

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2023-6222-HCM
ENV-2023-6223-CE

HEARING DATE: October 5, 2023
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 North Spring Street
Los Angeles, CA 90012
and via Teleconference
(see agenda for login
information)

Location: 117-119 ½ N. Larchmont Boulevard
Council District: 13 – Soto-Martinez
Community Plan Area: Wilshire
Land Use Designation: Neighborhood Office
Commercial
Zoning: [Q]C2-1D
Area Planning Commission: Central
Neighborhood Council: Greater Wilshire
Legal Description: Tract 3501, Block 2, Lot FR 26

EXPIRATION DATE: October 13, 2023

PROJECT: Historic-Cultural Monument Application for
119 N. LARCHMONT BOULEVARD

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Glen Shuman, Trustee
Fenady Family Trust
4165 E. Thousand Oaks Boulevard, Ste. 107
Westlake Village, CA 91362

Larchmont Mansion LLC
19345 San Jose Avenue
City of Industry, CA 91748

APPLICANT: James Dastoli
P.O. Box 1843
Los Angeles, CA 90028

RECOMMENDATION **That the Cultural Heritage Commission:**

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

SUMMARY

119 N. Larchmont Boulevard is a two-story commercial and residential building located on the west side of N. Larchmont Boulevard between 1st Street and Beverly Boulevard in the Windsor Square neighborhood of Los Angeles. Constructed in 1923, the commercial vernacular building was designed by draftsman and architectural designer Hugh Barton Saunders (1878-1975) for owner Albert B. Stephens to be used as ground floor stores with five residential units above. Three garages, also designed by Saunders in 1923, were constructed at the rear of the building, but are no longer extant.

Conceived of as an exclusive, wealthy subdivision of large houses on large lots, development of the Windsor Square neighborhood began around 1907, but the vast majority of the residential structures were built during the 1910s and 1920s. Around 1915, a streetcar rail line was installed down the middle of Larchmont Boulevard to access Melrose Avenue, near the location of the popular Hollywood Mineral Hot Springs. In 1920, Larchmont Village was established along Larchmont Boulevard to provide goods and services to the residents of Windsor Square and other adjacent residential developments including Windsor Heights and Marlborough Square. Larchmont Village was largely developed between 1921 and 1928, with approximately 70 percent constructed by entrepreneur Julius La Bonte. As soon as it opened, the new Larchmont business district was connected to downtown Los Angeles via the Los Angeles Railway "R" Line streetcar, which later became part of the "3" Line after restructuring.

Rectangular in plan, the subject property is of wood-frame and brick construction and has a flat roof with a minimal parapet. The primary, east-facing elevation is symmetrically composed and features on the first floor a fanlight transom window above a central, recessed entrance consisting of two wood doors with multi-lite glazing, two multi-lite storefront windows, and a deeply recessed single entrance with a transom window at the north end of the facade. On the second floor there are seven windows that includes two arched full-height, multi-lite wood casement windows; two sets of paired wood double-hung windows with a multi-lite upper sash; two single double-hung windows; and a large fixed wood window with a multi-lite transom. Several of the windows have security bars installed on the lower portion, and all of the windows have brick spandrels above and brick sills below. There are three decorative vents along the top of the building, just below the parapet. The north- and south-facing elevations directly abut the neighboring buildings and are not visible. At the rear there is a parking lot.

Hugh Barton Saunders was born in Hickman, Fulton, Kentucky in 1878. By 1910 he was living in Los Angeles and worked as a draftsman. Over the course of his career, he designed several commercial and residential buildings in Los Angeles that include 2649 N. Commonwealth Avenue (1920); 1643 N. Orange Grove Avenue (1923); 1939-1941 N. Commonwealth Avenue (1923); 2157 Sunset Boulevard (1923); 1523 Gordon Street (1920); and 838 S. Detroit Street (1924). Saunders passed away in 1975 in San Diego at the age of 96.

The subject property has experienced a number of alterations over the years that include: the installation of a roof sign in 1955; a parapet correction in 1957; the installation of a metal roof sign in 1963; an interior and exterior remodel in 1980 that included the installation of a vault and the construction of interior partitions and an exterior stairway; the demolition of the garages at the rear in 1980; a tenant improvement project on the first floor in 1998; the infill of an opening on the first floor; the painting of the exterior brick facade, and the replacement of the storefront windows, all at unknown dates. There are several tenant improvement permit applications pending for interior and exterior alterations.

The subject property was identified in the 2002 and 2007 Windsor Square Historic Preservation Overlay Zone (HPOZ) Historic Resources Survey prepared by Myra L. Frank Associates, Inc. as eligible for listing as a Contributor to the historic district under the local designation program. However, it, along with the entire commercial stretch of Larchmont Boulevard, was recommended to be excluded from the adopted boundaries of the Windsor Square HPOZ in 2007 (Case No. CPC-2007-660-HPOZ-MS). SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the national, state, and local designation programs as a rare intact example of early commercial development located along a former streetcar line in the Wilshire area.

CRITERIA

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

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

FINDINGS

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

BACKGROUND

On September 13, 2023, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name:					
Other Associated Names:					
Street Address:			Zip:	Council District:	
Range of Addresses on Property:			Community Name:		
Assessor Parcel Number:	Tract:		Block:	Lot:	
Identification cont'd:					
Proposed Monument Property Type:	Building	Structure	Object	Site/Open Space	Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:					

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built:	Factual	Estimated	Threatened?		
Architect/Designer:			Contractor:		
Original Use:			Present Use:		
Is the Proposed Monument on its Original Site?		Yes	No (explain in section 7)	Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style:		Stories:	Plan Shape:
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type:	Type:	
CLADDING	Material:	Material:	
ROOF	Type:	Type:	
	Material:	Material:	
WINDOWS	Type:	Type:	
	Material:	Material:	
ENTRY	Style:	Style:	
DOOR	Type:	Type:	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
2. Is associated with the lives of historic personages important to national, state, city, or local history.
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

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

Property Owner

Is the owner in support of the nomination?

Yes

No

Unknown

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

Nomination Preparer/Applicant's Representative

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

- | | |
|---|---|
| 1. ✓ Nomination Form | 5. ✓ Copies of Primary/Secondary Documentation |
| 2. ✓ Written Statements A and B | 6. ✓ Copies of Building Permits for Major Alterations
(include first construction permits) |
| 3. ✓ Bibliography | 7. ✓ Additional, Contemporary Photos |
| 4. ✓ Two Primary Photos of Exterior/Main Facade
(8x10, the main photo of the proposed monument. Also
email a digital copy of the main photo to:
planning.ohr@lacity.org) | 8. ✓ Historical Photos |
| | 9. ✓ Zimas Parcel Report for all Nominated Parcels
(including map) |

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.

<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

JAMES DASTOLI

8/14/2023

Name:

Date:

Signature:

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

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

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

119 N. Larchmont Blvd.

Historic-Cultural Monument Nomination Continuation Sheet

A. Property Description

Site

119 N. Larchmont Blvd, which has additional addresses at 117 N. Larchmont and 119 ½ N. Larchmont, is located on the west side of the commercial district of Larchmont Village between 1st St. and Beverly Blvd. The building takes up most of its rectangular parcel, with space reserved for parking at the rear. It is fronted by a sidewalk on the east elevation. The property abuts the commercial building at 121 N. Larchmont Blvd to the north, and the commercial building at 115 N. Larchmont Blvd to the south. Behind the parcel is an alley separating it from residential development.

Exterior

The building was designed by architect H.B. Saunders in 1923. It is rectangular in plan, and rises to two stories in height, with a flat roof. It is built with brick, which has been painted. Only the primary east elevation is visible from the street, which is seven bays wide and roughly symmetrical. The centered main entry is recessed under an arched opening with a fanlight transom window, and consists of partially glazed wood double doors. Flanking the entrance are wide window openings that take up roughly two bays each, and have fixed multi lite mullioned wood storefront windows. On the bay next to the window on the right side of the building is a rectangular opening with a partially glazed wood door with a transom. An ornate lighting fixture is placed between the doorway and the storefront. On the south of the building, instead of a doorway, there is a rectangular window opening that has been filled in with brick. Bricks are arranged to form a spandrel over most of the bays on each side of the entry arch above the rectangular openings, that has three rosette ornaments evenly spaced within it. The central bay on the second floor is narrower than the arched entry below it, and is filled with a fixed wood window with margin lights on the top of the sash. The next bay on each side is filled with a double hung window with a 3-over-1 grid pattern, sash horns on the upper sash, and a wrought iron juliet balcony. The next bay on each side is filled with mullioned versions of the same double hung windows, without the juliet balcony. The final bay on each side consists of arched multi-lite wood casement windows with juliet balconies. There are two rosette ornaments (not within spandrels) over the second floor middle bays on each side. There are three decorative vents along the top of the building, just below the parapet.

Alterations

119 N. Larchmont Blvd. has seen many alterations to the first floor storefronts, but the second floor has remained intact. One of the first floor doorways has been filled in with brick, first floor window grid pattern is not original, awnings and signs have been added and removed over time, and the brick has been painted. There were two small private garages in the rear of the building that were demolished in 1980.

B. Statement of Significance

Summary

119 N. Larchmont Blvd. meets the following criteria for designation as a Los Angeles Historic-Cultural Monument:

It is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city, or community.

Built in 1923, the property is the work of architect H.B. Saunders. It meets criterion 1 by being an excellent example of streetcar commercialization in Larchmont Village, which was a crucial anchor for the surrounding residential neighborhood. The Los Angeles Railway “R” line (later restructured as part of the “3” line) ran right past the building along Larchmont Blvd.

SurveyLA identified 119 N. Larchmont Blvd. as individually eligible for local, state, and national listing as a rare intact example of early commercial development located along a former streetcar line in the Wilshire area. The building falls within the boundaries of the SurveyLA identified “Larchmont Boulevard Streetcar Commercial Planning District,” which does not meet eligibility criteria as a historic district, but merits special consideration in the planning process.

Early History of the Wilshire Area

The Tongva people are the original inhabitants of the land that later included most of Los Angeles, including the central Los Angeles area later known as Mid-City/Mid-Wilshire. They resided in villages connected by foot trails, part of a larger network that also led to known resources like the La Brea tar pits. The mission system established under Spanish rule slowly disintegrated after Mexico obtained its independence in 1821, and former mission lands were granted to individuals in favor as ranchos. Rancho La Brea was granted in 1828 by Los Angeles mayor José Antonio Carrillo to Antonio José Rocha and named for the well-known tar pits within. The La Brea Road/El Camino Viejo served as the dividing line between Rancho La Brea on the north and Francisco Avila’s Rancho Las Cienegas on the south. It later became Wilshire Boulevard, the backbone of the area and one of the most iconic and influential commercial corridors in the nation.

Deeply in debt after years of court battles to prove their claim to Rancho La Brea upon California’s cession to the United States, Rocha’s heirs deeded the land in its entirety to Los Angeles attorney and surveyor Henry Hancock in 1860. Hancock made the first efforts to develop the area commercially, primarily focusing on its fossil fuel resources and subdividing and selling off some portions of the rancho. The bulk of it remained in the family, passing to Hancock’s wife Ida Hancock after his 1883 death and then to his son G. Allan Hancock. Rancho La Brea remained mostly rural and unoccupied until the city’s first population and land boom in the late 1880s. The expansion of rail networks and a fare war between the Southern Pacific and Santa Fe Railroads led to rampant land speculation as developers began realizing the potential of areas outside of Los Angeles’ original core.

Early History of the Larchmont Area¹

According to Carol Henning, head of historic research for the Windsor Square-Hancock Park Historical Society, just before, during and right after the World War 1 era, the major draw in the Larchmont area was the Hollywood Mineral Hot Springs. It was located on the south side of Melrose Avenue between what is now Larchmont Boulevard and Gower Street.

“This mineral hot springs brought people on excursions from downtown,” said Henning. “In those days, this part of L.A. was still kind of wild. There were bean fields.”

In response to the popularity of the hot springs, Los Angeles Railway track was built in 1920 to run north along Larchmont Boulevard to reach Melrose Avenue. Railway power poles were installed down the middle of the street to run the electric cars. It was a development that Hollywood found hard to resist.

The other key event for the area in 1920 was the arrival of Julius La Bonte. La Bonte was an entrepreneur who sold an ironworks business in Grand Rapids, Michigan, moved to Los Angeles and bought a home with his wife on Arden Boulevard—two blocks west of Larchmont Boulevard.

According to Henning, in an era when most people didn’t have cars, La Bonte could see that a commercial development along the trolley route leading to the popular hot springs was a good prospect.

“By 1921,” said Henning, “La Bonte had begun construction on what would become 70% of the commercial structures on the 100 and 200 blocks of Larchmont Boulevard— the blocks between 1st Street and Beverly Boulevard.”

Subdivision and Development of Larchmont Village

The west side of the section of Larchmont Boulevard now known as Larchmont Village was subdivided as Tract No. 3501 in January of 1920 by the Title Insurance and Trust Company. The east side of the section of Larchmont Boulevard now known as Larchmont Village was subdivided as Tract No. 3743 in June of 1920 by the Title Insurance and Trust Company and the Pacific Mutual Life Insurance Company of California. County assessor records indicate that the buildings constructed during the initial period of development were built between 1921 and 1928.

Larchmont Village was established in 1920 to provide goods and services to the residents of adjacent residential developments, which included New Windsor Square, Windsor Heights, and Marlborough Square, and others. These areas were developed by O.F. Brant, Harry Chandler, Tracy E. Shoults, and S.H. Woodruff; Shoults and Woodruff would later subdivide Hollywoodland. From the beginning, the owners envisioned this block of Larchmont as the commercial heart of the new community. By September 1920, construction had begun on a group of buildings at the Larchmont-Beverly (then Temple Street) intersection, including 5210 Beverly Boulevard. One year later, lots in the business

¹ Excerpted and adapted from Lane, Sheila. "A Nutshell History of Larchmont Boulevard. Larchmont Village Business Improvement District. <http://www.larchmontvillagebid.com/a-nutshell-history-of-larchmont-boulevard/>.

district were “practically sold out” and about 30 stores were nearly ready to open in the block between Beverly and West First Street.²

In September 1921, The Los Angeles Times reported that Julius La Bonte and Charles Ramson purchased seven lots on Larchmont Boulevard to create a business district of 30 stores between First Street and Beverly Boulevard. He was credited with building 70 percent of the structures on the street as well as having the vision to create the first neighborhood shopping street in the city of Los Angeles that catered to the adjacent new neighborhoods of Larchmont Heights (now known as Larchmont Village), New Windsor Square (now known as Windsor Square), and Hancock Park. According to the Times, every store was leased before the buildings were finished. Streetlights fitted to railway power poles makes this "one of the best illuminated sections of the city."³

As soon as it opened, the new Larchmont business district was connected to the Los Angeles Railway “R” Line. The section of track that ran on Larchmont Boulevard was later part of the “3” Line after restructuring. Local residents enjoyed easy access to downtown, and were able to do most of their shopping in their own neighborhood. As a result of streetcar-oriented planning, the Larchmont district includes mixed-use and commercial buildings with storefronts, signage, and sidewalks designed to accommodate pedestrians.⁴

The Streetcar Era⁵

The neighborhood as something spatially separate from the central city, complete with its own commercial district, was a product of the streetcar. The streetcar allowed residents to disperse and, in the process, seek shops and services closer to their new homes.

Through a number of changes in ownership, the various streetcar routes by 1911 had become two complementary companies. The narrow-gauge Los Angeles Railway extended into all parts of the city except for the northwest. The standard-gauge Pacific Electric, primarily an interurban system, served the northwest part of the city via Glendale Boulevard to Echo Park and via Sunset to Santa Monica and Hollywood Boulevards. The Los Angeles Railway, or LARY, carried almost ninety percent of the riders within the city limits. The Pacific Electric, or PE, transported the remainder.

By 1914 the development of the network was basically complete. The area within five miles of Downtown was covered with a web of streetcar routes. On the west side, the West Adams line extended to La Brea, and the Washington, Pico, and Tenth Street lines to well past Crenshaw. The Third Street line reached as far as Highland. Important for the emergence of neighborhood commercial districts were the points where lines crossed. This was particularly true for the Vermont line, which extended from south of Imperial Highway to north of Melrose, and crossed all the important east-west lines of the LARY.

2 Excerpted and adapted from City of Los Angeles. “Historic Districts, Planning Districts and Multi-Property Resources,” ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2015.

3 Excerpted from Lombard, Patricia. “Images of America Larchmont.” Arcadia Publishing, 2015.

4 Excerpted and adapted from City of Los Angeles. “Historic Districts, Planning Districts and Multi-Property Resources,” ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2015.

5 Excerpted and adapted from City of Los Angeles. “Los Angeles Citywide Historic Context Statement Context: Commercial Development, 1859-1980 Theme: Neighborhood Commercial Development, 1880-1980,” ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2017.

The expansion of the streetcar network led to differentiation between neighborhood and Downtown commerce. The streetcar increased the distance between residential districts and the central city, and, at the same time, made access to the central city easier. The result was that major retailers, such as department stores, built large-scale establishments Downtown to serve the specialized needs of customers, while neighborhood stores increasingly limited their stock to everyday requirements and were content with smaller, less impressive, structures.

Streetcar Commercialization⁶

Historic resources related to streetcar commercial development illustrate how neighborhood commercial areas evolved throughout Los Angeles as a means of providing convenient access to and from the streetcar. Buildings reflect design and layout features to accommodate streetcar access as well as the architectural styles of the day. They illustrate how community life was conducted within a pedestrian setting based on proximity of residents to local business and public transportation. Streetcar commercial development is most commonly characterized by a dense fabric of attached retail buildings, with storefronts placed directly on the sidewalk. The significant characteristic is this pedestrian orientation, with no accommodation for the automobile. The most important architectural feature is the storefront. It commonly contains a show window, with a recessed entrance placed either to the side or in the center and flanked by windows. Making use of the storefront are a number of specific building types. They include the single-story storefront block, consisting of one or more storefronts, and the multi-story mixed-use building, consisting of a storefront or storefronts on the ground floor and offices, meeting space, or residential units above. Those containing offices or meeting spaces were commonly known as commercial or business blocks. Those with residential units, particularly single bay entities, were early versions of today's live/work buildings, with the upper floor often inhabited by the proprietor of the business below.

The commercial vernacular was the most common style during the 1920s, but both the storefront and the business block used other modes. Most popular was the Spanish Colonial Revival style. It was particularly useful for single-story storefront blocks. Multi-story business blocks often employed a more monumental Renaissance Revival style, similar to that used in the commercial structures being built in the Downtown business district during the 1920s.

The building at 119 N. Larchmont Blvd can be seen as an excellent example of streetcar commercialization because it is a two story mixed use building that sits along a former Los Angeles Railway streetcar route within what SurveyLA has identified as the "Larchmont Boulevard Streetcar Commercial Planning District." This district was the commercial heart of the nearby residential communities. The building was constructed while the streetcar was at the height of its popularity, with pedestrian-oriented storefronts placed on the sidewalk within a dense fabric of attached retail buildings.

⁶ Excerpted and adapted from City of Los Angeles. "Los Angeles Citywide Historic Context Statement Context: Commercial Development, 1859-1980 Theme: Neighborhood Commercial Development, 1880-1980," ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2017.

The R Line⁷

The “R” Line was formed by merging the Stephenson Avenue Line and the West 6th Street Line, with service beginning in 1920 and ending in 1947. The route went from Eastern Avenue and Whittier Boulevard, west on Whittier to Boyle Avenue, south on Boyle to E. 7th Street, west on 7th to Alvarado Street, north on Alvarado to W. 6th Street, west on 6th to right-of-way near Gramercy Place, north on right-of-way to W. 3rd Street, west on 3rd to Larchmont Boulevard, north on Larchmont to Melrose Avenue. In 1931, the line was rerouted to travel west on Whittier to Boyle Avenue, south on Boyle to E. 7th Street, west on 7th to Vermont Avenue, north on Vermont to W. 3rd Street, west on 3rd to La Brea Avenue.

The 3 Line⁸

The '3' line was formed from portions of the ‘R’-Whittier Boulevard and W. 3rd Street Line and the ‘D’-W. 6th and E. 5th Street Line. Service began November 1, 1931. The route traveled from E. 5th Street and Central Avenue, west on 5th to Beaudry Street, south on Beaudry to W. 6th Street, west on 6th to right-of-way along Gramercy Place, north on right-of-way to W. 3rd Street, west on 3rd to Larchmont Boulevard, north on Larchmont to Melrose Avenue. On October 10, 1937, a loop was established on the east end via E. 6th Street, Kohler Street, Wilde Street and Central Avenue. On November 9, 1937, a wye was established on the west end at Melrose Avenue and Larchmont Boulevard. On September 10, 1937, turnback service was established at W. 3rd Street and Plymouth Avenue. Starting February 7, 1943, there was a short lived turnback service, in conjunction with the ‘R’-Line, using the loop formed by W. 6th, Gramercy right-of-way, W. 3rd and Vermont Avenue. The ‘3’-Line operated clockwise, the ‘R’-Line counter clockwise. Layover was on spur tracks on the right-of-way section (busses still follow this pattern.) The turnback at W. 3rd and Plymouth was eliminated. On August 3, 1947 service on W. 3rd and Larchmont was taken over by the ‘R’-Line, and service on W. 6th by the ‘3’-(trolley bus) Line.

Streetcar Track on Larchmont Blvd⁹

According to Ralph Cantos of the Pacific Electric Railway Historical Society, the streetcar tracks were first laid down on Larchmont Blvd. around 1915. The cars operated on a private right-of-way down the center of the wide street. The median extended from Third Street to First Street, then in pavement in the shopping village from First Street to Beverly Blvd. Then, north of Beverly Blvd., the tracks returned into a center median until reaching the end of the line at Melrose Avenue.

Cantos estimates that sometime in the 1930s, the center medians were paved over, placing the streetcar tracks in pavement. But the center trolley wire supports remained in the center of the roadway because Larchmont Blvd was wide enough to have the trolley wires suspended from poles on both sides of the street. The street poles were the setting for several Keystone Cops and Three Stooges movies that were shot along Larchmont Blvd. Cars dodging between the poles in the center of the street made for

7 “‘R’-Whittier Boulevard and W. 3rd Street Line (1920-1947).” *The Electrical Railway Historical Association of Southern California*, http://erha.org/lary_r.htm.

8 “‘3’ - West 6th Street and Larchmont Boulevard Line (1931-1947)” *The Electrical Railway Historical Association of Southern California*, http://erha.org/lary_r.htm.

