

Regional Center Commercial Yes

No No No None None

No No None None None None None None No No

No

Adaptive Reuse Incentive Areas

Wilshire Center / Koreatown Redevelopment Project No

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**Building Line** None 500 Ft School Zone No 500 Ft Park Zone No **Assessor Information** Assessor Parcel No. (APN) 5503032011 APN Area (Co. Public Works)\* 0.773 (ac) Use Code 1900 - Professional Building Assessed Land Val. \$2,234,283 Assessed Improvement Val. \$2,593,408 Last Owner Change 10/01/01 Last Sale Amount \$4,592,045 Tax Rate Area 6657 Deed Ref No. (City Clerk) 9-49 3-256 Building 1 Year Built 1934 **Building Class** CX Number of Units 0 Number of Bedrooms 0 Number of Bathrooms 0 **Building Square Footage** 65,122.0 (sq ft) Building 2 Year Built 1936 **Building Class** SX Number of Units 0 Number of Bedrooms 0 Number of Bathrooms 0 **Building Square Footage** 24.0 (sq ft) Building 3 Year Built 0 Number of Units 0 Number of Bedrooms 0 Number of Bathrooms 0 **Building Square Footage** 12,825.0 (sq ft) 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 None High Wind Velocity Areas No Special Grading Area (BOE Basic Grid Map A-No 13372) Oil Wells None Seismic Hazards Active Fault Near-Source Zone Nearest Fault (Distance in km) 1.19616317106927

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(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Puente Hills Blind Thrust

Los Angeles Blind Thrusts

Nearest Fault (Name)

Region

### CASE SUMMARIES

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

Case Number: CPC-1986-834-GPC

Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

Project Descriptions(s): GENERAL PLAN/ZONING CONSISTENCY - WILSHIRE, WESTLAKE, SHERMAN OAKS, STUDIO STUDIO, TOLUCA LAKE

Case Number: ZA-2012-705-ZAA-SPR

Required Action(s): SPR-SITE PLAN REVIEW

ZAA-AREA, HEIGHT, YARD, AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS)

Project Descriptions(s): PURSUANT TO SECTION 12.28, A ZAA TO ALLOW A REDUCTION IN SEOPARATION BETWEEN BUILDINGS OF 10 FT IN LIEU

OF 18 FT IN CONJUNCTION WITH THE CONSTRUCTION OF A 6-STORY, 84-UNIT APARTMENT BUILDING; AND PURSUANT TO

SECTION 16.05, SITE PLAN REVIEW FOR THE DEVELOPMENT OF SAID BUILDING IN THE R5P-2 ZONE.

Case Number: ZA-2012-1796-CUB-CU
Required Action(s): CU-CONDITIONAL USE

CUB-Conditional Use Beverage-Alcohol

Project Descriptions(s): CONDITIONAL USE TO PERMIT THE CONTINUED SALE OF A FULL LINE OF ALCOHOL IN CONJUNCTION WITH AN EXISTING

2,326.2 SQUARE FOOT / 80-SEAT RESTAURANT WITH PROPOSED KARAOKE FOR ENTERTAINMENT AT THE MEZZANINE LEVEL; CONDITIONAL USE FOR DEVIATION FROM COMMERCIAL CORNER / MINI-SHOPPING CENTER REQUIREMENTS TO PERMIT HOURS OF OPERATION FROM 11 A.M. TO 2 A.M.. THE SUBJECT SITE IS 41,250 SQUARE FOOT AND ZONED C4-2.

Case Number: ZA-2010-75-CUB

Required Action(s): CUB-Conditional Use Beverage-Alcohol

Project Descriptions(s): PURSUANT TO SECTION 12.24W1 OF THE LAMC, A CONDITIONAL USE FOR THE SALE OF ON-SITE BEER AND WINE IN AN

EXISTING RESTAURANT WITH 140 PATRONS, HOURS OF OPERATION FROM 10AM TO 2AM DAILY.

Case Number: ZA-2010-73-CUB

Required Action(s): CUB-Conditional Use Beverage-Alcohol

Project Descriptions(s): CONDITIONAL USE FOR BEER AND WINE IN CONJUNCTION WITH AN EXISTING RESTAURANT 106 OPERATING FROM 10AM

TO 2AM DAILY.

Case Number: ZA-2009-2116-CUB

Required Action(s): CUB-Conditional Use Beverage-Alcohol

Project Descriptions(s): CONDITIONAL USE FOR CONTINUED USE OF SERVICE OF FULL LINE ALCOHOL FOR AN EXISTING RESTAURANT SEATING

60 OPERATING FROM 11AM O2AM DAILY AND RELIEF FROM CORNER COMMERICAL REQUIREMENT TO OPERAT PAST

11PM.

Case Number: ZA-2005-983-CUB

Required Action(s): CUB-Conditional Use Beverage-Alcohol

Project Descriptions(s): REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A 1910-SQUARE-FOOT EXPANSION OF AN EXISTING RESTAURANT

WITH CORRESPONDING EXPANSION OF EXISTING BEER AND WINE SERVICE TO THE EXPANSION AREA. ALCOHOL

SERVICE FOR EXISTING RESTAURANT WAS AUTHORIZED UNDER CASE NO. ZA-2000-2210-CUB.

Case Number: ZA-2001-105-CUB

Required Action(s): CUB-Conditional Use Beverage-Alcohol

Project Descriptions(s): REQUEST FOR A 2,450 SQ. FT. EXPANSION TO AN EXISTING 3,453 SQ. FT. GROUND FLOOR WITH MEZZANINE

RESTAURANT WITH THE CONTINUED SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE

CONSUMPTION.

Case Number: ZA-1994-173-CUX

Required Action(s): CUX-ADULT ENTERTAINMENTS

Project Descriptions(s): CONDITIONAL USE PERMIT TO ADD PATRON DANCING TO AN EXISTING 3,650 SQ. FT. RESTAURANT SERVING ON-SITE

ALCOHOL BEVERAGES WITH HOURS OF OPERATION FROM 7 A.M. TO 2 A.M., SEVEN DAYS PER WEEK WITH 134 PARKING

SPACES PROVIDED ON-SITE AFTER 6 P.M.

Case Number: ENV-2012-706-MND

Required Action(s): MND-MITIGATED NEGATIVE DECLARATION

Project Descriptions(s): PURSUANT TO SECTION 12.28, A ZAA TO ALLOW A REDUCTION IN SEOPARATION BETWEEN BUILDINGS OF 10 FT IN LIEU

OF 18 FT IN CONJUNCTION WITH THE CONSTRUCTION OF A 6-STORY, 84-UNIT APARTMENT BUILDING; AND PURSUANT TO

SECTION 16.05, SITE PLAN REVIEW FOR THE DEVELOPMENT OF SAID BUILDING IN THE R5P-2 ZONE.

Case Number: ENV-2012-1797-MND

Required Action(s): MND-MITIGATED NEGATIVE DECLARATION

Project Descriptions(s): CONDITIONAL USE TO PERMIT THE CONTINUED SALE OF A FULL LINE OF ALCOHOL IN CONJUNCTION WITH AN EXISTING

2,326.2 SQUARE FOOT / 80-SEAT RESTAURANT WITH PROPOSED KARAOKE FOR ENTERTAINMENT AT THE MEZZANINE LEVEL; CONDITIONAL USE FOR DEVIATION FROM COMMERCIAL CORNER / MINI-SHOPPING CENTER REQUIREMENTS TO PERMIT HOURS OF OPERATION FROM 11 A.M. TO 2 A.M.. THE SUBJECT SITE IS 41,250 SQUARE FOOT AND ZONED C4-2.

Case Number: ENV-2010-76-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): PURSUANT TO SECTION 12.24W1 OF THE LAMC, A CONDITIONAL USE FOR THE SALE OF ON-SITE BEER AND WINE IN AN

EXISTING RESTAURANT WITH 140 PATRONS, HOURS OF OPERATION FROM 10AM TO 2AM DAILY.

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(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Case Number:

ENV-2010-74-CE

Required Action(s):

**CE-CATEGORICAL EXEMPTION** 

Project Descriptions(s):

CONDITIONAL USE FOR BEER AND WINE IN CONJUNCTION WITH AN EXISTING RESTAURANT 106 OPERATING FROM 10AM

TO 2AM DAILY.

Case Number:

ENV-2009-2117-CE

Required Action(s):

CE-CATEGORICAL EXEMPTION

Project Descriptions(s):

CONDITIONAL USE FOR CONTINUED USE OF SERVICE OF FULL LINE ALCOHOL FOR AN EXISTING RESTAURANT SEATING

60 OPERATING FROM 11AM O2AM DAILY AND RELIEF FROM CORNER COMMERICAL REQUIREMENT TO OPERAT PAST

11PM.

Case Number:

ENV-2005-984-CE

Required Action(s):

CE-CATEGORICAL EXEMPTION

Project Descriptions(s):

REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A 1910-SQUARE-FOOT EXPANSION OF AN EXISTING RESTAURANT

WITH CORRESPONDING EXPANSION OF EXISTING BEER AND WINE SERVICE TO THE EXPANSION AREA. ALCOHOL

SERVICE FOR EXISTING RESTAURANT WAS AUTHORIZED UNDER CASE NO. ZA-2000-2210-CUB.

Case Number:

ENV-2001-106-CE

Required Action(s):

CE-CATEGORICAL EXEMPTION

Project Descriptions(s):

REQUEST FOR A 2,450 SQ. FT. EXPANSION TO AN EXISTING 3,453 SQ. FT. GROUND FLOOR WITH MEZZANINE

RESTAURANT WITH THE CONTINUED SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE

CONSUMPTION.

Case Number:

MND-94-79-CUX

Required Action(s):

**CUX-ADULT ENTERTAINMENTS** 

Project Descriptions(s):

Data Not Available

### DATA NOT AVAILABLE

CPC-4931

ORD-64205

ORD-63482

ORD-46870

ORD-165302-SA100B

ORD-102319

ZA-9229

ZA-11561

Fault Type B

Slip Rate (mm/year) 0.70000000
Slip Geometry Reverse

Slip Type Moderately / Poorly Constrained

 Down Dip Width (km)
 19.0000000

 Rupture Top
 5.00000000

 Rupture Bottom
 13.0000000

 Dip Angle (degrees)
 25.0000000

 Maximum Magnitude
 7.10000000

Alquist-Priolo Fault Zone No
Landslide No
Liquefaction No
Tsunami Inundation Zone No

**Economic Development Areas** 

Business Improvement District WILSHIRE CENTER

Renewal Community No

Revitalization Zone Central City

State Enterprise Zone LOS ANGELES STATE ENTERPRISE ZONE

State Enterprise Zone Adjacency No
Targeted Neighborhood Initiative None

**Public Safety** 

Police Information

Bureau West
Division / Station Olympic
Reporting District 2022

Fire Information

 Division
 1

 Batallion
 11

 District / Fire Station
 29

 Red Flag Restricted Parking
 No

### CASE SUMMARIES

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

Case Number: CPC-1986-834-GPC

Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

Project Descriptions(s): GENERAL PLAN/ZONING CONSISTENCY - WILSHIRE, WESTLAKE, SHERMAN OAKS, STUDIO STUDIO, TOLUCA LAKE

Case Number: ZA-2012-705-ZAA-SPR

Required Action(s): SPR-SITE PLAN REVIEW

ZAA-AREA, HEIGHT, YARD, AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS)

Project Descriptions(s): PURSUANT TO SECTION 12.28, A ZAA TO ALLOW A REDUCTION IN SEOPARATION BETWEEN BUILDINGS OF 10 FT IN LIEU

OF 18 FT IN CONJUNCTION WITH THE CONSTRUCTION OF A 6-STORY, 84-UNIT APARTMENT BUILDING; AND PURSUANT TO

SECTION 16.05, SITE PLAN REVIEW FOR THE DEVELOPMENT OF SAID BUILDING IN THE R5P-2 ZONE.

Case Number: ZA-2012-1796-CUB-CU

Required Action(s): CU-CONDITIONAL USE

CUB-Conditional Use Beverage-Alcohol

Project Descriptions(s): CONDITIONAL USE TO PERMIT THE CONTINUED SALE OF A FULL LINE OF ALCOHOL IN CONJUNCTION WITH AN EXISTING

2,326.2 SQUARE FOOT / 80-SEAT RESTAURANT WITH PROPOSED KARAOKE FOR ENTERTAINMENT AT THE MEZZANINE LEVEL; CONDITIONAL USE FOR DEVIATION FROM COMMERCIAL CORNER / MINI-SHOPPING CENTER REQUIREMENTS TO

PERMIT HOURS OF OPERATION FROM 11 A.M. TO 2 A.M.. THE SUBJECT SITE IS 41,250 SQUARE FOOT AND ZONED C4-2.

Case Number: ZA-2010-75-CUB

Required Action(s): CUB-Conditional Use Beverage-Alcohol

Project Descriptions(s): PURSUANT TO SECTION 12.24W1 OF THE LAMC, A CONDITIONAL USE FOR THE SALE OF ON-SITE BEER AND WINE IN AN

EXISTING RESTAURANT WITH 140 PATRONS, HOURS OF OPERATION FROM 10AM TO 2AM DAILY.

Case Number: ZA-2010-73-CUB

Required Action(s): CUB-Conditional Use Beverage-Alcohol

Project Descriptions(s): CONDITIONAL USE FOR BEER AND WINE IN CONJUNCTION WITH AN EXISTING RESTAURANT 106 OPERATING FROM 10AM

TO 2AM DAILY.

Case Number: ZA-2009-2116-CUB

Required Action(s): CUB-Conditional Use Beverage-Alcohol

Project Descriptions(s): CONDITIONAL USE FOR CONTINUED USE OF SERVICE OF FULL LINE ALCOHOL FOR AN EXISTING RESTAURANT SEATING

60 OPERATING FROM 11AM O2AM DAILY AND RELIEF FROM CORNER COMMERICAL REQUIREMENT TO OPERAT PAST

11PM.

Case Number: ZA-2005-983-CUB

Required Action(s): CUB-Conditional Use Beverage-Alcohol

Project Descriptions(s): REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A 1910-SQUARE-FOOT EXPANSION OF AN EXISTING RESTAURANT

WITH CORRESPONDING EXPANSION OF EXISTING BEER AND WINE SERVICE TO THE EXPANSION AREA. ALCOHOL.

SERVICE FOR EXISTING RESTAURANT WAS AUTHORIZED UNDER CASE NO. ZA-2000-2210-CUB.

Case Number: ZA-2001-105-CUB

Required Action(s): CUB-Conditional Use Beverage-Alcohol

Project Descriptions(s): REQUEST FOR A 2,450 SQ. FT. EXPANSION TO AN EXISTING 3,453 SQ. FT. GROUND FLOOR WITH MEZZANINE

RESTAURANT WITH THE CONTINUED SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE

CONSUMPTION.

Case Number: ZA-1994-173-CUX

Required Action(s): CUX-ADULT ENTERTAINMENTS

Project Descriptions(s): CONDITIONAL USE PERMIT TO ADD PATRON DANCING TO AN EXISTING 3,650 SQ. FT. RESTAURANT SERVING ON-SITE

ALCOHOL BEVERAGES WITH HOURS OF OPERATION FROM 7 A.M. TO 2 A.M., SEVEN DAYS PER WEEK WITH 134 PARKING

SPACES PROVIDED ON-SITE AFTER 6 P.M.

Case Number: ENV-2012-706-MND

Required Action(s): MND-MITIGATED NEGATIVE DECLARATION

Project Descriptions(s): PURSUANT TO SECTION 12.28, A ZAA TO ALLOW A REDUCTION IN SEOPARATION BETWEEN BUILDINGS OF 10 FT IN LIEU

OF 18 FT IN CONJUNCTION WITH THE CONSTRUCTION OF A 6-STORY, 84-UNIT APARTMENT BUILDING; AND PURSUANT TO

SECTION 16.05, SITE PLAN REVIEW FOR THE DEVELOPMENT OF SAID BUILDING IN THE R5P-2 ZONE.

Case Number: ENV-2012-1797-MND

Required Action(s): MND-MITIGATED NEGATIVE DECLARATION

Project Descriptions(s): CONDITIONAL USE TO PERMIT THE CONTINUED SALE OF A FULL LINE OF ALCOHOL IN CONJUNCTION WITH AN EXISTING

2,326.2 SQUARE FOOT / 80-SEAT RESTAURANT WITH PROPOSED KARAOKE FOR ENTERTAINMENT AT THE MEZZANINE LEVEL; CONDITIONAL USE FOR DEVIATION FROM COMMERCIAL CORNER / MINI-SHOPPING CENTER REQUIREMENTS TO PERMIT HOURS OF OPERATION FROM 11 A.M. TO 2 A.M.. THE SUBJECT SITE IS 41,250 SQUARE FOOT AND ZONED C4-2.

