# Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION CASE NO.: CHC-2023-7016-HCM

ENV-2023-7017-CE

**HEARING DATE:** November 16, 2023

**TIME:** 10:00 AM

PLACE: Edward R. Roybal Board of

Public Works Session Room Community Plan Area: Wilshire
City Hall, Room 350 Land Use Designation: High Medium

200 North Spring Street Los Angeles, CA 90012

and via Teleconference (see agenda for login information)

Zoning: R4-2

Area Planning Commission: Central Neighborhood Council: Wilshire Center-

Location: 621 S. Gramercy Place

Council District: 10 - Hutt

Koreatown

Residential

**EXPIRATION DATE:** November 18, 2023 Legal Description: Westminster Place Tract,

Block E, Lot 5

**PROJECT:** Historic-Cultural Monument Application for

FENWAY HALL

**REQUEST:** Declare the property an Historic-Cultural Monument

OWNER: Sosu Investors LLC

3251 W. 6th Street, Unit 109 Los Angeles, CA 90020

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.

VINCENT P. BERTONI, AICP Director of Planning

[SIGNED ORIGINAL IN FILE] [SIGNE

Ken Bernstein, AICP, Principal City Planner

Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert Giessinger, Senior City Planner Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planner Office of Historic Resources

Attachment: Historic-Cultural Monument Application

#### **SUMMARY**

Fenway Hall is a five-story multi-family residential building located on the west side of S. Gramercy Place between Wilshire Boulevard and 6th Street in the Wilshire Center neighborhood of Los Angeles. Constructed in 1929, it was designed in the French Eclectic architectural style by local architect Louis Selden (born Louis Scisorek, 1889-1972) for owners and builders H. Gorelink and Rogoff as an apartment building.

The Wilshire Center neighborhood saw its most intense development from the late 1910s through the 1920s, greatly encouraged by the growing streetcar system. Large single-family residences lined the main thoroughfare, with both single-family and multi-family buildings appearing on and near other major streets. The neighborhood also began to see large, luxurious apartment buildings, multi-story edifices, and hotels, particularly along Wilshire Boulevard. The Los Angeles Railway ran lines into and through the area along W. Sixth Street, Eighth Street, Ninth Street, Third Street, Tenth Street (later Olympic Boulevard), Pico Boulevard, Larchmont Boulevard, Vermont Avenue and Western Avenue.

Rectangular in plan, the subject property is of steel frame and brick construction. There is a backwards 'E' shaped volume at the front of the building that has a mansard roof clad with composition shingles; the rest of the building has a flat roof with a stepped parapet. The primary, east-facing façade is symmetrically composed with seven bays in three separate sections. The center section contains the fire escape which is concealed behind faux window openings with brick sills and metal railings. Features on the primary facade include an arched entrance way with Solomonic engaged columns, a recessed entry door consisting of two metal glazed doors with sidelites, quoins, balconettes, decorative lintels and sills, and a faux dormer window above the center section. There are arched openings on the fifth-floor level and scored plaster on the first floor. Fenestration consists of multi-lite steel casement windows with multi-lite transoms; multi-lite steel casements with fanlight transoms; and single, multi-lite steel casement windows. Interior features include an original wrought iron stair railing in the lobby as well as arched openings, hardwood floors, dressing rooms with built-ins, and original kitchen cabinets in some of the units.

Louis Selden was born in Vienna, Austria in 1889. He designed several small office and factory buildings in Detroit, Michigan under the name Louis Scisorek prior to relocating his architectural practice to Los Angeles in the early 1920s. Selden subsequently designed numerous residential and commercial buildings throughout Los Angeles including the Evening Star Missionary Baptist Church (1928, HCM #1007), the California Fruit Market, the Los Angeles Convalescent Home in Montebello (1928), several multi-family buildings in the National Register-listed Beverly Fairfax and Carthay Neighborhoods Historic Districts, as well as Period Revival single-family homes in the Los Feliz neighborhood. He passed away in Los Angeles in 1972 at the age of 83.

Based on permit records, the subject property has experienced only minor alterations that consist of the conversion of several bedrooms of one of the units into separate hotel rooms and installing new bathrooms for them in the existing closets in 1940; the addition of new partitions in 1955; the correction of parapet walls and balconies on all four elevations in 1958; the enclosure of stairways, the installation of fire doors, and the replacement of all of the corridor doors in 1972; the addition of drop ceilings in the corridors in 1987; and the replacement of drywall, a door, and tile in the bathroom of unit 106 in 2007. Other alterations include the remodeling of kitchens and bathrooms and the replacement of the flooring in some of the units, and the replacement of the flooring in the lobby.

The subject property was identified as individually eligible for listing under the federal designation program as representative of the themes of Period Revival Styles, 1910-1940 and Apartment

CHC-2023-7016-HCM 621 S. Gramercy Place Page 3 of 3

Streetcar Suburbs, 1906-1945 in the 2009 Historic Resources Survey of the Wilshire Center/Koreatown Recovery Redevelopment Project Area prepared for the Community Redevelopment Agency by PCR Services Corporation in collaboration with Chattel Architecture and LSA Associates, Inc.

#### **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 October 19, 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:				Commun	Community Name:		
Assessor Parcel Number:	rel Number: Tract:			Block:			Lot:
Identification cont'd:							
Proposed Monument Property Type:	Building	Structure	Obje	ct	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 O	riginal Site?	Yes	No (explain in section 7)	Unknown (explain in section 7)

#### 3. STYLE & MATERIALS

Architectural Style:			Stories:	Plan Shape:	
FEATURE	FEATURE PRIMARY		SECONDARY		
CONSTRUCTION	Туре:	Туре:			
CLADDING	Material:		Material:		
ROOF	Туре:	Туре:			
	Material:	Material:			
WINDOWS	Туре:	Туре:			
WINDOWS	Material:	Material:			
ENTRY	Style:		Style:		
DOOR	Туре:	Туре	:		

## HISTORIC-CULTURAL MONUMENT



## NOMINATION FORM

#### 4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This see Include copies of permits in the nomination packet. Make sure to list any major alterations are to list any major alterations.				
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 mo	onument 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	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



State:

### 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

Nomination Preparer/Applicant's Representative

Phone Number:

**Applicant** 

Name:

Zip:

Street Address:

#### Company: Name: Street Address: City: State: Zip: Phone Number: Email: **Property Owner** Is the owner in support of the nomination? Yes Unknown No Company: Name: Street Address: City: State: Phone Number: Zip: Email:

Company:

Email:

City:

#### Office of Historic Resources/Cultural Heritage Commission

### HISTORIC-CULTURAL MONUMENT



### NOMINATION FORM

#### 9. SUBMITTAL

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

#### APPLICATION CHECKLIST

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

#### 10. RELEASE

	e read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the ded space. Either the applicant or preparer may sign.
/	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.
/	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.
/	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

	JAMES	PASTOM	9/19/2023	Jonafia	
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 Fenway Hall

Historic-Cultural Monument Nomination Continuation Sheet

#### A. Property Description

#### Site

Constructed in 1929, Fenway Hall is located at 621 S. Gramercy Place in the neighborhood of Wilshire Center. It is located just south of the intersection of Gramercy Place and 6th Street, on the west side of the street. The building takes up most of it's rectangular parcel. It is fronted by a sidewalk on the east elevation on Gramercy Place. The property abuts St. James Pre-school (625 S. Gramercy Place) to the south, St. James Manor Apartments (615 S. Gramercy Place) to the north, and the apartments at 616 S. Wilton Place and 610 S. Wilton Place to the west, with very narrow alleys separating the building from the property line.

#### Exterior

The building was designed primarily in the Italian Renaissance Revival style, with some Gothic and French Provincial influences. Fenway Hall is roughly rectangular in plan, and rises to five stories in height. The building has a classical tripartite composition. It is steel frame construction with wood joists and brick walls, with a painted stone veneer on the first floor. The primary east facade is eight bays wide, and symmetrically divided into two identical three-bay sections that are joined by a loggia that covers the centered fire escape. Window openings are vertically and horizontally aligned. Typical windows are groupings of multi-lite steel fixed and casements, with stone sills. Top floor windows are arched. Ornamentation borrows freely from Gothic and Renaissance motifs. The main entrance is located under the fire escape, taking up two bays in width. Glazed metal double doors with sidelights and a transom are recessed under a wide flattened arched opening. It is surrounded by helical columns that continue around the arch way, as well as raised-panel pilasters. The large surround also features a quatrefoil panel and volutes. Each of the floors presents different window surrounds, using elements such as hoodmoulds, rosettes, carved escutcheons, and stone juliet balconies. Quoins run up the corners of the shaft section of the front elevation. The front rectangle of the plan before the set back has a mansard roof typical of the French Provincial style, while the rest of the building has a flat roof. The classical tripartite composition continues for the first two bays of the side elevations (with the exception of the stone veneer), before being set back further, and continuing with a simpler, more utilitarian appearance for 12 bays. The rear elevation is five bays wide with a fire escape running down the central bay. The steel casement windows typical of the front elevation are also used on the sides and rear, but with some bays having smaller openings without transoms.

#### Interior

Rental listings suggest the presence of original kitchen and bathroom tile and cabinetry, as well as paneling and wrought iron railings in the lobby.

#### **Alterations**

In 1940, architect Louis Selden converted some of the rooms to separate hotel rooms with baths being installed in the existing closets. In 1972, stair enclosures, new corridor doors, and fire doors were installed. In 1987 dropped ceilings were added in corridors. The lobby floor has been replaced.

#### **B.** Statement of Significance

#### **Summary**

Fenway Hall 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.

It 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.

Built in 1929, the property is the work of architect Louis Selden. It meets criterion 3 by being an excellent example of Period Revival architecture. The design of the building borrows heavily from established European traditions, with its overall massing, materials, and fenestration all being typical of the Italian Renaissance Revival style. Its roofline and ornamentation pull from other Period Revival influences (French Eclectic and Tudor Revival) to present an "architecture of fantasy" similar to Hollywood backlot sets. The building meets criterion 1 because the building is representative of early patterns of development in the Wilshire area that were influenced by streetcar suburbanization, being located less than a block away from the Los Angeles Railway trackage on 6th Street, and being built during the streetcar suburbanization era (1906-1645) with no accommodation for automobiles on the property.

In 2009, the Wilshire Center and Koreatown Recovery Redevelopment Area: Historic Resources Survey Report identified Fenway Hall as individually eligible for the National Register, under criteria A/1 and C/3, with the contexts "Residential Development and Suburbanization, 1913-1945 Theme: Apartment Streetcar Suburbs, 1906-1945," and "Architecture, Engineering and Designed Landscapes, 1913-1945 Theme: The Architecture of Fantasy--Period Revival Styles, 1910-1940."

#### Streetcar Suburbanization<sup>1</sup>

Los Angeles came of age with the perfection of the streetcar and electric Interurban. The city's population grew from 11,183 at the beginning of the streetcar era to 576,673 in 1920. At the peak the Los Angeles Railway alone operated some 83 route miles of line just inside the city limits. When Henry E. Huntington established the Pacific Electric Railway Company in 1901, it was as much a real estate concern as a transportation corporation. Within ten years, its fleet of hundreds of cars

<sup>1</sup> Excerpted and adapted from PCR Services Corporation. "Wilshire Center and Koreatown Recovery Redevelopment Area: Historic Resources Survey Report," prepared for CRA/LA, 2009.

and aggressive real estate activities helped propel the city's expansion. The dovetailing of land subdivision, sales, transportation infrastructure, and economic development made Huntington among the wealthiest Los Angeles area residents. Rail lines were used to promote and sell tracts of land, though the latter eventually wound up subsidizing the former. Huntington's system also included the preexisting Los Angeles Railway Company (the "Big Yellow Cars"), which were incorporated into the vast interurban system of P.E.'s "Big Red Cars." The first wave of suburbanization close to downtown was over by the 1920s, and then with hundreds of millions of dollars to invest came a second wave of fast interurban electric cars, often running in multiple car trains and making commute distances of ten, twenty and thirty miles feasible. Ridership peaked in the mid-1920s, and the system began its slow, inexorable decline in the 1930s.

Railway lines are significant for their influence on the development and growth of early Los Angeles. Wilshire area residents enjoyed considerable urban connectivity. Railway lines along West Sixth Street, West Eighth Street, Ninth Street, Western Avenue, and Vermont Avenue initiated the construction of apartment buildings in the Wilshire area between 1906 and 1945.

#### The R Line.<sup>2</sup>

The "R" Line served the subject property until 1931. 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.

#### **Fenway Hall**

Original permits indicate that Gorelink & Rogoff were both the owners and builders, with architect Louis Selden as the designer. H. Gorelink had previously built a Louis Selden Italian Renaissance Revival commercial building in Boyle Heights.<sup>3</sup> No information could be found about Rogoff. The opening of Fenway Hall was advertised in the Los Angeles Times classified section on January 20, 1930. It proclaims "Wilshire's ultra modern and most luxuriously furnished apartment house ready for occupancy." The ad highlights the steam heat, Frigidaire, fully-tiled baths, built-in showers, large dinettes, french windows, maid service, and the beautifully furnished lounge and lobby.