9 Excerpted and adapted from Lombard, Patricia. "A Look Back at Larchmont's Streetcars." *Larchmont Buzz*, 14 April 2021.

hilarious antics. The building at 119 N. Larchmont Blvd. appeared on screen in the 1926 Harold Lloyd film *For Heaven's Sake*.

Once the cars got to the top of street at Melrose Avenue, the motorman or driver would turn the car around for the return trip back down the street. According to Cantos, the single end PCCs (Presidents Conference Committee cars) would pull forward to Melrose facing north, then the motorman would go to the rear of the car where there was a set of “back-up” controls. He would back the car into the “Y,” and then the car was facing east. When it was time to go, the motorman would pull the car out of the Y, and head south. The track setup formed the letter Y. The switches were all automatic, explained Cantos.

Rail service on Larchmont ended in 1954 with no bus replacement. According to Cantos, rail line management must have figured that anyone living along Larchmont Blvd. could easily walk the three blocks that separated bus service on 3rd Street, Beverly Boulevard and Melrose Avenue.

119 N. Larchmont Blvd

Permits were granted to owner Albert B. Stephens for a two story building of stores and apartments on August 1, 1923. H.B. Saunders listed as the architect, with W.E. Clopine's name crossed out and replaced with owner A.B. Stephens as builder. Permits for two garages that were accessed from the rear alley were issued on September 25, 1923. A Sanborn map from 1928 that was photographed at the Los Angeles Public Library appears to show a third garage behind the building, but all other Sanborn maps only show two. The garages were demolished in 1980. In the 1926 Harold Lloyd film *For Heaven's Sake*, a small portion of the building can be seen in the background behind a streetcar. Lettering that possibly reads “FURNITURE” is visible under the arched entry. Other names that exists on permits for 119 N. Larchmont are D.A. Alexander (1957), W. Alexander (1964), Hancock Savings & Loan Assn. (1980), and M. Fenady (1987). Residents and businesses that were listed at the address in city directories include Mrs. Wynn A. Fulton (1927), George F. Owen furniture (1937), Joseph Scotti (1942), D.A. Alexander (1956), Toni Reeder (1956), A-A Carpet Cleaners (1956), Oriental Rug Repairing Co. (1956), Wm. F. Alexander (1960), Dr. Chirprtr H. Locks (1969), Albert Pakradounian (1969), T. Schoenfeldt (1969), A.E. Meinzer (1969), Vanity Fair (1969), Hancock Savings and Loan Association (1987), and Alcasar Terrel Inc (1987).

H.B. Saunders

No biographical information could be found about H.B. Saunders. Aside from 119 N. Larchmont Blvd., H.B. Saunders and W.E. Clopine were listed together on permits as architect and builder for a single family house at 1643 N. Orange Grove Ave, and a duplex at 1939 N. Commonwealth Ave, both in 1923. Aside from residences, Saunders is also listed as the architect for 2157 Sunset Blvd., which is another example of a Commercial Vernacular building that was built along a streetcar line. On the permits for 2157 Sunset, which was also built in 1923, W.E. Clopine's name is also crossed out and replaced as builder.

Period of Significance

The period of significance for 119 N. Larchmont Blvd. is defined as 1923-1954, starting when the

building was constructed, and ending when rail service on Larchmont ended.

Integrity

119 N. Larchmont Blvd. retains a high degree of integrity. Although there have been many alterations to first floor storefronts, the building is still capable of communicating the intent of its original design as an example of streetcar commercialization.

Location: The subject property is in its original location and therefore retains this aspect of integrity.

Design: The subject property retains most of its character-defining features from its period of construction, including its brick, and original second floor windows. While the first floor storefronts have changed in appearance, they are still recognizable as storefronts. It therefore is able to convey its historic significance as an early 20th century mixed use building, retaining integrity of design.

Setting: The property is located in Larchmont Village, and is surrounded by other commercial buildings. While many changes have come to individual buildings and storefronts, the block's overall feeling remains the same. The building retains integrity of setting.

Materials: Alterations have minimally affected the building's integrity of materials. The original brick still remains, as do the wood windows on the second floor. The property retains the majority of its materials from its initial construction, therefore this element of integrity remains intact.

Workmanship: The building's original workmanship is still evident through its overall construction methods and materials. The building retains this element of integrity.

Feeling: The original character-defining features still remain, and the first floor is still taken up by storefronts, presenting the same basic appearance from the street as when it was built. The building retains integrity of feeling.

Association: The property is just as recognizable today as a 1920s mixed use building that is directly linked with this period of development in Larchmont Village. Therefore, it retains integrity of association.

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PERMIT HISTORY

1955 – roof sign

1957 – parapet correction

1963 – metal roof sign

1964 – interior partitions walls only

1980 – new interior partitions, installing a vault, exterior stairway, & interior exterior remodeling

1980 – demo existing garage

1980 – wall sign

1988 – full compliance with div. 88 class iii

1998 – at the first floor, t.i. for 50'x60' existing office building. rti for del r. by syed ali

1998 – install 21'4”x1'6” illuminated channel letters for fred sands estates

2001 – proposed 1'6”x25'10” s/f illuminated wall sign for coldwell banker



Current Photo
2023



Current Photo
2023



Current Photo
2023



Current Photo
2023



Current Photo
2023

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< LARCHMONT BLVD

IMAGE 25 OF 73 < >



LB-025.TIF

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1977 Looking north up Larchmont Blvd.

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< LARCHMONT BLVD

IMAGE 36 OF 73 < >



LB-038.TIF

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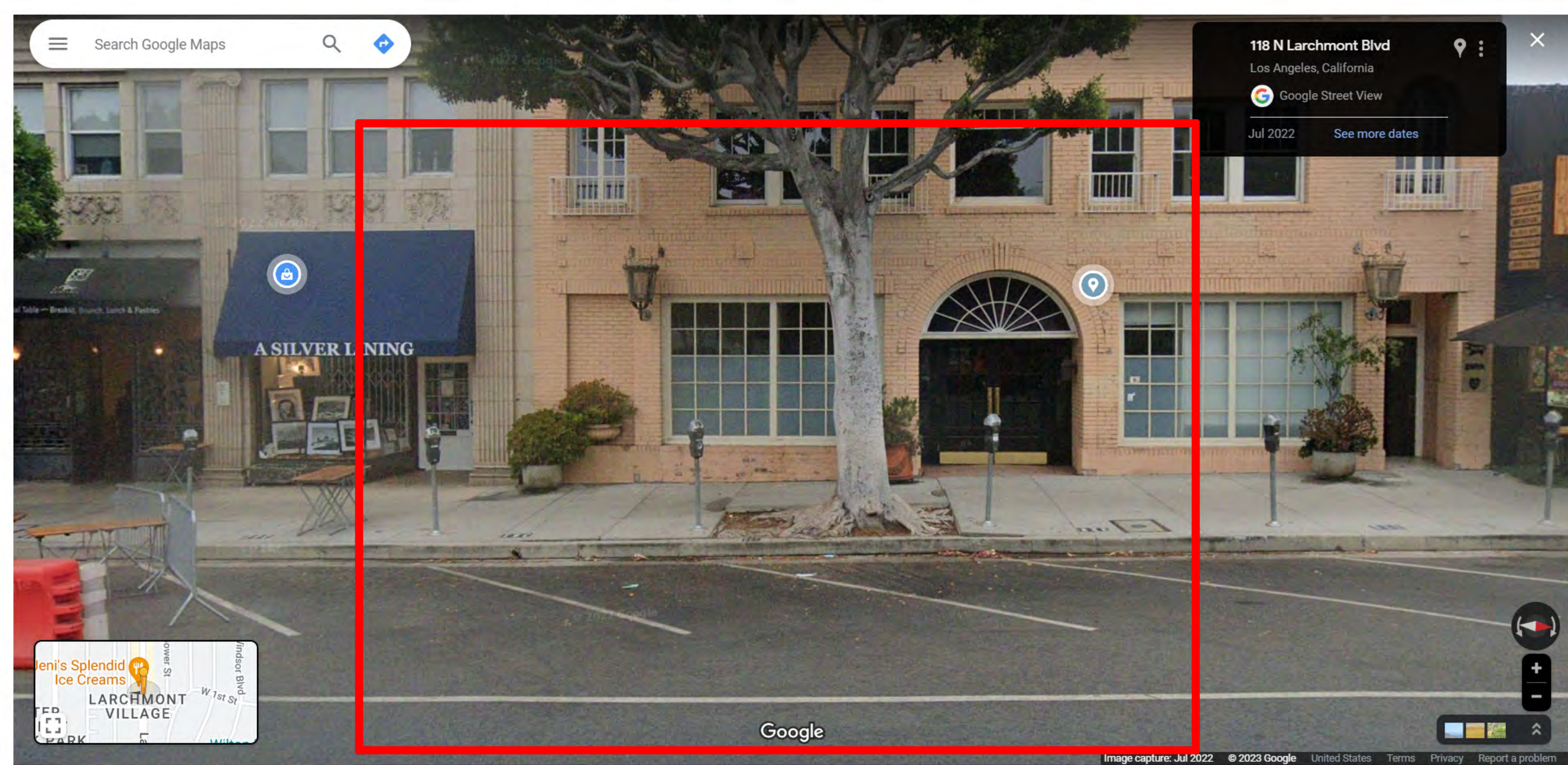
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Primary Address: 119 N LARCHMONT BLVD
 Other Address: 117 N LARCHMONT BLVD
 119 1/2 N LARCHMONT BLVD
 Name:
 Year built: 1924
 Architectural style: Commercial, Vernacular; Neoclassical

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Commercial Development, 1873-1934
Sub theme:	No SubTheme
Property type:	Mixed-Use Residential and Commercial
Property sub type:	No Sub-Type
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Rare intact example of early commercial development located along a former streetcar line in the Wilshire area; most examples from this period do not retain sufficient integrity.

WINDSOR SQUARE HISTORIC PRESERVATION OVERLAY ZONE

Contributor

Location: 117-119 North Larchmont Boulevard, Los Angeles, CA

Historic Name: Five-Family Apartments for Albert B. Stephens

Description: 2-story, Renaissance Revival-style Stores & Residential

Alterations: Windows filled in and replaced on first floor; brickwork painted.

HPOZ Criterion: a) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Significance: Evaluation Code: 5D. The commercial properties on Larchmont have been removed from the HPOZ..

Building Info: Built in 1923 by Clopine, W.E. Permit No. 34751, dated 08/01/1923. Originally owned by Stephens, Albert B. Designed by Saunders, H. B. Estimated Cost of Construction \$20,000.

Landscape Features: ficus tree in parkway

Photo Date: 3/18/02

Photograph Filename: IMG_0032

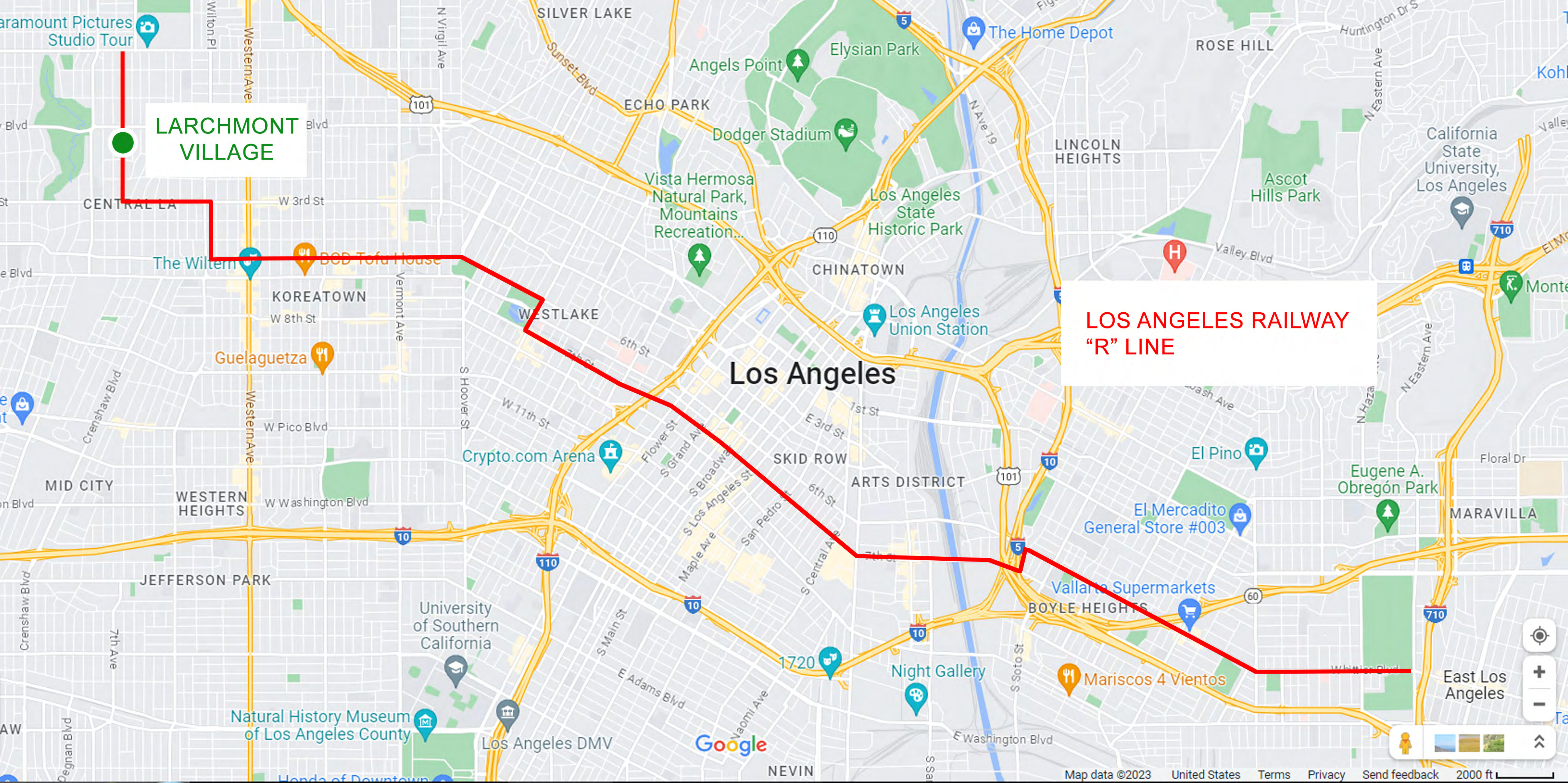


117-119 North Larchmont Boulevard

LARCHMONT VILLAGE

LOS ANGELES RAILWAY "R" LINE

Los Angeles



ROUTE MAP LOS ANGELES RAILWAY ELECTRIC CAR and BUS ROUTES

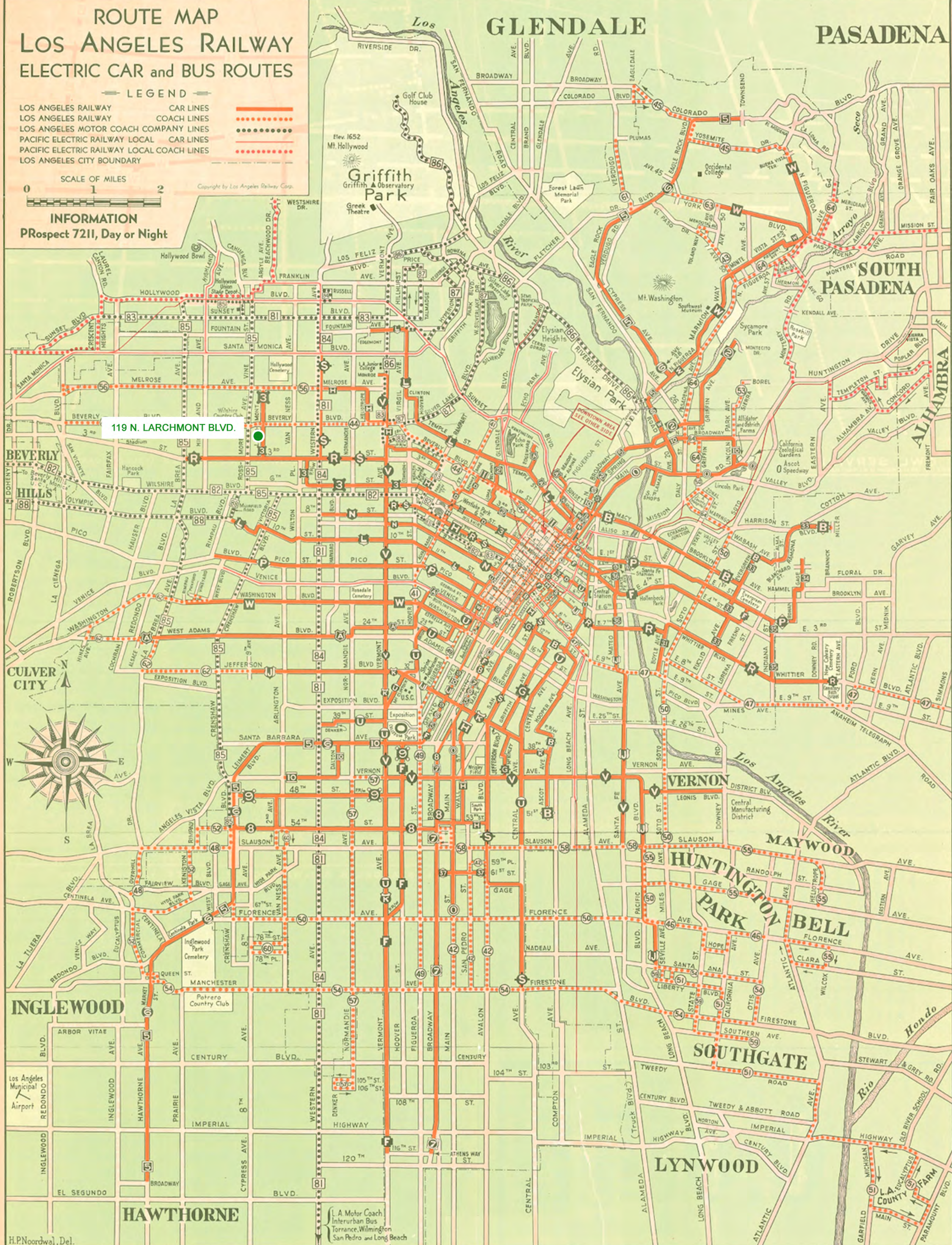
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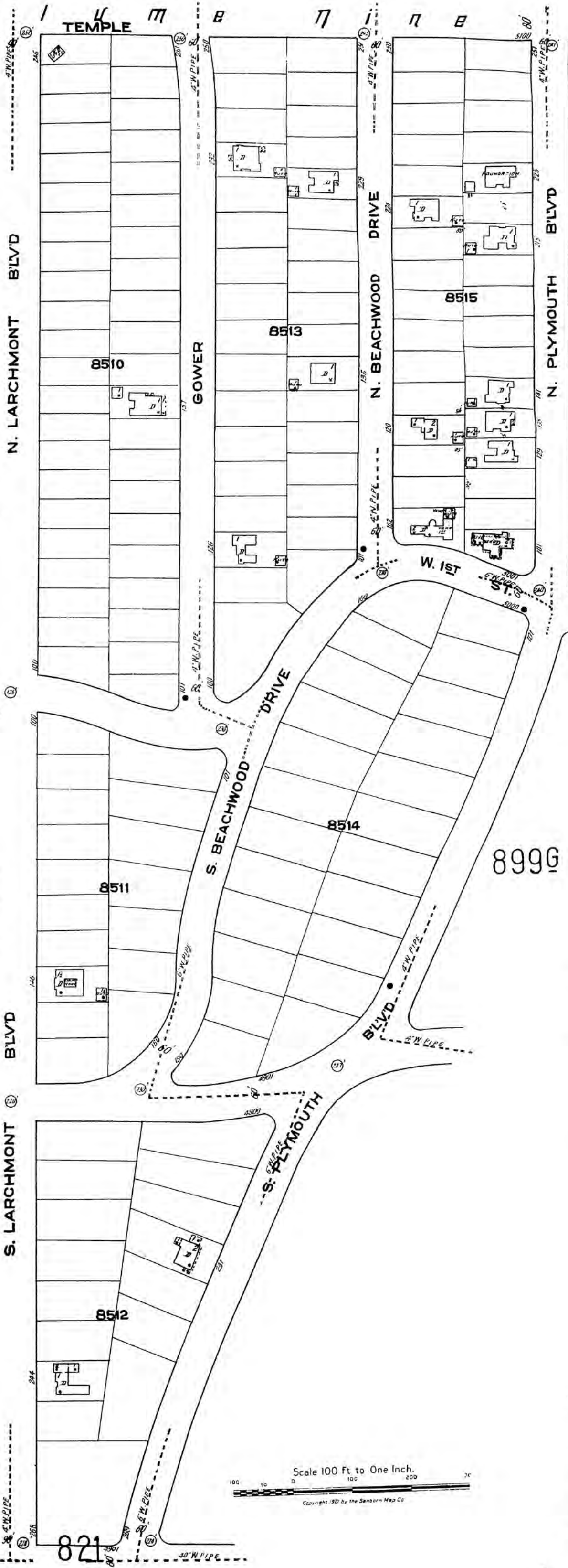
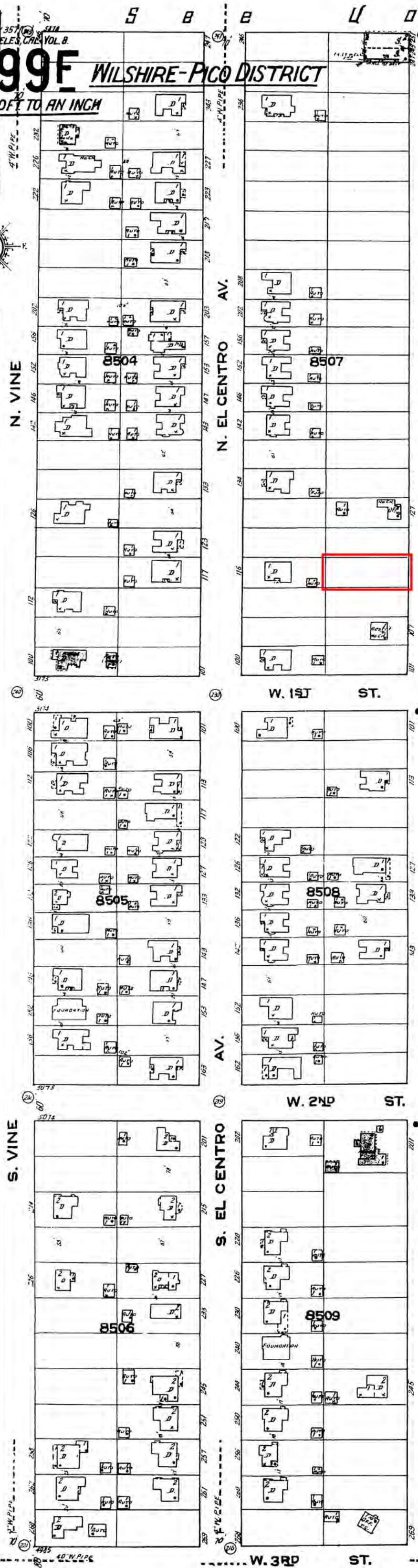