Case Number: ENV-2010-76-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): PURSUANT TO SECTION 12.24W1 OF THE LAMC, A CONDITIONAL USE FOR THE SALE OF ON-SITE BEER AND WINE IN AN

EXISTING RESTAURANT WITH 140 PATRONS, HOURS OF OPERATION FROM 10AM TO 2AM DAILY.

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Case Number: ENV-2010-74-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): CONDITIONAL USE FOR BEER AND WINE IN CONJUNCTION WITH AN EXISTING RESTAURANT 106 OPERATING FROM 10AM

TO 2AM DAILY.

Case Number: ENV-2009-2117-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): CONDITIONAL USE FOR CONTINUED USE OF SERVICE OF FULL LINE ALCOHOL FOR AN EXISTING RESTAURANT SEATING

60 OPERATING FROM 11AM O2AM DAILY AND RELIEF FROM CORNER COMMERICAL REQUIREMENT TO OPERAT PAST

11PM.

Case Number: ENV-2005-984-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A 1910-SQUARE-FOOT EXPANSION OF AN EXISTING RESTAURANT

WITH CORRESPONDING EXPANSION OF EXISTING BEER AND WINE SERVICE TO THE EXPANSION AREA. ALCOHOL

SERVICE FOR EXISTING RESTAURANT WAS AUTHORIZED UNDER CASE NO. ZA-2000-2210-CUB.

Case Number: ENV-2001-987-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): ZONE VARIANCE TO PERMIT A COMMERCIAL USE AND COMMERCIAL CORNERDEVELOPMENT ON LAND ZONED R3P-1 AND

CONDITIONAL USE TO PERMIT THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR OFF-SITE

CONSUMPTION FOR A SUPERMARKET IN THE C2-1 AND R3P-1ZONES.

Case Number: ENV-2001-106-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): REQUEST FOR A 2,450 SQ. FT. EXPANSION TO AN EXISTING 3,453 SQ. FT. GROUND FLOOR WITH MEZZANINE

RESTAURANT WITH THE CONTINUED SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE

CONSUMPTION.

Case Number: MND-94-79-CUX

Required Action(s): CUX-ADULT ENTERTAINMENTS

Project Descriptions(s): Data Not Available

### DATA NOT AVAILABLE

ORD-63482 ORD-46870

ORD-165302-SA100B

ZA-3149



AF-90-2051018-PA

### City of Los Angeles Department of City Planning

### 6/16/2014 PARCEL PROFILE REPORT

	PARCE	EL PROFILE REPORT
PROPERTY ADDRESSES	Address/Legal Information	是是是自己的。
3879 W WILSHIRE BLVD	PIN Number	132B193 34
3873 W WILSHIRE BLVD	Lot/Parcel Area (Calculated)	11,202.2 (sq ft)
3875 W WILSHIRE BLVD	Thomas Brothers Grid	PAGE 633 - GRID H2
3877 W WILSHIRE BLVD	Assessor Parcel No. (APN)	5503032011
3871 W WILSHIRE BLVD	Tract	WESTMINSTER PLACE
3881 W WILSHIRE BLVD	Map Reference	M B 9-61
3869 W WILSHIRE BLVD	Block	BLK G
	Lot	16
ZIP CODES	Arb (Lot Cut Reference)	None
90010	Map Sheet	132B193
	Jurisdictional Information	
RECENT ACTIVITY	Community Plan Area	Wilshire
ENV-2005-984	Area Planning Commission	Central
ENV-2008-3387	Neighborhood Council	Wilshire Center - Koreatown
Adaptive Reuse Incentive Spec. PIn-	Council District	CD 10 - Herb J. Wesson, Jr.
Ord 175038	Census Tract #	2117.04
ENV-2010-76	LADBS District Office	Los Angeles Metro
ENV-2009-2117	Planning and Zoning Information	
ENV-2007-3064	Special Notes	None
ENV-2010-74	Zoning	C4-2
ENV-2008-2277	Zoning Information (ZI)	ZI-1940 Wilshire Center / Koreatown Redevelopment Project
ENV-2008-2277	Zorning mormation (Zi)	ZI-1117 MTA Project
		ZI-2410 Metro Westside Subway Extension Project
CASE NUMBERS		ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
CPC-1986-834-GPC	General Plan Land Use	Regional Center Commercial
ORD-63482	General Plan Footnote(s)	Yes
ORD-59577	Hillside Area (Zoning Code)	No
ORD-46870	Baseline Hillside Ordinance	No
ORD-165302-SA100B	Baseline Mansionization Ordinance	No
ORD-129944	Specific Plan Area	None
ZA-2012-705-ZAA-SPR	ASS CANADA STATE TOLOGO DE	
ZA-2012-1796-CUB-CU	Special Land Use / Zoning Design Review Board	None
ZA-2010-75-CUB	Historic Preservation Review	No No
ZA-2010-73-CUB		No
ZA-2009-2116-CUB	Historic Preservation Overlay Zone	None
ZA-2005-983-CUB	Other Historic Designations	None
ZA-2001-105-CUB	Other Historic Survey Information	None
ZA-1994-173-CUX	Mills Act Contract	None
ENV-2012-706-MND	POD - Pedestrian Oriented Districts	None
ENV-2012-1797-MND	CDO - Community Design Overlay	None
ENV-2010-76-CE	NSO - Neighborhood Stabilization Overlay	No
ENV-2010-74-CE	Streetscape	No
ENV-2009-2117-CE	Sign District	No
ENV-2005-984-CE	Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas
ENV-2003-384-CE	CRA - Community Redevelopment Agency	Wilshire Center / Koreatown Redevelopment Project
ENV-2001-106-CE	Central City Parking	No
AF-90-2051018-PA	Downtown Parking	No

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.

Building Line 5 500 Ft School Zone No 500 Ft Park Zone No **Assessor Information** Assessor Parcel No. (APN) 5503032011 APN Area (Co. Public Works)\* 0.773 (ac) Use Code 1900 - Professional Building Assessed Land Val. \$2,234,283 Assessed Improvement Val. \$2,593,408 Last Owner Change 10/01/01 Last Sale Amount \$4,592,045 Tax Rate Area 6657 Deed Ref No. (City Clerk) 9-49 3-256 Building 1 Year Built 1934 **Building Class** CX Number of Units 0 Number of Bedrooms 0 Number of Bathrooms 0 **Building Square Footage** 65,122.0 (sq ft) Building 2 Year Built 1936 **Building Class** SX Number of Units 0 Number of Bedrooms 0 Number of Bathrooms 0 **Building Square Footage** 24.0 (sq ft) **Building 3** Year Built 0 Number of Units 0 Number of Bedrooms 0 Number of Bathrooms 0 **Building Square Footage** 12,825.0 (sq ft) 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 None High Wind Velocity Areas No Special Grading Area (BOE Basic Grid Map A-No 13372) Oil Wells None Seismic Hazards Active Fault Near-Source Zone Nearest Fault (Distance in km) 1.18168895164987 Nearest Fault (Name) Puente Hills Blind Thrust

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.

Los Angeles Blind Thrusts

Region

Fault Type В Slip Rate (mm/year) 0.70000000 Slip Geometry Reverse Slip Type Moderately / Poorly Constrained Down Dip Width (km) 19.00000000 Rupture Top 5.00000000 Rupture Bottom 13.00000000 Dip Angle (degrees) 25.00000000 Maximum Magnitude 7.10000000 Alquist-Priolo Fault Zone No Landslide No Liquefaction No Tsunami Inundation Zone No **Economic Development Areas Business Improvement District** WILSHIRE CENTER Renewal Community No Revitalization Zone Central City State Enterprise Zone LOS ANGELES STATE ENTERPRISE ZONE State Enterprise Zone Adjacency

None

**Public Safety** 

Police Information

Targeted Neighborhood Initiative

Bureau West
Division / Station Olympic
Reporting District 2022

Fire Information

 Division
 1

 Batallion
 11

 District / Fire Station
 29

 Red Flag Restricted Parking
 No

### CASE SUMMARIES

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

Case Number: CPC-1986-834-GPC

Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

Project Descriptions(s): GENERAL PLAN/ZONING CONSISTENCY - WILSHIRE, WESTLAKE, SHERMAN OAKS, STUDIO STUDIO, TOLUCA LAKE

Case Number: ZA-2012-705-ZAA-SPR
Required Action(s): SPR-SITE PLAN REVIEW

ZAA-AREA,HEIGHT, YARD, AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS)

Project Descriptions(s): PURSUANT TO SECTION 12.28, A ZAA TO ALLOW A REDUCTION IN SEOPARATION BETWEEN BUILDINGS OF 10 FT IN LIEU

OF 18 FT IN CONJUNCTION WITH THE CONSTRUCTION OF A 6-STORY, 84-UNIT APARTMENT BUILDING; AND PURSUANT TO

SECTION 16.05, SITE PLAN REVIEW FOR THE DEVELOPMENT OF SAID BUILDING IN THE R5P-2 ZONE.

Case Number: ZA-2012-1796-CUB-CU

Required Action(s): CU-CONDITIONAL USE

CUB-Conditional Use Beverage-Alcohol

Project Descriptions(s): CONDITIONAL USE TO PERMIT THE CONTINUED SALE OF A FULL LINE OF ALCOHOL IN CONJUNCTION WITH AN EXISTING

2,326.2 SQUARE FOOT / 80-SEAT RESTAURANT WITH PROPOSED KARAOKE FOR ENTERTAINMENT AT THE MEZZANINE LEVEL; CONDITIONAL USE FOR DEVIATION FROM COMMERCIAL CORNER / MINI-SHOPPING CENTER REQUIREMENTS TO PERMIT HOURS OF OPERATION FROM 11 A.M. TO 2 A.M.. THE SUBJECT SITE IS 41,250 SQUARE FOOT AND ZONED C4-2.

Case Number: ZA-2010-75-CUB

Required Action(s): CUB-Conditional Use Beverage-Alcohol

Project Descriptions(s): PURSUANT TO SECTION 12.24W1 OF THE LAMC, A CONDITIONAL USE FOR THE SALE OF ON-SITE BEER AND WINE IN AN

EXISTING RESTAURANT WITH 140 PATRONS, HOURS OF OPERATION FROM 10AM TO 2AM DAILY.

Case Number: ZA-2010-73-CUB

Required Action(s): CUB-Conditional Use Beverage-Alcohol

Project Descriptions(s): CONDITIONAL USE FOR BEER AND WINE IN CONJUNCTION WITH AN EXISTING RESTAURANT 106 OPERATING FROM 10AM

TO 2AM DAILY.

Case Number: ZA-2009-2116-CUB

Required Action(s): CUB-Conditional Use Beverage-Alcohol

Project Descriptions(s): CONDITIONAL USE FOR CONTINUED USE OF SERVICE OF FULL LINE ALCOHOL FOR AN EXISTING RESTAURANT SEATING

60 OPERATING FROM 11AM O2AM DAILY AND RELIEF FROM CORNER COMMERICAL REQUIREMENT TO OPERAT PAST

11PM.

Case Number: ZA-2005-983-CUB

Required Action(s): CUB-Conditional Use Beverage-Alcohol

Project Descriptions(s): REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A 1910-SQUARE-FOOT EXPANSION OF AN EXISTING RESTAURANT

WITH CORRESPONDING EXPANSION OF EXISTING BEER AND WINE SERVICE TO THE EXPANSION AREA. ALCOHOL

SERVICE FOR EXISTING RESTAURANT WAS AUTHORIZED UNDER CASE NO. ZA-2000-2210-CUB.

Case Number: ZA-2001-105-CUB

Required Action(s): CUB-Conditional Use Beverage-Alcohol

Project Descriptions(s): REQUEST FOR A 2,450 SQ. FT. EXPANSION TO AN EXISTING 3,453 SQ. FT. GROUND FLOOR WITH MEZZANINE

RESTAURANT WITH THE CONTINUED SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE

CONSUMPTION.

Case Number: ZA-1994-173-CUX

Required Action(s): CUX-ADULT ENTERTAINMENTS

Project Descriptions(s): CONDITIONAL USE PERMIT TO ADD PATRON DANCING TO AN EXISTING 3,650 SQ. FT. RESTAURANT SERVING ON-SITE

ALCOHOL BEVERAGES WITH HOURS OF OPERATION FROM 7 A.M. TO 2 A.M., SEVEN DAYS PER WEEK WITH 134 PARKING

SPACES PROVIDED ON-SITE AFTER 6 P.M.

Case Number: ENV-2012-706-MND

Required Action(s): MND-MITIGATED NEGATIVE DECLARATION

Project Descriptions(s): PURSUANT TO SECTION 12.28, A ZAA TO ALLOW A REDUCTION IN SEOPARATION BETWEEN BUILDINGS OF 10 FT IN LIEU

OF 18 FT IN CONJUNCTION WITH THE CONSTRUCTION OF A 6-STORY, 84-UNIT APARTMENT BUILDING; AND PURSUANT TO

SECTION 16.05, SITE PLAN REVIEW FOR THE DEVELOPMENT OF SAID BUILDING IN THE R5P-2 ZONE.

Case Number: ENV-2012-1797-MND

Required Action(s): MND-MITIGATED NEGATIVE DECLARATION

Project Descriptions(s): CONDITIONAL USE TO PERMIT THE CONTINUED SALE OF A FULL LINE OF ALCOHOL IN CONJUNCTION WITH AN EXISTING

2,326.2 SQUARE FOOT / 80-SEAT RESTAURANT WITH PROPOSED KARAOKE FOR ENTERTAINMENT AT THE MEZZANINE LEVEL; CONDITIONAL USE FOR DEVIATION FROM COMMERCIAL CORNER / MINI-SHOPPING CENTER REQUIREMENTS TO PERMIT HOURS OF OPERATION FROM 11 A.M. TO 2 A.M.. THE SUBJECT SITE IS 41,250 SQUARE FOOT AND ZONED C4-2.

Case Number: ENV-2010-76-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): PURSUANT TO SECTION 12.24W1 OF THE LAMC, A CONDITIONAL USE FOR THE SALE OF ON-SITE BEER AND WINE IN AN

EXISTING RESTAURANT WITH 140 PATRONS, HOURS OF OPERATION FROM 10AM TO 2AM DAILY.

Case Number:

ENV-2010-74-CE

Required Action(s):

**CE-CATEGORICAL EXEMPTION** 

Project Descriptions(s):

CONDITIONAL USE FOR BEER AND WINE IN CONJUNCTION WITH AN EXISTING RESTAURANT 106 OPERATING FROM 10AM

TO 2AM DAILY.

Case Number:

ENV-2009-2117-CE

Required Action(s):

CE-CATEGORICAL EXEMPTION

Project Descriptions(s):

CONDITIONAL USE FOR CONTINUED USE OF SERVICE OF FULL LINE ALCOHOL FOR AN EXISTING RESTAURANT SEATING

60 OPERATING FROM 11AM O2AM DAILY AND RELIEF FROM CORNER COMMERICAL REQUIREMENT TO OPERAT PAST

11PM.

Case Number:

ENV-2005-984-CE

Required Action(s):

CE-CATEGORICAL EXEMPTION

Project Descriptions(s):

REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A 1910-SQUARE-FOOT EXPANSION OF AN EXISTING RESTAURANT

WITH CORRESPONDING EXPANSION OF EXISTING BEER AND WINE SERVICE TO THE EXPANSION AREA. ALCOHOL

SERVICE FOR EXISTING RESTAURANT WAS AUTHORIZED UNDER CASE NO. ZA-2000-2210-CUB

Case Number:

ENV-2001-987-CE

Required Action(s):

**CE-CATEGORICAL EXEMPTION** 

Project Descriptions(s):

ZONE VARIANCE TO PERMIT A COMMERCIAL USE AND COMMERCIAL CORNERDEVELOPMENT ON LAND ZONED R3P-1 AND

CONDITIONAL USE TO PERMIT THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR OFF-SITE

CONSUMPTION FOR A SUPERMARKET IN THE C2-1 AND R3P-1ZONES.

Case Number:

ENV-2001-106-CE

Required Action(s):

**CE-CATEGORICAL EXEMPTION** 

Project Descriptions(s):

REQUEST FOR A 2,450 SQ. FT. EXPANSION TO AN EXISTING 3,453 SQ. FT. GROUND FLOOR WITH MEZZANINE

RESTAURANT WITH THE CONTINUED SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE

CONSUMPTION.