Elsa Gottleib is listed as owner on a 1940 permit. The Los Angeles Times would later report on the building's 1943 sale to G.E. Kinsey from M.S. Bates. Kinsey was a very active speculator in Wilshire Blvd real estate, and would eventually spearhead the development of the Los Angeles Sports Arena in Exposition Park. The building was not in Kinsey's hands for very long, and was sold to James R.

<sup>2 &</sup>quot;'R'-Whittier Boulevard and W. 3rd Street Line (1920-1947)." *The Electrical Railway Historical Association of Southern California*, http://erha.org/lary r.htm.

<sup>3</sup> PCR Services Corporation. "Intensive Historic Resources Survey Adelante Eastside Redevelopment Area Los Angeles, California," prepared for CRA/LA, 2008.

<sup>4 &</sup>quot;Operator's Deals in Week Totaled at \$1,500,000." Los Angeles Times, 4 July 1943.

<sup>5</sup> Bush, G.M. "G. E. Kinsey, Major Force Behind Sports Arena, Dies." Los Angeles Times, 14 November 1983.

Fraser, and then again to Irving Schafer within a few years. The name Robert Schafer appears on permits from 1985, and Donald and Joanne Kaplan from 1987.

#### The Architecture of Fantasy: Period Revival Styles<sup>7</sup>

By the 1920s, some of the new architecture in Los Angeles drew from European precedents. Hollywood's most famous export created a permissive, open-minded, and pioneering atmosphere in the city at-large with regards to the built environment. In addition to Spanish and Mediterranean Revival styles, the French Renaissance, English Tudor and Chateauesque styles became an additional source of aesthetic inspiration in production design and architecture.

Names that were given to apartment buildings, such as the St. Germaine and Chalfonte, evoked legitimacy, along with allusions to European aristocracy and quaint village life. The illuminated neon signs that became signature features of buildings in the Wilshire Corridor area helped make such monikers more visible, and thus further these cultural and social aspirations. The best examples of this style are located in the Pellissier Square Tract area, and can be seen in a variety of forms and types.

While architects and designers in Los Angeles during the first decades of the twentieth century borrowed heavily from established European traditions, non-European and "exotic" places also captured the public imagination. An architecture of fantasy then emerged from eclectic sources, and Los Angeles proved to be fertile ground for testing these experiments.

Despite the widespread popularity of period revival and exotic styles, detractors dismissed the entire city as a back lot simulacrum. Modernist architect Richard Neutra "blamed" the motion picture industry for the proliferation of period revival architecture. Carey McWilliams offered a more generous explanation: "Lacking socially prominent first families or deeply rooted social traditions, Los Angeles quickly adopted the motion-picture elite as its arbiters of taste and style. Although the movie elite moved in a world of their own, this world was all the more conspicuous for having the spotlight riveted on its isolated, stage-like gyrations. Hence the movies came to set the tone of opinion in style and taste, manner of living, and attitudes. In other words, Los Angeles imitated Hollywood."

Buildings influenced by historic European architecture were constructed in abundance during the period 1918-1940. Among the most prolific of architectural styles extant in the city, the Period Revival styles represent the exuberant period of expansion during the 1920s fueled by the oil, automotive, and motion picture industries and the population boom. Entire cityscapes were constructed to emulate the past, including the preservation of Olvera Street and creation of New Chinatown. Significant examples of Period Revival styles that retain substantial integrity would be eligible for listing in the NRHP, CRHR, and/or LAHCM under Criterion Design/Construction (C/3/3, respectively). Integrity requirements are less stringent for extant examples of fantasy architecture because of their relative rarity and special significance when compared to the more common period revival architectural styles.

<sup>6 &</sup>quot;Large Realty Deals Closed." Los Angeles Times, 23 December 1945.

<sup>7</sup> Excerpted and adapted from PCR Services Corporation. "Wilshire Center and Koreatown Recovery Redevelopment Area: Historic Resources Survey Report," prepared for CRA/LA, 2009.

<sup>8</sup> Excerpted and adapted from City of Los Angeles. "Los Angeles Citywide Historic Context Statement Context: Architecture and

#### Italian Renaissance Revival<sup>8</sup>

The Italian Renaissance Revival architectural style was a second revival of Italian Renaissance architectural forms in the United States. The Italianate style had been previously popular in the mid-19th century. Late 19th and early 20th century Italian Renaissance Revival architecture more closely imitated the Renaissance and Baroque architecture of Italy and France that first emerged in Florence during the 1400s and spread throughout Europe thereafter. By the late 19th century, the range of historical models increased and their forms were more accurately recreated in part as a result of accumulated archaeological and historical knowledge as well as improved printing technology allowing for the dissemination of photographic documentation. Additionally, more Americans and American architects had also traveled to Europe and seen historic European architecture first hand.

What distinguishes the Italian Renaissance Revival style from the Beaux Arts style is that buildings designed in the former style incorporate more traditional Renaissance forms. Italian Renaissance Revival style buildings feature a variety of late Renaissance and Baroque ornament, such as scroll patterns, broken pediments, statuary, round windows, pilasters, and balustrades. They always feature elaborate arched openings, most especially a monumental ground floor arched entry. Additionally, while Beaux Arts buildings tended to be constructed of light colored materials, Italian Renaissance Revival buildings are constructed with a range of materials in a variety of colors, including sandstone, limestone, red or light-colored brick, and stucco.

Much like with Beaux Arts Classicism and Neoclassicism, Los Angeles followed the national trends and Italian Renaissance Revival was applied to a number of different property types in the late 19th and early 20th centuries. The earliest surviving Italian Renaissance Revival style buildings in Los Angeles are residences, like the Marshall-Kline Residence (Los Angeles Historic-Cultural Monument No. 961) constructed in 1903 or the Guasti Villa/Busby Berkeley Estate (3550 W. Adams Blvd., Los Angeles Historic-Cultural Monument No. 478) constructed in 1910. An early example of a commercial building is Downtown Los Angeles' Palace Theater (634 S. Broadway, Los Angeles Historic-Cultural Monument No. 449) built in 1911.

Character-defining features of the style include:

- Arcading on ground floor
- Arched, linteled, or pedimented window openings
- Balustrade or roof-line parapet
- Brick, stucco, or stone sheathing
- Classical columns or pilasters
- Elaborate cornice directly on top of architrave with frieze omitted or moderately pitched, ceramic tiled hipped roof
- Monumental arched entrance
- Projecting balconies with balustrades
- Renaissance ornament, such as broken pediments, dentils, modillions, quoins, scrolls, statuary,
- Rusticated masonry on ground or lower floors
- String courses of brick or stone between stories
- Symmetrical design
- Tripartite form

While the Los Angeles Citywide Historic Context Statements state that associated property types are predominantly commercial buildings, the Wilshire Center and Koreatown Recovery Redevelopment Area: Historic Resources Survey Report identified quite a few multi-family residential examples in Wilshire Center.

Fenway Hall can be identified as an excellent example of the Italian Renaissance Revival style by looking at its symmetrical design and tripartite form. Although there are Tudor Revival influences with the ornamentation, and French Eclectic influences with the roof, the overall massing and regular fenestration overwhelmingly point to Italian Renaissance Revival. Key features are the masonry on the first floor, use of brick on upper floors, and the monumental arched entrance. The linteled window openings are also significant.

#### Louis Selden

Born in Vienna, Austria in 1889,<sup>9</sup> Louis changed his last name from Scisorek to Selden in 1925, at the same time that his office was moved from 2039 1/2 Brooklyn Avenue to 517 Byrne Building, Los Angeles, according to the October 2, 1925 issue of Southwest Builder and Contractor. Selden was notable enough to have been mentioned in the Los Angeles Times numerous times in the 1930s, with the earliest mention coming in 1928 for his design of the Los Angeles Convalescent Home at Montebello.<sup>10</sup> He is known to have designed many multi-family buildings during the 1930s and 40s, including some in the National Register-listed Beverly Fairfax and Carthay Neighborhoods Historic Districts. Selden was also known locally for his lavish Period Revival homes, particularly those he designed in the Los Feliz neighborhood. He also designed two buildings in the Miracle Mile Apartments Historic District.<sup>11</sup> He died in Los Angeles in 1972.<sup>12</sup>

Some notable examples of his work are the Italian Renaissance Revival apartment building at 537 S. Kenmore Avenue (1926), the Spanish Colonial Revival eightplex at at 358 S. Cochran Avenue (1929), and the Minimal Traditional single family house at 5724 Green Oak Drive (1940).

#### Early History of the Wilshire Area<sup>13</sup>

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

<sup>9</sup> O'Connor, Pauline, "Handsome 1940s Traditional in Los Feliz Oaks asking \$3.6M." Curbed Los Angeles, 17 March 2020.

<sup>10 &</sup>quot;Charitable Unit to Rise." Los Angeles Times, 11 November 1928.

<sup>11</sup> Excerpted and adapted from Architectural Resources Group. "Miracle Mile Apartments Historic District," 2022.

<sup>12 &</sup>quot;Louis Selden (Architect)." Pacific Coast Architecture Database, https://pcad.lib.washington.edu/person/1560/.

<sup>13</sup> Ibid.

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.

#### Wilshire Center Development<sup>14</sup>

Henry Gaylord Wilshire, an entrepreneur, socialist, real estate speculator, and all around gadfly from Cincinnati, Ohio, arrived in Los Angeles in 1886. Promising cheap land and endless sunshine, boosters lured easterners like Wilshire to purchase vast tracts of unsettled farmland and oil fields west of downtown. To garner attention and fanfare for a new subdivision, Wilshire created a 120-foot wide graveled road stretching four blocks between his parcel, Sunset Park (Lafayette Park) and Westlake Park (MacArthur Park). The wide road, bordered with concrete sidewalks, created an appealing streetscape, and Wilshire's fledgling tract was successful as one of the city's first elite enclaves. The construction of the Hotel Hershey Arms interrupted the original intent of the Wilshire Boulevard Tract as a single-family residential area. The rambling hostelry was the first indication of the Wilshire Boulevard's future as the address for some of the city's most sumptuous apartment-hotels erected between the World Wars. In fact, beginning as early as the late 1910s, the tract's success attracted speculators who eventually purchased many of the tract's original single-family residences. In most cases, grand multi-level apartment houses replaced the original residences. Wilshire Boulevard addresses were prominent in society columns of the period.

The Southern California population boom of the 1920s ushered in a new era for Wilshire Boulevard, particularly between Hoover Street and Western Avenue. The area's dramatic evolution during this period was the result of many factors, including the relaxation of single-family residential building restrictions, commercial expansion, the establishment of numerous houses of worship along Wilshire Boulevard, and the impact of the automobile on urban form. As the city continued expanding to the west, Wilshire Boulevard was the beneficiary of over a decade of explosive growth. During the 1920s, commercial real estate values in the survey area soared and Wilshire Boulevard gained its moniker, "Fifth Avenue of the West." An array of newly built commercial buildings and their associated neon signs began to visually define the survey area from its surroundings. In 1921, the Ambassador Hotel was opened on an enormous 23-acre parcel of land between Wilshire Boulevard and 8th Street. Designed by renowned local architect Myron Hunt and immediately hailed as one of the west's grandest resorts, the recently demolished Ambassador became the site of some of the region's most momentous events. Tourists and locals alike flocked to experience the high-end area's numerous multistory apartment buildings and emerging shopping district that emulated the glamour of New York's Fifth Avenue high rises—specifically, the Asbury, the Langham (1928), the Talmadge (1922), and the

<sup>14</sup> Excerpted and adapted from PCR Services Corporation. "Wilshire Center and Koreatown Recovery Redevelopment Area: Historic Resources Survey Report," prepared for CRA/LA, 2009.

Windsor (1927). Urban beautification efforts during this period included a 1927 plan by the Wilshire District Chamber of Commerce, which sought to distinguish Wilshire Boulevard as "one of the most unique commercial thoroughfares in the world." The ambitious landscape design consisted of a combination of trees, ornamental gratings and guards, and decorative sidewalk tiles.

While the commercial decentralization out of downtown Los Angeles began in the early 1920s, it wasn't until the late 1920s and 1930s that commercial centers west of downtown, like Wilshire Boulevard, became true retail destinations. With the increased use of the automobile and a growing residential population near Wilshire, developers touted Wilshire Boulevard's diverse selection of department stores and wide, auto-oriented streetscape. By the 1920s, architecture in Los Angeles at every scale – from the grandiose to the mundane – drew from European precedents and only eventually acquired unique nuances based on myriad influences. Hollywood's most famous export created a permissive, open-minded, and pioneering atmosphere in the built environment of the city at-large. In addition to Spanish and Mediterranean Revival styles, the French Renaissance, Tudor, and Chateauesque styles became an additional source of aesthetic inspiration in production design and architecture. Furthermore, the names given to apartment buildings, such as the St. Germaine and Chalfonte, evoked legitimacy, along with allusions to European aristocracy and quaint village life. The illuminated neon signs that became signature features of buildings in the survey area helped make such monikers more visible, and thus furthered the cultural and social aspirations of their inhabitants.