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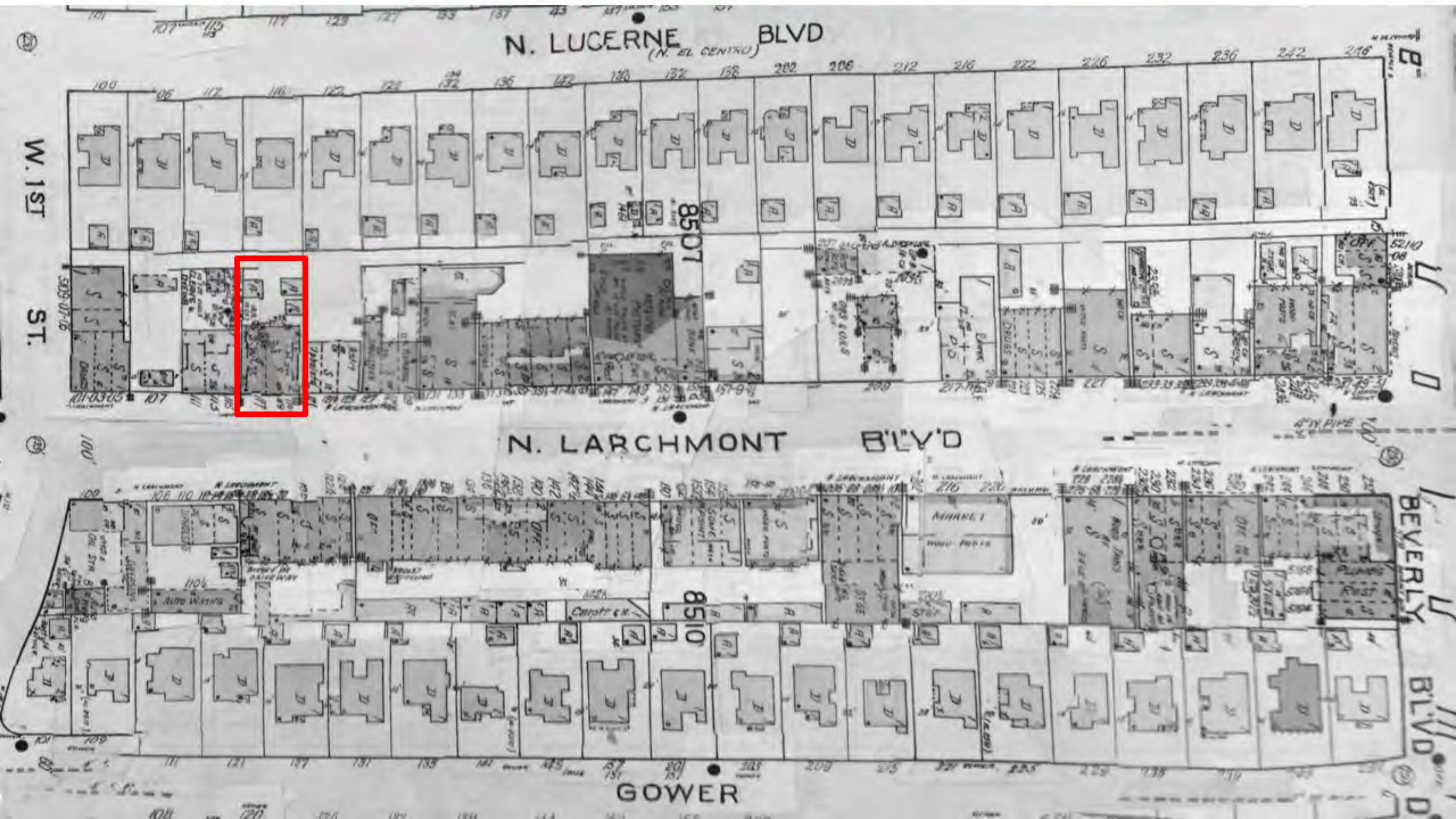
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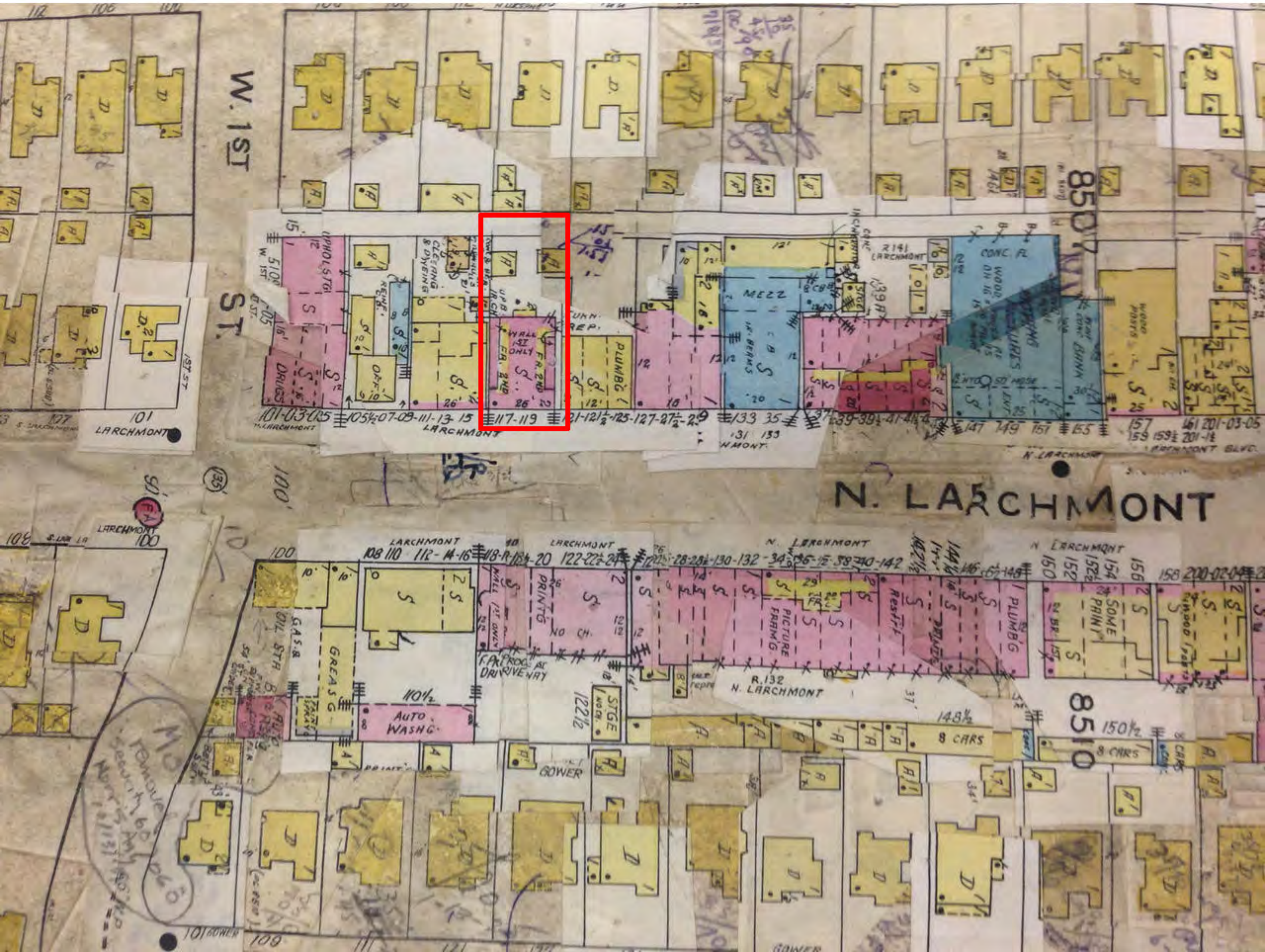
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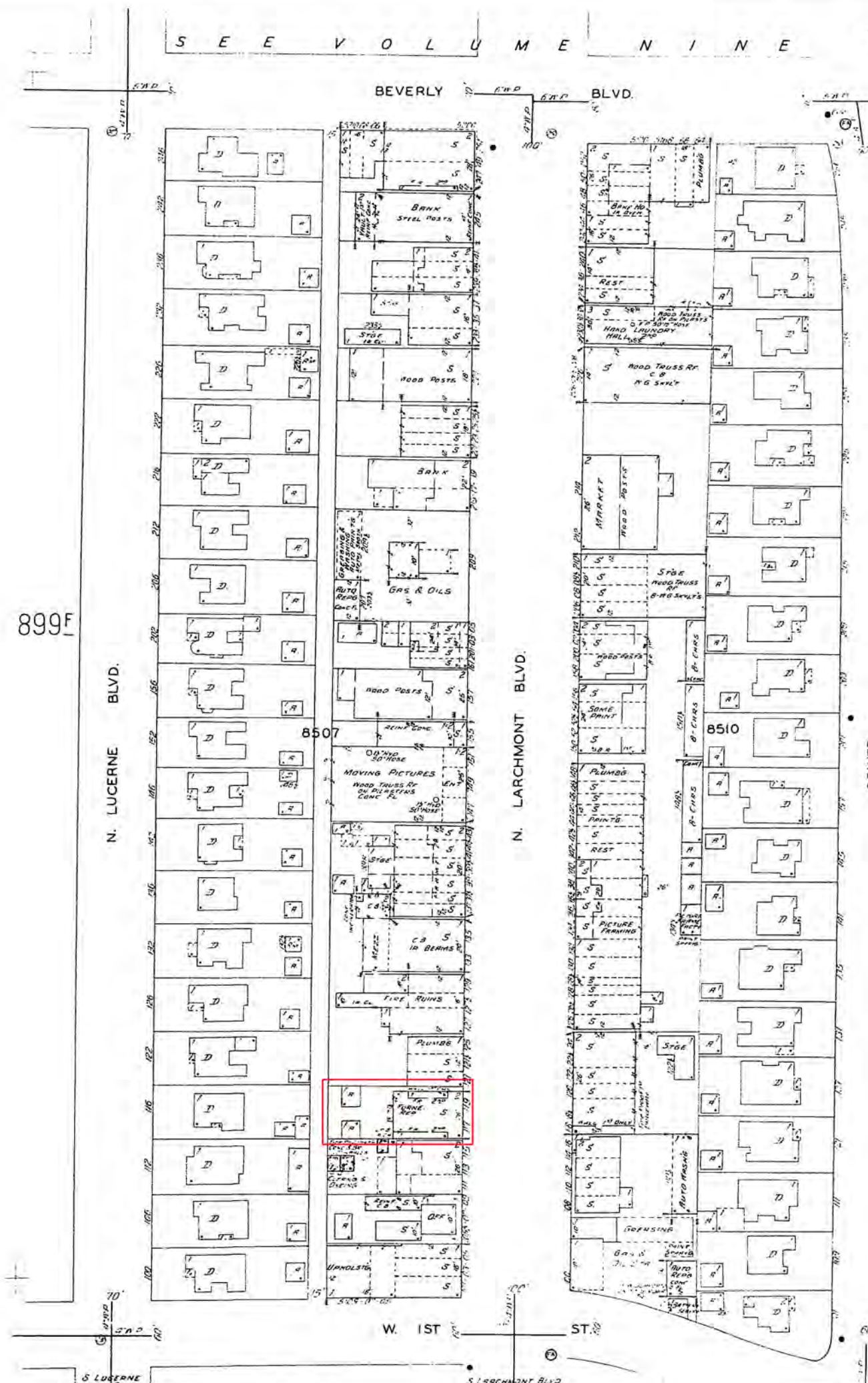
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S LUCERNE BLVD.

S LARCHMONT BLVD.

S BERNHARDT DR.



TRACT No 3501

In the City of Los Angeles California.

Being a subdivision of a portion of the Rancho La Brea as per map recorded in Book 1 of Patents, Pages 289 and 290, records of Los Angeles County.

SURVEYED BY ENGINEERING SERVICE CO.
SCALE: 1"=200'
DEC. 1919

The bearing of Larchmont Boulevard shown on map of Tract No. 3026 recorded in Map Book 31, page 17, was taken as basis of the bearings shown upon this map.

We hereby certify that we are the owners of or interested in the land included within the subdivision shown on the annexed map and that we are the only persons whose consent is necessary to pass a clear title to said land, and we consent to the making of said map and subdivision as shown within the colored border lines and hereby dedicate to the public use all the streets shown on said map within said subdivision.

Title Insurance and Trust Company
[Signature] Corp.
[Signature] Pres.
[Signature] Secy.

STATE OF CALIFORNIA } ss. On this 13th day of January, 1920, in the year one thousand nine hundred and 20, before me *F. H. Gilman*, a Notary Public in and for said County of Los Angeles State of California, residing therein, duly commissioned and sworn, personally appeared *O. F. Bryant*, known to me to be the Vice President and *R. R. Thompson*, known to me to be the Assistant Secretary of *Title Insurance and Trust Company*, the corporation that executed the within instrument and known to me to be the persons whose names are subscribed thereto and acknowledged to me that such corporation executed the same.

IN WITNESS whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public in and for Los Angeles County State of California

STATE OF CALIFORNIA } ss. On this _____ day of _____ in the year one thousand nine hundred and _____ before me _____ a Notary Public in and for said County of Los Angeles State of California, residing therein, duly commissioned and sworn, personally appeared, _____ known to me to be the _____ President, and _____ known to me to be the _____ Secretary of the _____ the corporation that executed the within instrument and known to me to be the persons whose names are subscribed thereto, and acknowledged to me that such corporation executed the same.

IN WITNESS whereof I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Notary Public in and for Los Angeles County State of California

Title Insurance and Trust Company
49836 January 7th 20

Title Insurance and Trust Company
is

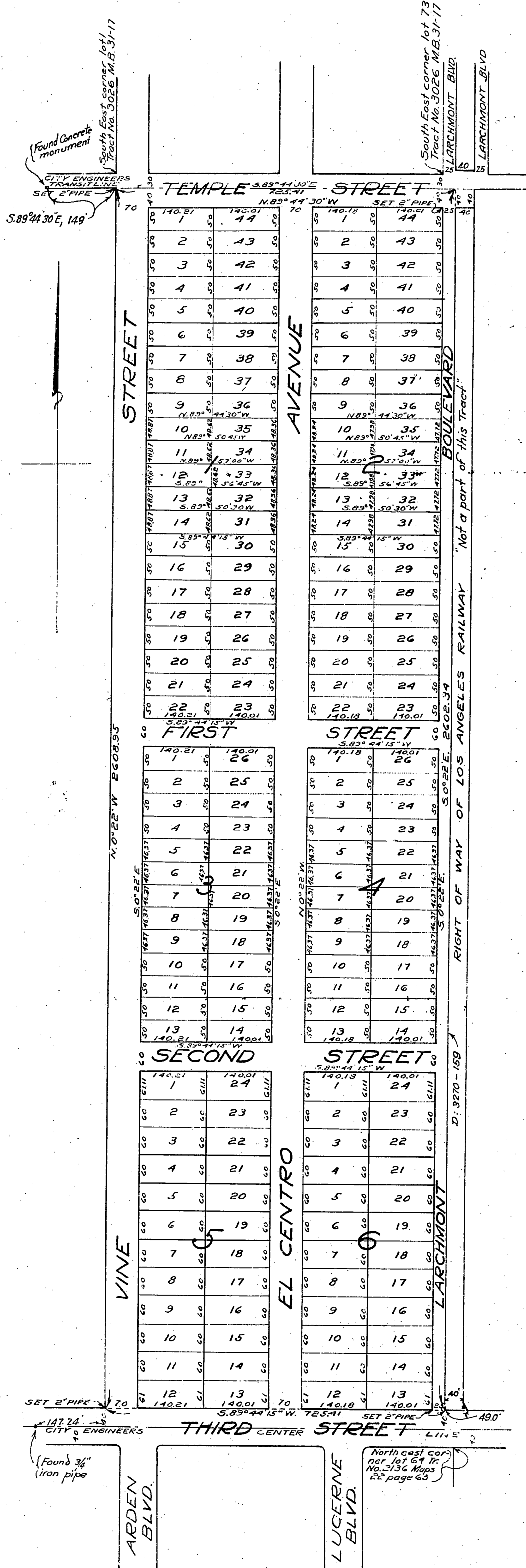
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24 11 AM

[Signature]

Jan 24, 20

[Signature]

[Signature]



I, Thos. A. Jordan hereby certify that I am a Civil Engineer and that this map, consisting of 1 sheet, correctly represents a survey made under my supervision December 1919, and that all the monuments, shown hereon, actually exist and their positions are correctly shown.

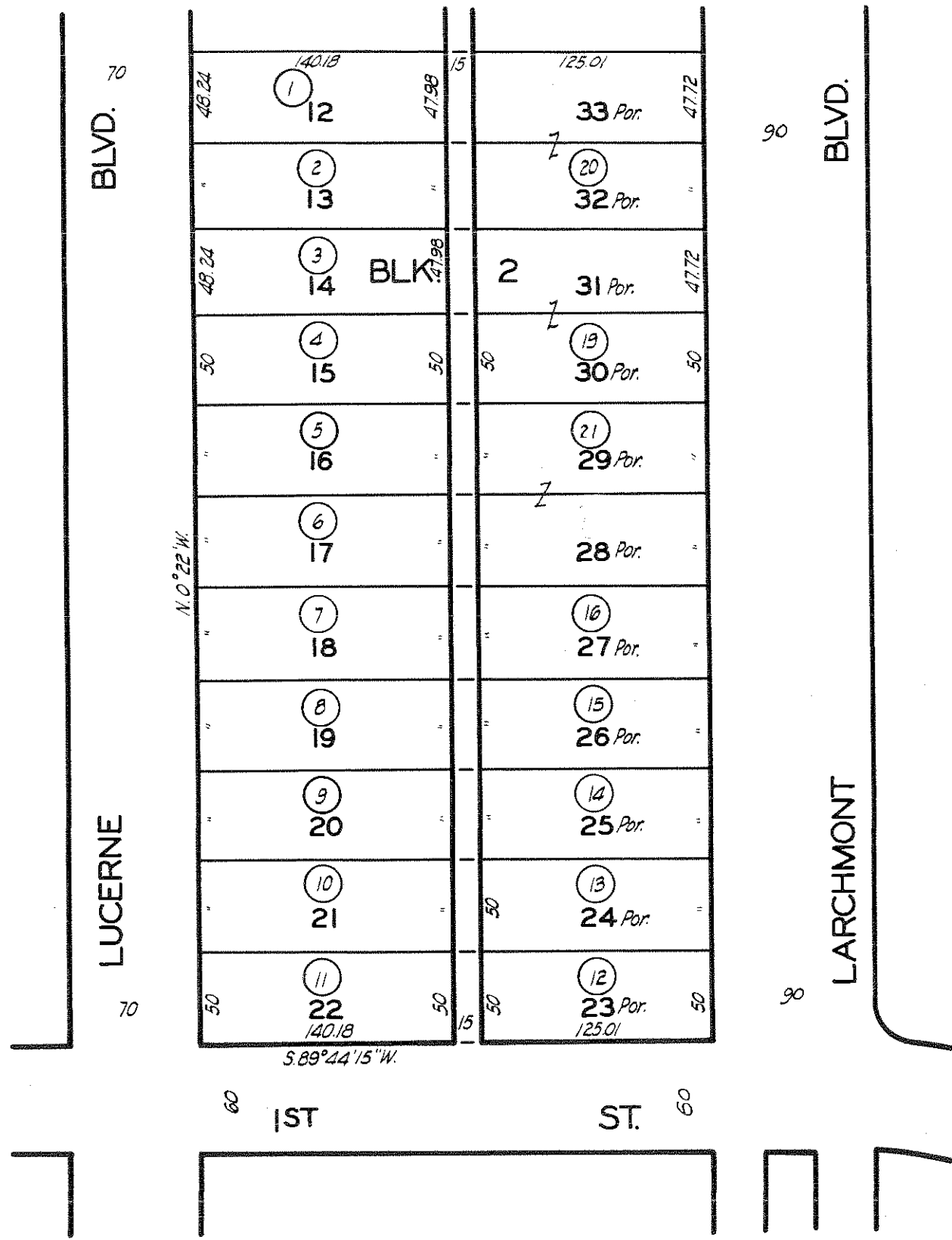
[Signature]

STATE OF CALIFORNIA } ss. On this _____ day of _____ in the year one thousand nine hundred and _____ before me _____ a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared *Thos. A. Jordan*, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS whereof I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Notary Public in and for Los Angeles County State of California

1993



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The principal officers and directors of Metromedia are John W. Kluge, Ross Barrett, Stanley T. Landow, George H. Duncan; Robert M. Bennett, Kenneth Cohen, Thomas J. Dougherty, Ira J. Goldstein, Richard Leberman, Robert A. Maresca, Stuart Subotnick, Leonard B. Pack, John P. Crisconi, Thomas T. Goldsmith, Jr., John C. Griswold, Jane Pickens Hoving, Warren H. Lasher, John P. Lomenzo and James H. Manges.

The principal executive officers of Capital Cities Communications, Inc. are: Thomas S. Murphy, Chief Executive Officer; Daniel B. Burke, President and Chief Operating Officer; and Joseph P. Dougherty, Executive Vice President. Other officers include: James P. Arcara, Executive Vice President for Radio; and Verners J. Ore, Vice President and General Manager, KZLA (AM & FM). The directors of Capital Cities Communications, Inc. are: Messrs. Murphy, Burke and Dougherty, Gerald Dickler, John B. Fairchild, William S. Lasdon, John H. Muller, Jr., John B. Sias, William I. Spencer and M. Cabell Woodward, Jr.

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Six Exciting Gourmet Entrées

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SUNSET & VERMONT

Free Parking Phone: 663-8249

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OWNER EARLE T. WILLEY
 146 1/2 N. Larchmont Blvd. Los Angeles, Calif.
469-2395

MasterCard
 BankAmericard
 Los Angeles
 Phone 467-0668

WANTED!

REWARD!