### DATA NOT AVAILABLE

ORD-63482

ORD-59577

ORD-46870

ORD-165302-SA100B

ORD-129944

AF-90-2051018-PA

# Arthur E. Harvey, Architect (1884-1971)

By Charles J. Fisher

Arthur Edward Harvey was the middle son in a family of seven, born in Boston Massachusetts on February 12, 1884. His English-born Parents, Theodor James and Martha (Tisdale) had immigrated to the United States in 1878 and Arthur was the first of their children to be American born.

His father was a bicycle maker and his older brother, William, joined him in that business. Arthur, however, seems to have taken an early interest in architecture, being listed as an "architect" in the 1900 census at the age of 16. He went on to marry Nellie (also known as Ellen) W. Glines in 1906 and the couple relocated to Seattle, Washington, where Arthur worked as a draftsman in an architect's office while getting his degree in architecture and engineering. He was briefly in partnership with Eugene Edwin Ziegler in 1915. During World War I he was working as a structural engineer for the Seattle Port Commission.

By 1920, the Harveys were living in Detroit, Michigan, where he was working as an architect for a larger firm. They also now had a son, Arthur Ellsworth Harvey, born on February 10, 1918.

The Harveys relocated to Los Angeles at the end of 1920, when Arthur went to work for developer Frank Meline, as a draftsman. A bit later, he found work as a draftsman for the architectural firm of Morgan, Walls and Morgan. After getting his California architectural license, he left what had become Morgan, Walls and Clements in late 1927, and opened his own architectural office on Hill Street.

One of Harvey's earlier collaborations was with the high-end builder, Luther T. Mayo. One of the first of these projects, the Santa Monica Professional Building. The Art Deco building at 710 Wilshire Boulevard, was listed as Santa Monica City Historic Landmark No. 66 in 2005.

Another early Mayo building was the American Storage Building, which was announced in the Los Angeles Times on January 3, 1928. This highly visible 13-story building was hailed as "the most beautiful storage building in the world" with an Art Deco design that also includes Spanish detailing.

Besides storage space, the building included a dance studio and a high-end restaurant on the top floor. Today the building is still used as it was intended by Public Storage.

The Chateau Elysee, another Mayo project, was also designed in 1927 for Mrs. Thomas Ince, the widow of the pioneer silent movie producer. The apartment building, which is designed to replicate a 17-Century Norman castle, was soon known as the Manor Hotel and was the home of a number of Hollywood celebrities. It was designated Los Angeles Historic Cultural Monument No. 329 and is now the Celebrity Center for the Church of Scientology.

Three other Harvey designed Buildings are also designated by the city, the Selig Building (later a Crocker Bank Building) which is HCM No. 298, was built in 1931. Its black terra cotta and gold Art Deco exterior is very reminiscent of the iconic Atlantic Richfield Building (demolished in 1968) that Harvey may have worked on for Morgan Walls and Clements.

The Villa Carlotta (HCM No. 315) was actually designed while he was still working at Morgan Walls and Clements, in 1926 and the Hollywood Woman's Clubhouse (HCM No. 604), which was built in 1948, both are designed in the Spanish Colonial Revival style.

Perhaps one of Harvey's most distinguished works is the Wilshire Professional Building, another Mayo project, which he designed for Preston Wright in 1929, is one of the best example of Art Deco design in Southern California. This thirteen story building, located a block West of Western Avenue, is grand in both scale and design, including a conical roof and beacon at its top.

The onset of the Great Depression in the early 1930s slowed down commercial development, but residential commission, although not as plentiful as before3, continued to come in, such as the Monterey Style Widner House on Griffith Park Boulevard, in the Los Feliz area.

During the late 1930's, Harvey's home designs were published in the Los Angeles Times, including a 2,600 square foot Monterey Style house in 1939 that was designed to take full advantage of the home's gardens. A 1,200 square foot cottage design by Harvey was profiled in 1940 as an example of

affordable single family housing. A modernist version of Georgian design built for John T. Hotchkiss in Santa Monica was profiled in 1946

World War II brought in government contracts that continued to keep the practice afloat. After the war, Harvey was joined by his son and the commissions in the 1950s included a number of medical buildings, such as a major expansion of the Midway Hospital on San Vicente in 1950 and an enlargement of the Elwynn Sanitarium campus at Laurel Avenue and Santa Monica Boulevard in 1952.

Another project was a new plant and office building for Vlier Engineering at Santa Monica and San Vicente Boulevards in 1954.

Now in his seventies, Hansen retired from his practice, turning his office over to his son. He passed away in Los Angeles on August 6, 1971, at the age of 87.

Sources: United States 190-19400 Census'; Los Angeles County death certificate for Arthur Edward Harvey; Historic Cultural Monument Nos. 298, 315, 329 and 604, various Los Angeles Times articles; various Southwest Builder and Contractor citations; Los Angeles City building permits.

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State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT	Primary # HRI #
Page 2 of 3	*NRHP Status Code_3CS
*Resource Name or #: (A	Assigned by recorder) Wilshire Medical Building
B1. Historic Name: Wilshire Medical Building	
B2. Common Name: 3875 WILSHIRE BLVD	
B3. Original Use: Office Building	B4. Present Use: Office Building
*B5. Architectural Style: Art Deco	
*B6. Construction History: (Construction date, alterations, and da Year constructed: 1934	ata of alterations)
*B7. Moved? X No Yes Unknown Date *B8. Related Features:  None	: Original Location:
B9a. Architect: Unknown	b. Builder: Unknown
*B10. Significance: Area: Los Angeles Theme	
Context: Architecture, Engineering and Designed Landscapes, 1913	-1945 Theme: Commercial Development and the Automobile, 1900-1945; -1945 Theme: Zig Zag Sophistication, 1920s  Type: Office Building  Applicable Criteria: A/1, C/3
	s defined by theme, period, and geographic scope. Also address integrity.)
the tools of industrialization for highly artistically expressive purpose precedence, the decorative arts, new construction and fabrication met	
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*B12. References:	
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*B14. Evaluator: Peter Moruzzi	
*Date of Evaluation: 09/08/2008	S SAINT ANDREY  S SAINT ANDREY  OAN ANDREY
(This space reserved for official comments.)	SHIRE BLVD WILSHIRE BLVD RED.

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET		HR	Primary # HRI # Trinomial	
Page 3 of 3	Resource Name or #:(Assigned by re	ecorder)		
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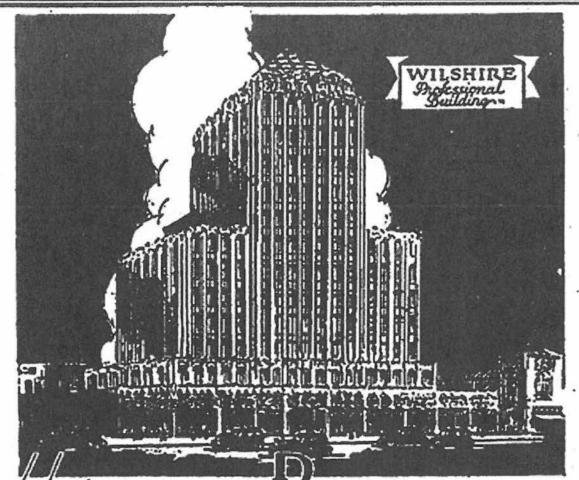
the nation and city's economic recovery. Outstanding examples of Art Deco apartment houses remain in the survey area (the style was rarely applied to single-family residential architecture). These are mostly constructed of reinforced steel and concrete and display geometric flourishes.

Art Deco evolved into the Streamline Moderne style (also known as Depression Moderne), which was an architectural response to the Great Depression. Rounded, simple, pared-down forms reflected a belief in technology and hope for the future, while the use of lower cost materials and lack of ornament indicated the scarcity and restraint required during this period. Often using ships and locomotives as inspiration and designed to evoke forward motion and progress, Streamline Moderne buildings looked towards the future but with far more humility than the richly detailed Art Deco structures of the 1920s. Streamline Moderne also imported and popularized aspects of the International Style. Structures built under the auspices of the Works Progress Administration, the federal agency created as part of New Deal relief programs in 1935, also employed variations of Art Deco and Streamline Moderne in the construction of highly visible public work projects and institutional buildings.

Theme: Commercial Development and the Automobile, 1900-1945

Originally intended as one of the city's first elite enclaves, Wilshire Boulevard was embraced by the local elite who constructed their lavish residences along it. By 1907, a little more than a decade since the tract's original platting, the Wilshire Boulevard Tract had fully arrived as an upscale residential district. However, the tract's prominence as a residential area was short-lived as speculators eventually purchased and leveled many of the tract's grand residences for apartment houses. In ensuing decades, as the city continued expanding to the west, Wilshire Boulevard was the beneficiary of over a decade of explosive growth.

During the 1920s, commercial real estate values in the survey area soared and Wilshire Boulevard gained its moniker, "Fifth Avenue of the West." An array of newly built commercial buildings and their associated neon signs began to visually define the survey area from its surroundings. The development of Wilshire Boulevard as a commercial area was closely tied to the rise of the automobile. Los Angeles embraced the automobile earlier and to a greater extent than other American cities during the interwar years. As driving downtown to conduct one's business became increasingly inconvenient, the amenities along Wilshire Boulevard provided a pleasant and attractive alternative. While the commercial decentralization out of downtown Los Angeles began in the early 1920s, it wasn't until the late 1920s and 1930s that commercial centers west of downtown, like Wilshire Boulevard, became true retail destinations. With the increased use of the automobile and a growing residential population near Wilshire, developers touted Wilshire Boulevard's diverse selection of department stores and wide, auto-oriented streetscape.



# VILSHIRE DOULEVARD'S FIRST LIMIT HEIGHT BUILDING "BY MAYO"

ROUND breaking on the new Wilshire Professional building being erected for Preston S. Wright and Associates, took place last week. To be identified with the first project of this kind in the outlying business district of Los Angeles is a matter of pride for this organization . . . which has developed and will build this magnificent, modern business building.

Complete building service. A Certified Architect prepares all plans on buildings we construct.

# OUT DOWN OUT DOO. Lither T. Mayo, Inc.

Our New,

This too, will be our new home. On or about Dec. 1st our entire personnel will move to Suits 704 of this building. BOULEVARD STRUCTURE ANNOUNCED: Eresction of Professional Building Slated to Begin Los Angeles Times (1923-Current File); Feb 17, 1929;

ProQuest Historical Newspapers: Los Angeles Times (1881-1990) pg. E1

# BOULEVARD STRUCTURE ANNOUNCED

Erection of Professional Building Slated to Begin on April 1

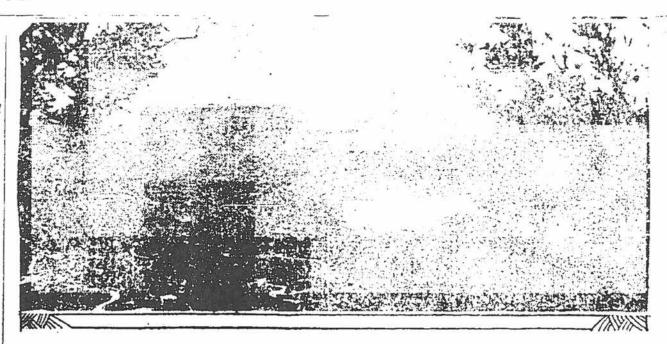
Wilshire Professional Building. a height-limit structure designed particularly for physicians and dentists, will be built on the northeast corner of Wilshire Boulevard and St. Andrews Place. Announcement of the project was made last week by Wright & Beeker, Wilshire Boulevard brokers.

Construction on the structure is slated to begin April 1, the Shell Oil Company having made arrangements to vacate the property on March 31.

The plans, as prepared by Arthur E. Harvey, architect, call for thirteen stories of Class. A construction. A basement garage will handle cars of all the lessees. High-speed elevators, water softeners, running to water, steam heat, are included in the specifications.

Professional Building Now Being Erected

Los Angeles Times (1923-Current File); Apr 14, 1929; ProQuest Historical Newspapers: Los Angeles Times (1881-1990) pg. E5



# Professional Building Now Being Erected

Construction is under way on the \$1,000,000 Wilshire Professional Building at the northeast corner of Wilshire Boulevard and St. Andrews Place, by Luther T. Mayo, Inc., work having started on the 1st inst. It is expected that the building will be completed and ready for occupancy about December 1, next. It will be thirteen stories in height and will be devoted to offices and shops.

The Wilshire Professional Building is being financed through Bowes Brothers & Co., well-known Pacific Coast investment bankers specializing in real estate socurities, who are making a temporary loan of \$500,000. Upon completion the building likely will be refinanced by an insurance company loan.

A syndicate headed by Preston S. Wright, real estate broker and capitalist, own the building. A survey has shown that the building will fill a definite need in the district in which it is located, being within a block and a half of the intersection of Wilshire Boulevard and Western avenue. From leases closed and negotiations pending, all of the stores and a very high percentage of the office space will be under lease by the time the building is ready for occupancy.

## STRUCTURES ON WILSHIRE COMPLETED

Four Buildings Scheduled for Opening During Month on Boulevard

That Wilshire Boulevard during the thirty-day period ending October 1, next, will have hit the bull's eye four more times in its claim to being the outstanding thoroughfare of the West, is seen in the opening last week of two large business projects on that artery, and the announcement that two more will be completed before the end of this month.

The two projects opened recently are Silverwood's new branch store on the west end of the boulevard, between La Brea and Fairfax avenues, and the Town House, a height-limit apartment hotel on the east end of the thoroughfare

near Hoover street.

Bullock's new branch store, at South Westmoreland avenue, is virtually completed. The Wilshire Professional Building, just west of Western avenue, will be formally opened on October 1, next, according to the announcement of its owners. The last two named structures also are height-limit. The cement used in their construction was furnished by the Monolith Portland Cement Company. Many innovations in ornamental work are said to have been introduced in the buildings, both being, it is said, two of the most artistic structures in the West.

The professional building cost ap-

proximately \$600,000.

Bullock's store starts with a twostory height, is graduated into three and four stories from which an ornamental central tower rises to the

height-limit.

Development of Wilshire Boulevard is considered unusual in that the activity is not confined to any one area. Silverwood's store, in the new Desmond Building, is on the west end of the thoroughfare; the Wilshire Professional Building is in the central portion, and Bulock's store and the Town House are at the east end.

pg. 10

### Pretentious Five-Year Building Program Outlined for Wilshire District



Five-Year Construction Program Calling for the Erection of 500 Hotels and Apartment House at a cost of approximately \$50,000,000 was revealed yesterday by A. W. Ross. Wilshire Boulevard real estate broker. A tract of 200 arres on Wilshire west of La Brea, now dotted with oil decricks, will be the site of the construction. It is shown above, outlined with broken line. The area in lower right-hand corner inclosed in solid line is Hancock Park, in which La Brea tar pits are located.



Happy Occasion for Samuel Insull, utilities magnate, was the re-cent opening of Chicago Civic Opera Company of which he was one of prignal backers. (P. & A. photo.)



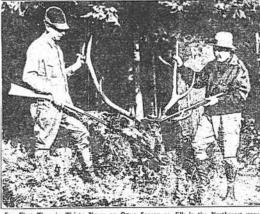
One of the Biggest Police Jobs in Russia is Under Supervision of a Wcman, Madam.
Kameneva, officient Chief of Police of the Central district of the Rostov-on-the
Don, who has more than 3000 officers directly under her command. Madam
Kameneva (above at her desk) is only 28 years of age but she has alread
established enviable record in service. (A. P. photo.)



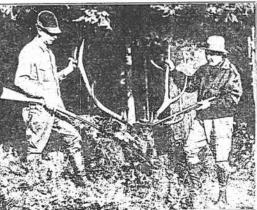
"Man in the Green Hat,"
otherwise George
Cassidy, official bootlegger for thirsty



Still Bearing the Sears of Battle sustained in the pre-vious day in game with Harvard, Rainey Cawthon, captain of the University of Florida football team-led Miss Sarah Payne, Columbia student, to the altar at the Little Church Around the Corner in New York. (F. & A. photo.)



For First Time in Thirty Years an Open Scatts on Elk in the Northwest gave Washington nintrods a chance to draw head on the lordly game. Heavy Suddreth (left) and Scott Bird, both of Scattle, are pictured here with head of 1000-pound elk they bagged in King county within a few hours' drive of the Washington metropolis, on opening day. (P. & A. phote.)





New Scenic Vistas Are Opened to Teurists Through Big Passenger Airplanes which are daily flying across many of the nation's beauty spots. This unusual phote shears a Beeing Sour-passenger piane flying its route above the clouds so near to the peak of might? Mr. Raimer that passengers might reasonably imagine themselves also on the slopes. (P. & A. photo.)