#### **Period of Significance**

The period of significance for Fenway Hall is defined as 1929 for its significance as a notable example of Period Revival architecture by architect Louis Selden. The period of significance as an example of streetcar suburbanization stretches from 1929-1931.

#### **Integrity**

Fenway Hall retains a high degree of integrity, and is mostly unaltered.

**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 symmetrical design, tripartite form, brick, masonry, arched entrance, and linteled window openings, and therefore is able to convey its historic significance as an Italian Renaissance Revival residential building. The building's overall massing, configuration, and character-defining decorative elements remain. Therefore, the building retains integrity of design.

**Setting**: The property is located in Wilshire Center, and is surrounded by other residential buildings. While more recent development has occurred on the block, the prominence of the building in its original location remains. The building retains integrity of setting.

**Materials**: 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, presenting the same basic appearance from the street as when it was built. No major alterations have occurred. The building retains integrity of feeling.

**Association**: The property has been continuously used as a multi-family residence since its construction in 1929. It is just as recognizable today as a 1920s Italian Renaissance Revival residential building that is directly linked with this period of development in Wilshire Center. Therefore, it retains integrity of association.

#### Bibliography

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- "'R'-Whittier Boulevard and W. 3rd Street Line (1920-1947)." *The Electrical Railway Historical Association of Southern California*, http://erha.org/lary\_r.htm.

#### **PERMIT HISTORY**

- 1940 walk canopy installed
- 1940 converting bedrooms into separate units
- 1955 new partitions
- 1958 parapet correction
- 1971 repair earthquake damage
- 1972 install stair enclosures, fire doors
- 1984 install solar collectors and solar tank
- 1985 earthquake compliance
- 1987 comply with dorothy mae ordinance
- 1987 drop ceiling on corridors
- 2007 replace drywall, door, tile in bathroom



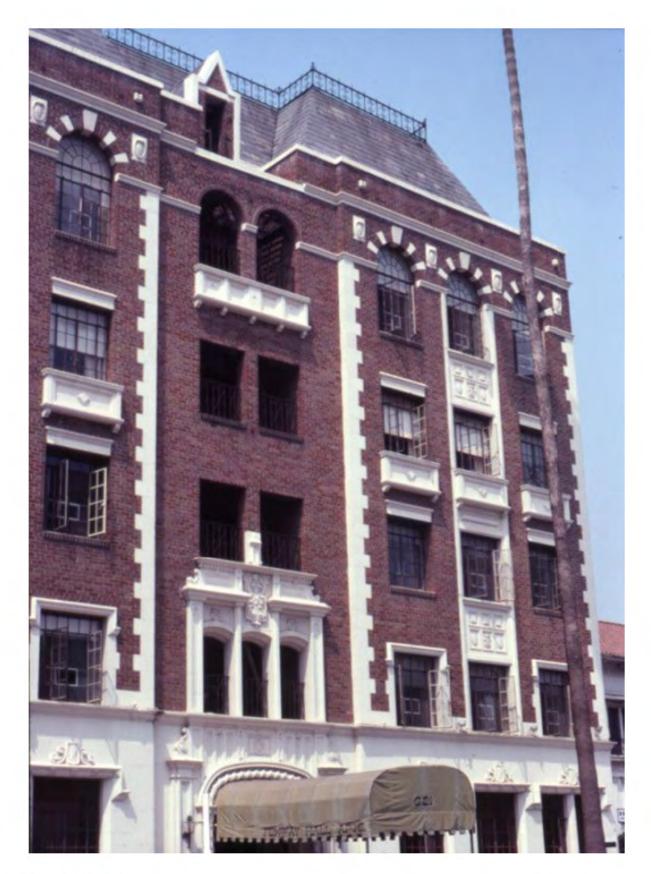
Historic photo

1978 Anne Laskey found at http://tessa.lapl.org



Historic photo

1978 Anne Laskey found at http://tessa.lapl.org



Historic photo

1978 Anne Laskey found at http://tessa.lapl.org



Current photo

2022

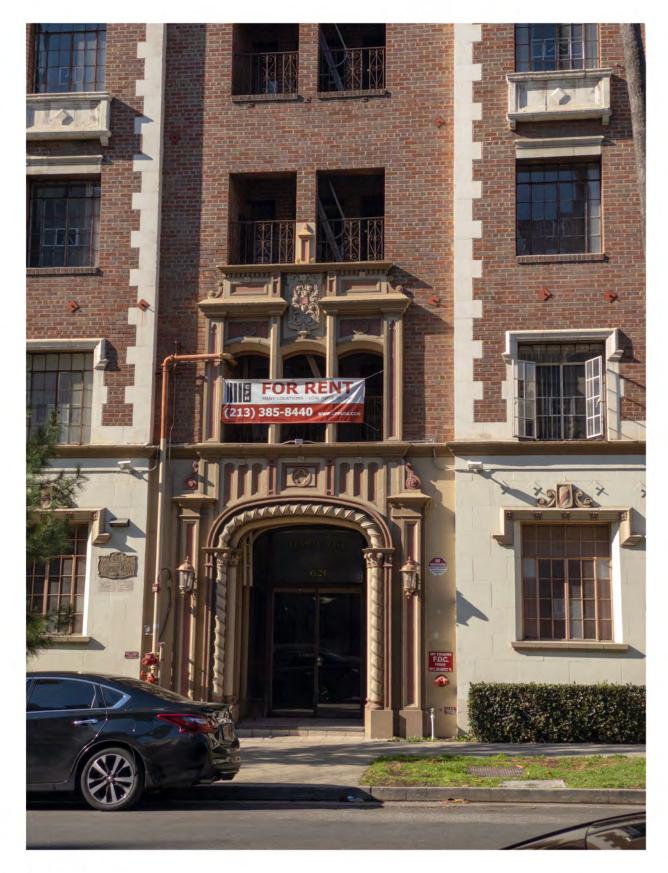


Current photo



Current photo

2022



Current photo

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USC / DIGITAL LIBRARY / DICK WHITTINGTON PHOTOGRAPHY COLLECTION, 1924-1987

in.

AERIAL VIEW FACING NORTHWEST OVER WILSHIRE BOULEVARD AND WESTERN AVENUE, PIERCE NATIONAL LIFE, UNION

Aerial view facing northwest over Wilshire Boulevard and Western Avenue, Pierce National Life, Union Bank Building, Franklin Life



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## Linked Assets



## Conceptually Similar



Similar Tones

VIEW IMAGES WITH SIMILAR TONES

## Description

Aerial view facing northwest over Wilshire Boulevard and Western Avenue, Pierce National Life, Union Bank Building, Franklin Life. Hancock Park and the Wilshire Country Club are in the distance.; Streetscape. Oblique aerial photography.

## Asset Metadata

### Title

Aerial view facing northwest over Wilshire Boulevard and Western Avenue, Pierce National Life, Union Bank Building, Franklin Life

### Place

California (states), California, Southern (region), Los Angeles (counties), Los Angeles (city or populated place), Mid-Wilshire (city or populated place), USA (countries), Western Avenue (roadway), Wilshire Boulevard (roadway)

Temporal Subject

1968

Type images

## Format

1 photograph: photoprint, b&w (aacr2), photographic prints (aat), photographs (aat)

### Source

Dick Whittington Photography Collection, 1924-1987 (collection), University of Southern California (contributing entity)

Date Created

1968

Creator

Dick Whittington Studio (photographer)

Publisher

University of Southern California. Libraries (digital)

Repository Email specol@lib.usc.edu

Repository Name

**USC Libraries Special Collections** 

Repository Location

Doheny Memorial Library, Los Angeles, CA 90089-0189

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Permanent Link (DOI)

https://doi.org/10.25549/whit-m1138

## Identifier

DW-87-54-B33 (call number), DW-87-54-B33-ISLA (filename), isla id: S-1650 (identifying number), isla id: 1456 (identifying number), whit-m1 (legacy collection record id), whit-c170-19992 (legacy record id), whit-m1138 (legacy record id)