VIVATAR 202 . . . \$34.95
 ELECTRONIC 252 . . . \$44.95
 FLASH 352 . . . \$99.50

Reg. Price Sale Price
 \$24.95 \$24.95
 \$32.50 \$32.50
 \$69.50 \$69.50

CAMERA

Mamiya Sekor DSK 500-55mm f2.0 with 55mm f1.8 add \$15 with 55mm f1.4 add \$35

Reg. \$279.95 SALE PRICE **\$189.95**

85 TO 205 ZOOM
 13.5 Mamiya-Pentax Reg. \$284.50 SALE PRICE **\$159.50**

35mm f1.9 Mamiya Sekor-Pentax Lenses	Reg. Price \$164.50	Sale Price \$99.50
135mm f2.8 Mamiya Sekor-Pentax Lenses	134.50	89.50

YOU MAY HAVE WON A MOUNTAIN OF FUN!

MAGIC MOUNTAIN
 Valencia, California

LARCHMONT VILLAGE CAMERA

111 No. Larchmont Blvd.

467-7123

WE ACCEPT BANKAMERICARD AND MASTER CHARGE

Are you a Times Classified winner? If so, you've won 2 passes to 40 of the world's most exciting rides and attractions at Magic Mountain's 200-acre wonderland of family amusement and entertainment. Check now for your name in a winner's box among the Classified advertising in this zone section to see if you've won!

TIMES CLASSIFIED ADS
 Where it takes less time to find more

Hancock Savings Moves

Los Angeles Times (1923-1995); Sep 21, 1986; ProQuest Historical Newspapers: Los Angeles Times
pg. H10

Hancock Savings Moves

Hancock Savings & Loan has moved its headquarters from 119 N. Larchmont Blvd. to Paramount Plaza, 3550 Wilshire Blvd., under a 10-year lease valued at \$1.8 million. The Merritt Real Estate Group represented both parties.

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Name: Larchmont Boulevard Streetcar Commercial Planning District**Description:**

The Larchmont Boulevard Streetcar Commercial Planning District is a block-long stretch of Larchmont Boulevard located in the northeastern section of the Wilshire CPA. Bounded by Beverly Boulevard on the north and West First Street on the south, this commercial strip developed between 1920 and 1930 in tandem with adjacent upscale residential development. Its development was particularly notable for its association with a short Los Angeles Railway streetcar line running from West Third Street to Melrose Avenue. The planning district contains roughly 27 buildings, all commercial or mixed-use.

The Planning District fits into the area's regular, rectilinear street grid. Its one- and two-story commercial and mixed-use buildings are flush with the sidewalk, which is lined with mature shade trees. The buildings in the district exhibit a range of styles, including American Colonial Revival, Spanish Colonial Revival, and Mediterranean Revival. The district has experienced some modern infill, and replacement of some buildings with surface parking lots. Other alterations include additions, storefront alterations, wall recladding, and window and door replacement.

Significance:

The Larchmont Boulevard Streetcar Commercial Planning District is a good example of a streetcar-oriented commercial corridor in the Wilshire area. It was established in 1920 to provide goods and services to the residents of adjacent residential developments, which included New Windsor Square, Windsor Heights, and Marlborough Square, and others. These areas were developed by O.F. Brant, Harry Chandler, Tracy E. Shoults, and S.H. Woodruff; Shoults and Woodruff would later subdivide Hollywoodland. From the beginning, the owners envisioned this block of Larchmont as the commercial heart of the new community.

By September 1920, construction had begun on a group of buildings at the Larchmont-Beverly (then Temple Street) intersection, including 5210 Beverly Boulevard. One year later, lots in the business district were "practically sold out" and about 30 stores were nearly ready to open in the block between Beverly and West First Street. At least seven of the lots were owned by local realtors and Larchmont promoters Julius J. La Bonte and Charles Ransom, who maintained an office in the district at 132 Larchmont Boulevard.

As soon as it opened, the new Larchmont business district was connected by an extension of the Sixth Street line to the larger Los Angeles Railway network. Local residents enjoyed easy access to downtown, and were able to do most of their shopping in their own neighborhood. As a result of streetcar-oriented planning, the Larchmont district includes mixed-use and commercial buildings with storefronts, signage, and sidewalks designed to accommodate pedestrians.

Although the district largely retains consistency of massing, scale, and architectural vocabulary, it has experienced significant infill and the majority of its individual buildings have been altered. The cumulative impact of these alterations, both to individual buildings and to the planning district as a whole, has compromised the overall integrity of the original commercial development. Therefore, it does not appear to be eligible for historic district designation, although it may merit special consideration in the planning process.



Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Commercial Development, 1873-1934
Sub theme:	No SubTheme
Property type:	Streetcar Commercial District
Property sub type:	No Sub-Type
Criteria:	A/1/1&C/3/3
Status code:	6LQ
Reason:	Significant concentration of streetcar commercial development in the Wilshire area. Larchmont Boulevard developed in the 1920s as the commercial core of nearby upscale residential districts like New Windsor Square, Windsor Heights, and Marlborough Square, and had an electric streetcar line. While the area retains many of its original planning features and a distinctive sense of place, the majority of buildings within its boundaries have been either altered or replaced with more contemporary edifices. Thus, the area does not meet eligibility criteria as a historic district, although it merits special consideration in the planning process.

All Applications must be filled out by Applicant

Bldg. Form 1

PLANS AND SPECIFICATIONS and other data must also be filed

1

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

Application for the Erection of Buildings

CLASS "A" "B" "C" D. Brick

7/30/23
JA.

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the 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 exercise 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 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.
- Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 26 Block 2
(Description of Property) Tract # 3501

District No. 2 7/2 M. B. Page 0 F. B. Page 0

No. 117-118, 119-120, 121-122, 123-124 Street W. 4th St
(Location of Job) 4th lot east 1st

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Stores and apt No. of Rooms 15 No. of Families 5

2. Owner's name A. B. Stephens Phone _____

3. Owner's address 141 W. 4th St

4. Architect's name H. B. Saunders Phone 14411

5. Contractor's name H. B. Stephens Phone 14411

6. Contractor's address 503 Jr. Orphan Bldg

7. TOTAL VALUATION OF BUILDING \$ 20,000.00
(Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.)

8. Any other buildings on lot at present? No How used? _____

9. Size of proposed building 50 x 66 Size of lot 50 x 150 feet

10. Number of stories in height 2 Height to highest point 24

11. Material of foundation Concrete Character of soil clay

12. Size of footings 21" Depth below surface of ground 20"

13. Number of chimneys _____ Material of chimneys _____

14. Number of inlets to each flue _____ Interior size of such flues _____

15. Material of exterior walls Brick and frame

16. Material of interior construction frame

17. Material of floors Concrete cement on 1st wood on 2nd

18. Material of roof Composition

19. Are there any other buildings within 30 feet of the proposed structure? _____

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree that if a permit is issued that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that the plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER [Signature] (Sign here) W. E. Clopper (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>34751</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found O. K. <u>[Signature]</u> Clerk	Stamp here when permit is issued <u>RECEIVED</u> <u>AUG 1 1923</u> <u>10000</u>
----------------------------	--	--	--

PLANS [Signature] 9/18/23 3000

REMARKS

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES,

ss

AFFIDAVIT

③

I, J. J. Blasco, being
that duly sworn deposes and says that he is authorized by the Owner to act for
him and sign this affidavit that J. J. Blasco
is the Owner referred to in this application, that the plans and specifications here-
with filed are true and contain a correct description of the
structure, lot and proposed work.
Subscribed and sworn to before me this
17 day of August 1923
J. J. Blasco

Notary Public in and for the County of Los Angeles, State of California.

ROBERT DOMINGUEZ, City Clerk

By R. C. [Signature]
Deputy

Right Bank

Competition Notice # 1803

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

31dg. Form 2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Buildings CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the 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 exercise 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 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.

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

TAKE TO REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY	Lot No. <u>26</u> Block <u>2</u> (Description of Property) District No. <u>29 1/2</u> M. B. Page <u>10</u> F. B. Page <u>181</u> No. <u>117-119 - N Leachmont Blvd</u> Street (Location of Job) <u>1st & Beverly</u> (USE INK OR INDELIBLE PENCIL)	O.K. City Clerk O.K. City Engineer By _____ Deputy
---	--	--

Frame & Stucco

- Purpose of Building Garage No. of Rooms 2 No. of Families —
- Owner's name Albert B. Stephens Phone 557-192
- Owner's address 154 - S Leachmont
- Architect's name W. B. Saunders Phone —
- Contractor's name Richardson Building & Eng'g Phone 434-829
- Contractor's address 141 - N Leachmont
- VALUATION OF PROPOSED WORK \$200.00
{ Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc. }
- Is there any existing (old) building on lot? yes How used? Stores & apartments
- Size of proposed building 16 x 18 Height to highest point 12 feet
- Number of Stories in height one Character of ground Solid clay soil
- Material of foundation concrete Size of footings 16 in Size of wall 6 Depth below ground 18
- Material of chimneys — Number of inlets to flue — Interior size of flues —
- Give sizes of following materials: REDWOOD MUDSILLS x Girders x
 EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 6 Interior Non-Bearing studs 2 x 6
 Ceiling joists 2 x 6 Roof rafters 2 x 6 FIRST FLOOR JOISTS Concrete
 Second floor joists x Specify material of roof 7/8 in of gravel
- Will all provisions of State Dwelling House Act be complied with? yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here) Albert B. Stephens
 (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 44638	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. _____ Plan Examiner	Application checked and found O. K. <u>9/25/23</u> _____ Clerk	Stamp here when permit is issued. SEP 25 1923 _____
----------------------------	---	---	--

Handwritten signature and number 50

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>JC</i>
CONSTRUCTION	O. K. <i>JC</i>
ZONING	O. K. <i>JC</i>
SET-BACK LINE	O. K. <i>JC</i>
ORD. 33761 (N. S.)	O. K. <i>JC</i>
FIRE DISTRICT	O. K. <i>JC</i>

REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" on the same side of the street.

.....
Owner.

Garage on alley doors will not swing over public property. Nearest part of apartment approx 40' from garage

A Spier

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Buildings CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the 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 exercise 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 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.

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

TAKE TO REAR OF NORTH ANNEX 1st FLOOR
CITY CLERK PLEASE VERIFY

Lot No. 26 Block 2
(Description of Property)

3501

District No. 29 1/2 M. B. Page 10 F. B. Page 181

TAKE TO ROOM No. 405 SOUTH ANNEX
ENGINEER PLEASE VERIFY

No. 117-119 Leuchtermont Blvd Street
(Location of Job)
1st + Beverly

(USE INK OR INDELIBLE PENCIL)

O.K. City Clerk
By Deputy
O.K. City Engineer
By Deputy

Frame & Stucco

- Purpose of Building Garage No. of Rooms 2 No. of Families —
- Owner's name Albert B. Stephens Phone 557-192
- Owner's address 154 - S. Leuchtermont
- Architect's name W. B. Saunders Phone 4414
- Contractor's name Richardson Building & E. Co Phone 434-829
- Contractor's address 141 - N. Leuchtermont
- VALUATION OF PROPOSED WORK { Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc. } \$250.00
- Is there any existing (old) building on lot? yes How used? Storage and apto
- Size of proposed building Garage 18 x 24 Height to highest point 12 feet
- Number of Stories in height one Character of ground clay - solid
- Material of foundation Concrete Size of footings 16 Size of wall 6 Depth below ground 18 in
- Material of chimneys — Number of inlets to flue — Interior size of flues — x —
- Give sizes of following materials: REDWOOD MUDSILLS x Girders x
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 6 Interior Non-Bearing studs 2 x 6
Ceiling joists 2 x 6 Roof rafters 2 x 6 FIRST FLOOR JOISTS Covered
Second floor joists x Specify material of roof Iron & gravel
- Will all provisions of State Dwelling House Act be complied with? yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER (Sign here) Albert B. Stephens
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 44639	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Plan Examiner	Application checked and found O. K. <u>7/25/23</u> Clerk	Stamp here when permit is issued. SEP 25 1923 TOWULU
----------------------------	--	--	---

Handwritten signatures and notes at the bottom of the page.

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>PC</i>
CONSTRUCTION	O. K. <i>PC</i>
ZONING	O. K. <i>PC</i>
SET-BACK LINE	O. K. <i>PC</i>
ORD. 33761 (N. S.)	O. K. <i>PC</i>
FIRE DISTRICT	O. K. <i>PC</i>

REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" on the same side of the street.

Owner,

Garage on Alley doors will not swing over public alley. Nearest part of apartment approx 40' from garage

A. Spier

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Buildings CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the 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 exercise 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 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.

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

TAKE TO REAR OF NORTH ANNEX 3rd FLOOR CITY CLERK PLEASE VERIFY

Lot No. 26 Block 2
(Description of Property) 3501

District No. 29^{1/2} M. B. Page 10 F. B. Page 181

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

No. 117-119 N - Leachmont - Blvd Street Beverly
(Location of Job)

(USE INK OR INDELIBLE PENCIL)

O.K. City Clerk
By Deputy
O.K. City Engineer
By Deputy

Frame & Stucco

- Purpose of Building Garage No. of Rooms 2 No. of Families —
- Owner's name Albert B. Stephens Phone 557-192
- Owner's address 154 - S Leachmont
- Architect's name W. B. Saunders Phone —
- Contractor's name Richardson Building & E- Co Phone 434-824
- Contractor's address 141 N - Leachmont
- VALUATION OF PROPOSED WORK \$200.00
Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.
- Is there any existing (old) building on lot? Yes How used? Stores & apartments
- Size of proposed building 16 x 18 Height to highest point 12 feet
- Number of Stories in height one Character of ground heavy soil solid
- Material of foundation Concrete Size of footings 16 Size of wall 6 Depth below ground 18 in
- Material of chimneys — Number of inlets to flue — Interior size of flues —
- Give sizes of following materials: REDWOOD MUDSILLS — Girders —
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 6 Interior Non-Bearing studs 2 x 6
Ceiling joists 2 x 6 Roof rafters 2 x 6 FIRST FLOOR JOISTS Concrete
Second floor joists — Specify material of roof tar & gravel
- Will all provisions of State Dwelling House Act be complied with? Yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER (Sign here) Albert B. Stephens
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 44640	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued.
	Plan Examiner	Clerk	SEP 25 1923

[Handwritten signatures and initials]

FOR DEPARTMENT USE ONLY

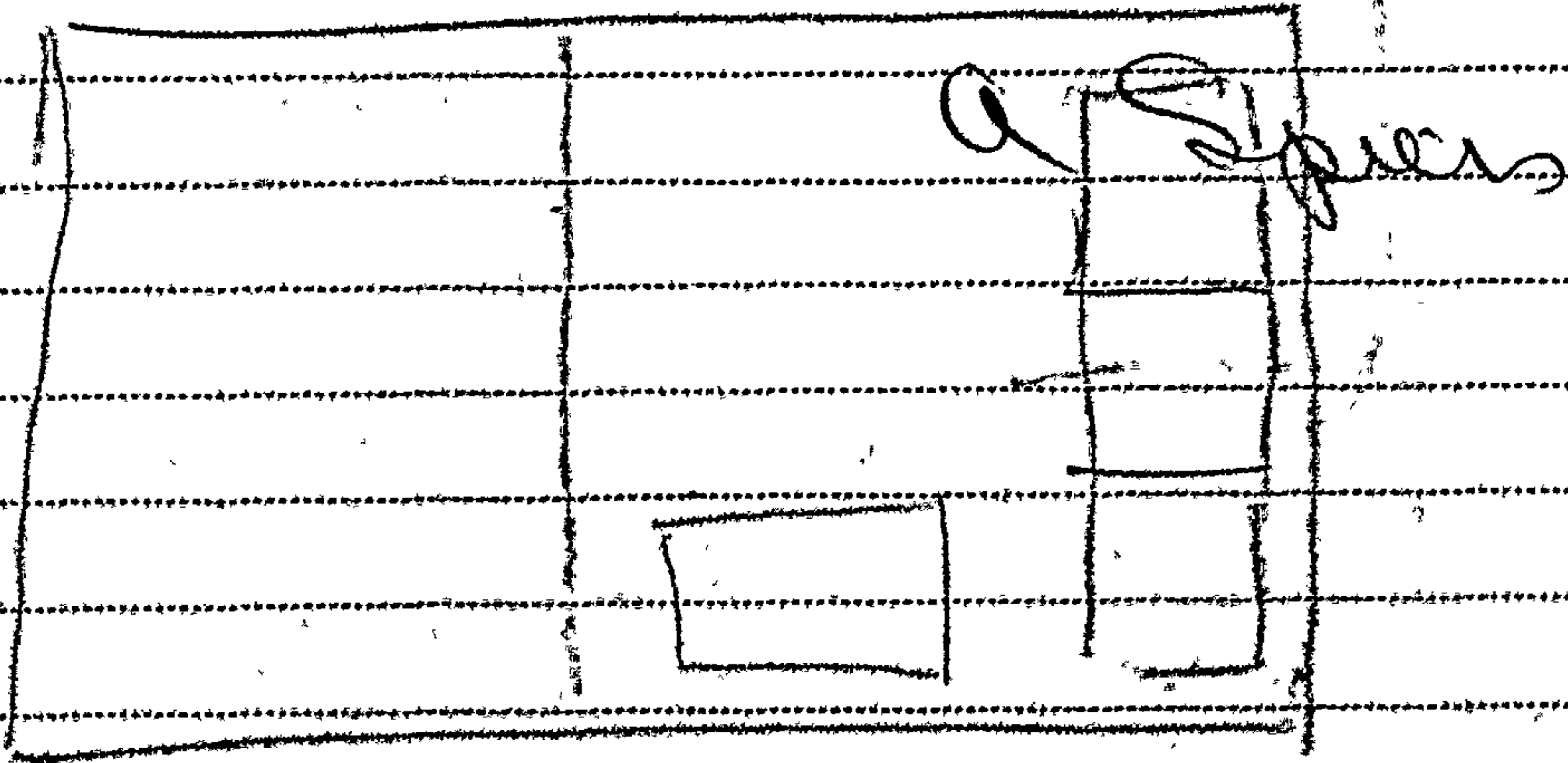
APPLICATION	O. K. <i>J.C.</i>
CONSTRUCTION	O. K. <i>J.C.</i>
ZONING	O. K. <i>J.C.</i>
SET-BACK LINE	O. K. <i>J.C.</i>
ORD. 33761 (N. S.)	O. K. <i>J.C.</i>
FIRE DISTRICT	O. K. <i>J.C.</i>

REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" on the same side of the street.

Owner.

*Garage on alley, doors will not swing
over public property. Nearest part of
apartment approx 10' from garage*



All Applications must be filled out by Applicant

Bldg. Form 3

PLANS AND SPECIFICATIONS and other data must also be filed

3

BOARD OF PUBLIC WORKS DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the 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 exercise 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 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.

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

	REMOVED FROM	REMOVED TO	
TAKE TO REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY	Lot..... Block.....	Lot..... Block.....	O. K. City Clerk By..... Deputy
	Tract.....	Tract.....	
	
TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY	Book..... Page..... F. B. Page.....	Book..... Page..... F. B. Page.....	O. K. City Engineer By..... Deputy
	From No. <u>117 No. Larchmont</u> Street.....	Street.....	
	To No. Street.....	Street.....	

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Apt.
2. What purpose will Building be used for hereafter? ✓
3. Owner's name A. B. Stephens Phone.....
4. Owner's address 113 No. Larchmont
5. Architect's name W. E. Clapine Phone.....
6. Contractor's name Richardson Bldg & Eng Co Phone.....
7. Contractor's address 117 No. Larchmont
8. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 100.⁰⁰
9. Class of present Building D. B. Bldg. No. of rooms at present.....
10. Number of stories in height 2 Size of present Building 50 x 66
11. State how many buildings are on this lot 4
12. State purpose buildings on lot are used for Apt. & Garage
(Tenement House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Changing out partitions of emergency air shaft to conform with laws.

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here)

Richardson Bldg & Eng Co
Shall
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>49821</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found O. K. <u>30</u> <u>[Signature]</u> Clerk	Stamp Here When permit is issued. <u>OCT 19 1923</u> <u>TUWOLD</u>
----------------------------	--	--	--

Plans followed #34751-23 150

13. Size of new addition *2 1/2' x 12'* No. of Stories in height.....
14. Material of foundation..... Size footings..... Size wall..... Depth below ground.....
15. Size of Redwood Mudsills..... x..... Size of interior bearing studs..... x.....
16. Size of exterior studs..... x..... Size of interior non-bearing studs..... x.....
17. Size of first floor joists..... x..... Second floor joists..... x.....
18. Will all provisions of State Dwelling House Act be complied with? *Yes*

I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) *[Signature]*

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>[Signature]</i>
CONSTRUCTION	O. K. <i>[Signature]</i>
ZONING	O. K. <i>[Signature]</i>
SET-BACK LINE	O. K. <i>[Signature]</i>
ORD. 33761 (N. S.)	O. K. <i>[Signature]</i>
FIRE DISTRICT	O. K. <i>[Signature]</i>

REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" or "B" on the same side of the street.

.....
Owner.

**CITY OF LOS ANGELES
DEPARTMENT**

**OF
BUILDING AND SAFETY**

CERTIFICATE OF OCCUPANCY

Date Certificate Issued:

Feb. 16, 1924, 19.....

.....117-19 $\frac{1}{2}$ N. Larchmont.....
Address of Building

.....CC #1798.....
Owner
Owner's Address

.....
(Post Office) (Zone) (State)
34751 Permit 1923
Number Year

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Chapter 1, as to permitted uses of said property; Chapter 9, Articles 1, 3, 4, and 5; and with the applicable requirements of the State Housing Act,—for the following occupancies:

2 Story, Class D-Brick 12 Rooms, 5 Unit Apartment House.

COPY

G. E. MORRIS
Superintendent of Building

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

By

3

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

Watson

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP 4900	1. LEGAL LOT 23	BLK.	TRACT
ZONE C-2	2. BLDG. ADDRESS 117 N. Larchmont Blvd		APPROVED
FIRE DIST. 2	3. BETWEEN CROSS STS. 1st. AND Beverly		
INSIDE KEY	4. PRESENT USE OF BLDG. Stores	NEW USE OF BLDG. Same	
COR. LOT	5. OWNER Pacific Outdoor Adv. Co		
REV. COR. LOT SIZE 50 x 140	6. OWNER'S ADDRESS 995 L. Mission Rd E. L. 32.		
REAR ALLEY	7. CERT. ARCH. XXXX	STATE LICENSE NUMBER	XXXX
SIDE ALLEY	8. LIC. ENG. Paul Bateman	STATE LICENSE NUMBER	4787
BLDG. EASE	9. CONTRACTOR Advance Neon Sign Co	STATE LICENSE NUMBER	127087
AFFIDAVITS	10. SIZE OF EX. BLDG. 48' x 66' STORIES 2 HEIGHT 28'		
SPRINKLERS REQ'D. SPECIFIED	11. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input checked="" type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		ROOF CONST: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER

3

117 N. Larchmont Blvd

VALIDATION	LA 28047	OCT-10-55	15325	C - 2 CS	2.00
TYPE	GROUP	MAX. OCC.	OCT-21-55	17024	B - 1 CS 5.00
DIST. OFFICE	L. A.				
C. OF O. ISSUED	P.C. 200 B.P. 50				

DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. \$700.00 800	VALUATION APPROVED <i>J.R. Murray</i>
PARKING SPACES	13. SIZE OF ADDITION Bulletin Board 300 Sq. Ft. Roof	APPLICATION CHECKED <i>Heathcote</i>
GUEST ROOMS	14. NEW WORK: Sign MATERIAL EXT. WALLS MATERIAL ROOF	PLANS CHECKED <i>J.R. Murray</i>
FILE WITH	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance. <i>Paul Bateman</i> SIGNED	CORRECTIONS VERIFIED
CONT. INSP.		PLANS APPROVED <i>J.R. Murray</i>
		APPLICATION APPROVED <i>J.R. Murray</i>

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

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

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Main body of handwritten text, appearing as a list or series of entries, possibly including dates and descriptions.