One More Big Branch Establishment of pioneer Los Angeles mercantile firms was added to the long list now located on Wishire Boulevard with the open-ing yesterday of Halbriter's, Inc., new store in the Wilshire Professional Building at St. Andrews Place,

The Story of the World War



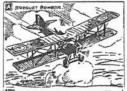
Herringbone Tweed in black and white is ma-terial used in this chic street ensemble. Faint pink of waist and lapels makes for pleasing con-trust. (A. P. photo.)

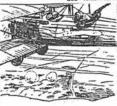




Specially Made Aviator's Goggles, presents from Clarence Brown, film director, will be worn by the Misses Bobby Trout (left) and Eleanor Smith when they make their attempt here to establish a new zefueling endurance flight record for women. Brown shown presenting goggles.

### HIGH LIGHTS OF HISTORY



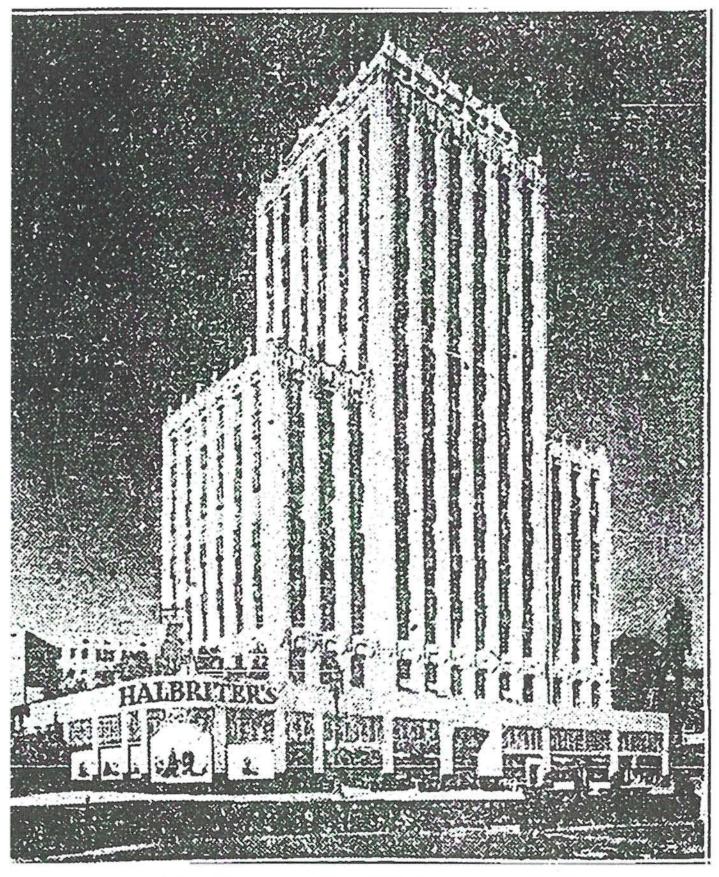


PLEW DATTLE OUR OFSERVATION PLANES
PLEW OUR THE EMEMY'S POSTIONS,
DIRECTING THE MIRE OF DUR ARTILLERYMEN, AND NOTING AND REPORTING THE
EMPECT OF THE SHOTS.



SIN MANY OCCASIONS AMERICAN AIRMEN TROOPS MASSING FOR AN ATTACK OR OF





One More Big Branch Establishment of pioneer Los Angeles mercantile firms was added to the long list now located on Wilshire Boulevard with the opening yesterday of Halbriter's, Inc., new store in the Wilshire Professional Building at St. Andrews Place.

### **FARTHER AFIELD**

### Getty Oil headquarters

Once owned by billionaire J. Paul Getty, the 22-story tower designed by Claude Beelman Associates was built in the high-rise construction boom that followed the 1957 lifting of height restrictions. Never especially noteworthy as offices, today the former Wilshire Western Building is a prominent example of a trend sweeping the 21st century boulevard. The office floors have been gutted and converted into condominiums starting in the \$400,000 range and offering panoramic city views. The Mercury, its new name,

includes a rooftop entertainment center with a pool, spa and outdoor theater.

### Wilshire Professional Building

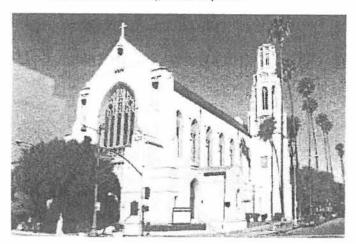
This 1929 Art Deco specimen is another fun example of ZigZag Moderne. Notice how the tower shrinks in girth as it ascends. This stepping back enhances the vertical lift while guaranteeing that even if another tower were built next door, both would have sufficient sunlight and room to breathe. Although the tower was originally built to accommodate doctors and dentists, architect Arthur E. Harvey liked his creation enough that he moved in his offices. Cross Wilshire



at St. Andrews to get a close look at the terrazzo sidewalk of geometric shapes, specially created by the Portland Cement Co.

### St. James' Episcopal Church

St. James' Episcopal, begun in 1925, is Flemish Gothic Revival in design with stained glass windows from the Judson Studios. It salvaged the organ removed from the demolished St. Paul's Episcopal Cathedral at Wilshire and Figueroa in downtown. Frank Sinatra, Duke Ellington and other musical legends attended the 1965 funeral of Nat King Cole at St. James'.





### Los Altos Hotel & Apartments

Designed by Edward Rust and listed on the National Register of Historic Places, the Los Altos is the former retreat of newspaper mogul William Randolph Hearst and actress Marion Davies. It was called "a new standard of beauty and dignity" in 1926, and has been recently remodeled back to its former glory. Perino's, the height of restaurant elegance on Wilshire for many decades, was next door to the east.

### Scottish Rite Masonic Temple

Millard Sheets, a highly regarded watercolorist, was also an accomplished architect as well as director of the Otis Art Institute. He designed the 1961 Masonic temple with statues of Egyptian pharaohs, Roman emperors and George Washington. The Masons sold the temple in the 1990s and it is now a community venue called the Wilshire International Pavilion.



### Higgins/Verbeck Mansion

Built in the Queen Anne style for a Chicago grain merchant in 1902, the mansion is the oldest and best survivor of the elegant original Wilshire Boulevard residences. It was designed by architect John C. Austin and used to occupy the northeast corner of Wilshire and Rampart boulevards, today the location of the Wilshire Royale. The three-story home was cut into pieces and moved to Windsor Square in 1924.



### Building Permit History 3875 Wilshire Boulevard Wilshire Center

April 2, 1929:

Building Permit No. 8877 for the construction of a 13-story, 80' X 150' steel frame and reinforced concrete office building at 3875 Wilshire Boulevard, on Lots 14, 15 and 16 of Block G of Westminster Place. 369 tons of reinforcing steel, 6,750 bbl of

cement

Owner: Preston Wright and Associates

Architect: Arthur E. Harvey Contractor: Luther T. Mayo, Inc.

Cost: \$500,000.00

October 5, 1929:

Building Permit No. 25780 to install 14 rope-pull-up Louvre Awnings. Iron frames over 8 ft from sidewalk. Lowest point

of canvas 7 feet from sidewalk.

Owner: Wright, Beaker & Arbuckle

Architect: Arthur E. Harvey Contractor: Luther T. Mayo

Cost: \$900.00

March 16, 1934:

Building Permit No. 3729 to move two wash basins, connect

sink & install 1 2'4" X 6'8" door, Room 1005-6.

Owner: Bert A. Frey MD

Architect: None Engineer: None

Contractor: Charles A. Perryman

Cost: \$75.00

March 25, 1935:

Building Permit No. 4828 for interior tile work in Room 1106.

Owner: Wilshire Prof. Bldg.

Architect: None Engineer: None

Contractor: Diato Flooring Co.

Cost: Not Shown

July 7, 1942:

Building Permit No. 8201 for installing 3" tile main bearing

partitions in Room 505, 5th Floor.

Owner: Wilshire Professional Building Co.

Architect: None Engineer: None

Contractor: Joseph Illig

Cost: \$400.00

August 16, 1946:

Building Permit No. LA22527 for installation of partitions in Room 604 of Wilshire Prof. Bldg. Partitions to be of clay tile & glass brick. No other walls on premises & bearing walls will

not be changed.

Owner: J. Dayle Miller

Architect: None Engineer: None Contractor: None Cost: \$2,100.00

October 8, 1946:

Building Permit No.LA27118 for alteration of medical office -Removal of existing interior partitions (non-bearing). Space to be re-divided with new metal stud metal lath & plaster

partitions - Ventilation (forced) through existing duct space in building. Work will occur on 7th floor in suite in SE corner.

Owner: Wilshire Professional Building

Architect: Theodore Criley, Jr.

Engineer: None

Contractor: Meyers Bros.

Cost: \$2,500.00

February 6, 1947:

Building Permit No. LA2355 for removal of some non-bearing partitions and installation of some temporary and non bearing

partitions. 2nd Floor. (No structural change)

Owner: Earle P. Halliburton, Jr.

Architect: Eddie C. Dixon & Mike S. Kline

Engineer: None Contractor: None Cost: \$1,000.00 February 20, 1947:

Building Permit No. LA3998 for installing 40 sq. ft of 4"

hollow partitions, Room 1202, 12th floor.

Owner: Wilshire Bldg. Co.

Architect: None Engineer: None Contractor: Joe Illig

Cost: \$900.00

May 22, 1947:

Building Permit No. LA9758 to remove 35' of existing partitions & install 24' of new partitions for the purpose of

combining two existing suites.

Owner: E. P. Halliburton

Architect: None Engineer: None

Contractor: Andrews & Warfield.

Cost: \$850.00

August 1, 1947:

Building Permit No. LA17380 to remove three (3) non bearing stud & plaster walls, relocate one (1) lavatory & build approx 16' of new wall - stud & replaster. All in room 1105; No

structural changes.

Owner: Preston S. Wright Architect: None

Engineer: None

Contractor: Stephan & Chandler

Cost: \$1,000.00

August 12, 1947:

Building Permit No. LA17821 for building alter/repair-missing

permit.

Owner: Wilshire Bldg. Co.

Architect: None Engineer: None Contractor: Joe Illig

Cost: \$900.00

May 29, 1947:

Building Permit No. VN20039 to increase working area in #403 by adding the area of #402, vacated by a dentist and remodeling the area #402 so that it is useful for medical purposes. The two

suites are to be connected by inside door.

Owner: Erle P. Haliburton, Trustee

Architect: None Engineer: None

Contractor: Howard Boober

Cost: \$500.00

May 29, 1947:

Building Permit No. VN20040 to combine two small suites into one larger suite, so that space may be suitable for professional use of tenant. One wall to be removed; one wall to have insert of glass brick for light purposes; one doorway not used to be filled and another door cut thru to connect the two suites.

Rooms 303 & 304.

Owner: Erle P. Haliburton, Trustee

Architect: None Engineer: None

Contractor: Howard Boober

Cost: \$500.00

December 4, 1947:

Building Permit No. LA35479 to remove approx 25' of existing partitions & install approx 30' of new partition. All new partitions to be of steel studs covered with metal lathe and

plaster.

Owner: Erle. Haliburton

Architect: None Engineer: None

Contractor: Hamilton-Daugherty, Inc.

Cost: \$3,000.00

January 21, 1948:

Building Permit No. 902 to renovate office suite on 3rd floor. Remove non-bearing partitions. Add new non-bearing gypsum

block partitions.

Owner: Wilshire Professional Bldg.

Architect: George Cannon

Engineer: None Contractor: Not Yet Cost: \$7,500.00 August 18, 1948:

Building Permit No. 30045 to remodel approx 1000 sq ft of office space on the 9th floor. Remove some existing partitions, install some new partitions. Remove some existing & install some new plumbing and electrical fixtures. No new driveway

to be built

Owner: Erle P. Haliburton, Trustee

Architect: None Engineer: None

Contractor: Hamilton-Daugherty, Inc.

Cost: \$5,000.00

November 25, 1949:

Building Permit No. 28190 to install pair of Herculite doors from drug store into lobby replacing one existing door.

Owner: Wilshire Medical Building

Architect: Spaulding & Rex

Engineer: None

Contractor: Vinnell Company, Inc.

Cost: \$1,400.00

July 10, 1950:

Building Permit No. 12536 to remove walls & install walls, change wiring and plumbing. 9th floor. No change to plot

plan.

Owner: Wilshire Professional Building

Architect: None Engineer: None Contractor: Owner Cost: \$1,400.00

August 14, 1950:

Building Permit No. LA13890 to lower frame partitions in store

installing a new 2" X 6" joist inside store. Being used as

radiation as 10' being removed to lower ceiling using wood egg crating. Redoing plaster side walls of a vacant 16½' X 43½'

store at 3873 Wilshire Boulevard.

Owner: Superior Optical Co.

Architect: None Engineer: None

Contractor: Stuart F. Malloy

Cost: \$1,000.00

February 20, 1951: Building Permit No. LA4337 to demolish 28 lin. ft. of gypsom

plaster wall and erect 20 lin. ft. of steel stud and metal lath and

plaster wall. RM 609. Owner: E. C. Haliburton

Architect: None Engineer: None

Contractor: Fred S. Macomder

Cost: \$500.00

November 5, 1951: Building Permit No. LA21805 to remove some walls & install

some new walls in 1 office. (7th floor) Owner: Wilshire Professional Building

Architect: None Engineer: None Contractor: Owner Cost: \$500.00

November 13, 1952: Building Permit No. LA47686 to extend lobby thru to parking

lot at rear of building.

Owner: Wilshire Professional Building

Architect: John Rex Engineer: None

Contractor: Walter A. McDonald Co.

Cost: \$15,000.00

January 11, 1954: Building Permit No. LA77667 to add exterior door to coffee

shop entrance from Wilshire Blvd. Owner: Wilshire Professional Building

Architect: Honnold & Rex

Engineer: None

Contractor: W. F. McDonald

Cost: \$1,500.00

August 13, 1954: Building Permit No. LA92226 to change doorways to make

space into 1-suite of offices & install acoustic ceiling over plaster, install one sink cabinet and 1 window, paint, remodel 1

lavatory.

Owner: Dr. M. C. Hollingworth

Architect: Walker, Kalionzes & Klingerman

Engineer: None

Contractor: George A. Grosvenor

Cost: \$1,250.00

September 14, 1954: Building Permit No. LA97255 to erect non-bearing wall of 3"

gypsum tile to form semi enclosed area. F/W LA92226

Owner: Dr. M. C. Hollingsworth

Architect: None Engineer: None

Contractor: George A Grosvenor

Cost: \$100.00

October 28, 1954:

Building Permit No. LA98820 for installing speedy drywall

partition as per plans & specifications on 7th floor.

Owner: Wilshire Professional Building

Architect: None Engineer: None

Contractor: Specialty Const. Inc.

Cost: \$500.00

November 8, 1954:

Building Permit No. LA1700 for installing speedy drywall

partitions as per plans & specifications on 13th floor.

Owner: Wilshire Professional Building

Architect: None Engineer: None

Contractor: Specialty Const. Inc.

Cost: \$1,500.00

February 10, 1955:

Building Permit No. LA8711 to install speedy drywall

partitions in Room 704.

Owner: Haliburton Properties

Architect: None Engineer: None

Contractor: Specialty Const. Inc.

Cost: \$300.00

August 8, 1955:

Building Permit No. LA21784 to install office partitions, steel

stud & sheetrock, non-bearing. (6th floor).

Owner: Wilshire Proff. Bldg.

Architect: Walker, Kalionzes & Klingerman

Engineer: None

Contractor: Wallace McDonald

Cost: \$300.00

January 15, 1957: Building Permit No. LA61959 for installing speedy drywall

partition as per plans & set. 4th Floor.

Owner: Hallifurton Prop Inc.

Architect: None Engineer: None

Contractor: Specialty Contr's., Inc.

Cost: \$1,700.00

June 24, 1957:

Building Permit No. LA75326 to alter ent. lobby & ent. door.

Owner: Halliburton Inc. Architect: John Rex Engineer: None

Contractor: Not Selected

Cost: \$8,000.00

July 9, 1957:

Building Permit No. LA76474 to add steel beam.

Owner: Halliburton Inc. Architect: John Rex Engineer: Kenneth Iwata Contractor: Not Selected

Cost: \$200.00

May 15, 1959:

Building Permit No. LA32337 for structural changes to support

new X-ray machine.

Owner: Preston S. Wright Architect: Arthur Harvey & P. M. Jones

Engineer: None

Contractor: John Cole

Cost: \$8,000.00

August 17, 1959:

Building Permit No. LA40117 for air conditioning - all floors.