ILIF ID

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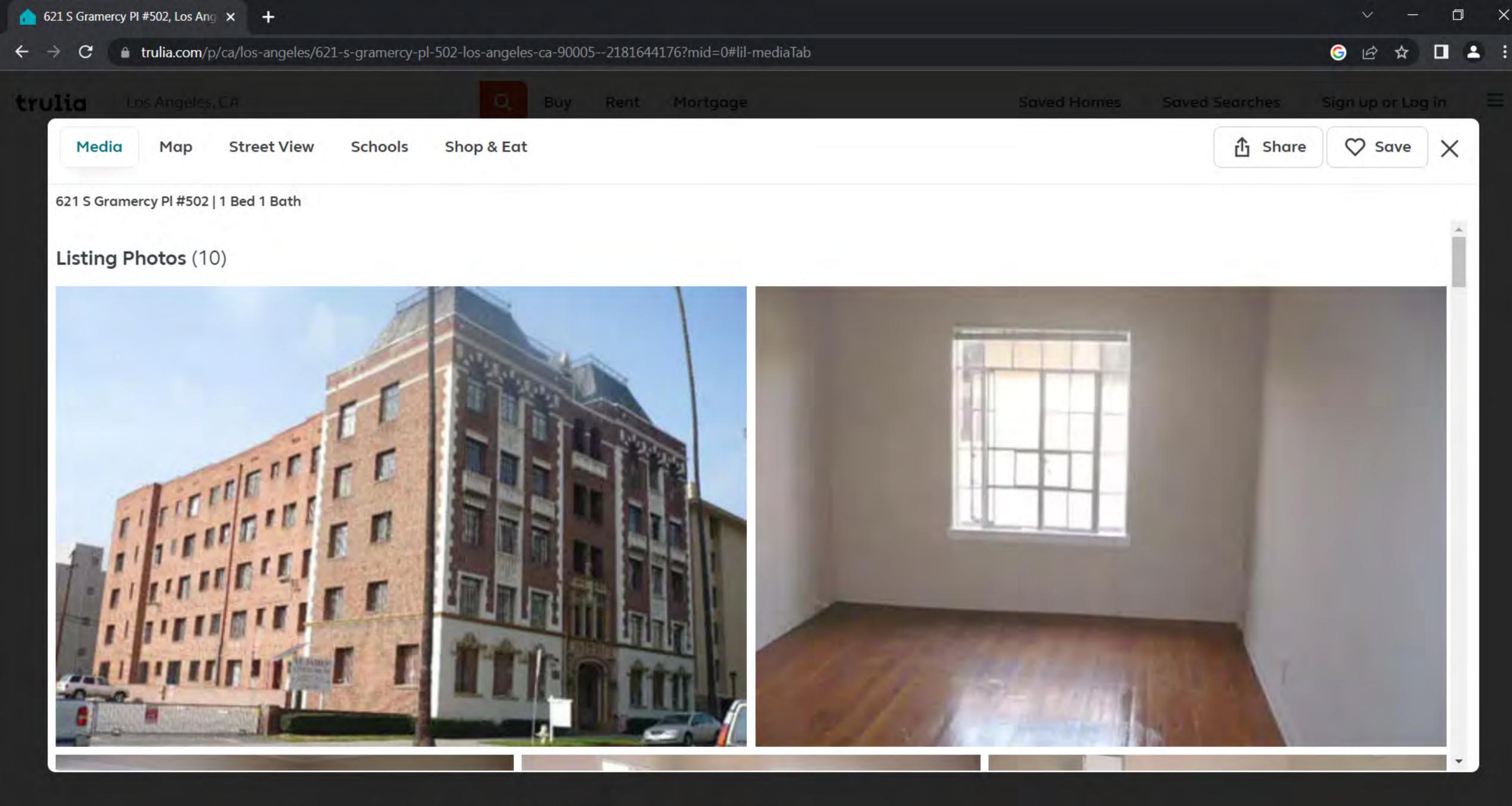
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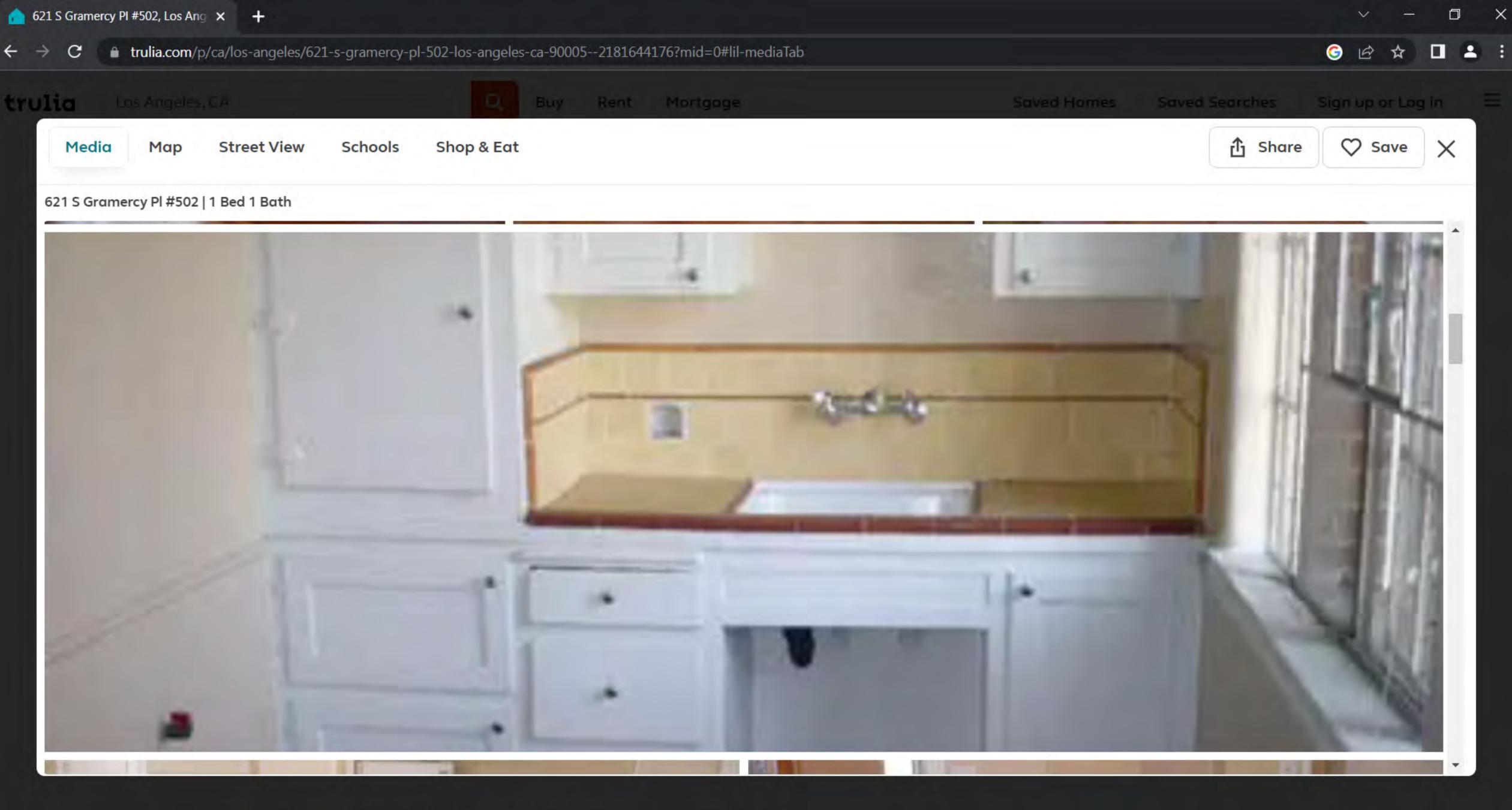
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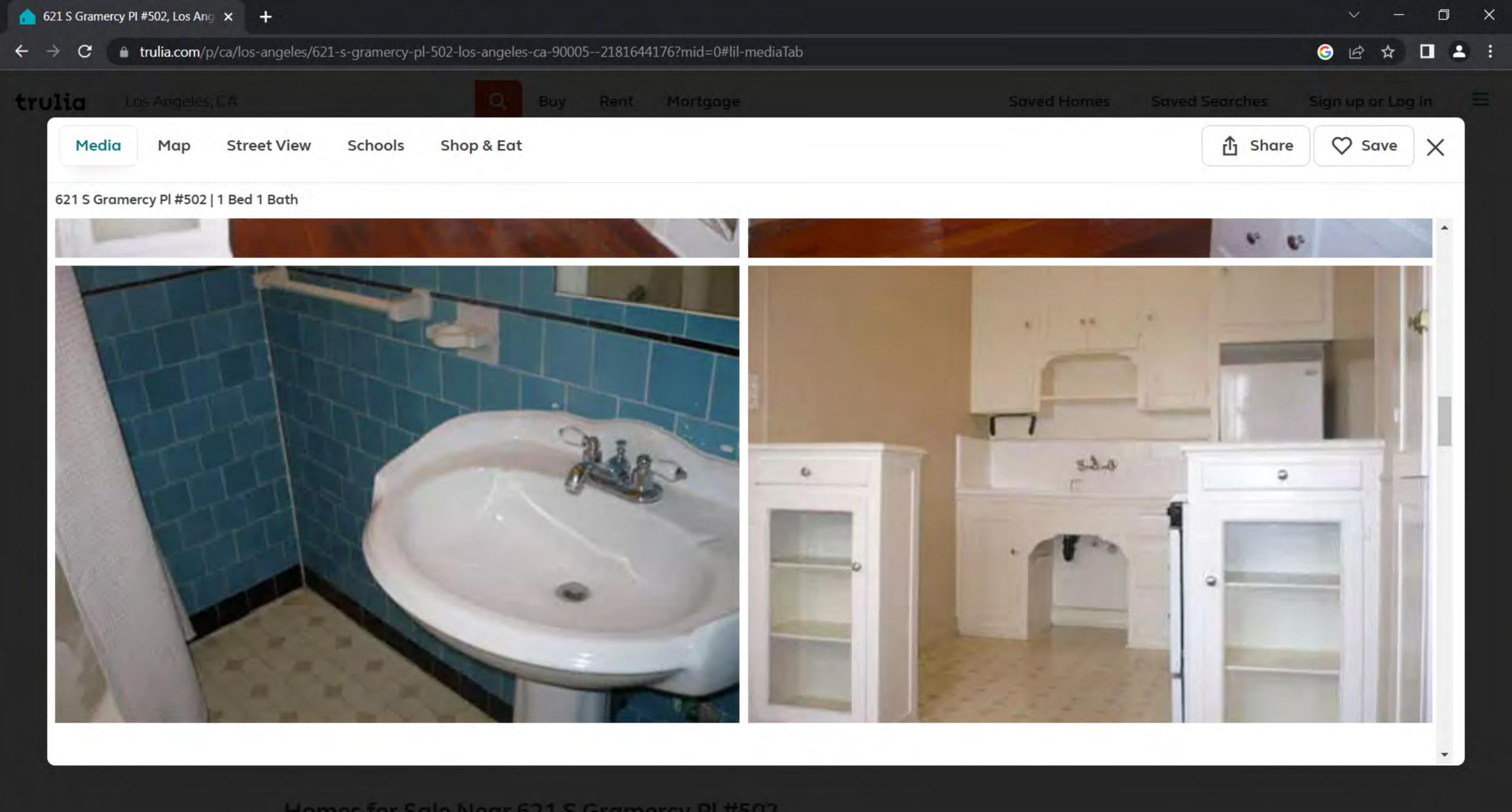
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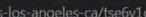
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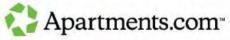
























California / Los Angeles County / Los Angeles / Fenway Hall Apartments

# Fenway Hall Apartments

621 S Gramercy PI, Los Angeles, CA 90005 Koreatown

C 2 Weeks Ago



Commercial Property Management, Inc.

## Similar Rentals Nearby

845 S. Kingsley- fully re... 845 S Kingsley Dr, Los Angeles, CA 9....



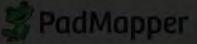












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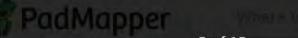
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2 of 13

**Check Availability** 

Favorite





Square Feet

















Information definits, floorplans, amenities, dimensions, details, availability, and prices may be approximate and subject to change. Please contact a community representative for more information

"Information depring floorplans, amenities, dimensions, details, availability, and prices may be approximate and subject to change. Please contact a community representative for more information.

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary #
PRIMARY RECORD		HRI # Trinomial
	NRHP S	Status Code 3S
Other Listings		<u> </u>
		Date
Page <u>1</u> of <u>3</u> *Resource Name	or #: (Assigned by recorder) _	621 S GRAMERCY PL
P1. Other Identifier: Fenway Hall		
*P2. Location: Not for Publication _X Unrestr	icted *a. County Los Angele	s County
and (P2b and P2c or P2d. Attach a Location Map as necess		
*b. USGS 7.5' Quad: Hollywood		
c. Address: 621 S GRAMERCY PL		<u>GELES</u> Zip: 90005
d. UTM: (Give more than one for large and/or linear		
e. Other Locational Data: (e.g., parcel #, directions to	o resource, elevation, etc., as ap	propriate) Elevation:
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*P3a. Description: (Describe resource and its major elemen A) Property Type: residential B) Setting (general): reside	-	
recessed, distinctive entry <b>G</b> ) <b>Alterations or changes to th</b> solomonic engaged columns, decorative brick work, balcon	ettes, and decorative lintels and sills	•
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*P4. Resources Present:BuildingStructure	Object Site District	<del>_</del> _ `
P5a. Photo or Drawing (Photo required for buildings, st	ructures, and objects.)	P5b. Description of photo:
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		*P6. Date Constructed/Age and Sources: X Historic
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1-10/	The later	*P7. Owner and Address:
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		3800 RHODES AVE STUDIO CITY, CA 91604
	The same	*P8. Recorded by:
	The state of the s	Jon Wilson PCR Services Corporation
		233 Wilshire Boulevard, Suite 130
		Santa Monica, CA 90401
	Figure .	
A STATE OF THE PARTY OF THE PAR		*P9. Date Recorded: 12/12/2008
	Right son	*P10. Survey Type: (Describe) Intensive
*P11. Report Citation: (Cite survey report and other sources	s or enter "none.")	Intensive
PCR Services Corporation Historic Resources Survey of the	e Wilshire Center/Koreatown Recov	
Prepared for the Community Redevelopment Agency of the	e City of Los Angeles in collaboration	on with Chattel Architecture (lead) and
LSA Associates, Inc., March 2009. *Attachments: None Location Map x Sketch M	Map x Continuation Sheet x	Building, Structure, and Object Record
<del></del>	ecord Linear Feature Record	•
Rock Art Record Artifact Record	<del></del>	<del></del>

DPR 523A (1/95) \*Required Information

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT	Primary #
Page 2 of 3	*NRHP Status Code_3S
	signed by recorder) 621 S GRAMERCY PL
P4 Historia Namo: Famuray Hall	
B2. Common Name: 621 S GRAMERCY PL	D4 Dragent Hee
	_ B4. Present Use:
*B5. Architectural Style: Renaissance Revival	f alternations)
<b>*B6. Construction History:</b> (Construction date, alterations, and data Year constructed: 1929; Owner: Gordink and Rogoff; 116 rooms and 4	•
*B7. Moved? X No Yes Unknown Date:	Original Location:
*B8. Related Features:	
arched entranceway with solomonic engaged columns, decorative brick primary facade	work, balconettes, and decorative lintels and sills on the
B9a. Architect: Louis Ladew	b. Builder: Unknown
*B10. Significance: Area: Los Angeles Theme:	
	defined by theme, period, and geographic scope. Also address integrity.)  defined by theme, period, and geographic scope. Also address integrity.)  andiose to the mundane – drew from European precedents.  Indicate property of the city at-large with regards to all styles, the French Renaissance, English Tudor and
Furthermore, names that were given to apartment buildings, such as the	e St. Germaine and Chalfonte, evoked legitimacy, along
B11. Additional Resource Attributes: (List attributes and codes)	HP03
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*B14. Evaluator: Jon Wilson	
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(This space reserved for official comments.)	S SAINT AI

DPR 523B (1/95) \*Required Information

WILSHIRE BLVD

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Page 3 of 3	Resource Name or #:(As	signed by recorder)
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signs that became signatu thus further these cultural	re features of buildings in the Wilshire Corri-	n aristocracy and quaint village life. The illuminated neon dor area helped make such monikers more visible, and f this style are located in the Pellissier Square Tract area,