3

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT	BLK.	TRACT	DIST. MAP
26	2	3501	
2. BUILDING ADDRESS	APPROVED		ZONE
119 N. Larchmont Blvd.			
3. BETWEEN CROSS STREETS	AND Beverly Blvd.		FIRE DIST.
3rd			
4. PRESENT USE OF BUILDING	NEW USE OF BUILDING		INSIDE KEY
Store & Apt.	Same		
5. OWNER	PHONE		COR. LOT
D. A. Alexander			REV. COR.
6. OWNER'S ADDRESS	P. O.	ZONE	LOT SIZE
119 N. Larchmont Blvd	L.A.	4	
7. CERT. ARCH.	STATE LICENSE	PHONE	
8. LIC. ENGR.	STATE LICENSE	PHONE	REAR ALLEY
			SIDE ALLEY
9. CONTRACTOR	STATE LICENSE	PHONE	BLDG. LINE
H.H. Saltz	155835	WE 37353	
10. CONTRACTOR'S ADDRESS	P. O.	ZONE	AFFIDAVITS
8152 Beverly Blvd.	L.A.	48	
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
50x65	2	20'	One - Store & Apt
12. MATERIAL	ROOF CONST.		SPRINKLERS REQ'D. SPECIFIED
EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input checked="" type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE	<input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER		

3 119 N. Larchmont Blvd.

DISTRICT OFFICE

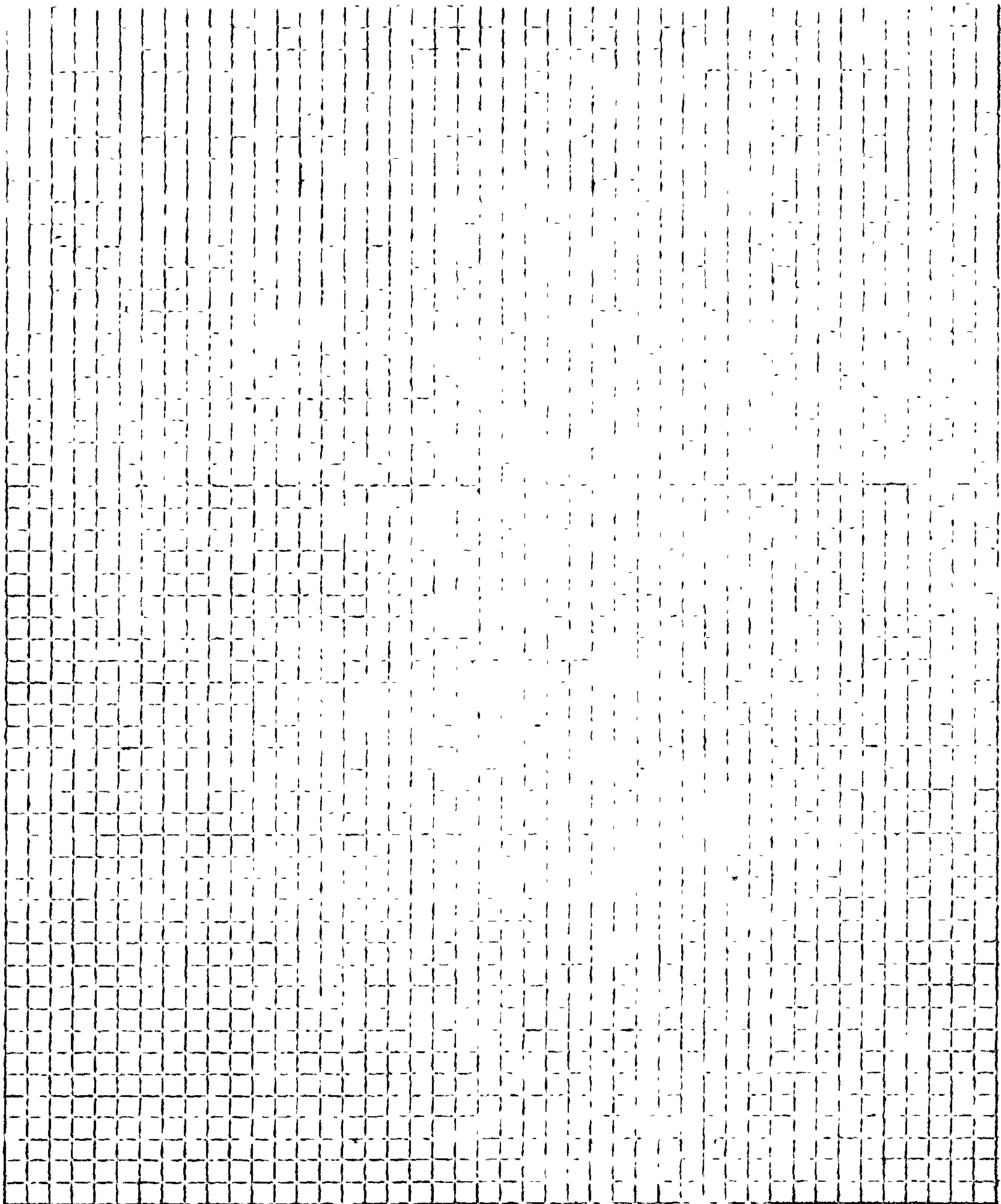
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 500.00	DWELL. UNITS
14. SIZE OF ADDITION	STORIES	HEIGHT
15. NEW WORK: EXT. WALLS	ROOFING	VALUATION APPROVED
Parapet Corrn. - Larchmont and		<i>Maged</i>
C. OF O. ISSUED	west exits	APPLICATION CHECKED
		<i>Maged</i>
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.		PLANS CHECKED
		<i>Maged</i>
SIGNED: <i>Harold H. Saltz</i>		CORRECTIONS VERIFIED
		<i>Maged</i>
This Form When Properly Validated is a Permit to Do the Work Described.		PLANS APPROVED
		<i>Maged</i>
		APPLICATION APPROVED
		<i>Maged</i>
		INSPECTOR

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	B.P.	A.F.	O.S.	C/O
IIIA	G-1	n.c.	1.00		3.50			

VALIDATION

CASHIER'S USE ONLY

LA84240	OCT--8-57	58008	B - 2 CK	1.00
	OCT--8-57	58009	B - 1 CK	3.50



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

3

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

B&S Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

Form fields 1-11: LEGAL DESCR., LOT 26, BLK. 2, TRACT 3501, ADDRESS APPROVED, BUILDING ADDRESS 117 - 119 1/2 No. Larchmont Ave., BETWEEN CROSS STREETS 1st St. AND Beverly Bl., PRESENT USE OF BUILDING Store, NEW USE OF BUILDING Same, OWNER'S NAME Pacific Outdoor Advertising, OWNER'S ADDRESS 995 No. Mission Rd., LIC. ENGR. Ben R. Hopkins, CONTRACTOR Owner, CONTRACTOR'S ADDRESS Same, SIZE OF EXISTING BLDG. 60' x 66', DISTRICT OFFICE L.A.

SEWER (Available) (Not Available)

Form fields 12-15: MATERIAL, VALUATION \$1460.00, SIZE 1 - 12'3" x 24'6" - Roof Sign, NEW WORK: Metal Roof Sign. I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, and I have read reverse side of Application. Signed Pacific Outdoor Advertising.

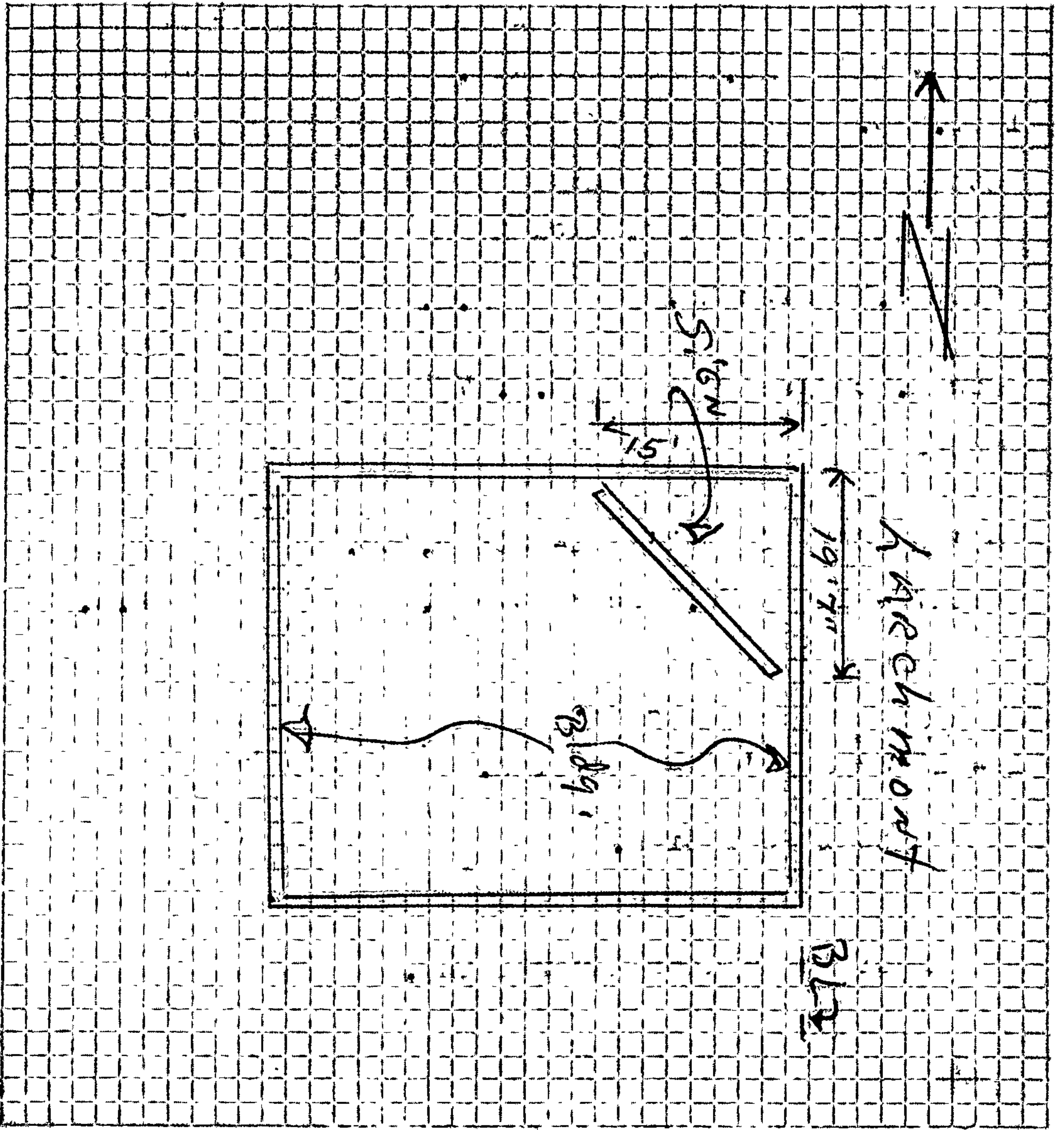
CRITICAL SOIL

Table with columns: TYPE, GROUP, MAX. OCC., P.C., S.P.C., G.P.I., B.P., I.F., O.S., C/O. Row 1: Roof Sign, 4, -

CASHIER'S USE ONLY table with columns: TYPE, GROUP, MAX. OCC., P.C., S.P.C., G.P.I., B.P., I.F., O.S., C/O. Row 1: FRWY-R, MAR-13-63, 12681, B-2 CK, 4.00. Row 2: LA32862, MAR-13-63, 12682, B-1 CK, 8.00.

P.C. No. GRADING CRIT. SOIL CONS.

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



SCOPE OF PERMIT

This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed" (See Sec 91 0202 L.A.M.C.)

3

10505
CITY OF LOS ANGELES

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

B&S Form B-3

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT 27	BLK. 2	TRACT 3501	ADDRESS APPROVED					
2. BUILDING ADDRESS	119 N. Larchmont			DIST. MAP 4900					
3. BETWEEN CROSS STREETS	Beverly Blvd. AND 1st St.			ZONE C-2-1					
4. PRESENT USE OF BUILDING	APTS & Vacant Comm'l & NAT STORE		NEW USE OF BUILDING SAME & Dress shop	FIRE DIST. II					
5. OWNER'S NAME	W. Alexander			INSIDE KEY XXXX					
6. OWNER'S ADDRESS	121 N. Larchmont		Los Angeles	COR. LOT /					
7. CERT. ARCH.	STATE LICENSE		PHONE	REV. COR. /					
8. LIC. ENGR.	STATE LICENSE		PHONE	LOT SIZE 50x125					
9. CONTRACTOR	STATE LICENSE		PHONE	REAR ALLEY XXXX					
10. CONTRACTOR'S ADDRESS	P.O.		ZONE	SIDE ALLEY 15					
11. SIZE OF EXISTING BLDG.	STORIES 2	HEIGHT 19	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 - apts & Stores	BLDG. AREA					
3	119 N. Larchmont			DISTRICT OFFICE L A					
12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CORR. BLOCK ROOF	<input checked="" type="checkbox"/> WOOD					
EXT. WALLS:	<input type="checkbox"/> STUCCO	<input checked="" type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER					
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 1000.00		VALUATION APPROVED 0885	SPRINKLERS REQ'D. SPECIFIED					
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED Peri yf	AFFIDAVITS 4206					
15. NEW WORK: (Describe)	EXT. WALLS none	ROOFING none	PLANS CHECKED	DWELL. UNITS N/C					
Interior partitions walls only			CORRECTIONS VERIFIED	SPACES PARKING N/C					
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, and I have read reverse side of Application.			PLANS APPROVED	GUEST ROOMS -					
Signed <i>[Signature]</i>			APPLICATION APPROVED	FILE WITH -					
This Form When Properly Validated is a Permit to Do the Work Described.			INSPECTOR <i>[Signature]</i>	CONT. INSP. -					
TYPE N/C	GROUP G-1/H2	MAX. OCC. -	P.C. 546	S.P.C. X	G.P.J. X	B.P. 840	I.F. /	O.S.	C/O

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY

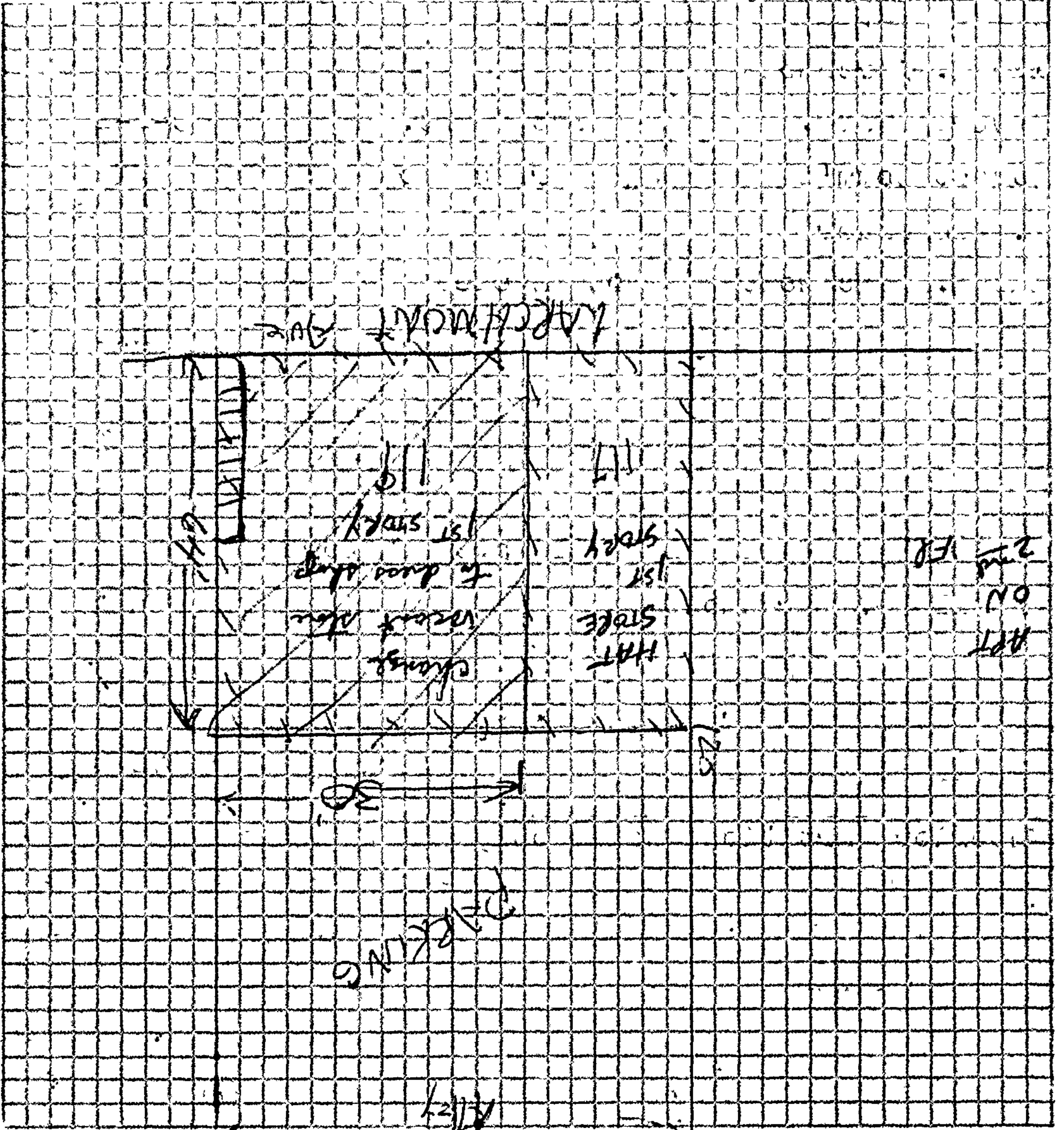
MAR-13-64 12586 E •61159 Z - 2 CK 5.46

MAR-13-64 12587 E •61159 Z - 1 CK 8.40

P.C. No. GRADING X CRIT. SOIL X CONS. X

Lot 27 Block 2 Tract 3501

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



SCOPE OF PERMIT

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

PUBLIC RECORD

APPLICATION FOR INSPECTION - TO ADD-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF BUILDING AND SAFETY

B & S B-3 (R 7.80)

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 26	BLOCK 2	TRACT 3501	COUNCIL DISTRICT NO. 4	DIST. MAP 4900
2. PRESENT USE OF BUILDING (13 OFFICES)	NEW USE OF BUILDING () SAME (Saving & Loan)			CENSUS TRACT 2116.00	
3. JOB ADDRESS 119 N. LARCHMONT AVE.				ZONE C2-1	
4. BETWEEN CROSS STREETS BEVERLY	AND 1st			FIRE DIST. two	
5. OWNER'S NAME HANCOCK SAVINGS & LOAN ASSN.	PHONE			LOT TYPE int	
6. OWNER'S ADDRESS SAME	CITY LA			LOT SIZE 50x10#x 140.01	
7. ENGINEER MILTON ABEL	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY 15' rear	
8. ARCHITECT OR DESIGNER L.A. DESIGN	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE ---	
9. ARCHITECT OR ENGINEER'S ADDRESS 6022 WILSHIRE BL.	CITY LA			AFFIDAVITS ---	
10. CONTRACTOR JSF COMPANY	BUS. LIC. NO. 315227	ACTIVE STATE LIC. NO. 829-3548	PHONE		
11. SIZE OF EXISTING BLDG. WIDTH LENGTH	STORIES 2	HEIGHT 22	NO. OF EXISTING BUILDINGS ON LOT AND USE 1-OFFICES		
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS BRICK	ROOF COMPO	FLOOR WOOD		
13. JOB ADDRESS 119 N. LARCHMONT AVE.	STREET GUIDE			DISTRICT OFFICE LA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 90,000			SEISMIC STUDY ZONE ---	
15. NEW WORK (Describe) NEW INTERIOR PARTITIONS, installing a vault, exterior stairway & exterior remodeling				GRADING	FLOOD
NEW USE OF BUILDING OFFICES	SIZE OF ADDITION		STORIES	HEIGHT	ZONED BY Calabrese
TYPE III A	GROUP OCC. G-1-	BLDG. AREA	PLANS CHECKED		FILE WITH
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED		TYPIST KS
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY		INSPECTOR
SPRINKLERS REQ'D SPEC.	CONT. INSP.	CASHIER'S USE ONLY			
P.C. 348.50 P.M.					
S.P.C.	I.F.				
B.P. 410.00 O.S.	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.				
G.P.I.	C/O				
DIST. OFFICE	ENERGY:				
P.C. NO. 72830					

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
Date 8/16/80 Lic. Class B Lic. No. 315227 Contractor [Signature]
Contractor's Mailing Address 1324 PACIFIC AVE

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)
 I am exempt under Sec. _____, B. & P. C. for this reason _____
Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).
Policy No. _____ Company _____
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
Date 8/15/80 Applicant [Signature]
Applicant's Mailing Address 1324 PACIFIC AVE, VANICE

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
Date _____ Applicant _____
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
Lender's Name _____
Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

21. I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 910202 LAMC)

Signed [Signature] Position [Signature] Date 8/15/80
(Owner or agent having property owner's consent)