Owner: Wilshire Professional Bldg.

Architect: Honnold & Rex Engineer: Kenneth Iwata

Contractor: Robert W. Standhope Co.

Cost: \$140,000.00

August 26, 1959:

Building Permit No. LA40835 for revision of duct opening in

2nd Floor.

Owner: Wilshire Professional Building

Architect: Honnold & Rex

Engineer: None

Contractor: Not Selected

Cost: \$101.00

July14, 1960:

Building Permit No. LA65287 for unspecified work (permit is

blank on work).

Owner: Erle P. Hallibur, Jr. et al. Architect: Mr. Kalionzes &

Mr. Klingerman4 Engineer: None

Contractor: Wallace F. McDonald Co.

Cost: \$1,500.00

December 16, 1961:

Building Permit No. LA3801 to stud and drywall (250 linear ft)

3rd Floor only.

Owner: Wilshire Professional Bldg.

Architect: None

Engineer: Henry G. Lane

Contractor: Specialty Contractors, Inc.

Cost: \$4,500.00

May 10, 1962:

Building Permit No. LA9550 for S?F neon wall sign 203 sq. ft.

for pharmacy. Sign not to be erected if view primarily from or

within 500' of a freeway. Owner: Gavin Herbert

Architect: None

Engineer: G. M. Willson

Contractor: Q. R. S. Neon Corp.

Cost: \$1,400.00

June 10, 1962:

Building Permit No. LA15039 to erect 3'2" X 19'6" wall sign

on rear (North) wall of bldg for pharmacy..

Owner: Gavin Herbert

Architect: None Engineer: None

Contractor: Q. R. S. Neon Corp., LTD

Cost: \$400.00

May 22, 1963:

Building Permit No. LA38705 for steel studs & 1/2 gyp bd. on

10th Floor - interior partition. Exits not affected.

Owner: Erle P. Halliburton, Jr.

Architect: None Engineer: None

Contractor: Wallace McDonald

Cost: \$1,400.00

July 10, 1963:

Building Permit No. LA43405 for steel studs & 1/2 gyp. bd. on

10th Floor - interior part. & ceils. Exits not affected.

Owner: Erle P. Halliburton, Jr.

Architect: None Engineer: None

Contractor: Wallace F. McDonald

Cost: \$1,500.00

December 10, 1963:

Building Permit No. LA53571 to remodel 1st floor to convert

vacant office to restaurant to enlarge exist. restaurant.

Owner: Halliburton Enterprises

Architect: John L. Rex

Engineer: Greve & O'Rourke Contractor: Not Selected

Cost: \$50,000.00

1964:

Building Permit No. LA68627 for work on restaurant on 1st

floor-(missing permit).

Owner: Erle P. Halliburton, Jr. Architect: Honnold & Rex

Engineer: None

Contractor: Wallace McDonald

Cost: Unknown

November 10, 1964:

Building Permit No. LA82073 for change of plans, change

cocktail room to storage by rear exit door. File with

LA68627/64

Owner: Erle P. Halliburton, Et Al.

Architect: Honnold & Rex

Engineer: None

Contractor: Wallace McDonald

Cost: \$101.00

December 10, 1964: Building Permit No. LA84534 for change of plans: Change

storage Rm to cocktail lounge & dining room. File with

LA68627/64

Owner: Erle P. Halliburton, Jr. Architect: Honnold & Rex

Engineer: None

Contractor: Wallace McDonald

Cost: \$101.00

September 10, 1965: Building Permit No. LA4371 to remodel office 509.

Owner: Erle & David J. Halliburton

Architect: None Engineer: None Contractor: Owner Cost: \$1,250.00

March 10, 1971: Building Permit No. LA25719 for wall signs 2 roof signs.

Owner: Arthur Js Architect: None

Engineer: E. C. Forestal Contractor: Q. R. S. Corp.

Cost: \$2,700.00

October 10, 1971: Building Permit No. LA38559 to add interior partitions &

suspended ceiling.

Owner: 3875 Wilshire Co.

Architect: None Engineer: None

Contractor: R. F. Jensen

Cost: \$7,000.00

November 10, 1972: Building Permit No. LA60512 to cover ceiling, erect partitions,

6th floor office.

Owner: Winston Millett

Architect: None Engineer: None Contractor: None Cost: \$2,500.00 July 24, 1973:

Building Permit No. LA74986 to remove interior non-bearing

partitions / install new ceiling and partitions (13th floor).

Owner: 3875 Wilshire Co.

Architect: None Engineer: None Contractor: Owner Cost: \$6,500.00

January 28, 1975:

Building Permit No. LA2672 to remove existing walls,

construct new walls for drywall, steel stud, install plumbing &

cabinets in Room 408. Owner: 3875 Wilshire Co.

Architect: None Engineer: None Contractor: None Cost: \$6,800.00

February 24, 1975:

Building Permit No. LA3893 for inverted T-bar ceiling. File

with LA2672/75.

Owner: 3875 Wilshire Co.

Architect: None Engineer: None Contractor: None Cost: \$200.00

May 12, 1975:

Building Permit No. LA7495 for 311/2 F/20" X 6', 325 sf sheet

metal and Plexiglas wall sign (2) QRS Job #101349.

Owner: Erle & David J. Halliburton

Architect: None Engineer: None

Contractor: QRS Corp.

Cost: \$6,000.00

May 19, 1977:

Building Permit No. LA45032 for alterations as required by

State Fire Marshall for compliance to exist. high rise

regulations.
Owner: Winston

Architect: None Engineer: Lester I

Engineer: Lester Paley Contractor: Not Selected

Cost: \$10,000.00

June 15, 1978:

Building Permit No. LA64939 to build partition wall, install

lead sheathing for X-ray room (7th Floor, Suite 702).

Owner: 3875 Wilshire Blvd.

Architect: None Engineer: None

Contractor: Not Selected

Cost: \$500.00

September 15, 1978:

Building Permit No. LA70150 to relocate drywall SS partitions

& "T" bar ceiling & remodeling medical offices - 3rd story

Owner: 3875 Wilshire Co. (Winston Millet)

Architect: None Engineer: None Contractor: Owner Cost: \$6,000.00

June 25, 1979:

Building Permit No. LA84975 for interior partitions w/.

Owner: 3875 Wilshire (Winston Millet)

Architect: None Engineer: None Contractor: Owner Cost: \$3,500.00

November 27, 1979:

Building Permit No. LA93968 for 2 walls & ceiling on 6th

floor #607.

Owner: Same/3875 Wilshire Co.

Architect: None Engineer: None

Contractor: Not Selected

Cost: \$5,100.00

February 26, 1982:

Building Permit No. LA39429 to lower ceilings, build one wall,

11th Floor, Suite 1101.

Owner: 3875 Wilshire Company

Architect: None Engineer: None

Contractor: Not Selected

Cost: \$5,000.00

April 24, 1990:

Building Permit No. LA55079 for new T-bar ceiling, new walls, lighting. Tenant improvement @ Suite 1001. Applicant

will spend 10% of total cost of planned construction =

\$1,200.00 to upgrade one elevator cab, buttons on 1st floor and 10th floor to be upgraded. Non complying door (2'-10") wide will be allowed to remain @ entrance to space of remodel since

actual path of travel is being upgraded.

Owner: 3875 Wilshire Co. - Winston Millett Architect: Arthur T. Parker (Gayle N Melton)

Engineer: None Contractor: Owner Cost: \$12,000.00

June 14, 1990:

Building Permit No. LA58010 to comply with retrofit

requirements for elevator lobbies, new doors FSD (2nf to 13th

Floors).

Owner: Winston Millett for 3875 Wilshire Company

Architect: Gary Russell

Engineer: None

Contractor: Not Selected

Cost: \$291,000.00

June 28, 1990:

Building Permit No. LA58861 for non-bearing interior

partitions (6th floor).

Owner: 3875 Wilshire Company

Architect: Gary Russell

Engineer: None Contractor: Owner Cost: \$25,000.00

December 14, 1990:

Building Permit No. LA68026 for non-bearing interior

partitions; pump room & basement elev. enclosure.

Owner: Winston Millet Architect: Gary Russell

Engineer: None Contractor: Owner Cost: \$11,000.00 December 18, 1991: Building Permit No. LA85603 for 1 HC restroom & non

bearing partition (1st floor). Owner: Winston Millet Architect: Gary Russell

Engineer: None Contractor: Owner Cost: \$18,000.00

January 31, 1992:

Building Permit No. LA87126 for 3' X 23' 84 SF metal and

Plexiglas wall sign Owner: Winston Millet

Architect: None Engineer: None

Contractor: Kim & Lee's Sign

Cost: \$6,000.00

April 13, 1995:

Building Permit No. WL26439 to repair block wall from EQ

damage per City Standard. Owner: Winston Millet

Architect: None Engineer: None

Contractor: Jose G. Rollas

Cost: \$18,000.00

March 1, 2000:

Building Permit No. LA96270 for lobby tenant doors on all 14

levels (incld. basement). Owner: 3875 Wilshire Co. Architect: Gary Russell

Engineer: None Contractor: Cab Co. Cost: \$20,000.00

January 24, 2003:

Building Permit No. LA98283 for one HR ceiling in elevator lobbies on 3rd, 4th, 8th to 13th floors. Upgrade 4th floor women's restroom to fully comply with title 24 requirements.

Owner: Jamison 3875 Wilshire LLC

Architect: Gary Russell

Engineer: None

Contractor: Owner-Builder

Cost: \$16,700.00

April 11, 2006:

Building Permit No. LA90732 to complete work on permit

#03016-10000-01465 (LA98283/03) work 75% complete.

Owner: Jamison 3875 Wilshire LLC

Architect: None Engineer: None

Contractor: Philmont Management Inc.

Cost: \$4,175.00

Bidg. Form 1

BUILDING DIVISION

PLANS AND SPECIFICATIONS and other data must also be filed

### DEPARTMENT OF BUILDING AND SAFETY

## Application for the Erection of Buildings CLASS "A"—"B"—"G"

To the Board of Building and Safety Commissioners of the City of Les Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Les Angeles, through the office of
the Superintendent of Building, for a building permit in accordance with this description and for the purpose hereinafter set forth. This
application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be
deemed conditions entering into the secrets of the permit.

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any
portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to see any building or other structure therein described, or any
portion thereof, for any purpose that is, or may hereafter be publicated by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property

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### FOR DEPARTMENT. USE ONLY

APPLICATION	о. к. ЖО
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BUILDING DIVISION

### DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair or Demolish
To the Board of Building and Safety Commissioners of the City of Los Angelest
Application is hereby made to the Board or Building and Safety Commissioners of the City of Los Angeles, through To the Board of Building and Safety Commissioners of the City of Los Angeles;

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Suparintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made authent to the following conditions, which are hereby agreed to by, the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit; That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Thirst: That the granting of the permit does not affect or privilege to any officers.

Third: That scribed in such	permit,	REMOVED FROM	ce any claim of title to, or r	ight of possession in, the property
	Lot	Block	Lot	Block Separate
OM No. 248 ID FLOOR)	Tract		Tract	A A
TY CLERK PLEASE VERIFY				d d
AKE TO	(Book	D. E.D.D.	n l p	Engineer
MAIN ST. PLOOR) ENGINEER	From No.	Page F. B. Page 3875 Wilshire	1111	10
PLEASE VERIFY	To No	Too Unge	la	Street) o h
. What pu	rpose is the	(USE INK OR INDE	81-	)
		Building be used for hereafter?		
. Owner's	name	longhet Beaker +	artuelle	Phone F1 4111
. Owner's	address	3900 Wilskin	13600	
. Architec	t's name_	arthur E. Hea	wey	Phone
. Contract	tor's name.		,	Phone
. Contract	tor's addres	. 8'9 Black 1	Building	* 1
, VALUA	TION OF		ll Material, Labor, Finishing, E	
W		(ment and	Appliances in Completed Building. of rooms at present	1E. \$ 4
		in height		
		ildings are on this lot		
2. State pu	roose buildi	ings on lot are used for		4
., Diate pa	. n	ings on lot are used for	(Apartment House, Hotel, Re-	sidence, or any other purpose.)
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that all	provisions of	examined and read the above a of the Ordinances and Laws gov	pplication and know the erning Building Constru	same is true and correct, and tion will be complied with,
		ified or not.	larich	is of . I frammer
OVE	R	(	Sign here Vistenet	ine Clamong Co
		FOR DEPARTME	NT USE ONLY	Authorized Ament.)
PERMI	T NO.	Plans and Specifications checked and found to conform to Ordi- nances, State Laws, etc.	Application checked and found	\$10011PM
25	780 /	Plan Examiner	Thisman Clerk	OCT 5 1929 #
1		11.1		750

. Size		
, Size		
	e of new addition	No, of Stories in height
. Ma	terial of foundation Size for	otings size wall Depth below ground
, Size	e of Redwood Mudsillsx	Size of interior bearing studs
. Size	e of exterior stude	Size of interior non-bearing stude
. Size	e of first floor joists	2_1_Second floor joists
. Wi	il all Lathing and Plastering Comply	with Ordinance)
. Wi	ill all provisions of State Housing Act	be complied with?
· tha	I have carefully examined and read at all provisions of the Ordinance an other herein specified or not.	I the above blank and know the same is true and correct, and d Laws governing Building Construction will be complied with
		(Sign here) (Owner or Authorized Agent)
1	FOR DEP	ARTMENT USE ONLY
	APPLICATION	о. к.
-	CONSTRUCTION	О. К.
	ZONING	О. К.
	SET-BACK LINE	О. К.
-	ORD, 33761 (N. S.)	О. К.
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	841 yr 11 0	REMARKS
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## DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

### Application to Alter, Repair, Move or Demolish

	xepair, wove or Demonsh	
To the Board of Beliding and Befety Commissioners of the City of Los Application is hereby made to the Board of Building mad Safety C tundent of Building, for a building permit is accordance with the desc feet to the following conditions, which are hereby agreed to by the unders of the permit:	Commissioners of the City of Los Angeles, through the office of cription and for the purpose hereinafter set forth. This application signed copilization which shall be deemed conditions entering fat.	the Saperin-
pertia the following conditions, which are hereby agreed to by the unders of the permit  First: That the permit does not grant any right or privilegs to upon any sirest, alley, or other public place or portion thereof.  Second: That the permit does not grant any right or privilegs to for any purpose that is, or may hereafter be prohibited by ordinance of  Third: That the granting of the permit does not affect or prejudic permit.  REMOVED FROM	Crect may building or other atructure therein described, or any pe	rtion thereof.
Second: That the permit does not grant any right or privilege to for any purpose that is, or may hereafter be prohibited by ordinance of Tairds That the granting of the permit does not affect or prainting.	use any building or other structure therein described, or any poths City of Los Angeles.  Che City of Liste to, or right of possession in, the property described in the prope	rtion thereof, cribed in such
REMOVED FROM	REMOVED TO	
Lot	Lot	
Tract	Tract	*************
		************
Present location 3875 Wilshing		roved by
New location of building	(City	Engineer.
	omber and Street)	Deputy.
cross streets		1677 <b>=</b> 17.1 <b>=</b> 1
1. Purpose of PRESENT building Medical	1 Bulling	
Store, Residence, A	Apartment House, or entrother purpose. Room	
	OJame Families Roor	ns
	Phone II	. 2292
4. Owner's address 3875 Wilshir	ce Blud.	*************
5. Certificated Architect	State License NoPhone	
6. Licensed Engineer	State License NoPhone	
7. Contractor hanles A. Peners	man State No. 10967 Phone It	1400
8. Contractor's address 6 68 12 J	Lyando	
	uding all inbor and material and all permanent ting, heating, ventilating, water supply, plumb-fire sprinkles, cleertried wiring and/or clevator pment therein or thereon.	- 00
State how many buildings NOW 1 . /	pment therein or thereon.	
on for and give use of each.	Residence, Hotel, Apartment House, or any other purpose.	**********
,	er of stories high AF. Height to highest poi	
	ng walls Tile Exterior frameworks	od or Steel
Describe briefly and fully all proposed constr	uction and work:	
More 2 Wash Ba		
£ / 115 Tall / 2.4 x	5123 Connect 15	
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in the state of th		
Fill in Application on ot	ther Side and Sign Statement	(OVER)
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- Haracet	Stamp bere, when	
Carroctions verified many Blds	S. Lina   Street Widening	141.4
Blane Speckering and Application Appl	PE. FE. MER 16 '9'4	
PLANS A Tomorber 3/	16BN Arelina	
For Plans Ses   Filed with	Required SPRINKLER Specified Inspector	