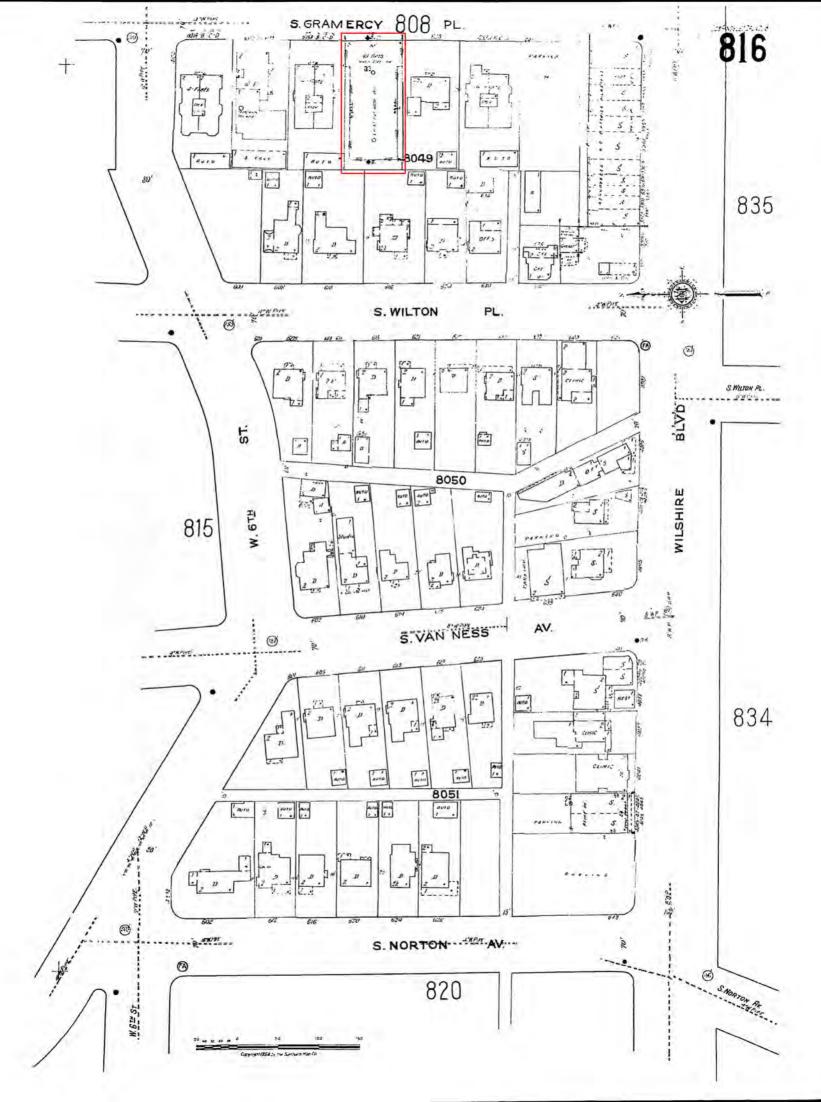
fantasy then emerged from eclectic sources, and Los Angeles proved to be fertile ground for testing these experiments.

Despite the widespread popularity of period revival and exotic styles, detractors dismissed the entire city as a back lot simulacrum. Modernist architect Richard Neutra "blamed" the motion picture industry for the proliferation of period revival architecture. Carey McWilliams offered a more generous explanation: "Lacking socially prominent first families or deeply rooted social traditions, Los Angeles quickly adopted the motion-picture elite as its arbiters of taste and style. Although the movie elite moved in a world of their own, this world was all the more conspicuous for having the spotlight riveted on its isolated, stage-like gyrations. Hence the movies came to set the tone of opinion in style and taste, manner of living, and attitudes. In other words, Los Angeles imitated Hollywood."

Theme: Apartment Streetcar Suburbs, 1906-1945

When Henry E. Huntington established the Pacific Electric Railway Company in 1901, it was as much a real estate concern as a transportation corporation. Within ten years, its fleet of hundreds of cars and aggressive real estate activities helped propel the city's expansion. The dovetailing of land subdivision, sales, transportation infrastructure, and economic development made Huntington among the wealthiest Los Angeles area residents. Rail lines were used to promote and sell tracts of land, though the latter eventually wound up subsidizing the former. Huntington's system also included the preexisting Los Angeles Railway Company (the "Big Yellow Cars"), which were incorporated into the vast interurban system of P.E.'s "Big Red Cars." The P.E. merged with the Southern Pacific Railroad upon Huntington's sale of his company and retirement. Ridership peaked in the mid-1920s, and the system began its slow, inexorable decline in the 1930s. Railway lines along West Sixth Street, West Eighth Street, Ninth Street, Western Avenue, and Vermont Avenue serviced the survey area.

DPR 523L (1/95) \*Required Information



#### Map of

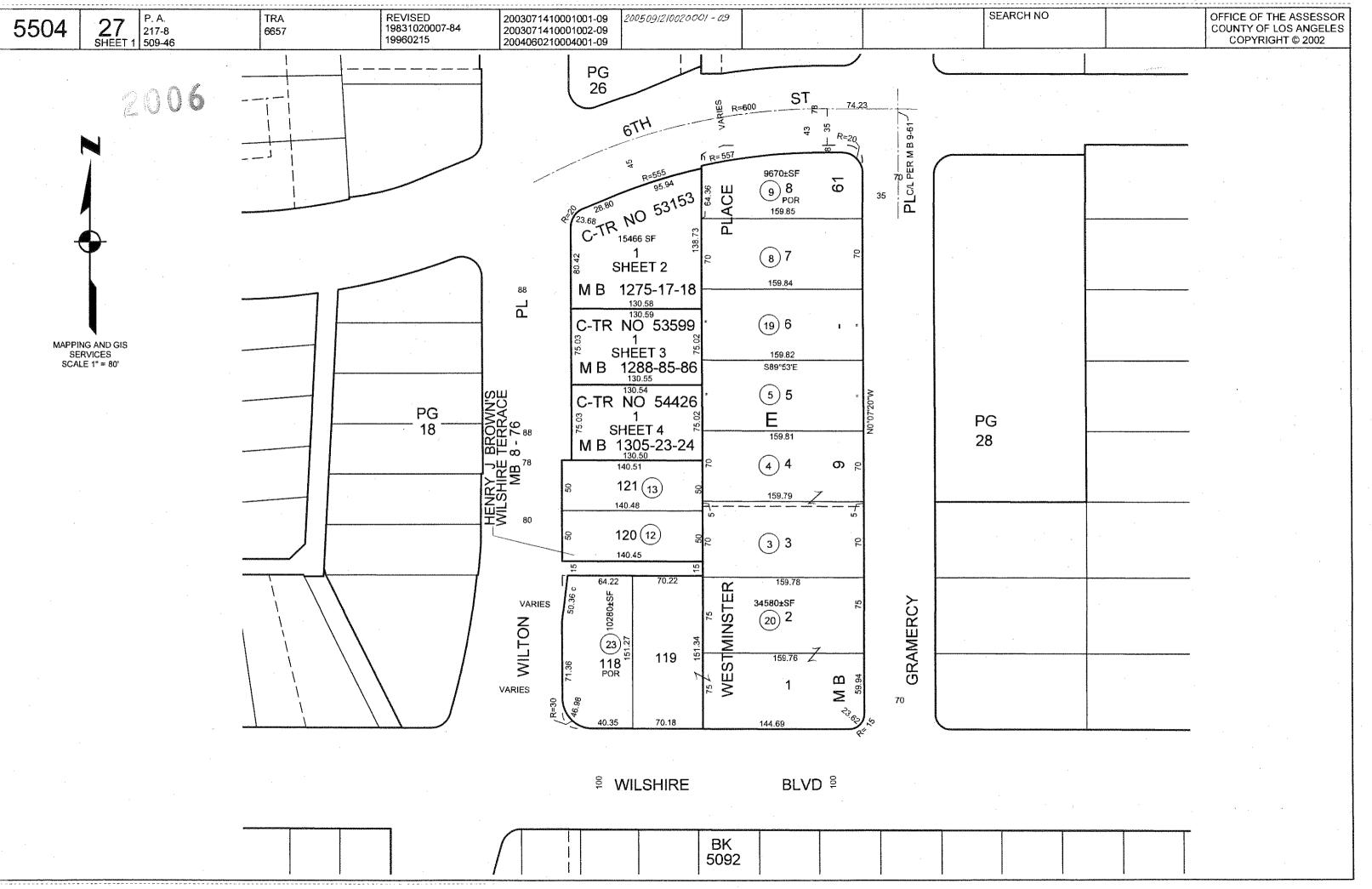
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of Los Angeles, State of California.
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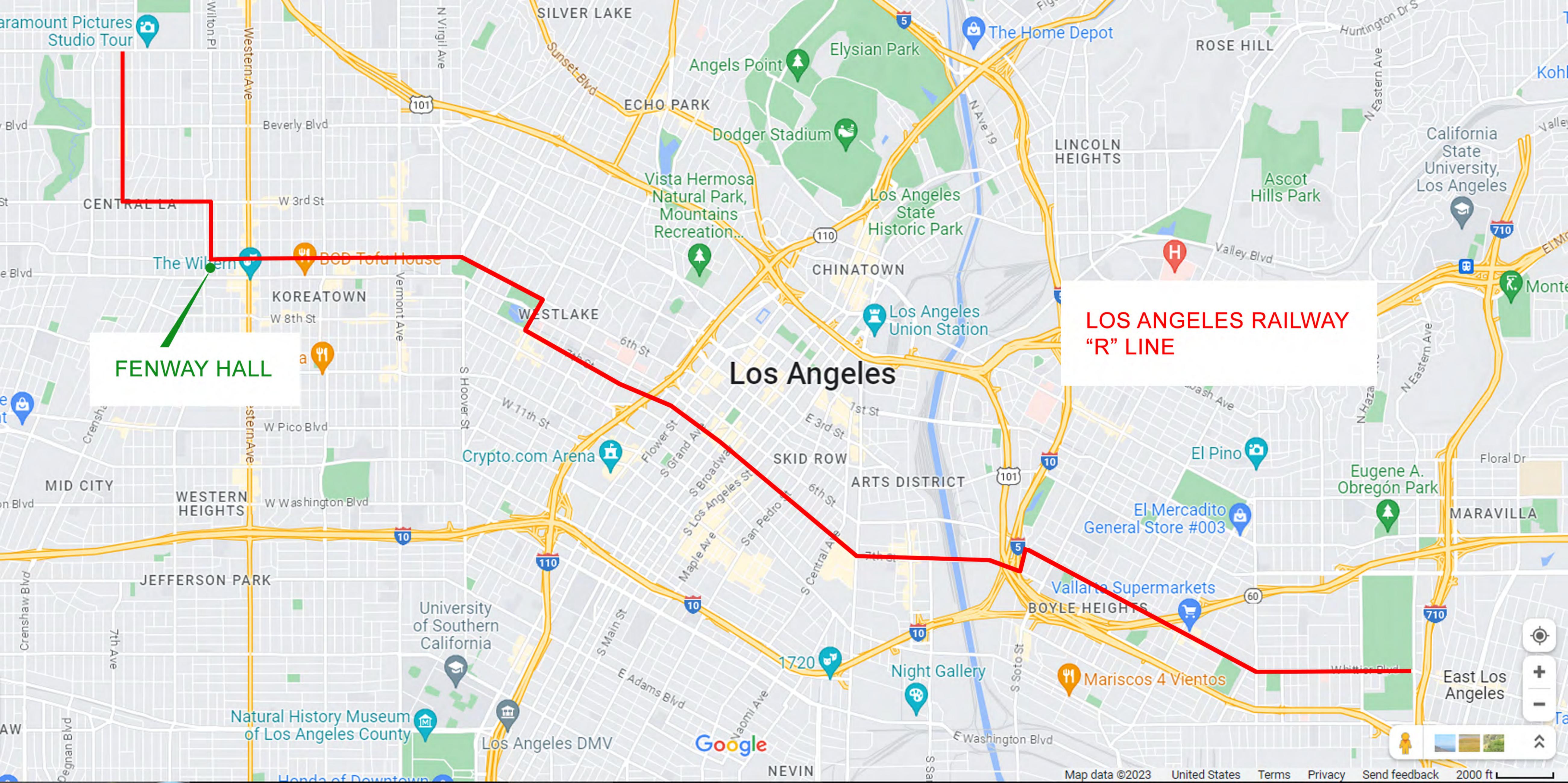
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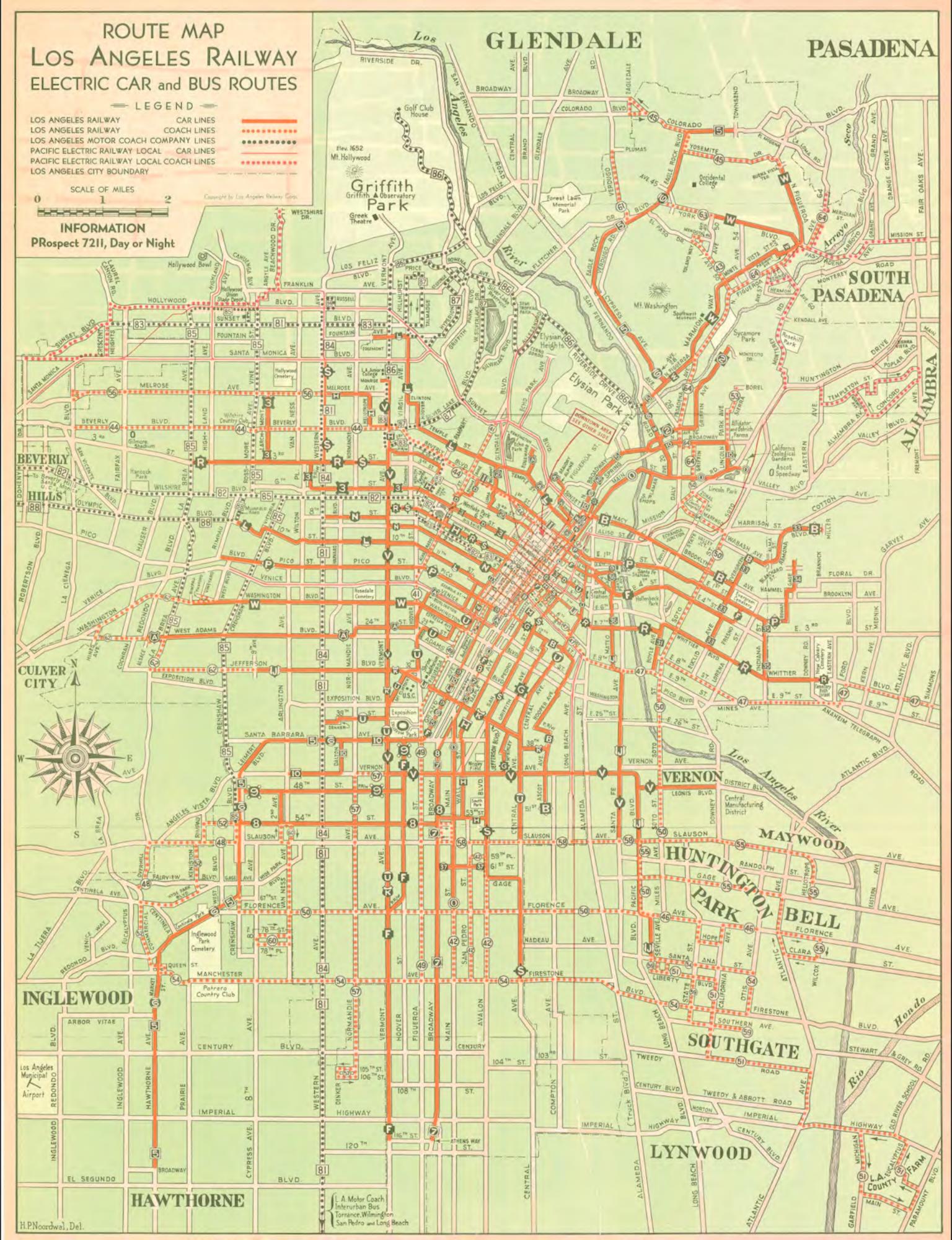
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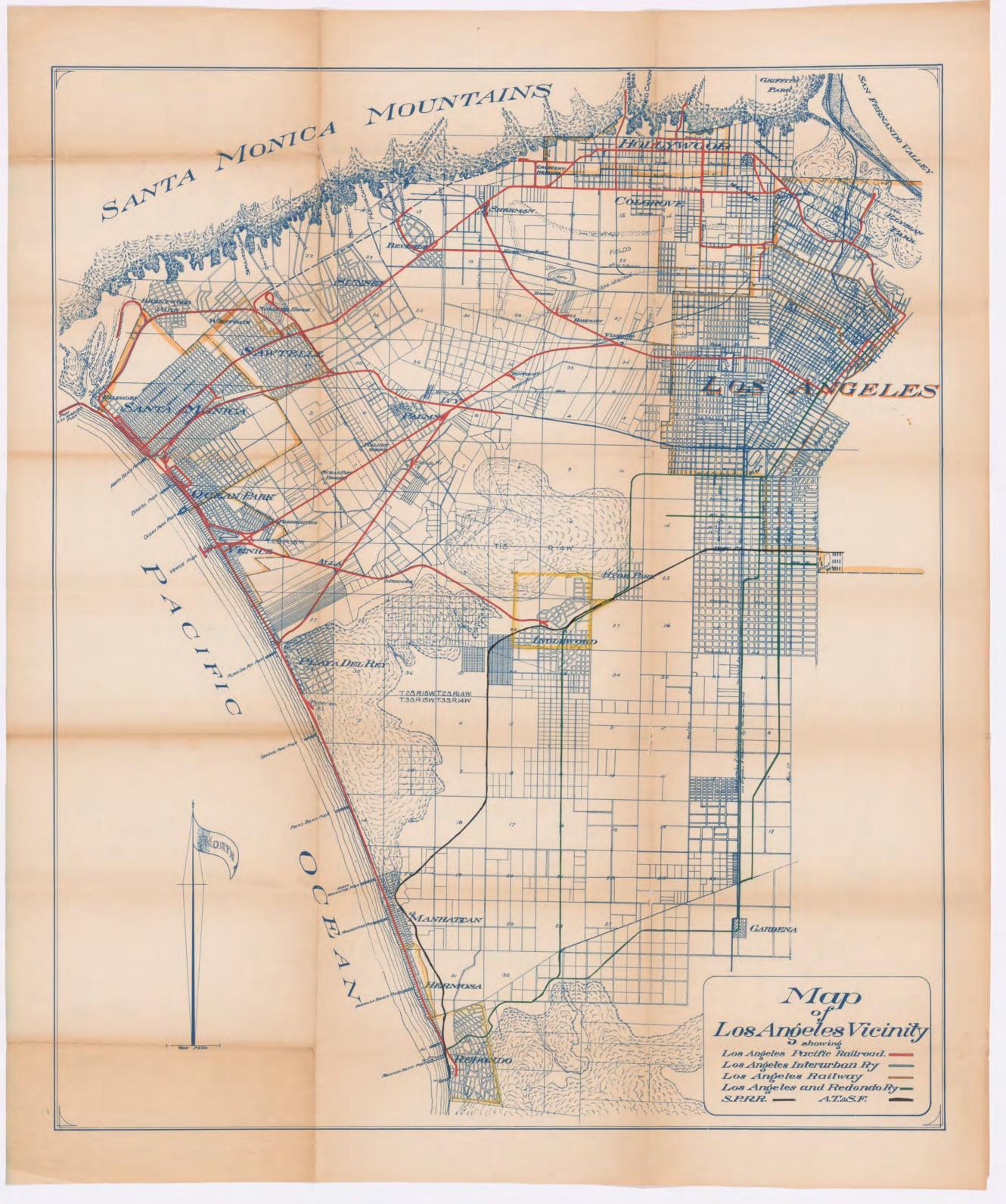
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## All Applications Must be Killed Jut by Applicant