ADDRESS APPROVED

CITY/STATE

APPROVAL

APPROVED

DATE

DATE

FLOOD CLEARANCE

PERMITS AVAILABLE

NOT AVAILABLE

STAMP

NO CL

DATE OF APPROVAL

APPROVED FOR ISSUE NO FILE FILE CLOSED

PROPERTY

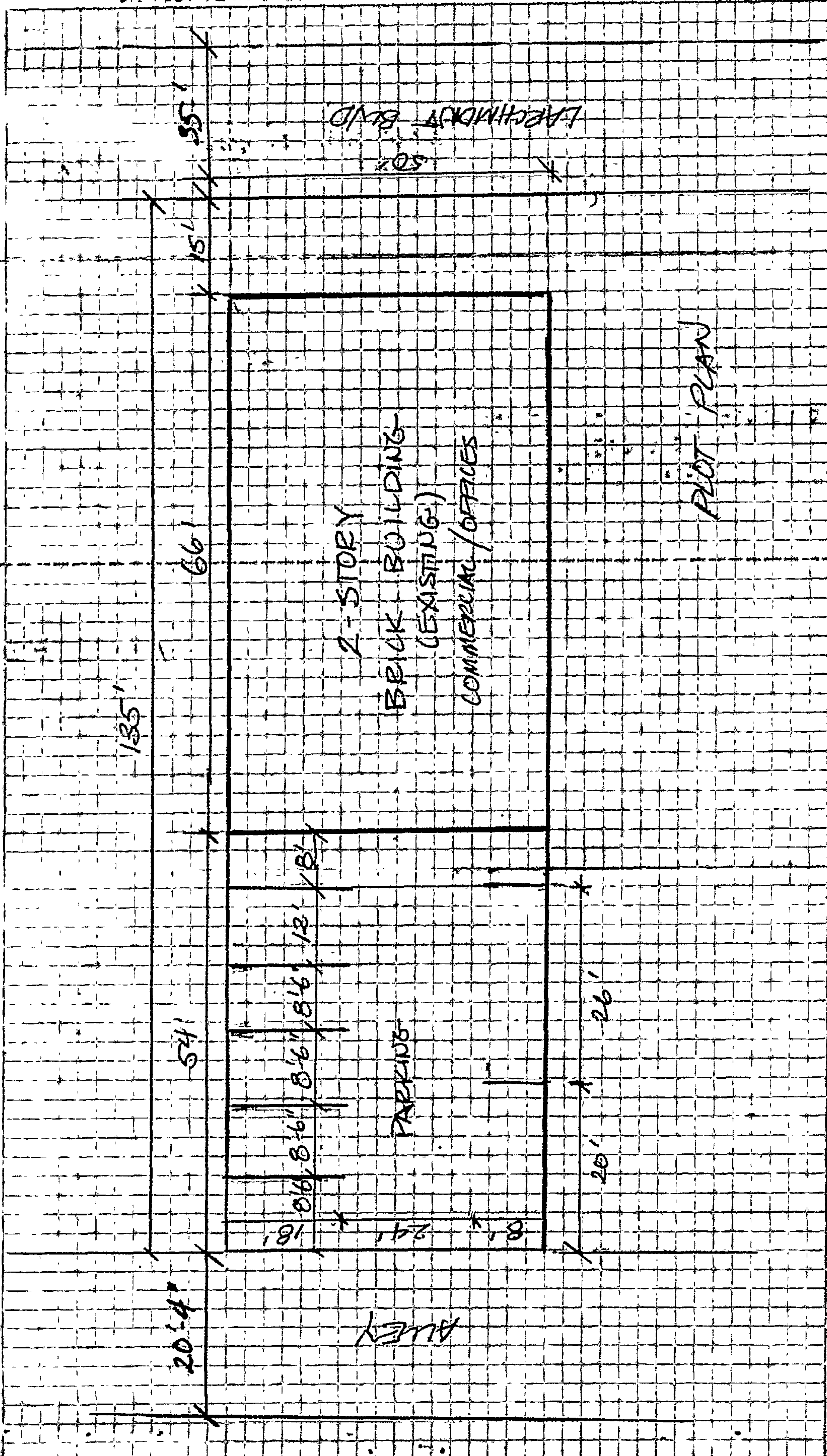
APPROVED UNDER

TRACT

CONSTRUCTION

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

THIS ATTACHED PLOT PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSE



APPLICATION FOR INSPECTION - TO ADD-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

B & S B-3 (R.7.80)
DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 26	BLOCK 2	TRACT 3501	COUNCIL DISTRICT NO.	DIST. MAP 4900
					CENSUS TRACT 2116.00
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			ZONE	
07) GARAGE	() DEMO			C2-1	
3. JOB ADDRESS	119 N. LARCHMONT AVE.				FIRE DIST. two
4. BETWEEN CROSS STREETS	BEVERLY 1st AND				LOT TYPE int
5. OWNER'S NAME	HANCOCK SAVINGS & LOAN ASSN				LOT SIZE 50x140.01
6. OWNER'S ADDRESS	SAME				ALLEY 15' rear
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE	
MILTON ABEL	SE717			---	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	AFFIDAVITS	
L. A. DESIGN				---	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY	ZIP			
6022 WILSHIRE BLVD.	LA				
10. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		
JSF CO	315227		829-3548		
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		
WIDTH LENGTH	2	22	1-OFCS		
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	STREET GUIDE	
	BRK	COMP	WD	119 N. LARCHMONT AVE.	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 20100				
15. NEW WORK (Describe)	DEMO EXISTING GARAGE				DISTRICT OFFICE LA
					SEISMIC STUDY ZONE ---
					GRADING FLOOD
					HWY. DED. CONS. ---yes ---

NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT	ZONED BY
DEMO				Calabrese
TYPE V	GROUP OCC. ---	BLDG. AREA ---	PLANS CHECKED	FILE WITH
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED	TYPIST ks
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY	INSPECTOR
			COMB GEN. MAJ. S. CONS.	
SPRINKLERS REQ'D SPEC.	P.C.	P.M.	CASHIER'S USE ONLY 7:40 BP-B 8:48 0001 82924 2 08/18/80 7:50 CHTB	
S.P.C.	I.F.			
B.P.	O.S.			
G.P.I.	C/O			
DIST. OFFICE	ENERGY:			
P.C. NO.				

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 8/15/80 Lic. Class B Lic. No. 315227 Contractor [Signature]

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).

I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. _____ Company _____

Certified copy is hereby furnished.

Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 8/15/80 Applicant [Signature]

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

21. I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed [Signature] agent 8/15/80
(Owner or agent having property owner's consent) Position Date

ADDRESS: 7-10-10

OR. COUNTY

PROPERTY

REQUIRED

LOCATION

COMPLETED

FLOOD CLEARANCE

FEASIBLE

NOT AVAILABLE

SPC. 1110

NO USE

IS NOT APPLICABLE

PRIVATE WASTE SYSTEM APPROVED

APPROVED FOR USE NO FILE FILE CLOSED

APPROVED FOR USE

APPROVED UNDER CARE

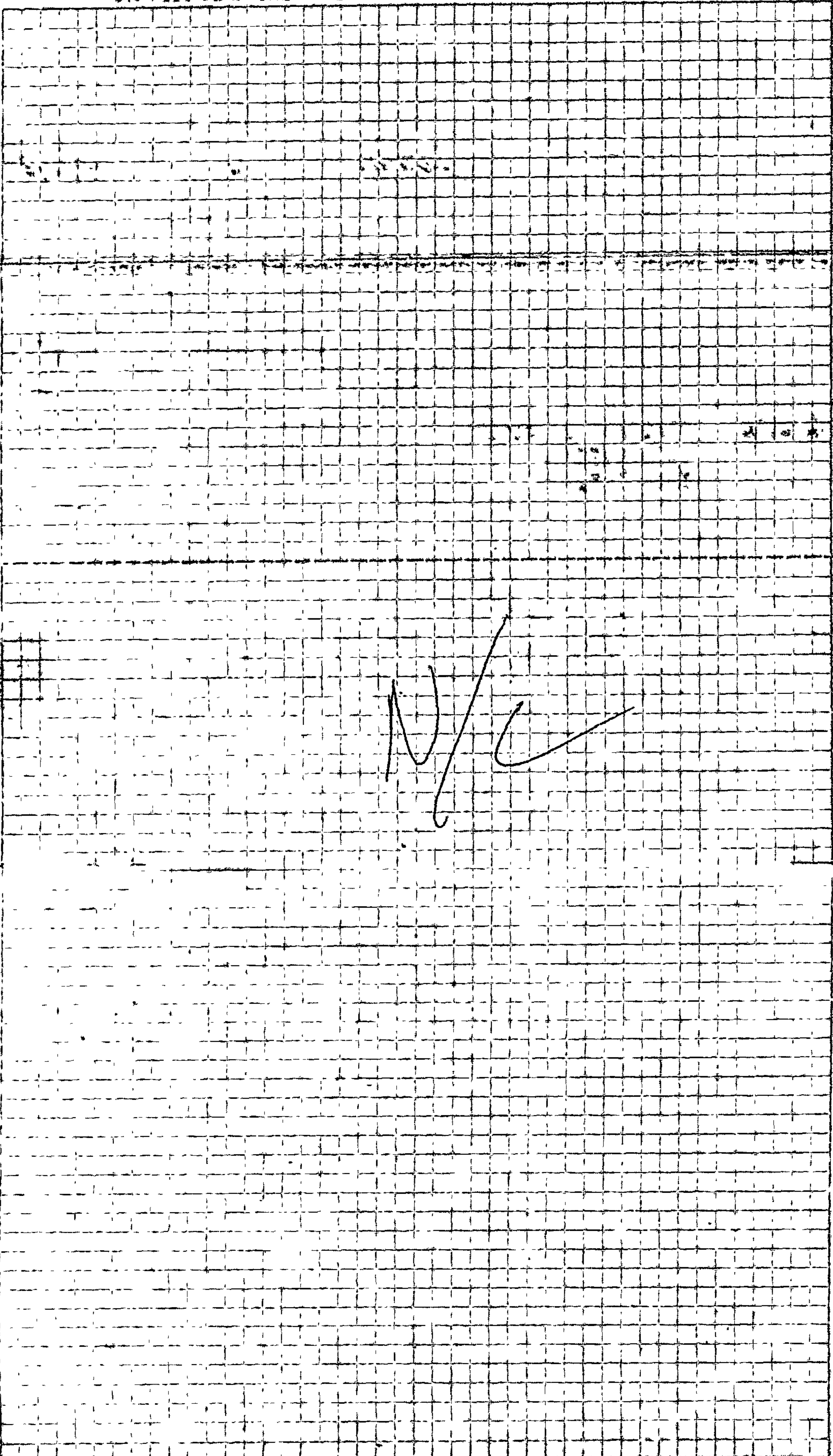
APPROVED FOR

APPROVED FOR

APPROVED FOR

ENCLOSURE

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



ATTACHED PLOT PLAN WILL NOT BE VALID FROM THIS DATE

**APPLICATION FOR INSPECTION OF SIGNS
PUBLIC RECORD**

B & S B-5-R7.00

DEPT. OF BUILDING AND SAFETY

CITY OF LOS ANGELES

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

1.	LOT 26	BLOCK 2	TRACT 3501	COUNCIL DISTRICT NO. 4	DIST. MAP 4900	CENSUS TRACT 2116.00
2.	TYPE OF SIGN OR NEW WORK (19) WALL SIGNS				<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL	
3.	JOB ADDRESS 119 N. LARCHMONT BL.				ZONE C2-1	
4.	BETWEEN CROSS STREETS 1st ST. AND BEVERLY BL.				FIRE DIST. two	
5.	OWNER'S NAME HANCOCK SAVINGS				LOT (TYPE) int	
6.	OWNER'S ADDRESS SAME				LOT SIZE 50x140.01	
7.	ARCHITECT OR ENGINEER ---				BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE	
8.	ARCHITECT OR ENGINEER ADDRESS ---				CITY ZIP	
9.	QUALIFIED INSTALLER QRS CORP.				BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE 27902 748-2231	
10.	INSTALLER'S ADDRESS 1120 TOWNE AVE.				CITY ZIP LA 90021	
11.	SIZE OF EXISTING BUILDING WIDTH LENGTH		TYPE	STORIES	EXT. WALL CONST.	ROOF CONST.
12.	SIZE OF SIGN 12" LTRS	TOTAL COPY AREA 13.5sf	OVERALL HEIGHT	FROM GRADE	FROM ROOF	HIGHWAY DED. yes
13.	JOB ADDRESS 119 N. LARCHMONT BL.				STREET GUIDE	
14.	VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN \$ 1,400				DIST. OFFICE: LA	
15.	MATERIAL OF SIGN CONSTRUCTION	SUPPORTING FRAME GONG METAL	FRAME OF COPY MPL	SURFACE OF SIGN PLEX		CONS. --
16.	TYPE OF SIGN OR NEW WORK WALL SIGN				<input checked="" type="checkbox"/> SINGLE FACE <input type="checkbox"/> DOUBLE FACE	
17.	ILLUMINATION <input type="checkbox"/> NONE <input checked="" type="checkbox"/> INTERNAL <input type="checkbox"/> EXTERNAL				<input type="checkbox"/> FLASHING <input type="checkbox"/> OTHER <input checked="" type="checkbox"/> NONE	
18.	NO. OF SIGNS OR GAS TUBE SYSTEMS 1	NO. OF ADDITIONAL BRANCH CIRCUITS 0	NO. OF CONTROL DEVICES 0		FREEWAY CLEARANCE Clear Plex DATE 12/17/80 FILED WITH	
PERMIT FEES		CLEARANCES AND/OR APPROVALS REQUIRED		PLANS/CHECKED		CASHIER'S USE ONLY
SIGNS/G. T. SYSTEMS	11.00	Yes No		APPLICATION APPROVED		
ADDITIONAL CIRCUITS	---					
ELECTRICAL SERVICE	---	FREEWAY SURVEY <input type="checkbox"/>				
CONTROL DEVICES	---	TRAFFIC DEPT. <input type="checkbox"/>				
ISSUING FEE	3.00			34.40 B+C		
BLDG. PERMIT	15.40			15874 0001		
P.C.	TOTAL 34.40	CONT. INSP.		29731 12/17/80 34.40 CHTD		
S.P.C.	G.P.I.					
DISTRICT OFFICE	LA	INSP. ACTIVITY BMI				
P.C. NO.	---	INSPECTOR				
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT TWO YEARS AFTER OR 180 DAYS IF WORK IS NOT BEGUN.						

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

D PINLAC

19. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Date 12-17-80 Lic. Class CS Lic. No. 27902 Contractor QRS Corporation
 Contractor's Mailing Address 1120 Towne Ave., LA 90021

OWNER-BUILDER DECLARATION

20. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)
 I am exempt under Sec. _____, B. & P. C. for this reason _____
 Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

21. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).
 Policy No. 2011-02-02880 Company E. I. W.
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
 Date 12-17-80 Applicant QRS Corporation - D. PINLAC
 Applicant's Mailing Address 1120 Towne Ave LA 90021

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

22. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
 Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

23. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
 Lender's Name _____
 Lender's Address _____

24. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed QRS Corporation - D. PINLAC Permit Representative 12-17-80
 (Owner or agent having property owner's consent) Position Date

MF 12-17-80

ADDRESS APPROVED

CONVEYANCE

HOUSING

REQUIRED

DEDICATION

COMPLETED

FLOOD CLEARANCE

SECURITY AVAILABLE

NOT AVAILABLE

SFC PAID

SFC DUE

ON NOT AVAILABLE

WATER WASTE SYSTEM APPROVED

APPROVED FOR ISSUE NO FILE FILE CLOSED

APPROVED (TYPE & NUMBER)

APPROVED TO APPROVAL

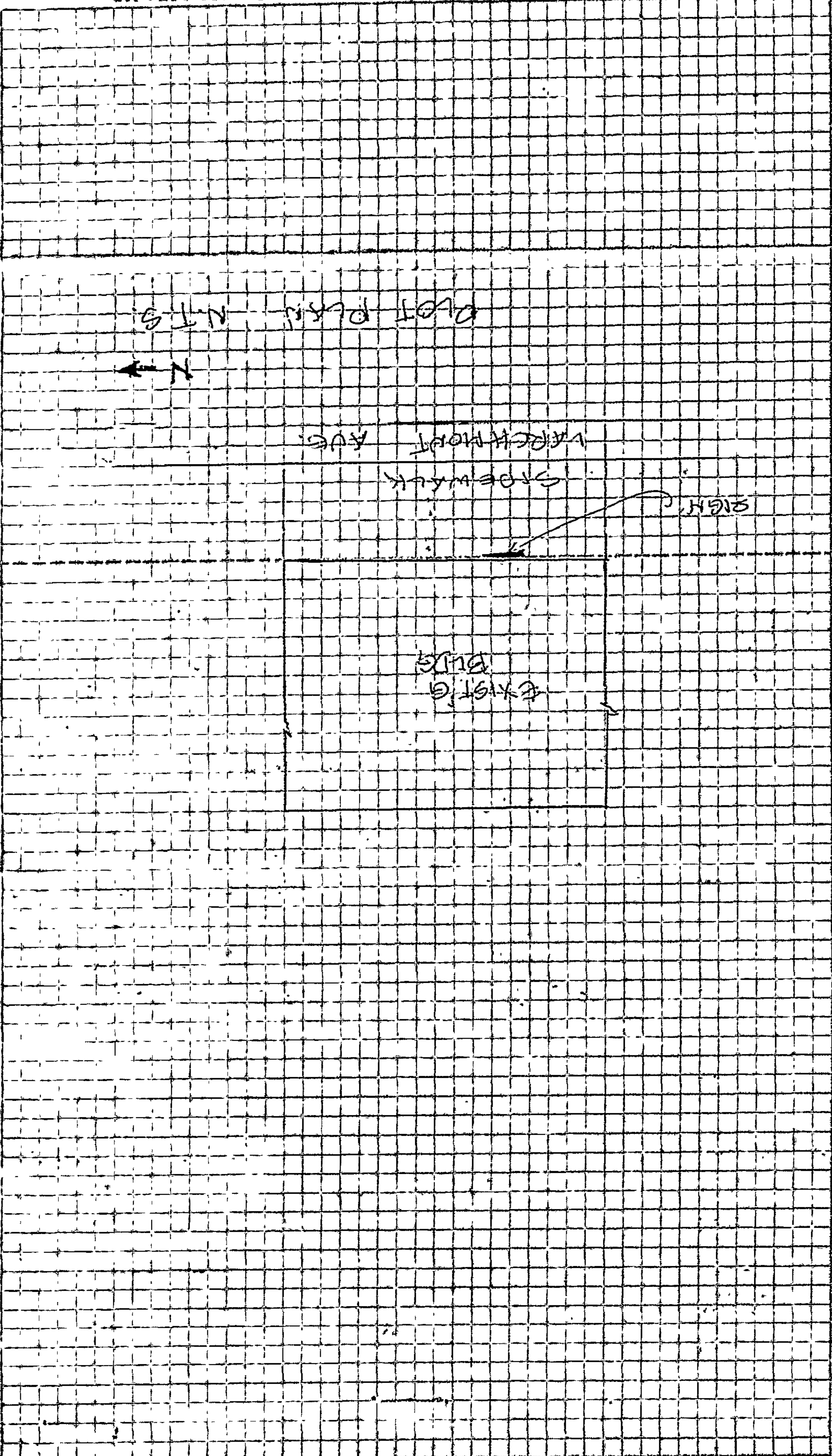
APPROVED UNDER CASE #

APPROVED FOR

RECEIVED

CITY/PLANS UNIT

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



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

FOR INSPECTION

1 4 Baroque Safety Division 1 6 4604

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

138 B 189

1. LEGAL DESCR.	LOT 26	BLOCK 2	TRACT 3501	COUNCIL DISTRICT NO. 4	DIST. MAP 4900	CENSUS TRACT 2116
2. PRESENT USE OF BUILDING	16 (13) Retail/Office			NEW USE OF BUILDING	same	
3. JOB ADDRESS	117-119 1/2 N. Larchmont					FIRE DIST. TWO
4. BETWEEN CROSS STREETS	1st		AND Beverly	LOT TYPE Interior		
5. OWNER'S NAME	Mrs. M. Fenady			PHONE 469-8049	LOT SIZE 50 x 140.0	
6. OWNER'S ADDRESS	126 N. Rossmore Ave.		CITY LA	ZIP 90004	ALLEY 15' Rear	
7. ENGINEER	S.B. Beyzaee		BUS. LIC. NO. C34349	ACTIVE STATE LIC. NO. 818-500-9081	PHONE	
8. ARCHITECT OR DESIGNER			BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	
9. ARCHITECT OR ENGINEER'S ADDRESS	512 E Wilson #302		CITY Glendale	ZIP 91206	AFFIDAVITS	
10. CONTRACTOR	OWNER		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	
11. SIZE OF EXISTING BLDG.	WIDTH 50'	LENGTH 65'	STORIES 2	HEIGHT 25'	NO. OF EXISTING BUILDINGS ON LOT AND USE	
12. CONST. MATERIAL OF EXISTING BLDG.	URM		EXT. WALLS	ROOF	FLOOR Wood/Conc.	
13. JOB ADDRESS	117-19 1/2 N. Larchmont Avenue				STREET GUIDE	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$42,000.00					DISTRICT OFFICE LA
15. NEW WORK (Describe)	Full Compliance with Div. 88					SEISMIC STUDY ZONE
	Class III					GRADING FLOOD
						HWY. DED. Yes
						CONS.
NEW USE OF BUILDING	(13) (16) Office/Retail		SIZE OF ADDITION	None		STORIES 2
			HEIGHT	25		ZONED BY Ewa
TYPE VN	GROUP OCC. B-2	FLOOR AREA	6550		PLANS CHECKED	Ewa O'Neal
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED			
GUEST ROOMS	PARKING REQ'D NC	PARKING PROVIDED	INSPECTION ACTIVITY			
		STD. COMP.	COMB	GEN.	MAJ.S.	CONS. E.O.
P.C. 198.05	G.P.I.	CONT. INSP. SFR STEEL FULL PEN. WELDS	C	198.05	EQBP	B & SB-3 (R5.85)
S.P.C.	P.M. 6.00		C	3.96	QSS	202.01 CHTD
B.P. 233.00	E.I. 2.94	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	C	233.00	EQBP	
SD NA	F.H.		C	6.00	PLZM	
D/S	D.S.S. 3.96		C	2.94	E.I.	
DIST. OFFICE LA	A.O.S. 4.84	SPRINKLERS REQ'D SPEC.	C	4.84	QSS	
P.C. NO C6497	CIO	ENERGY	F6357	3	04/23/87	246.78 CHTD