### PLANS, SPECIFICATIONS, and other data must be filed if required.

### NEW CONSTRUCTION

Size of Additionx	Size of	Lotx	Number of S	taries when comple	te	
Material of Foundation	2	Width of Foo	tingDepth	of footing below gr	ound	
Width Foundation Wall	S	ze of Redwood	od Sillx	.Material Exterior	Walls	
Size of Exterior Studs	1	Siz	ce of Interior Bearing	g Studs	х	
Joists: First Floor / X	Second Fl	oorx.	RaftersR	ofing Material		
I have carefully examined an hereby certify and agree, if a Po complied with whether herein spe to all of the provisions of the Bu	nd read both sermit is issue cified or not; allding Ordina	sides of this com d, that all the p also certify that ances and State	apleted Application and provisions of the Buildit plans and specification laws 10 year or Authoris	know the same is true by Ordinances and Sta s, if required to be file	and correct and to Laws will be ed, will conform	
	U.S.I.			· · ·		
		Ву				
	FOI	REPARTM	ENT USE ONLY			
Application The	ire District	W.	Bldg, Line	Termite Inspec	tion	
Construction 2	oning		Street Widening	Forced Draft V	rentil	
REINFORCED CONCRET	TE	(2) The bu tion is, or w	ilding (and, or, addi ill be when moved, r	tion) referred to in nore than 100 feet f	ج-this Applica rom	
Tons of Reinforcing Steel		Sign Here. (Owner or Anthorized-Agent)				
(3) No required windows will structed.	be <sub>l</sub> ob-	There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.				
Owner or Antho	rised Agent	Sign Here (Owner or Authorized Agent)				
REMARKS:		REQUIRED	SY SEC. 105 OF BUIL	DING ORDINANCE	ON +5	
	······································		***************************************	····	********	
	in this application in this application in the following pace, as follows:	ng projecti <b>ons may</b> ( ws:	feet,			
****			and eaves			
	firs	st floor level	only	6 ft.		
		ver 33 in. h <b>igh, aro</b> ur				
•••••••••••••••••••••••••••••••••••••••	Fire	Escapes		4 ft. 6 in.		
	y agree to the the work mer ewith.	above conditions and ationed in this application	accept the per-	<del>, , , , , , , , , , , , , , , , , , , </del>		
		(Signed)	Owner or Auth	orized Agent.		
Burner and a superior of the second						

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## DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

### Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioning of the City of Les Angeles:

Application is hereby made to the Board of Building and Bafety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinatter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise first That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any ourpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

permit.	REMOVED FA	ROM	I	RE	MOVED TO	8
Lot		**********************	Lot.		**************	
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Tract	•••••		Tree	t	*******************************	*********************
			I LLAC		**********************	**********************
Present location } of boilding	3875 Wil	shire Blv	d. Rm. 1	106.	)	Approved by City Engineer.
New location } of building }	************	(Но				Ony Engineer.
Betwsen what }						Deputy.
cross streets	********************	*****		-		
1. Purpose of	PRESENT buil	ding	offic	ouse, or any other parts	Families	Rooms
2. Use of build	ling AFTER al			ouse, or any other purpo		Rooms
	Name) Wilsh					
	iress	000		elshire	Pserd	,one
5. Certificated	Architect	720		State License No.		
	ngineer	1	2000	State License No.	Ph	one
7. Contractor	Diato	Flooring C	0	State License No.	6143 Ph	oneH03511_
8. Contractor's		35 No. Man	sfield.		name a succession of the	TILE SETTING ORDINANCE
9. VALUATIO	N OF PROPOS	SED WORK	lighting, heating	or and material and al , ventilating, water sur r, electrical wiring and n or thereon.	pply, plumb-   \$	FEE \$1.00
State how man	y buildings NOW	}	equipment there		,	
11. Size of exis	ting building	x Nu	Emidence, H	ries high	or any other purpose. Height to high	est moint
				Ex		
Describe bri	efly and fully a	all proposed co	nstruction a	nd work:	icanor irameno	Wood or Steel
Int.						
				**************		
	•••••••				*************************	
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••••••	<b>*********</b>	************				*************************
•••••••••••••••••••••••••••••••••••••••	/ Fill is	Application	n athan Sida	and Cian Ctatan		/OVERN
	1		anytherical Sec. (doses)	and Sign Staten	nent / c	U (OVER)
PERMIT NO.	1	R DEPARTM	anytherical Sec. (doses)	Andrew State	rent C	/OVERN
,	FOI Plans and Specificati	R DEPARTM	ENT USE O	NLY Fire District No.	F40	/OVERN
4829	FO	R DEPARTM	ENT USE O	NLY Fire District No. Street Widening	Stamp Permit	OVER)
	FO Plane and Specificati	R DEPARTM	ENT USE O	NLY   Fire District   No.   Street Widening	Stamp Permit	OVER)
4829	FOI Plans and Specificati	R DEPARTM	ENT USE O	NLY   Fire District   No.   Street Widening	Stamp Permit	(OVER)

## PLANS, SPECIFICATIONS, and other data must be filed if required. NEW CONSTRUCTION

Size of Additionx.	Size o	f LotNumber of St	ories when complete		
Material of Foundation		Width of FootingDepth of	f footing below ground		
Width Foundation Wall	s	lze of Redwood Sillx	Material Exterior Walls		
Size of Exterior Studs	x	Size of Interior Bearing	Studsx.		
Joists: First Floor	Second F	loor Rafters R. Ro	ofing Material		
I have carefully examined hereby certify and agree, if a complied with whether herein s to all of the provisions of the		sides of this completed Application and Red, that all the provisions of the Buildin also certify that plans and specifications ances and State laws.  Here Diato Flooring Co			
		11111111	Avent)		
	FO	R DEPARTMENT USE ONLY			
	Ī	1			
		Bldg, Line	120		
Construction(1)	Zoning	Street Widening	Forced Draft Ventil.		
REINFORCED CONCR		The building (and, or, addition is, or will be when moved, m	ion) referred to in this Applica ore than 100 feet from		
Barrels of Cement	,		Stree		
Tons of Reinforcing Steel	***************************************	Sign Here(Owner or			
(3) No required windows wi structed.		(4) There will be an unobstructe feet wide, extending from any de or Public Alley at least 10 feet in	ed passageway at least ten (10) welling on lot to a Public Street width.		
Sign Here	horized Acent.	Sign Here (Owner or Authorized Agent)			
			- 1		
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REMOVED FROM

### CITY OF LOS ANGELES

### DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

### Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is bereby made to the Exard of Building and Bafety Commissioners of the City of Los Angeles, through the office of the Buperintendent of Building, for a building permit it acceptance with the searchtion and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit.

First: That the permit does not great may that or privilege to erect any building or other structure therein described, or any portion thereof, spon any street, siley or other public places are pertien thereof.

Second: That the permit does not great may trive or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter he yearlished by ordinance of the City of Los Angeles.

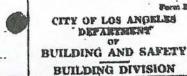
Third: That the grantlag of the permit does not affect or prejudice any cisin of thice to, or right of possession in, the property described in such permit.

REMOVED FROM	REMOVED TO
Lot	Lot
Tract	Tract
Present location 3875 WILLS of building	
New location 3 8 7 5 W 1 2 J of building	
Between what \ J + AN AR EW E	ber and Etreet)
cross streets	Deputy
1. Purpose of PRESENT building Stoke	ment House, Botch, or any other purpose) Rooms
2. Use of building AFTER alteration or moving	JAME Families Rooms
3. Owner (Print Name) WILLSAIRE	PROFESSIONAL BLOG Filene
4. Owner's Address 9875 WILL	
	State * Phone.
6. Licensed Engineer.	State License No. Phone
7. Contractor 005 8 00 164 19	State No. 1977 Phone (0.1855
8. Contractor's Address 801 YALE	Jt.
9. VALUATION OF PROPOSED WORK	ing all labor and material and all permanent g, beating, vanishating, water apply, plumb-respirables, electrical wiring and/or alsonator \$ 400000 cent fleragin or thereon.
10. State how many buildings NOW \	ent therein or thereon.  OREJ - OFFICES
on for and give about them,	of stories high //). Height to highest point //
	ng walls. Exterior framework
Describe briefly and fully all proposed constru	(Wood or Steel)
200M 505 5º	1 FLOOR
Installing 3 tile no	a bearing paditions
/	(OVER)
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PERMIT NO. Plans and Specifications said and I I I I	USE ONLY
1/ 12020 13	3 No. 2 Stannp here when Permit le issued
Confections version A Disg.	XA
Playle Specifications and applications Applies	Atlan checked and approved JUL -7 1942
PLANS THE RESIDENT	6-2-7-42
For Plans See   and with -	followed Specified Inspector Relace

PLANS, SPECIFICATIONS, and other data must be filed if required.

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### APPLICATION TO ALTER, REPAIR OR DEMOLISH



Lot No. Tract Approved by City Engineer Location of Building ... Deputy. Between what cross streets LV USE INK OR INDELIBLE PENCIL 1. Present use of building .. State how long building has been used for present, occupancy. 3. Use of building AFTER alteration or moving. 5. Owner's Address 2.F. Z.T.M. State 6. Certificated Architect . License No State Licensed Engineer ... State Contractor icense 9. Contractor's Address .... 10. VALUATION OF PROPOSED WORK State how many buildings NOW on lot and give use of each. ent House, Hotel or Number of stories high ... Height to highest point 12. Size of existing building.. 13. Material Exterior Walls... Describe briefly all proposed construction and work: NEW CONSTRUCTION Size of Lot \_\_\_\_ X ......Number of Stories when complete.. Size of Addition.....x.. 16. Footing: Width Depth in Ground Width of Wall Size of Floor Joists X 17. Size of Studs x Material of Floor Size of Rafters x Type of Roofing I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Work-men's Compensation Insurance. Sign berg By. FOR DEPARTMENT USE ONLY (2) REINFORCED The building referred to in this Application will be more than 100 it. from Torcetor No. 15 CONCRETE Bbls. Cement Tons of Rein-forcing Steel Sign here Fee Paid S. Lot Sixo Maxinium No. Feel rear alley GROUP Carper Los Keyed \_\_ FL side alley Corner Lot PERMIT No. Bldg, Libra 1618

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# APPLICATION TO ALTER, REPAIR OR DEMOLISH AND FOR A Certificate of Occupancy

CITY OF LOS ANGELES
BEPARTMENT
OF
BUILDING AND SAFETY BUILDING DIVISION

A THE PARTY OF THE	1.00	1115	W	the state of the s	
Lot No.,	19	Alk a	diameter Col		
Tract	Mesto	BLARENT.	lan Ha	ce	errinterryselt, estimatelet tribes enternes :
Location of Build	38	15 WILS	HIRE BLY	D	Approved by
ADDCARDON (IL ADDING	***************************************	- 4 //3	(House Number ord)	dreet /	100
Between what cre	oss streets	LELEA	will.	Luckraus	Deputy.
USE INK OR IN	ELIBLE PEN	CIL		• •	* * *
i. Present use	of building.P	ROLESSION:	AL OFFICES	Famil.	len Rooms
12. State how k			for present occup		<u> </u>
J. Use of build	ing AFTER al	teration or mo	ving Property	FFICE NAL Famil	esRooms
		PROPES	SIONAL B		Phone
5. Owner's Add	iress38	3.75 Yus	Print Rame)	All a mineral articles	ANGELES
6. Certificated	Architect THE	PORE CE	ILEY JR.	State Lifeense No. S.	235 Phone AU 9471
Licensed Eng	gineer	month, brickism we can decision			Phone
& Contractor -	MEYERS	BERT	a the magnetic and the second of the contract of	State License No. 14	29 Phone CL 63181
St Contractor's	Address 540	7 SAN FER	NANDO ROA		The state of the s
10. VALUATION	NOF PROPOS	ED WORK	belieding all labor and lighting, healing, result ing, fire sprinkler, ch equipment therein or	lating, water supply, petrical wiring and thereco.	manent   2500
on lot and give	ny buildings No	نسدد کید	P P o n s s s t o	MAL BUILT	el ar other purpose)
12. Size of exist	ing building.L.	ST. X. SC. No.	mber of stories h	lgh 13 Heig	ht to highest paint 150FT
13. Material Ext	erior Walls E	ELNE-1813	Sied or Marenty)	Exteri	or framework P. 51 NF. Con
14. Describe brie	fly all propose	ed construction	and work: -	•	*
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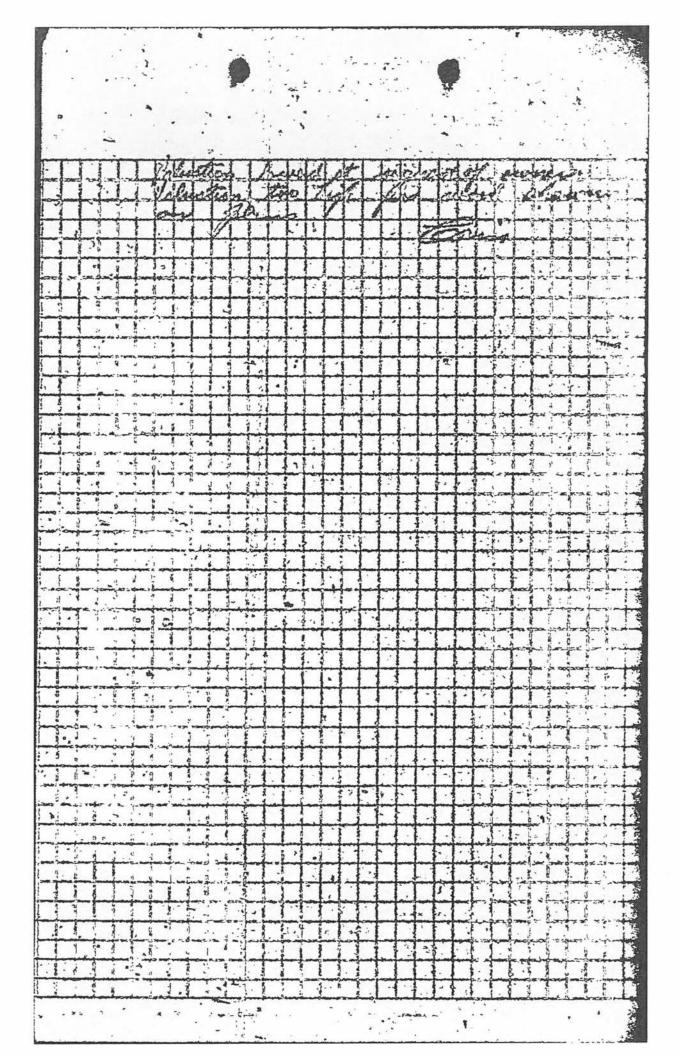
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# APPLICATION TO ALTER, REPAIR MOVE OR DEMOLISH

City of Eos American Burantement

MULDING AND SAFETY

From	100		120			
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	3875 W	ILSMIRE	BLVD.			
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& Contractor -				Licetise No.	Prop	5000
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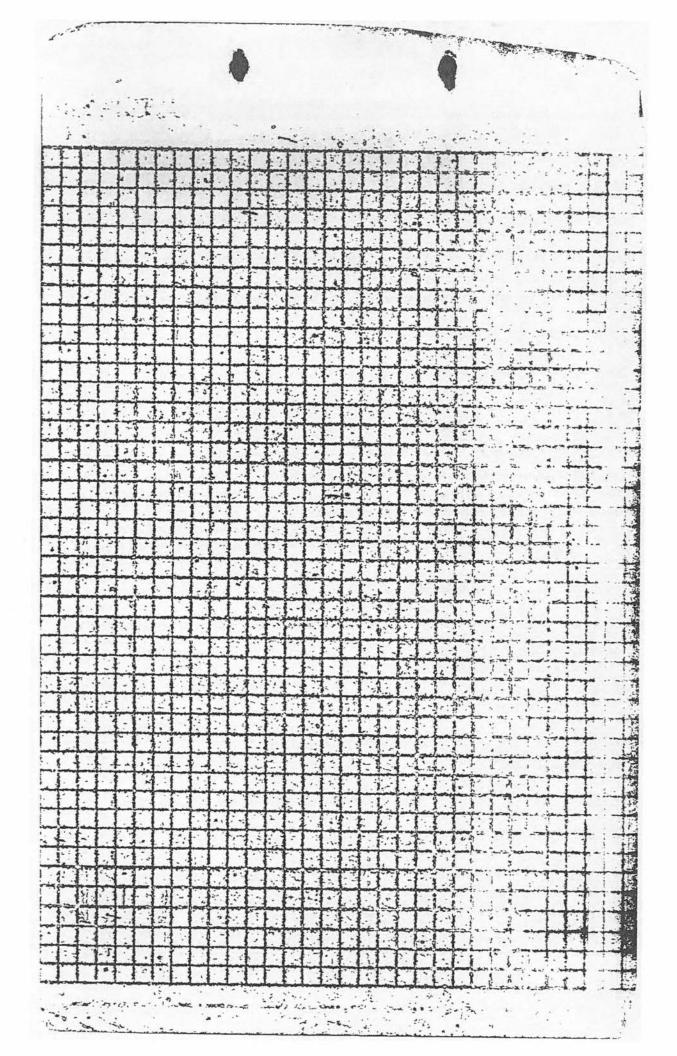