Bldg, Form 1



PLANS AND SPECIFICATIONS

and other date must also be filed

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

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

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, 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

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CITY	FLOOR Y CLERK LEASE ERIFY			4. Marine				C. C.
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1.	Purpose	e of Building	2. Mass	Mucus	No. of Roor	ns	No. of Families	J.J.
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5.	Contrac	tor's name	194	1 much	<u> </u>		Phone	************
6.		ctor's address.	************	· 4	# ***************		11.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1	pa britag
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8.				building on lot		<b></b>		***************************************
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13.	Materia	l of interior	construction	Hecl fr	AUC.	word	ras	*****
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		VER	ONC.	Name of the last o	n here)		Authorized Agent.)	******
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## FOR DEPARTMENT USE ONLY

APPLICATION	O. K. //
CONSTRUCTION	O. K. 172
ZONING	19 O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K. 172

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## CITY OF LOS ANGELES



## DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

## Application to Alter, Repair, Move or Demolish

To the Bozzu of Building and Safety Commissioners of the City of Los Angeles!	
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Sup	Anim.
tendent of Building, for a building parmit in accordance with the description and for the purpose hereinafter set forth. This application is made	ALIES
ject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exe	#UD-
of the beautiff	rciae
First: That the normit deed not event once wicht on aniditary to be building on all a stand of the stands of the stands.	_

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		L braindics with ciwilli		EMOVED TO	operty described in au
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New location	}	(3	louse Number and Str	et)		Approved by
of building  Between what cross streets	\ 6 M	4	Touse Number and Str	e 19/2		City Enginee:
or one ner coto			1		**************************************	Deputy
1. Purpose o	f PRESENT bu	illding(Store, Resid	nce, Apartment House	Hotel, or any other	Families, purpose)	Rooms
2. Use of bu	ilding AFTER	alteration or i	moving	######################################	Families	Rooms
3. Owner (Pri	int Name).	5/1-00	5the			hone
4. Owner's	Address	48.11.6	Luchen	zle.	·*************************************	-h-b
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6 Ticensed 1	Engineer			State		
7 Contractor	Carle	i Guni		State	774//	11 C 2
		14205		Livense No.	22910 Pho	ne. L
8. Contractor	's Address	****	Including all labor	and material and a	ll permanent   Sold   S	000
9. VALUATI	ON OF PROPO	DSED WORK	ing, fire sprinkler, equipment therein	electrical wiring and or thereon,	d/or elevator	
O. State how mand given	any buildings NO've use of each.	<b>W</b> }	(Residence, Ho	tel, Apartment House	or any other purpose)	*********
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2. Class of bu	ilding	Material of	existing walls.	Ex	terior framewor	
	-		construction an			(Wood or Steel)
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ku##&&&&e********************************	Fil	l in Application	n on other Side	<del>-</del>		(OVER)
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PERMIT NO.	Plans and Specifica	ations checked	Zone	Fire District	Stamp he Permit is	
The same are a second s	Corrections verified	<u></u>	Bldg, Line	No. Street Widening		
48395			Ft.	Fŧ.		
	Plans, Specification rechecked and appr	ns and Applications oved	Application checked			
PLANS	For Plant See	Filed with	17/3/40 Pr. SPRIN	KLER	Insyector	
Recid.			Required Valuation Include	d Yes-No	Amr. Jun	

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

### NEW CONSTRUCTION

Size of Additionx	Size of L	10142422 HAPPE-X		when complete				
Material of Foundation		dth of Footi	ngDepth of foo	ting below ground				
Width Foundation Wall	Size	of Redwood	d Sill	erial Exterior Walls				
Size of Exterior Studs	X	Siz	e of Interior Bearing Stu	ids				
				Material				
hereby certify and agree, if a l	Permit is issued, specified or not; a suilding Ordinand Sign He	lso certify that ces and State	rovisions of the Building Ord plans and specifications, if re- lives.  Owner or Athor	the same is true and correct and linances and State Laws will be equired to be filed, will conform lized Agent)				
	FOR	DEPARTME	NT USE ONLY					
Application	Fire District		Bldg. Line	Termite Inspection				
Construction	Zoning		Street Widening	Forced Draft Ventil				
(1) REINFORCED CONCE		(2) The cation is,	building (and, or, addition or will be when moved, n	on) referred to in this Appli- nore than 100 feet from				
Barrels of Cement		~ ~ + + • •	• • • • • • • • • • • • • • • • • • • •	Street				
Tons of Reinforcing Steel	**************************************	Sign Her	e(Owner or Author	zed Agent)				
(3) No required windows will be obstructed.		There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.						
Sign Here(Owner or Au	thorized Agent)	Sign Her	eOwner or Author	(zed Agent)				
REMARKS:	医血液性水中部中医生物学医生物质学医療生物学	2 2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	i i u i u u p a a a a a a a a a a a a a a a a a	· 医水杨胺 · · · · · · · · · · · · · · · · · · ·				
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## CITY OF LOS ANGELES

## DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

## Application to Alter, Repair, Mover Demelish

tendent of Building, for ject to the following cor of the permit:  First: That the	reby made to the Board a building pormit in additions, which are helpermit does not grant	and of Building and accordance with the roby agreed to by the any right or privile	s description and for e undersigned applica- ege to erect any but	int and which shall be	deamed conditions e	he office of the Superin- application is made sub- ntering into the exercise , or any portion thereof,
Second: That the	permit does not gran	at any right or privi	lege to use any buil nce of the City of I rejudice any claim o	ding or other structuos. Os Angeles. I title to, or right of	re therein described, possession in, the pr	or any portion thereof, operty described in such
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New location of building		, (Ho	uee Number and Str	······································	**************************************	City Engliseer.
Between what cross streets	1/2 lale	aud.	621		****	Deputy.
				1/2/2		<b>7</b>
1. Purpose of	PRESENT buil	ding(Store, Redden	ce, Apartment House,	Hotel, or any other pr	ramilles.	2Rooms
2. Use of buil	ding AFTER a	lteration for m	oving		Families	Kooms
3. Owner (Print	Name)	CHOME!	· · · · · · · · · · · · · · · · · · ·		*****	Phone
4. Owner's A	ddress	Jean Jean	Mercy	Canto.	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
5. Certificated	Architect	Attel	Mul.	License No.4	5-1326 Ph	one Restien.
6. Licensed E	ngineer		NONE	License No	Pb	10 <b>ne</b>
7. Contractor	- Allen	estet.	NONE	State License No	Ph	one
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9. VALUATIO	ON OF PROPOS	SED WORK	lighting, heating, ing, fire sprinkler, equipment therein	ventilating, water su electrical wiring and or thereon,	or elevator	900
10. State how man	ny buildings NOW	? Due		tel. Apartment House	or any other purpose	est point.
11. Size of exist	sting building.	55 40Nu	mber of storic	es high.	Height to high	est point.
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PLANS	For Plans See	Piled with		NKLER Specified	Inspector	
Rockd and and the second	•}	<b></b>	A BEITH WILLIAM WILLIAM		IN WILL I W	