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date Lic. Class Lic. Number Contractor (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. B. & P. C. for this reason Date 3/2/87 Owner's Signature Mrs. M. Fenady

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. Insurance Company

Certified copy is hereby furnished. Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date Applicant's Signature

Applicant's Mailing Address

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date 3/2/87 Applicant's Signature Mrs. M. Fenady

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name Lender's Address

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

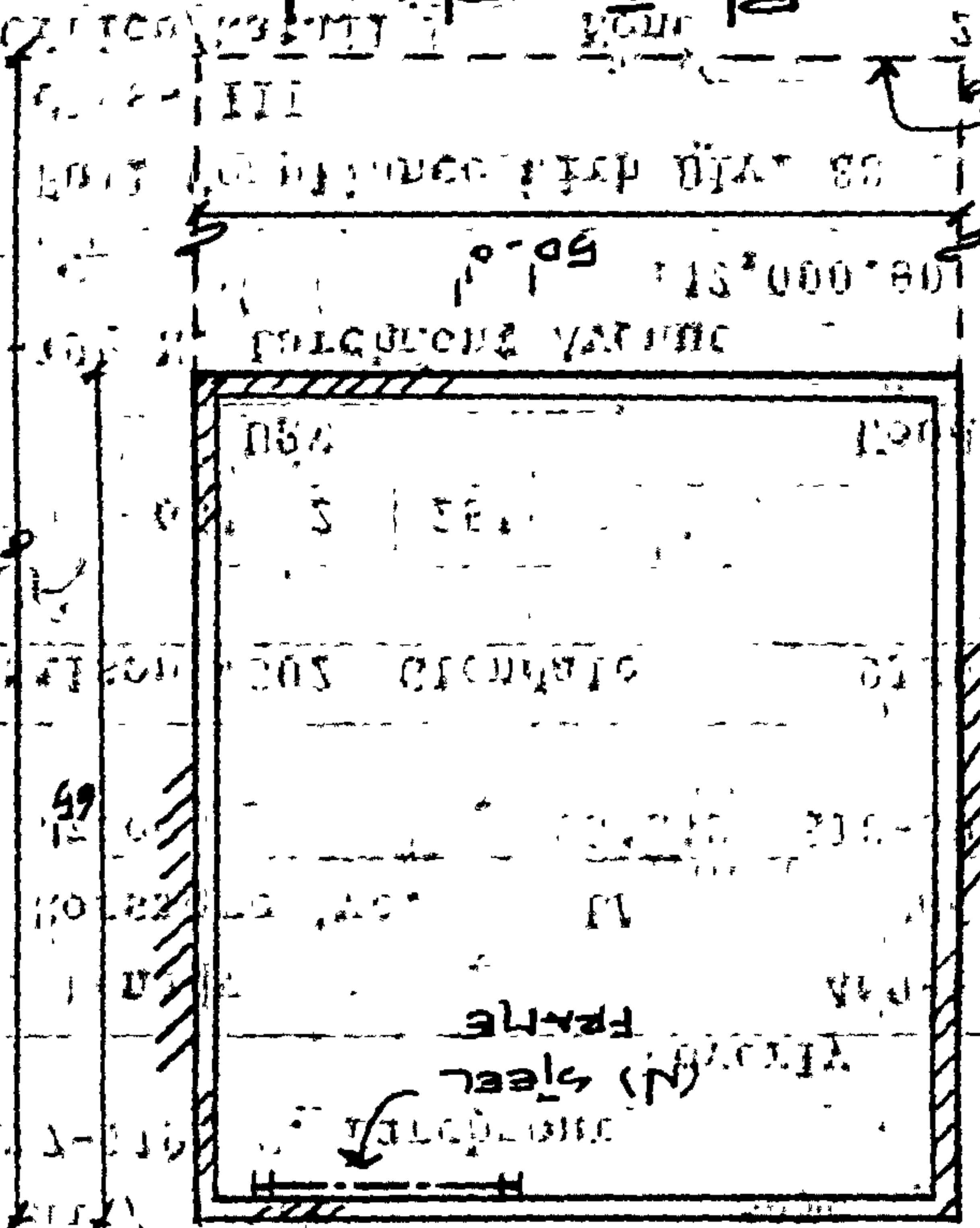
Signed Mrs. M. Fenady X 3/2/87. Position Title

14800100.4

1/3/87

C	233.00	EQBP
C	6.00	PL/M
C	2.94	E.I.
C	4.84	DSS
	63504	UPd1
F6357	4 04/23/87	246.78 PNDR

DESCRIPTION AND DESIGNATIONS



N. W. 1/4
1978

GENERAL ACKNOWLEDGMENT

150

State of California
County of Los Angeles } SS.

On this the 2nd day of March 1987, before me,

Shirley Levin

the undersigned Notary Public, personally appeared

Mrs. Mary Frances Fenady

personally known to me
 proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is subscribed to the
within instrument, and acknowledged that she executed it.
WITNESS my hand and official seal.



Shirley Levin
Notary's Signature

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 26	BLOCK 2	TRACT 3501	COUNCIL DISTRICT NO 4	DIST. MAP 4900
2. PRESENT USE OF BUILDING (16 (13) Retail/Office)	NEW USE OF BUILDING Same			CENSUS TRACT 2116	ZONE C2-1VL
3. JOB ADDRESS 117-119 1/2 N. Larchmont					FIRE DIST. TWO
4. BETWEEN CROSS STREETS AND 1st St.	Beverly				LOT TYPE Interior
5. OWNER'S NAME Mrs. M. Fenedy	469-8049			PHONE	LOT SIZE 50x140.02
6. OWNER'S ADDRESS 126 N. Rossmore Ave.	Los Angeles 90004		CITY ZIP	ALLEY	
7. ENGINEER S.B. Beyzaee	C34349 (818) 500-9081		BUS LIC. NO. ACTIVE STATE LIC. NO. PHONE	15' rear BLDG. LINE	
8. ARCHITECT OR DESIGNER	512 E. Wilson #302 glendale 91206		CITY ZIP	AFFIDAVITS	
9. ARCHITECT OR ENGINEER'S ADDRESS	BEK Bldg. Constr. Co.		A483261 (818) 242-5560	BUS LIC. NO. ACTIVE STATE LIC. NO. PHONE	
10. CONTRACTOR	SIZE OF EXISTING BLDG.		STORIES 2	HEIGHT 25	NO OF EXISTING BUILDINGS ON LOT AND USE
11. SIZE OF EXISTING BLDG.	WIDTH 50	LENGTH 65			
12. CONST. MATERIAL OF EXISTING BLDG. →	EXT. WALLS URM		ROOF	FLOOR WD/CONC.	STREET GUIDE
13. JOB ADDRESS 117-119 1/2 N. Larchmont					No (E) DISTRICT OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 200 EP				SEISMIC STUDY ZONE
15. NEW WORK (Describe) CHANGE OF THE CONTRACTOR					GRADING FLOOD

NEW USE OF BUILDING SAME	SIZE OF ADDITION NONE	STORIES	HEIGHT	PLANS CHECKED	FILE WITH E. O'Neal
TYPE	GROUP OCC	FLOOR AREA	TOTAL	APPLICATION APPROVED	87CA63504
DWELL UNITS	MAX OCC	PARKING PROVIDED		INSPECTION ACTIVITY	TYTST cdn
GUEST ROOMS	PARKING REQ	STD. COMP	COMB	SEN	WALS

PC	EP	CONT ASP
← SFE	PM	
← EP 20.00	EL 0.50	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B & S. SECTIONS 22.12 & 22.13 LAMC.
← LF	FR	
← SB NA	OSS 1.00	
← DIST OFFICE LA	SSSS	SPRINKLERS REQ'S SPEC
← PC NO	CG	ENERGY NA

CASHIER'S USE ONLY

C	2020.00	EQBP	
C	2020.00	EQBP	
C	20.00	EQBP	
C	1.50	E.F.	
C	1.00	OSS	
C	61073	USD	
CE227	5	17713787	21.53 CATD

DECLARATIONS AND CERTIFICATIONS LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 70001 of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Date 11/13/87 Lic. Class B Lic. Number 483261 Contractor Signature

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 70001) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
 I, as owner of the property or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).
 I am exempt under Sec. B & P C for this reason
 Owner's Signature

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3309, Lab. C.)
 Policy No. STATE FUND Insurance Company
 Certified copy is hereby furnished.
 Certified copy is filed on the Los Angeles City Dept. of Bldg. & Safety.
 Date 11/13/87 Applicant's Signature

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
 Applicant's Signature

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3031, Civ. C.).
 Lender's Address
 Lender's Name

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
 I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 57 1/2, Lab. C.)

Signed [Signature] (Owner or agent having property owner's consent) Position [Signature] Date 11/13/87

Bureau of Engineering : 09000

ADDRESS APPROVED 5	
DRIVEWAY	
HIGHWAY	REQUIRED
DEDICATION	COMPLETED
FLOOD CLEARANCE	
SEWERS AVAILABLE	
NOT AVAILABLE	
SFC PAID	
SFC DUE	
SFC NOT APPLICABLE	

Grading	PRIVATE SEWAGE SYSTEM APPROVED
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)
Housing	HOUSING AUTHORITY APPROVAL
Planning	APPROVED UNDER CASE #
Traffic	APPROVED FOR
Construction Tax	RECEIPT NO. DWELLING UNITS

LEGAL DESCRIPTION

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

see plot plan on original 87LA 6350 permit

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

119 N Larchmont Blvd



Permit #:

97016 - 10000 - 28277

Plan Check #:

Reference #:

Event Code:

Bldg--Alter/Repair Commercial Over the Counter Permit	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Status: Ready to Issue Status Date: 01/16/98 Printed on: 01/16/98 11:27:30
---	--	--

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
TR 3501	2	26		M B 38-52	138B189 909	5515 - 019 - 015

3. PARCEL INFORMATION
 BAS Branch Office - LA
 Council District - 4
 Census Tract - 2110.000
 Energy Zone - 9
 Thomas Brothers Map Grid - 633
 ZONE: (Q)C2-1VL /

4. DOCUMENTS
 CPC - CPC 90-0597ZC

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s): Fenady, Andrew J And Mary F Trs Fen 126 Rossmore Ave LOS ANGELES CA 90004
 Tenant: - Fsr Brokerage Inc (310) 820-6811
 Applicant (Relationship: Agent for Owner): Mark Roy - Art & Design 1269 Elizabeth St PASADENA, CA 91104 (626) 797-1600

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
13 Office		AT THE 1ST FLOOR, T.I. FOR 50' X 60' EXISTING OFFICE BUILDING. RTI FOR DEL R. BY SYED ALI

9. # Bldgs on Site & Use: _____ For Cashier's Use Only W/O #: 71628277

10. APPLICATION PROCESSING INFORMATION
 BLDG. PC By: Delilah Reyes DAS PC By: _____
 OK for Cashier: Syed Ali Coord. OK: _____
 Signature: *Syed Ali* Date: 1/16/98

01/16/98 11:35:10AM LA06 T-0960 C 03
 BLDG PLAN CHEC 587.25
 INVOICE # 000000 FP
 BLDG PERMIT CO 652.50
 EI COMMERCIAL 14.70
 SYS DEV 75.27
 ONE STOP 25.09
 MISCELLANEDUS 5.00
 CITY PLAN SURC 37.19
 TOTAL 1,397.00
 CHECK 1,397.00

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period
 Permit Valuation: \$70,000 PC Valuation: _____

FINAL TOTAL Bldg--Alter/Repair	1,397.00
Permit Fee Subtotal Bldg--Alter/Re	652.50
Handicapped Access	
Plan Check Subtotal Bldg--Alter/Re	587.25
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	14.70
O.S. Surcharge	25.09
Sys. Surcharge	75.27
Planning Surcharge	37.19
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

Sewer Cap ID: _____ Bond Payment Amt: _____

98LA 71417

12. ATTACHMENTS
 Plot Plan *SB*

47067034

13. STRUCTURE INVENTORY

14. APPLICATION COMMENTS

In the event that any of the boxes (1-16) is filled to its capacity, it is possible that additional information that has been electronically captured is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS CLASS LICENSE# PHONE#
(C) R T Construction 35256 Shannondale Road, Acton, CA 93510 B 493696

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractors' & workers' comp. declarations are desired.)

License Class: B-1 Lic. No.: 493696 Print: ROGER TENO Sign: [Signature]

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
I have and will maintain workers's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: STATE FUND Policy Number: 1363140

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: [Signature] Date: 1.16.98 Contractor Authorized Agent Owner

WARNING FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES

19. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name: Lender's address:

20. ASBESTOS REMOVAL

Notification of asbestos removal: [X] Is not applicable Letter was sent to the AQMD or EPA Sign: [Signature] Date: 1.16.98

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

- I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)
I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)
I am exempt under Sec Bus. & Prof. Code for the following reason:

Print: Sign: Date: Owner Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

Print: ROGER TENO Sign: [Signature] Date: 1.16.98 Owner Contractor Author. Agent

5 7 0 6 9 0 1 9 0 1 9 0 0

Bldg--Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #:

Commercial

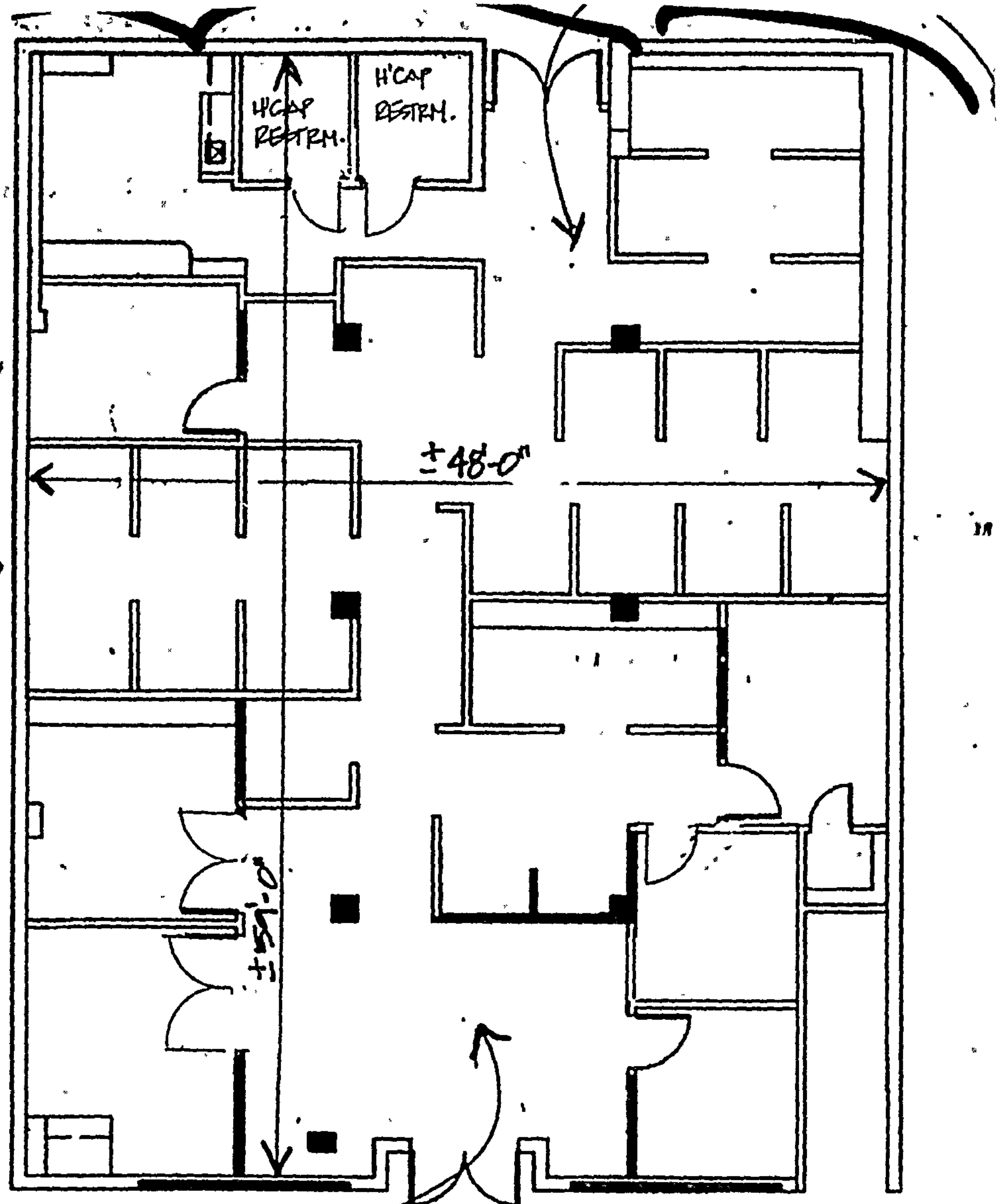
Initiating Office: METRO

Over the Counter Permit

PLOT PLAN ATTACHMENT

Printed on: 01/14/98 12:15:02

0 5 4 3 7 6 7 0 4 7 6
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



FLAT ± LEVEL
PATH OF TRAVEL

KEY PLAN

← CITY SIDEWALK →

119 N Larchmont Blvd



Permit #:

98048 - 20000 - 00535

Plan Check #:

Reference #:

Event Code:

Sign Over the Counter Permit	City of Los Angeles - Department of Building and Safety APPLICATION FOR INSTALLATION AND INSPECTION OF SIGNS	Status: Ready to Issue Status Date: 03/09/98 Printed on: 03/09/98 10:33:35
---------------------------------	--	--

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK PAGE PARCEL
TR 3501	2	26		M B 38-52	138B189 909	5515 - 019 - 015

3. PARCEL INFORMATION
 BAS Branch Office - LA
 Council District - 4
 Census Tract - 2110.000
 Energy Zone - 9
 Lot Size - 50 X 140
 Lot Type - Interior
 Thomas Brothers Map Grid - 633
 ZONE: C2-1VL, Q1

4. DOCUMENTS

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s): Fenady, Andrew J And Mary F Trs Fen 126 Rossmore Ave LOS ANGELES CA 90004
 Tenant:
 Applicant (Relationship: Agent for Contractor): Thea Collins - (818) 763-4798

7. EXISTING USE	PROPOSED USE 19 Sign	8. DESCRIPTION OF WORK INSTALL 21'-4" X 1'-6" ILLUMINATED CHANNEL LETTERS FOR FRED SANDS ESTATES
------------------------	--------------------------------	--

9. # Bldgs on Site & Use: 1 - OFFICE
 For Cashier's Use Only
 W/O #: 84800535

10. APPLICATION PROCESSING INFORMATION
 BLDG. PC By: *Neville Pereira* DAS PC By: _____
 OK for Cashier: *Neville Pereira* Coord, OK: _____
 Signature: *Neville Pereira* Date: *3-9-98*

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period			
Permit Valuation: \$5,000	PC Valuation:		
FINAL TOTAL Sign	380.10	Electrical Service Fee	12.00
Permit Fee Subtotal Sign	175.00	Control Devices Fee	10.00
Plan Check Subtotal Sign	87.50		
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	1.05		
O.S. Surcharge	6.79		
Sys. Surcharge	20.37		
Planning Surcharge	8.39		
Planning Surcharge Misc Fee	5.00		
Permit Issuing Fee	17.00		
Signs or Gas Tube Systems Fee	26.00		
Additional Branch Circuits/Circuits	11.00		
Sewer Cap ID:		Bond Payment Amt:	

03/09/98 10:45:00AM VND4 T-9035 C.16
 BLDG PLAN CHG 87.50
 INVOICE # 000000 PP
 EI COMMERCIAL 1.05
 BLDG PERMIT CO 251.00
 ONE STOP 6.79
 ONE DEV 20.37
 MISCELLANEOUS 5.00
 CITY PLAN SURC 8.39
 TOTAL 380.10
 CHECK 380.10

98VN 31898

12. ATTACHMENTS
 Plot Plan *[Signature]*

5
4
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13. STRUCTURE INVENTORY
 Sign# 46584 (P) # of Faces 1
 Sign# 46584 (P) Height from Grade 13 Feet
 Sign# 46584 (P) Illuminated Sign
 Sign# 46584 (P) Sign Area 32 Sqft
 Sign# 46584 (P) Sign Length 21.33 Feet
 Sign# 46584 (P) Sign Width 1.5 Feet
 Sign# 46584 (P) Street Frontage 50 Feet

14. APPLICATION COMMENTS

In the event that any of the boxes (1-16) is filled to its capacity, it is possible that additional information that has been electronically captured is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(C) Brite Lite Neon Corp	5536 Satsuma Avenue,	North Hollywood, CA 91601	C45 161718	818-763-4798

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Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98 0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers comp. declarations are desired.)

License Class: C-45 License No. 161718 Print: BRITE LITE NEON Sign: Tha Collins

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations.