#### APPLICATION TO ALTER, REPAIR MOVE OR DEMOLISH

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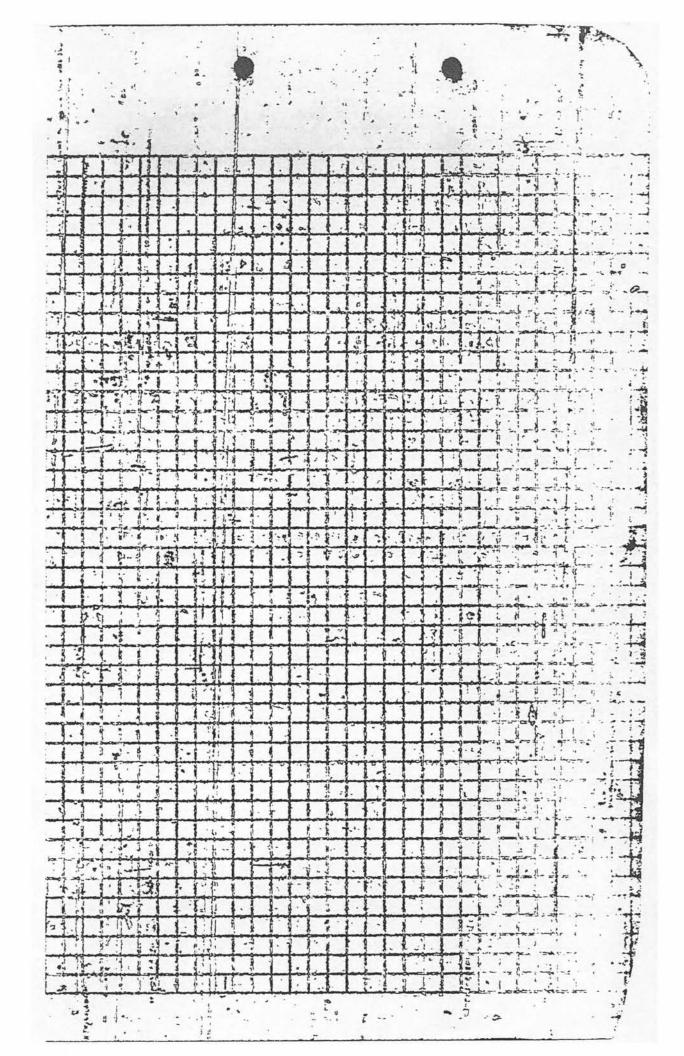
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## APPLICATION TO ALTER, REPAIR OR DEMOLISH AND POKA Certificate of Occupancy

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# APPLICATION TO CALTER, REPAIR OR DEMOLISH AND POR A Certificate of Occupancy

CHY OF LOS ANGELES

BUILDING AND SAFETY BUILDING DIVISION

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7. Licensed Hogi			State License No.	Phone
& Contractor	Ecward Booher		Elate No. 150h5	Phone Jas 0662
& Contractor's A	uddress 5706 Lone Yist			BON
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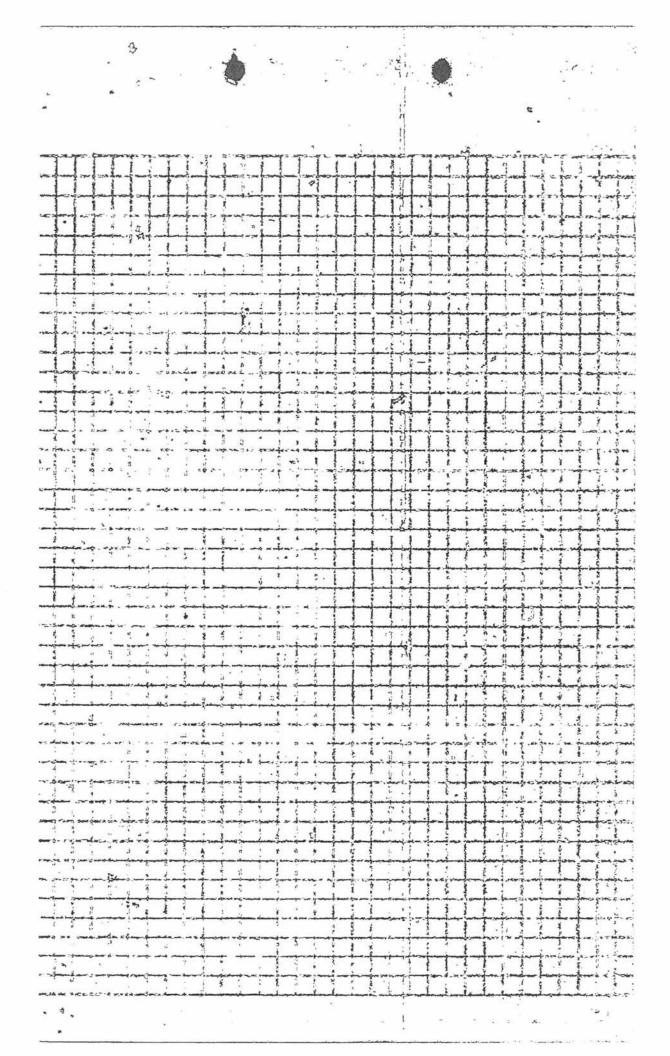
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## Certificate of Occupancy

CITY OF 108 ANOMERS BEPAREMENT BUILDING AND SAFETY

BUILDING DIVISION.

Line No.	Lot 16, B1k	<u> </u>					
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7. Licensed Eng				- 11	omne No	Pbs	-
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& Contractor's	Address : 6706	Lone Lone	Vista Dr	Boll,	California	-	CON 3
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## TER, REPAIR OR DEMOL. ARD FOR A Certificate of Occupance

BUILDING DIVISION

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## APPLICATION TO ALTER, REPAIR OR DEMOLISH AND FOR A Certificate of Occupancy

CITY OF LOS ANGILMS
DIFFARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

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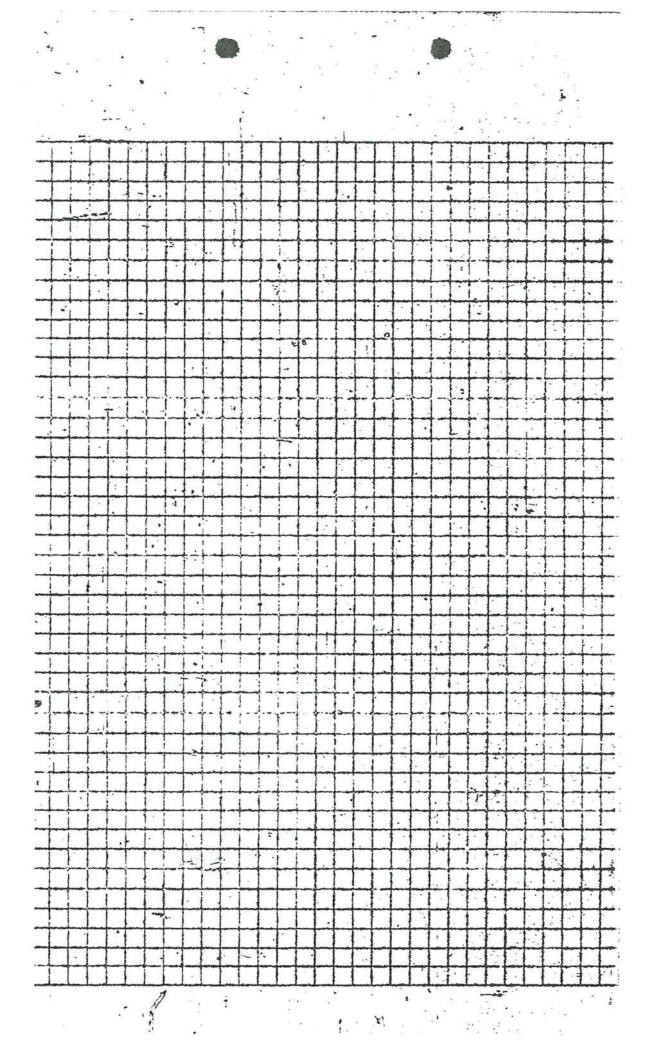
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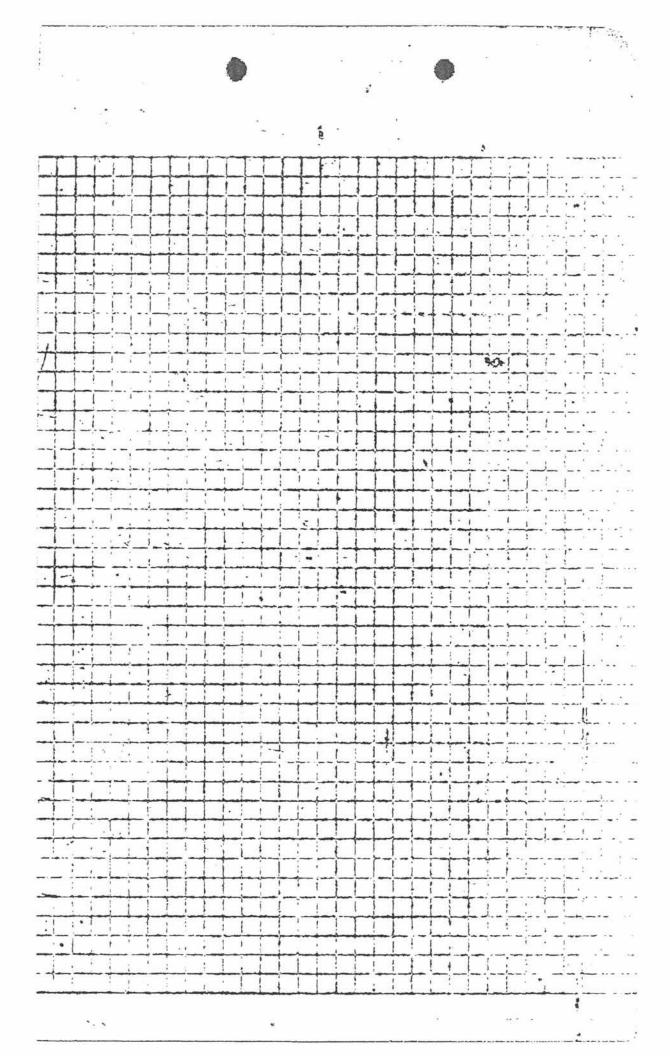
## APPLICATION TO ALTER, REPAIR OR DEMOLISH AND POST A Certificate of Occupancy

DOLA DA POS VARBOTOS Semi D-9-101-0/0

MONEMANT AND EAPPEY

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## APPLICATION TO ALTER, REPAIR, OR DEMOLISH AND FOR A Certificate of Occupancy

CITY OF LOS ANGELSS

BUILDING AND SAFETY

BUILDING DIVISION

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1. Present use of building / 10 Leans	of Rooms, Book or other purposes
2. State how long building has been used for	######################################
3. Use of building AFTER elteration or movin	the same of the sa
4 Owner Ole Antilus Gr	Calbutalil Phone
5, Owner's Address 5	Andrew Cir. P. O.
& Certificated Architect	State Livense No. Phone
7. Licensed Engineer	State License No. Phone
& Contractor Hamilton Variation	1 Jus State No. 940 26 Form Cr. 3276
3. Contractor's Address 410 -S. Please	Ne Drive Bevert Hells Voice
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13. Material Exterior Walls	tood, Stat or Managery) Exterior framework Wand or Stad
14. Describe briefly all proposed construction	and works
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# APPLICATION TO ALTER, REPAIR, OR DEMOLISH AND FOR A Certificate of Occupancy

CHT OF LOS ANGELES DEPARTMENT

BUILDING AND SAFETY BUILDING DIVISION

Lot No.		٥-		
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1 Owner's Address 38 75 Welshire	Bled	P.O. 6-3	Augeles .	i*
Certificated Architect Spaulding & B	SK.	State License No	Phone	2133937
Licensed Engineer	.,	State	Phone	
& Contractor VINNELL COMPANY	Tre.	State License No	Pione	13/24
9 Contractor's Address 1145 Westmin	ster Ave-	ALMANA	2 2	· sof
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16. Footing: Width Depth in Ground			tories when comp like of Floor Jois	
7. Size of Studs x . Material of Floor			Type of Roof	
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## APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

BUILDING AND SAFETY BUILDING DIVISION

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## APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

CITY OF LOS ANGELES.

DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

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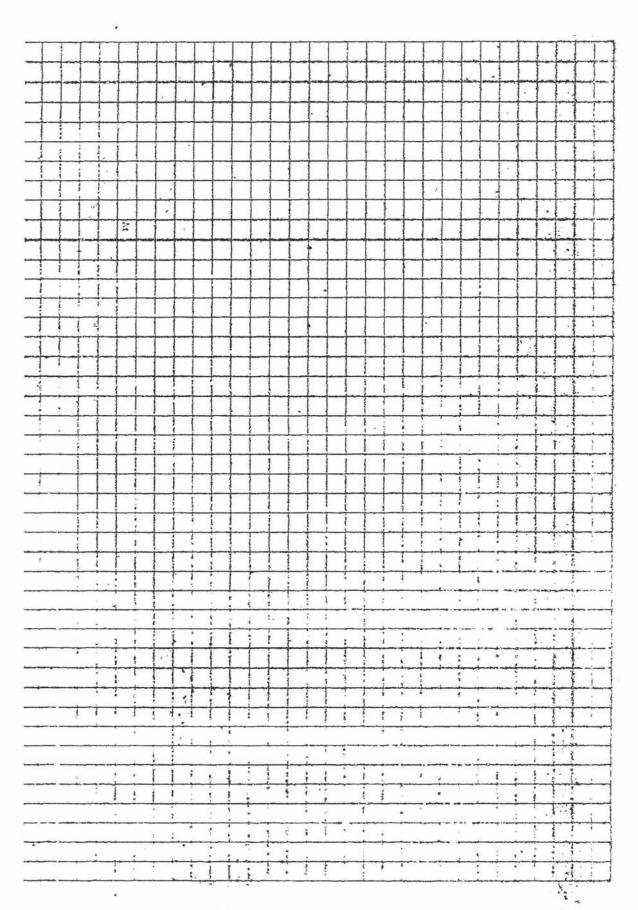
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# APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

BUILDING DIVISION

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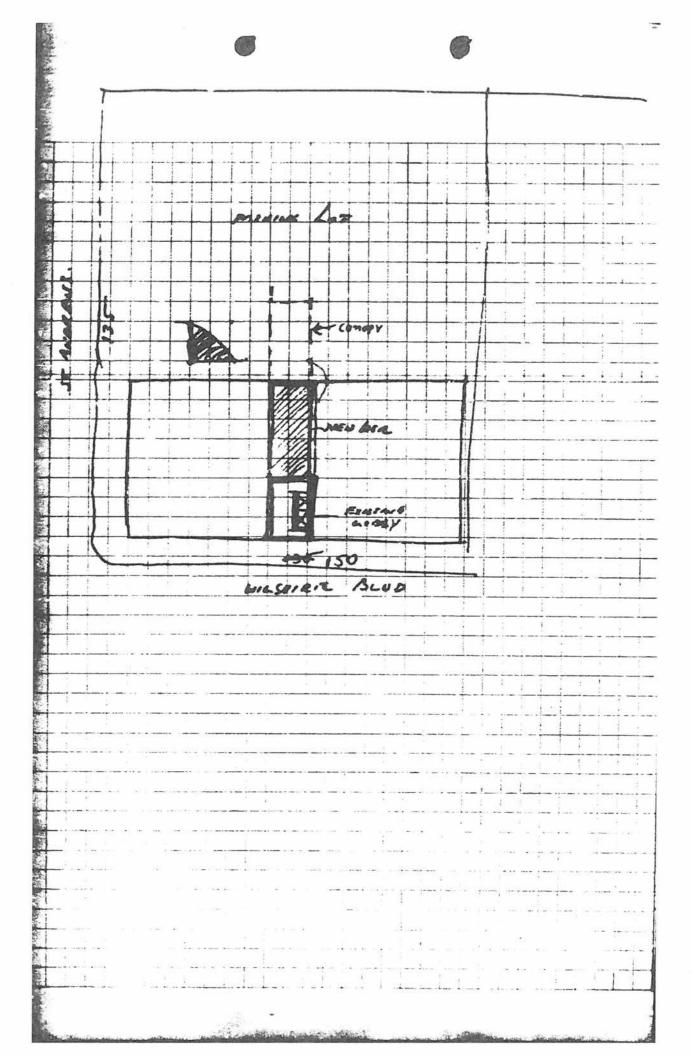
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#### APPLICATION TO W ALTER, REPAIR, OR DEMOLISH