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

### NEW CONSTRUCTION

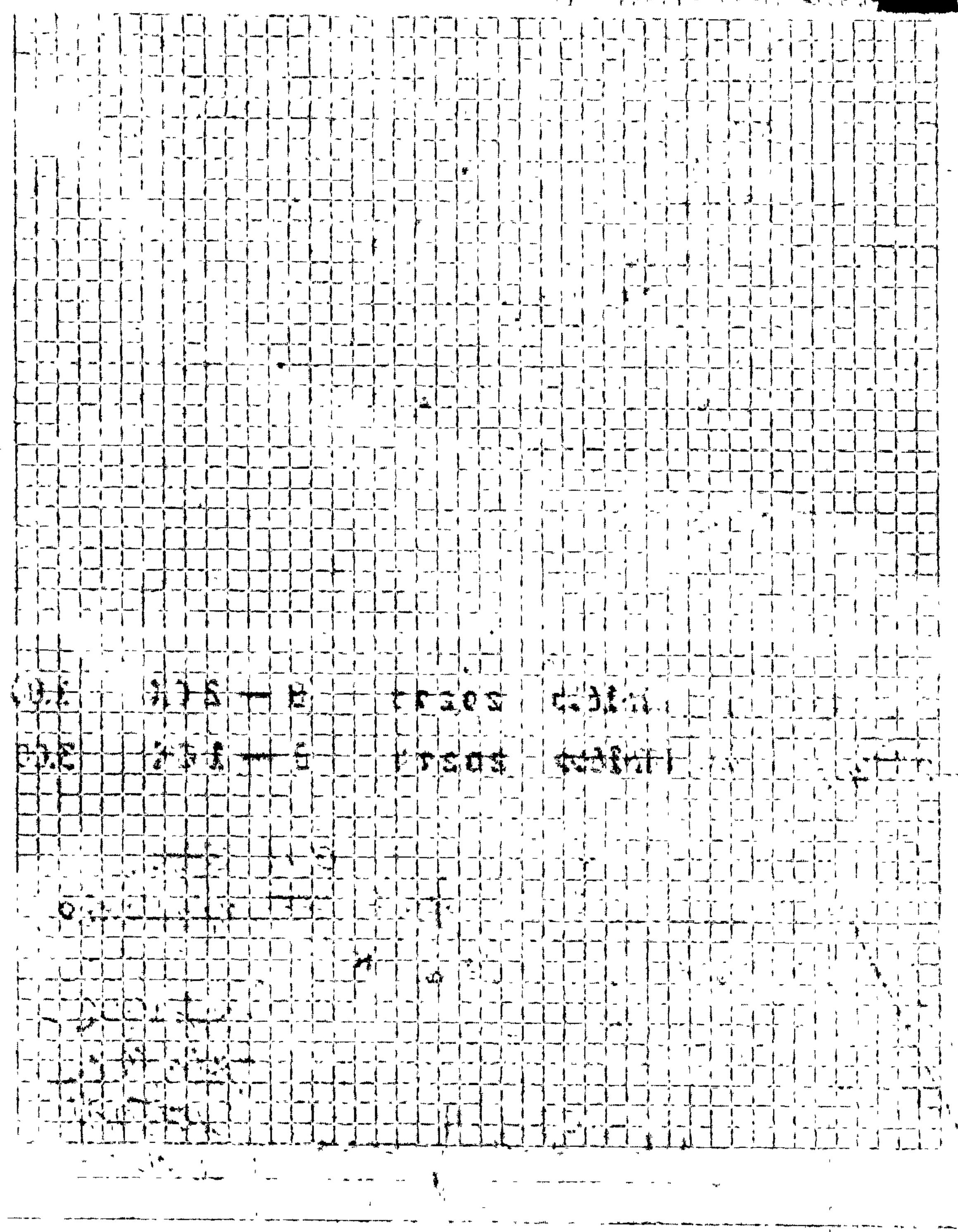
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FOR DEPARTMENT USE ONLY									
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Tons of Reinforcing Steel.	••••••	Sign Her	eOwner or Authoriz	ed Agent)					
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APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY CITY OF LOS ANGELES DEPT, OF BUILDING AND SAFETY DIST. MAP 1. LEGAL LOT BLK. TRACT 4584 ZONE Lot 5 F Westminister Pl 2. BLDG. ADDRESS APPROVED R-5 621 So Gramercy Pl 3, BETWEEN CROSS STS. FIRE DIST. Wilshire 6th St AND INSIDE 4. PRESENT USE OF BLDG. NEW USE OF BLDG. Apt House Dame KEY COR. LOT 5. OWNER Irving DU 31717 REV. COR. LOT SIZE . OWNER'S ADDRESS No legal Alvarado Hotel 2065 W 6th St. REAR ALLEY 7. CERT. ARCH. STATE LICENSE NUMBER SIDE ALLEY None BLDG, LINE 8. LIC. ENG. STATE None LICENSE NUMBER AFFIDAVITS 9. CONTRACTOR STATE Owner LICENSE NUMBER BLDG. AREA 10. SIZE OF EX. BLDG. STORIES HEIGHT SPRINKLERS 11. MATERIAL EXT. WALLS: WOOD METAL CONC. BLOCK ROOF CONST: W00D STILL REQ'D, SPECIFIED STUCCO BRICK r CONCRETE CONC. **Date** The Market of the second of th 621 So Gramercy Pl. VALIDATION NOV-16-55 29253 2 CK 111 20273 TYPE // GROUP MAX. OCC. NOV-16-55 N.C. 1 CK 20274 3.00 TIT. LA DIST. OFFICE PC\$1 C. OF O. ISSUED ٨ DWELL. VALUATION: TO INCLUDE ALL FIXED 00 VALUATION APPROVED UNITS EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLOG. PARKING 13. SIZE OF ADDITION APPLICATION CHECKED **SPACES** partitions Tam Yaguchi Vent HEIGHT GUEST 14. NEW WORK: PLANS CHECKED ROOMS MATERIAL MATERIAL EXT. WALLS ROOF FILE WITH CORRECTIONS YERIFIED I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor CONT. INSP. Code of the State of California relating to workmen's PLANS APPROVED compensation insurance. SIGNED This form when properly validated is a permit to do the work described. 1. Applicant to Complete Numbered Items Only, INSTRUCTIONS:

2. Plot Plan Required on Back of Original,

Form 8-3---75M Sels---11-54

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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 Westminister Pl. BUILDING ADDRESS APPROVED ZONE 3. BETWEEN CROSS STREETS FIRE DIST Wilshire Blvd. 6th Street AND PRESENT USE OF BUILDING NEW USE OF BUILDING INSIDE Apts. House Same KEY S. OWNER PHONE COR. LOT Mr. Irving Schafer REV. COR. OWNER'S ADDRESS P 0. ZONE LOT SIZE 621 South Gramercy Place 7. CERT ARCH STATE LICENSE PHONE 8. LIC. ENGR. STATE LICENSE REAR ALLEY PHONE SIDE ALLEY 9. CONTRACTOR 1300 TOPHSE CTHONES BLDG LINE Williams Waterproofing & Painting Co 10. CONTRACTOR'S ADDRESS AFFIDAVITS ZONE 3107 Fletcher Drive TY. SIZE OF EXISTING BLDG STORIES NO OF EXISTING BUILDINGS ON LOT AND USE HEIGHT BLDG AREA 70x147 One MATERIAL ROOF ROOFING SPRINKLERS METAL. WOOD CONC. BLOCK WOOD STEEL REQ'D. EXT. WALLS. CONST CONCRETE STUCCO BRICK CONC. OTHER Compo SPECIFIED DISTRICT OFFICE South Gramercy Place Los Angules VALUATION. TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE DWELL. UNITS 3300.00 AND USE PROPOSED BUILDING. SIZE OF ADDITION VALYATION APPROYED STORIES HEIGHT PARKING SPACES 15. NEW WORK: EXT. WALLS ROOFING APPLICATION CHECKED GUEST ROOMS Parapet wall correction along PLANS CATCKE FILE WITH c. of o. all four elevations. Dalcmic ISSUED CORRECTIONS VERIFIED CONT. INSP 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 relatings to workmen's compensation insurance. PLANS APPROVED FYIM DA. SIGNED-This Form When Properly Validated is a Permit to Do APPLICATION APPLICATION OF INSPECTOR the Work Described. TYPE GROUP MAX. OCC **C/O** S.P.C. 0.5. P.C. B.P. 7.50 H-2 N.C. AIII 12.90 VALIDATION CASHIER'S USE ONLY 1.10485 SEP-17-58 SEP-17-58 62875 7 CS