- I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: HTEP INS. OF MIDWEST Policy Number: 34WECB15675
- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: Tha Collins Date: 3.9.98 Contractor Authorized Agent Owner

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES

19. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name: _____ Lender's address: _____

20. ASBESTOS REMOVAL

Notification of asbestos removal: Is not applicable Letter was sent to the AQMD or EPA Sign: _____ Date: _____

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

- I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)
- I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)
- I am exempt under Sec. _____ Bus. & Prof. Code for the following reason: _____

Print: _____ Sign: _____ Date: _____ Owner Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

Print: THEA COLLINS Sign: Tha Collins Date: 3.9.98 Owner Contractor Author. Agent

Sign

City of Los Angeles - Department of Building and Safety

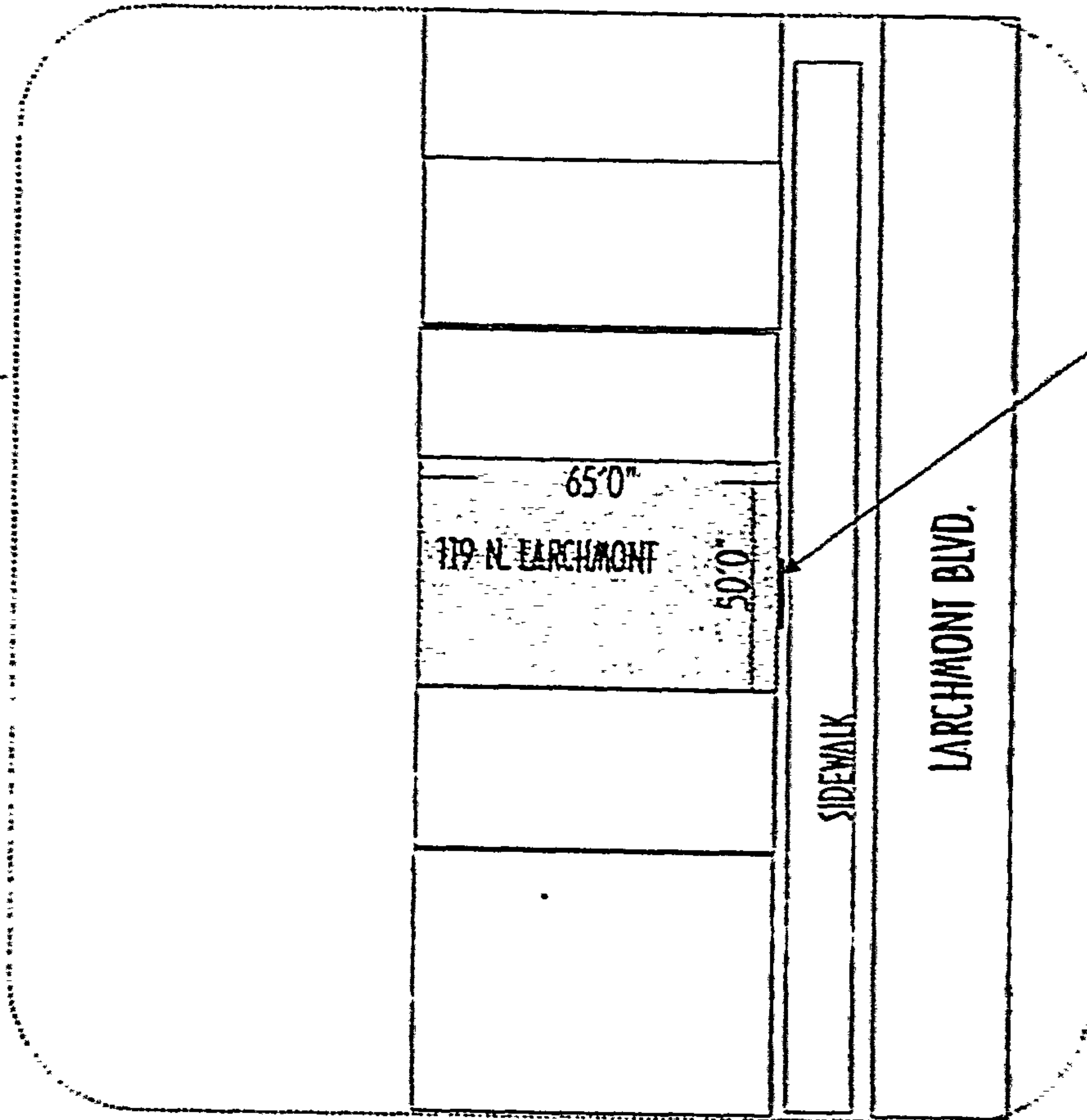
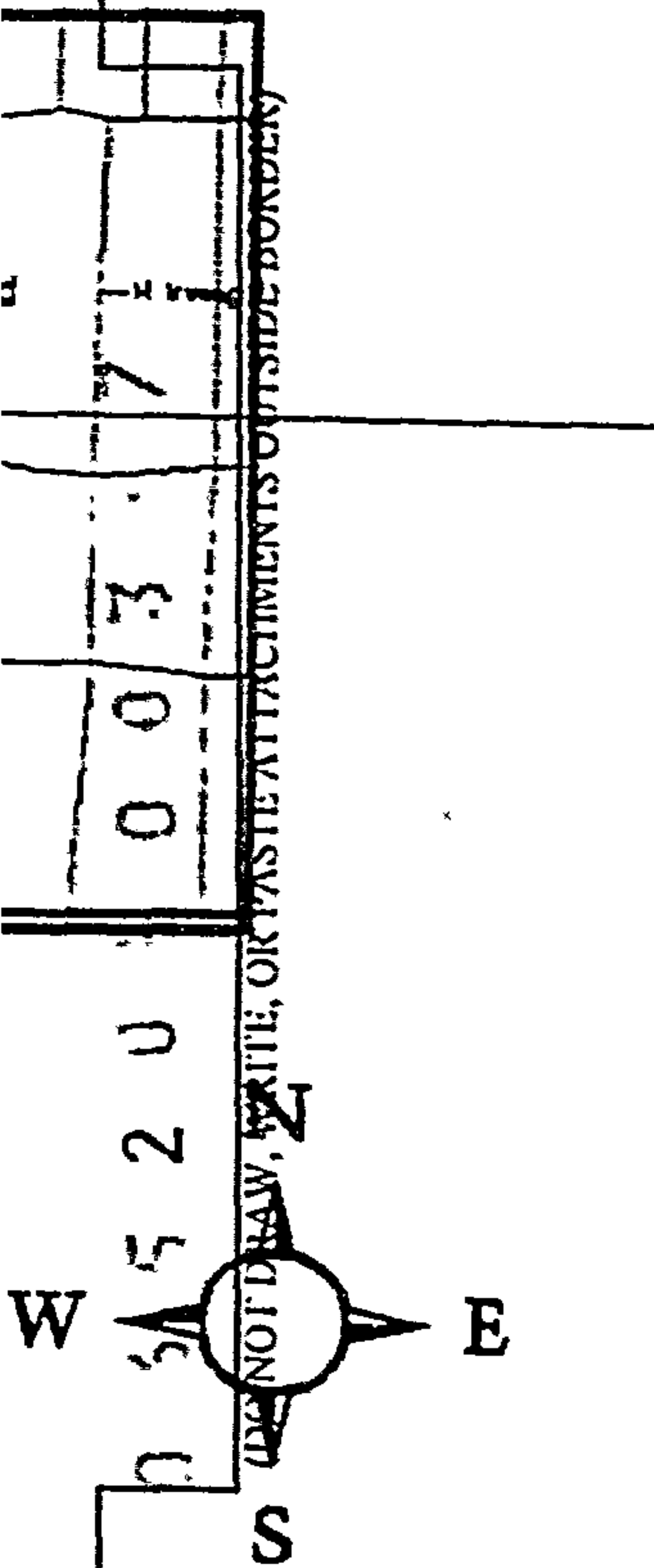
Plan Check #:

Over the Counter Permit

PLOT PLAN ATTACHMENT

Initiating Office: VAN NUYS

Printed on: 03/09/98 10:04:38



PROPOSED NEW ILLUMINATED
LETTERS "FRED SANDS ESTATES"
32 SQ. FT. TOTAL

PLOT PLAN

601
53-5758

SINCE 1952

JOB NAME: FRED SANDS

DATE: 2/23/98

REVISED:

DRAWN BY: PJA

DRAWING #: 3 OF 3

119 NO. LARCHMONT BLVD.

LOS ANGELES, CA

SCALE: N.T.S.

CAD#:

APPROVED BY:



1010528201135559

Sign
City of Los Angeles - Department of Building and Safety
**APPLICATION FOR INSTALLATION
AND INSPECTION OF SIGNS**
Counter Plan Check
Last Status: Ready to Issue
Status Date: 02/26/2001

L TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
TR 3501	2	26		M B 38-52	138B189 909	5515 - 019 - 015

3. PARCEL INFORMATION

BAS Branch Office - LA	Census Tract - 2110.000	Lot Type - Interior
Bldg. Line - No/NA	District Map - 138B189	Near Source Zone Distance - 3.8
Council District - 4	Energy Zone - 9	Thomas Brothers Map Grid - 633
Community Plan Area - Wilshire	Lot Size - 50'X140'	

ZONE(S): [Q]C2-1VL /

4. DOCUMENTS

ZI - CN-7-CD04

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s): Fenady, Andrew J And Mary F Trs Fena 126 Rossmore Ave LOS ANGELES CA 90004

Tenant:

Applicant: (Relationship: Agent for Contractor)
Doris Bennett - (818) 848-9150

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
	19 Sign	Proposed 1'-6"x25'-10" s/f illuminated wall sign for Coldwell Banker.

9. # Bldgs on Site & Use: 1) RETAIL

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Eddie Yamamoto DAS PC By:

OK for Cashier: Leo Padilla Coord. OK:

Signature: Date: 2/26/01

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
Outside LA County, call (213)-977-6941. (LA4BUILD = 524-2845)

For Cashier's Use Only W/O #: 14800251

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$2,300	PC Valuation:		
FINAL TOTAL Sign	165.61	Electrical Service Fee	12.00
Permit Fee Subtotal Sign	80.50	Control Devices Fee	10.00
Supp. Plan Check	0.00		
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	0.50		
Supp. O.S. Surcharge	2.92		
Supp. Sys. Surcharge	8.76		
Planning Surcharge Misc Fee	5.00		
Supp. Planning Surcharge	2.93		
Permit Issuing Fee	17.00		
Signs or Gas Tube Systems Fee	26.00		
Additional Branch Circuits/Circuits	0.00		
Sewer Cap ID:		Total Bond(s) Due:	

LA Department of Building and Safety
LA 03 07 031352 02/26/01 02:32PM

BUILDING PERMIT COMM	\$145.50
EI COMMERCIAL	\$0.50
ONE STOP SURCH	\$2.92
SYSTEMS DEVT FEE	\$8.76
MISCELLANEOUS	\$5.00
CITY PLANNING SURCH	\$2.93

Total Due: \$165.61
Check: \$165.61

01LA 09884

12. ATTACHMENTS

13. STRUCTURE INVENTORY

Sign# 118365 (P)# of Faces 1
Sign# 118365 (P)Illuminated Sign
Sign# 118365 (P)Sign Area 38.75 Sqft
Sign# 118365 (P)Sign Length 25.83 Feet
Sign# 118365 (P)Sign Width 1.5 Feet

14. APPLICATION COMMENTS

STORE FRONT IS 45' WIDE.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(C) Integrated Sign Associates A California 160 M Pioneer Way,

El Cajon, CA 92020

CLASS LICENSE# PHONE #
C45 440828

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per B&P Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: C45 Lic. No.: 440828 Print: Doris Bennett Sign: Doris Bennett

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: Ins. Co. of West Policy Number: WSD 155-763602

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: Doris Bennett Date: 2/26/01 Contractor Authorized Agent Owner

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

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Lender's name: Lender's address:

20. ASBESTOS REMOVAL

Notification of asbestos removal: Is not applicable Letter was sent to the AQMD or EPA Sign: Doris Bennett Date: 2/26/01

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

I am exempt under Sec. Bus. & Prof. Code for the following reason:

Print: Sign: Date: Owner Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

Print: Doris Bennett Sign: Doris Bennett Date: 2/26/01 Owner Contractor Author. Agent

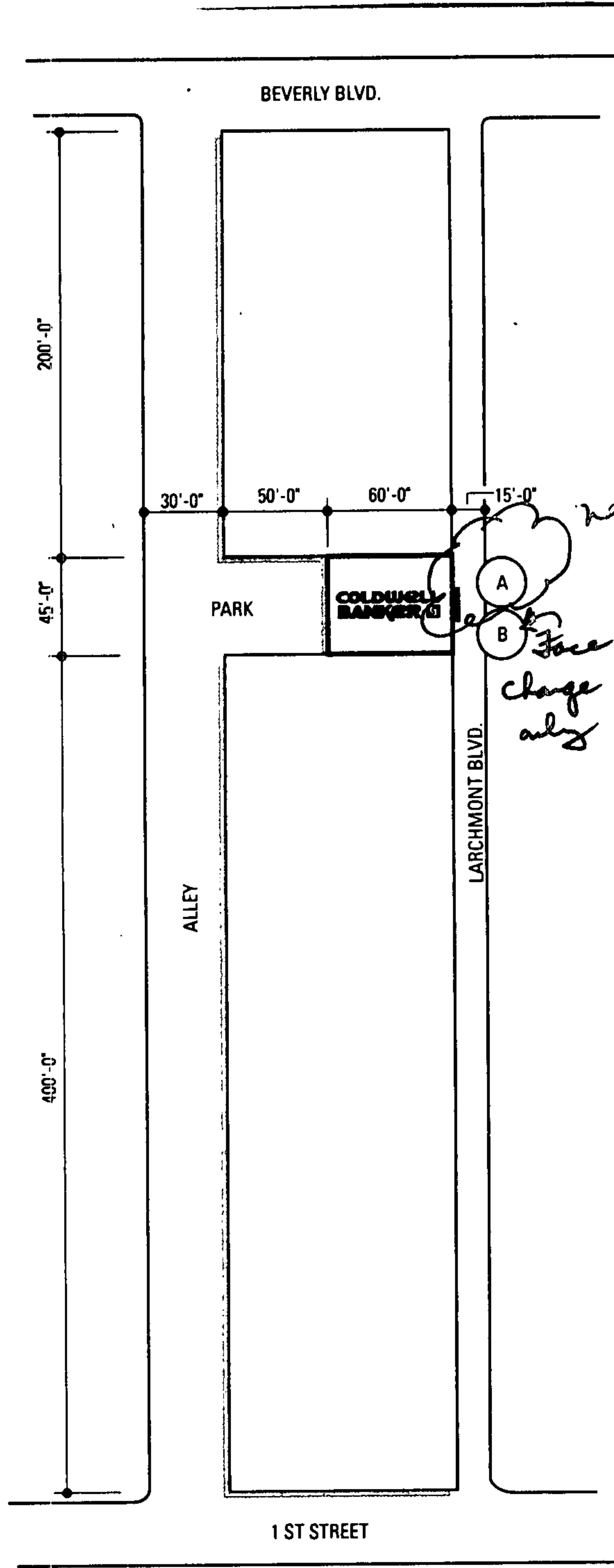


PLOT PLAN ATTACHMENT

1010652020113655

7 3 1 0 0 1 0 0 3 7

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)





City of Los Angeles Department of City Planning

9/13/2023 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

119 N LARCHMONT BLVD
117 N LARCHMONT BLVD
119 1/2 N LARCHMONT BLVD

ZIP CODES

90004

RECENT ACTIVITY

ENV-2023-6223-CE
CHC-2023-6222-HCM
ADM-2023-6042-CLR

CASE NUMBERS

CPC-2008-783-ZC-HD
CPC-2002-6160-ICO
CPC-1991-117-ZC
CPC-1990-597-ZC
CPC-1986-823-GPC
CPC-1984-1-HD
ORD-180564
ORD-175150
ORD-168334-SA2
ORD-167420
ORD-165331-SA6570
ORD-161116-SA24
ENV-2008-784-ND
ENV-2002-6162-CE
ND-91-59-ZC
ND-85-506-ZC-HD

Address/Legal Information

PIN Number	138B189 909
Lot/Parcel Area (Calculated)	6,250.5 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID F1
Assessor Parcel No. (APN)	5515019015
Tract	TR 3501
Map Reference	M B 38-52
Block	2
Lot	FR 26
Arb (Lot Cut Reference)	None
Map Sheet	138B189

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Greater Wilshire
Council District	CD 13 - Hugo Soto-Martinez
Census Tract #	2110.00
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	[Q]C2-1D
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2512 Housing Element Inventory of Sites
General Plan Land Use	Neighborhood Office Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No

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SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Not Eligible
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5515019015
Ownership (Assessor)	
Owner1	SHUMAN,GLENN TR FENADY FAMILY TRUST
Address	4165 E THOUSAND OAKS BLVD STE 107 WESTLAKE VILLAGE CA 91362
Ownership (Bureau of Engineering, Land Records)	
Owner	LARCHMONT MANSION LLC
Address	19345 SAN JOSE AVE CITY INDUSTRY CA 91748
APN Area (Co. Public Works)*	0.143 (ac)
Use Code	1210 - Commercial - Store Combination - Store and Residential Combination - One Story
Assessed Land Val.	\$118,114
Assessed Improvement Val.	\$324,214
Last Owner Change	01/21/2021
Last Sale Amount	\$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	8-862 2-965 171306 152567 1181712 0528254 0528253
Building 1	
Year Built	1924
Building Class	C6A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	5,980.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 5515019015]

Additional Information

Airport Hazard	None
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Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.91806376
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	LARCHMONT VILLAGE
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	Yes [APN: 5515019015]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.03 Units, Lower
Housing Use within Prior 5 Years	No

Public Safety

Police Information

Bureau	West
Division / Station	Wilshire
Reporting District	729
Fire Information	
Bureau	West
Battalion	5
District / Fire Station	52
Red Flag Restricted Parking	No

CASE SUMMARIES

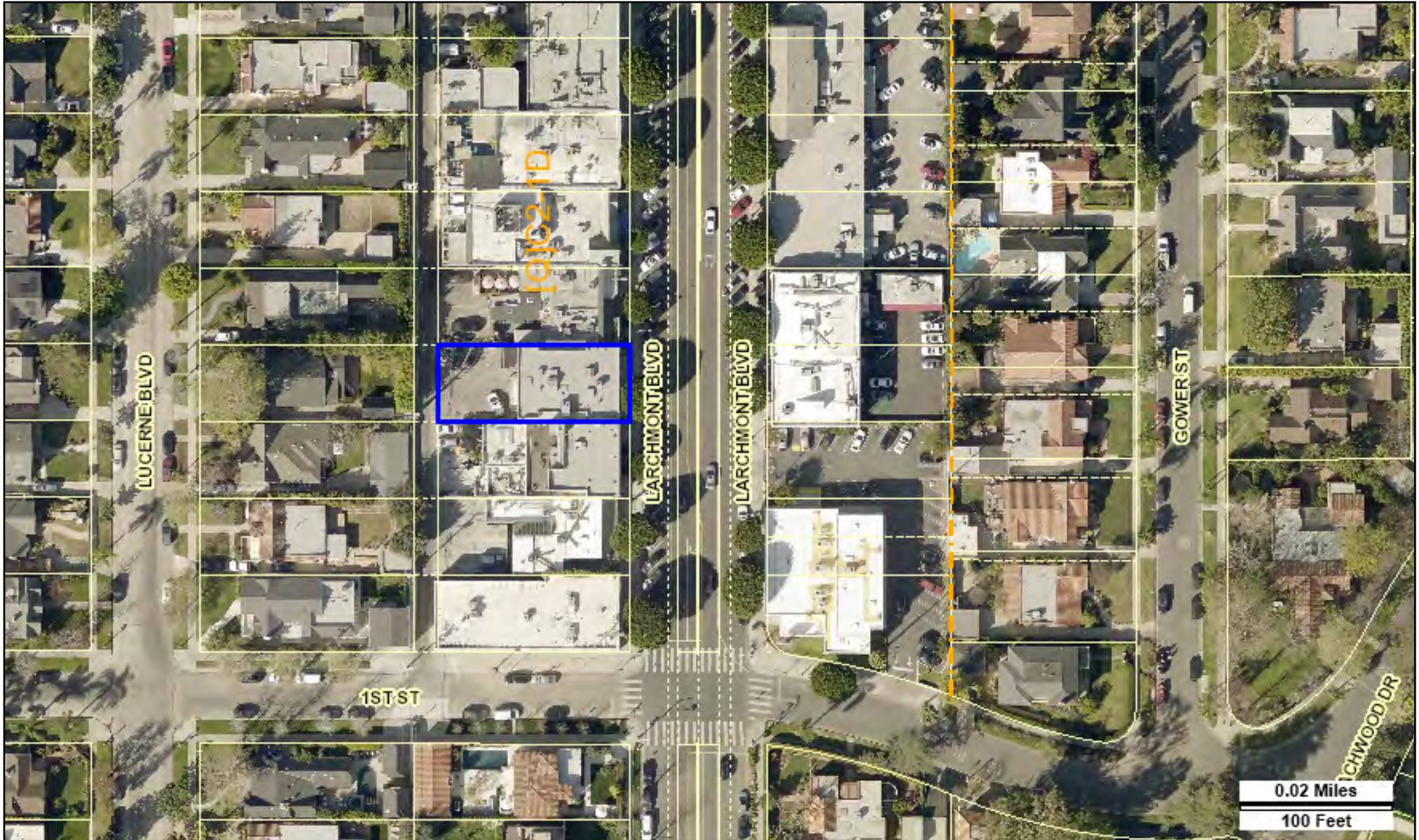
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2008-783-ZC-HD
Required Action(s):	ZC-ZONE CHANGE HD-HEIGHT DISTRICT
Project Descriptions(s):	LARCHMONT VILLAGE DEVELOPMENT REGULATIONS
Case Number:	CPC-2002-6160-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	A TEMPORARY PROHIBITION ON THE ISSUANCE OF CERTAIN BUILDING PERMITS WHICH AFFECT THE DEMOLITION OF, CHANGE OF USE OF, ADDITION OR ALTERATION TO A BUILDING OR STRUCTURE IN THE WINDSOR SQUARE, HANCOCK PARK, LARCHMONT, AND LOS FELIZ AREAS. ICO IN EFFECT UPON ADOPTION OF MAPS BY COUNCIL (CHECK HPOZ BINDERS FOR MAP ADOPTION)
Case Number:	CPC-1991-117-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	ZONE CHANGE FROM C1-1VL AND C1.5-1VL TO PERMANENT Q C2-1VL AND APPROPRIATE AMENDMENT TO THE WILSHIRE DISTRICT PLAN FROM LIMITED COMMERCE TO NEIGHBORHOOD OFFICE COMMERCE WITH SAID PERMANENT Q
Case Number:	CPC-1990-597-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	INVESTIGATE & PROCESS ZONE CHANGE FROM C1-1VL AND C1.5-1VL TO PERMANENT Q C1-1VL WITH SAID PERMANENT Q CONDITIOS FOR THOSEPROPERTIES ON BOTH SIDES OF LARCHMONT BOULEVARD BETWEEN BEVERLY BOULEVARD AND FIRST STREET
Case Number:	CPC-1986-823-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	ENV-2008-784-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	LARCHMONT VILLAGE DEVELOPMENT REGULATIONS
Case Number:	ENV-2002-6162-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	A TEMPORARY PROHIBITION ON THE ISSUANCE OF CERTAIN BUILDING PERMITS WHICH AFFECT THE DEMOLITION OF, CHANGE OF USE OF, ADDITION OR ALTERATION TO A BUILDING OR STRUCTURE IN THE WINDSOR SQUARE, HANCOCK PARK, LARCHMONT, AND LOS FELIZ AREAS. ICO IN EFFECT UPON ADOPTION OF MAPS BY COUNCIL (CHECK HPOZ BINDERS FOR MAP ADOPTION)
Case Number:	ND-91-59-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	Data Not Available
Case Number:	ND-85-506-ZC-HD
Required Action(s):	ZC-ZONE CHANGE HD-HEIGHT DISTRICT
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-180564
ORD-175150
ORD-168334-SA2
ORD-167420
ORD-165331-SA6570
ORD-161116-SA24

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Address: 119 N LARCHMONT BLVD

APN: 5515019015

PIN #: 138B189 909

Tract: TR 3501

Block: 2

Lot: FR 26

Arb: None

Zoning: [Q]C2-1D

General Plan: Neighborhood Office Commercial