CHTY OF LOS ANGELIS DEPARED

BUILDING AND SAPETY Certificate of Occupancy DULLDING DEVIDEN Bleck G True Weetmenster Place Location of Building 3875 WILSHIRE ST AMDREW VYATTEN THE DIK OR DEPOLUBLE PROCEL 1. Present use of building OFFICE BLOG 2 State how long building has been used for pre-A Dae of building AFTER afteration or moving SASAE Families... Come ERIE P YALLIQUETON TRUSTER Phone Der 32525 2 Corner's Address 3875 W145811472 \$400 P.O. LA Cortificated Architect JOB4/ ICEX 7. Licensed Engineer 8. Contractor \_\_\_ walles J. Mc Donald E. B. Contractor's Address 13250 Venture BL. B Gray ch. 15,000 10. VALUATION OF PROPOSED WORK BL09 &FFICE State how many buildings NOW } on lot and give use of each. (Stare, Day Very. Agertment House, Hotel or other purpose; on lot and give use of each. I (Stern, Du, Vey, Apartment House, Hotel or other purpose)

12. Size of existing building/50 x 200 Number of stories high / 3 Height to highest point / 21 13. Material Exterior Walls Concre Fre (Wood, Beed or Hammy) Exterior framework STOP ( 14. Describe briefly all proposed construction and wick: EXTEND THE LOBBY THEN TO PARKING LOT AT REAR OF BLOG **NEW CONSTRUCTION** 15. Size of Addition..... Size of Lot x Number of Stories when complete. 16. Footing: Width Depth in Ground Width of Wall Size of Floor Joists x Plant of Stude x Material of Plear Size of Rafters x Type of Roofing I heroby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will camply with all lows, and that in the deing of the work authorized thereby I will not compley any person in violation of the Labor Code of the Ship-of Falifornia rejoing to Workmon's Compon sation Insurance. WINDS ... THE DESARTMENT USE ONLY PLAN CHECKLA LAZSSE CONCRETE Bidg. Per. FEES Baceipt No. Cort. of Valuation \$... Tons of Roin-fercing Steel. 25 Total . GROUP 135×150 Pt. side alley Piero Biolistat 20 Map Nu. 4584 100 NUV 13 32 PILANOS



#### APPLICATION TO ALTER, REPAIR, or DEMOLISH

Certificate of Occupancy

CITY OF 1.08 ANGELES
DEPARTMENT

BUILDING AND SAFETY
BUILDING DIVISION

Lot No Tract Location of Binlang 3875 Approved by City Engineer Between what cross streets It it wer hard he of Jeanfatter Q Deputy USE INK OR INDELIBLE PENCIL. (Store, Dwelling, Apartment House, Hotel or other purpose 1. Present use of building 2. State how long building has been used for present occapancy 20 /220 3. Use of building AFTER alteration or moving 2.2 114 Families Rooms 4. Owner William Bloffersonal Bing Phone 5. Owner's Audrest Mex Lattle Buff I Leoner Dinger P. O.L A Jour State License No. 6. Certificated architect Phone 7. I reprod Engineer State License No/47/04 8. Continuor Speciality touter 2 nd PhonePXU/568 9. Contractor & Address 60 19 50 Marchatter Fr. Including all labor and moterial and all permanent lighting heating ventilating water simply plumb-og the sprinkler electrical writin and elevator equipment therein or thereon 10. VALUATION OF PROPOSED WORK State hear many breakings NOW ( . . . . . on left along the last of each. (Store Dwelling not ment House Hotel or other purpose 12. Size of existing building CO'x /SONumber of stories high /3 Height to highest point /50 13. Material Exterior Walls Part jo Leed tok Cite to Wood Steel or Masoning Exterior framework 14. Describe briefly all proposed construction and work: as per Plans + 1200. Jon 13th from = RECEIPT 130 NEW CONSTRUCTION Xunner of Stories when complete in Froting Width Watth of Wall Size of Floor Joists DATE I See of Stude - Material of Floor Size of Rafters - Type of Rooting t hereby certify that to the best of my knowledge and belief the above application is correct 1 and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any nerson in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance, 24 Lisa Zi Dams 111 DISTRICT 4 FOR DEPARTMENT USE ONLY P. R AN CHECKIAL OCCUPANCY SURVEY Investigation Fee ! Area of Baile Occupancy For Bldg Permit Fee LEC Et tear affec Einst EIPT Fr. ddc alley GROW Fire District Bidg Line Continuous Spruned - Remaind lation Included GOO NOT WRITE BELOW THIS LINE TYPE OF RECEIPT DATE ISSUED TRACER NO. (M. RECEIPT NO. CODE FEE PAID 1460537 Supplemental Plan Checking, Brilding Permit

#### 3875 Wilshire Boulevard Photographs



Wilshire Professional Building, 3875 Wilshire Boulevard, April 5, 2007



Wilshire Professional Building, 3875 Wilshire Boulevard, , 2011, Google Earth



Wilshire Professional Building, 3875 Wilshire Boulevard, 1930 and 2010



Wilshire Professional Building, 3875 Wilshire Boulevard, June 21, 2013



Wilshire Professional Building, 3875 Wilshire Boulevard, June 21, 2013



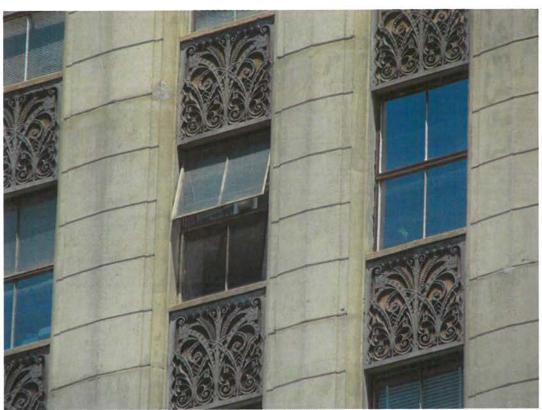
Wilshire Professional Building, 3875 Wilshire Boulevard, June 21, 2013



Wilshire Professional Building, 3875 Wilshire Boulevard, June 21, 2013



Wilshire Professional Building, rooftop light, 3875 Wilshire Boulevard, June 21, 2013



Wilshire Professional Building, windows and detail, 3875 Wilshire Boulevard, June 21, 2013



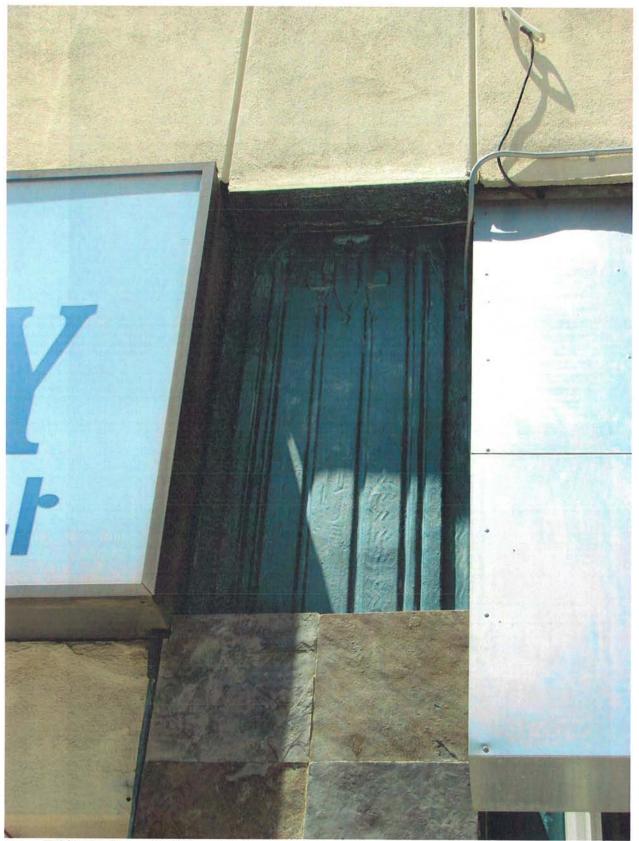
Wilshire Professional Building, windows and detail, 3875 Wilshire Boulevard, June 21, 2013



Wilshire Professional Building, 2nd floor detail, 3875 Wilshire Boulevard, June 21, 2013



Wilshire Professional Building, artit's rendering at construction, 3875 Wilshire Boulevard, c1929



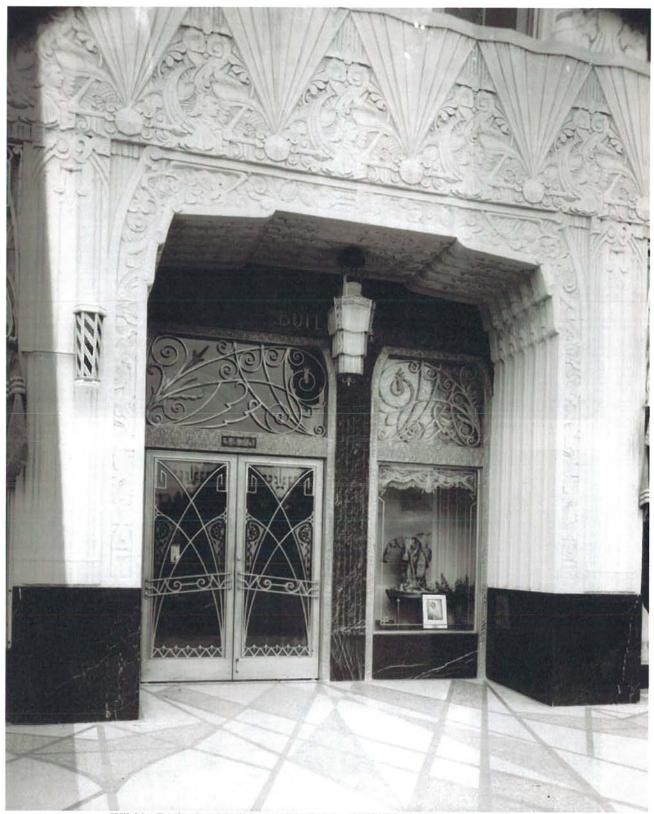
Wilshire Professional Building, original 1st floor facade hidden, 3875 Wilshire Boulevard, June 21, 2013



Wilshire Professional Building, 3875 Wilshire Boulevard, circa 1938



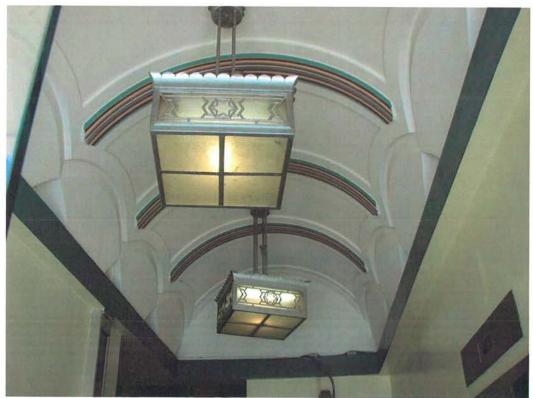
Wilshire Professional Building, current from entry, 3875 Wilshire Boulevard, June 21, 2013



Wilshire Professional Building, original entry, 3875 Wilshire Boulevard, c1930



Wilshire Professional Building, current store entry, 3875 Wilshire Boulevard, June 21, 2013



Wilshire Professional Building, current main lobby, 3875 Wilshire Boulevard, June 21, 2013



Wilshire Professional Building, original soda fountain, 3875 Wilshire Boulevard, circa 1929



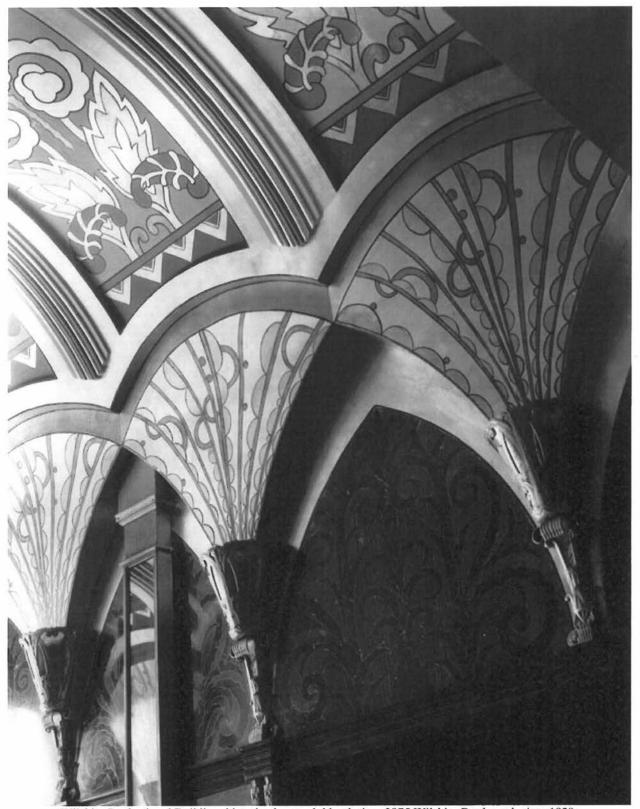
Wilshire Professional Building, original look of elevator lobby, 3875 Wilshire Boulevard, circa 1929



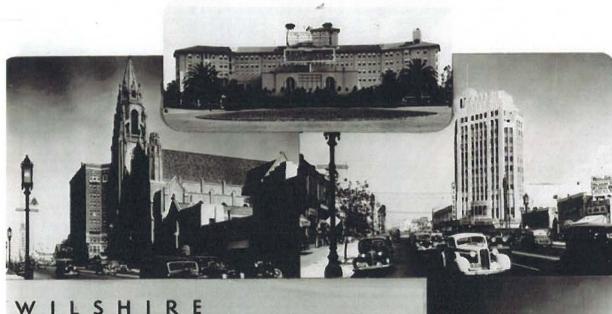
Wilshire Professional Building, historic upstairs lobby, 3875 Wilshire Boulevard, circa 1929



Wilshire Professional Building, historic Art Deco office, 3875 Wilshire Boulevard, circa 1929



Wilshire Professional Building, historic elevator lobby design, 3875 Wilshire Boulevard, circa 1929

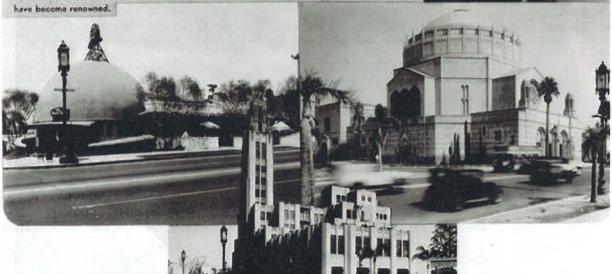


## WILSHIRE

Wilshire Boulevard is the Fifth Avenue of the Pacific Coast. It is the main axis of the Los Angeles market, reaching from the heart of the downtown business district to the beach at Santa Monica. On it are located a number of the principal hotels, the most esclusive apartment buildings, the finest stores, specialty shops, theatres, restaurants, and churches. The arterial carries the great bulk of the traffic from Los Angeles to Hollywood and out to the beaches, golf courses, and other recreation and resort centers.

The heaviest night circulation in the City of Los Angeles is found on this boulevard near the axis of the main cross arterials into Hollywood. It is the boulevard along which every tourist to Southern California travels regardless of the length of his visit.

For years Wilshire Boulevard has been considered by many to be the finest outdoor advertising exhibit in America. The Foster and Kleiser Company handsome painted bulletin structures, surrounded by beautiful landscaping and embellished with many interesting third dimensional and animated effects,



Wilshire Professional Building in collage of Wilshire Boulevard, Late 1930s



Wilshire Professional Building, garage entrance, 3875 Wilshire Boulevard, June 21, 2013



Wilshire Professional Building seen in context on Wilshire, Circa 1937



Wilshire Professional Building, 3875 Wilshire Boulevard, June 21, 2013