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as authorizing of Los Angeles,	or permitting	the violation of	r failure to	comply	with an	y applica	ble law.	Neither	the City
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Signed				[	,	_			
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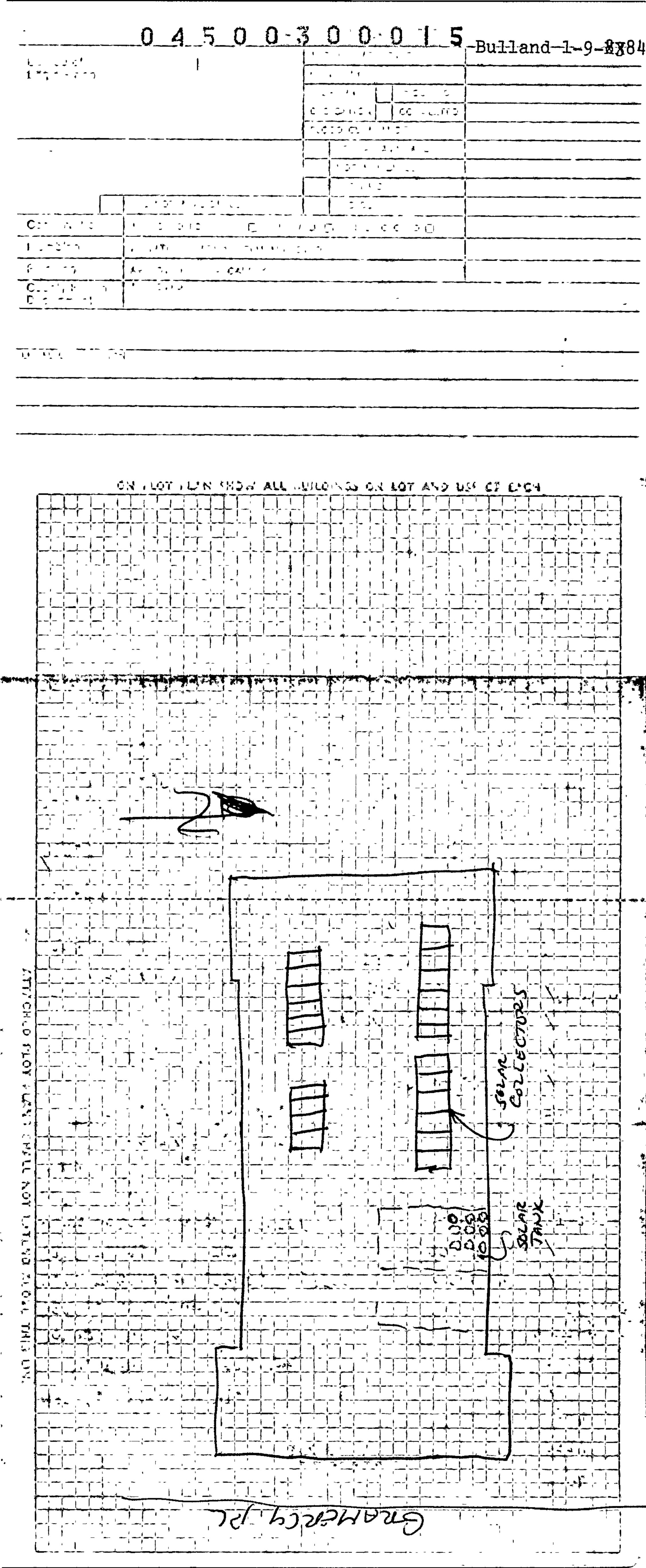
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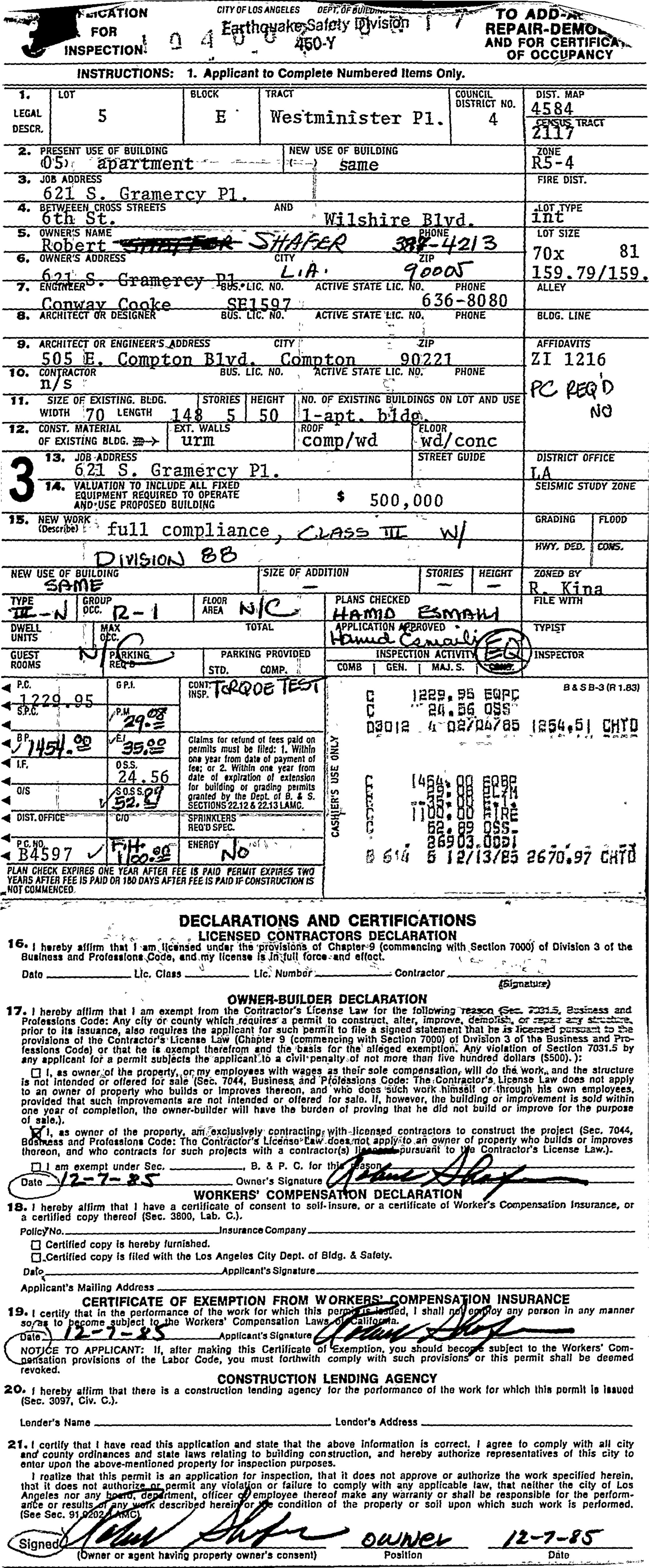
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◀.		203.	50	<del>←</del> ∰ BUIL						~	1		~~	BASB	-52 (R 3.83)
∢.					<del></del>	OR MECH					50:		PC I-R		
<b>₹</b>	G.P.I.	203.	50	I.F.	C	FEE TO	d of fe	es paid on	ONIC	, , ,	T 8	0150 00	<u>ត្រ</u> ្តី [		
◀.	B.P.C,	-		P.P.C.	— α	ermits must be year from de; or 2. With	ate of p	payment of	# S			2.59 E. 7.58 DS	s le SS		
	S.P.C.	.72.	91	£2.59		ite of expirator building or anted by the	tion of gradin	extension og permits		BB724	5	0 1/10/	84	386.64	CHTD
<b>∢</b> .	DIST.	OFFICE	· · · · · · · · · · · · · · · · · · ·		S	CTIONS 22.12	4 22 13	3 LAMC.	E E						
<b>`</b>	P.C. N	_		o.s.s. 7.58 s.o.s.s.					3						
◀.			/ EYD	RES ONE YE	AD AE	TED EEE 19	DAID	DEDMIT							
	<b>EXPIR</b>	es two	D YEAI	RS AFTER FEE	IS PAI	D OR 180 D	AYS A	FTER FEE							
•					DE	CLARA	TIO	NS AI	ID CI	ERTIFIC	CATI	ONS			
•		hereby	alliem	that fam ti		LICENSE	D C	ONTRAC	CTORS	DECLAF	RATIO	ON	n 700	D) of Division	3 of the
•		_			•			T						:Xshe 1	
	Cont	ractor's	s Mai	ling Address		<del></del>		<del></del>							
1	6.	hereby	affirm Code	that I am e.	xempt count	from the C	ontra	ctor's Lic	ense Lat	LARATIC w for the factors after	follow	ing reason ( rove, demoli:	(Sec.	7031.5, .Busir r repair any s	ness and structure.
	prior	to its	issua: of the	nce, also requ Contractor's	uires () Liceni	he applican se Law (Ch	t for	such pern 9 (comm	nit to file encing w	e a signed tith Section	stater (7000 i	nent that he of Division	is lic	ensed pursus the Business	nt to the and Pro-
	#ny	applics	int for	a permit sub	jects t	he applicar	nt to a	a civii per	naity of	not more t	than fi	ve hundred	dolla	of Section 7 rs (\$500).): ork, and the	
	is no	ot inter	nded o	or offered for	sale (	Sec. 7044, or improve	Busin es the	ess and i ereon. and	Profession 1 who d	ons Code: T loss such Y	The Co Work I	ontractor's L himself or th	.icens irougi	h hìs own em	iot apply iployess,
	one	ided th year o ale.).	et sud f com	pletion, the c	mis ar wner-t	e not inten puilder will	have	the burd	or sale	oving that	he di	d not build	or im	ovement is so prove for the	purpose
	Busi	i, as	nd Pro	fessions Cod	e: The	Contractor	's Lic	ense Law	does no	ot apply to	an ow	mer of prope	orty w	ne project (Se	improves
				o contracts to it under Sec.									racto	r's License La	
	Date	<del></del>		······································		NORKERS	_			DECLA	RATI	ON	<u></u>		<del></del>
1					a cer	tificate of	conse	nt to self	-insure,	or a certifi	icate d	of Worker's (		ensation Insur	
	Polic	y No Certifi	ed cop	23663	urnish	insura: ed.	nce Co	mpany	ECL	צומא	<del></del>	-Inder	27.1	7/44	<del></del>
	□ Date	Certif	ed co	py is filed wit	h the 1	Los Angeles Applica	City	Dept. of l	Bidg. & S	Safety.	er	2_A		el-	2 5-
	Appl	icant's	Mailir	ng Address _	611	8	EN	ICE	7/20	/ C-	0	CA. S	200	SQ Q	
1	<b>8.</b>   (	certify	that ir	RTIFICATE  the perform subject to	ance d	of the work	for w	hich this	permit i	is issued, l	nrcN I shall	not employ	#DY	Person in any	manner
	Date	, <del></del>	<del> </del>	· · · · · · · · · · · · · · · · · · ·	····	Applica	ınt's S	ignature _		. <del></del>	hould	become ent	plect	to the Worker	ra' Com-
	pens revol	ation p	rovisi	ons of the L	sbor (	Code, you	must	forthwith	comply	with such	provi	sions or thi	s per	mit shall be	deemed
1		nereby . 3097,			R CO		-			NG AGEI		he work for	which	n this permit i	s issued
	Lend	ier's N	eme	<del>-</del>			<del></del>	<u>,</u>	<del></del>	<del></del>					
2	20.1	ertify	that I	have read th	s appl	ication and	state	that the	above i	nformation	is co	orrect. 1 agre	ee to	comply with	all city
	ente	r upon	the at	pove-mentione	d prop	erty for ins	pectio	on purpos	9 <b>8</b> .					tatives of this	
	that Ange	it does les no	not a	authorize or ; board, depar	permit tment,	any violation of the contract	on or empic	failure to yee there	comply of make	with any any warrs	applic anty o	cabie law, ti r shall be re	hat no spon	either the city sible for the	of Los perform-
				fany work de : LAMC)	scride	a nerein o	: <b>(∏#</b> )	MOIJ(DROS	of the	hrobetty 0	r 80){ 	upon <b>whici</b>	ı #UC	h work is pe	n romi <b>e</b> d.

Position





COMPLIANCE WITH ORD. 158,963 The undersigned hereby; acknowledges that work authorized by this permit does not comply with Ordinance 158,963 regarding fire safety requirements for residential buildings three or more stories in freight. I am aware that when ordered to comply with Ordinance 150 553 additional work may be required. CERTABRICK P

117 87717

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<u>T</u>	*
3/2	aple
4	J. SS

| | P | \*



STATE OF CALIFORNIA  COUNTY OFLos Angeles	ember 19 <u>85</u> , before me the undersigned, a Robert Shafer
to me or proved to me on the basis of satisfactory evidence to be the person whose name_is_subscribed to the within instrument	
and acknowledged that he executed the same.  Signature of Notary	DOREEN R. FREEMAN Notary Public-Chilomia LOS ANGELES COUNTY  My Comm. Etc. Sep. 29, 1869

9	APPLICATION		CITY OF LO	os angeles	DEPT: OF	BUILDING AND S	AFETY	T()	ADD-AL AIR-DEM	TER-
5	FOR INSPECTION	4	<b>1</b> U	U	U	U U		AND	FOR CERT	IFICATE
	INSTRUCTIO	ONS: 1.	Applican	t to Compl	ete Nu	mbered it	ems Oni	ه جه ها اربسته و مرسمة مي استنداز المسافقة		
1.	LOT	(	LOCK	TRACT			[ ]	COUNCIL DISTRICT NO	DIST. MAP	***
DESCR.		5	E	Wes	stmi	niste	Pl.	4	CENSUS TR	<u>*•</u>
	SENT USE OF BUILD 5) Apt. H	DING	<del></del>	NEW (	USE OF	BUILDING		<del></del>	ZONE R5-	_
3. JOB	ADDRESS	amero	17 P7			Sering		<del>*************************************</del>	FIRE DIST.	<u> </u>
	EESHSI ERE		<u> </u>	AND	6	th St	<del> 7 - i</del>	<del></del>	10h KPE	د <u>ن م</u> وجود المساور
5. OWN	57ama &	Joann	e Kap	lan		2:	13758	37-421	LOT SIZE	152.02
6. OWN	699 Kana	n/Rd/	<u></u>	CITY		9:	ZIP L301	<del></del>		•
_	NEER	1977	8U5./\J	C. NO.	ACTIVE	STATE LIC. A		HONE	ALLEY	<del></del>
B, ARCH	TIECT OR DESIGNE		8US. LI	C. VNO	ACTIVE	STATE LIC. N	10. F	HONE	BLDG. LINE	•
9. ARCH	ITECT OR ENGINEE	P'S ADDRE	SS TO	CLTY	17	<del></del>	ZIP	<del></del>	AFFIDAVITS	<del></del>
10. CONT	RACTOR	100	Select		ACTIVE A	STATE LIC. N	QP	HONE	Z.I.	.1216
	E OF EXISTING. BUTH 6916 LENGTH		STURI'S H	j	2 //		***	OT AND USE	P.C. REQ'D	, <u>, , , , , , , , , , , , , , , , , , </u>
12. CON5	T. MATERIAL XISTING BLDG.	EXT.	ALLS	70 R00	F	HS	FLOOR 7	<del></del>		•
13	JOB ADDRESS	·	rick	M	lood		WOOD C	UIDE	DISTRICT O	FFICE
3 14			L FIXED		•	165	500	PC	SEISMIC ST	UDY ZONE
15. NEW	WORK	SED BUILD	ING				002	BPC	GRADING	FLCOD
(Descr	(be) To co	omply	w/Do	rothy	<u>Mae</u>	Ordin	ance		HWY. RED.	rens.
NEW USE 0		<del></del>	<b></b>	SIZE OF AD	DITION	<u>,,</u>	STORIES	HEIGHT	ZONED BY	h e's
<u></u>	IJ GROUP RI		FL00R		PLA	S OHECKED			Barmu FILE WITH	8
DWEN	MAX		AREA	<del>T</del> AL	APP	CA CANA	ROYER	7/	TYPIŞT	
GUEST	OCC. PARKING		PARKING	PROVIDED	7	INSPECT	ON ACTIV	Trey ~	INSPECTOR	
ROOMS	G.P.I.	CON		COMP.	COME	GEN. M	US. OH	E.O.	Duran	SB-3 (R 5,86
SP.C.	2 P.M.	INS	P <sub>x</sub>			Ç	96.0 165.5			1
BP.	-50 EI.	74 Clai	ms for refund	of fees paid on	_	שבונ	1.8	D E To		
✓ I.F.	F.H	one peri	mits must be f year from date	filed: 1. Within of one year from	ONE	r.	659 G	T DOST		
<b>4</b>	ATA ASS. E	date for	of expiration building or g	of extension rading permits	S USE	G4881	4580 107	11_DDD1 715/87	368.71	CHTD
DIST. OFFICE	S.O.S.S.	SEC	TIONS 22.12 & 2	pt. of B & S. 22.13 LAMC.	HIER'S	·				
F.C.HZ >	C/0	REO	MGY	11_	CASH					
PLAN CHECK E	XPIRES ONE YEAR AF			EXPIRES TWO	-					
YEARS AFTER F NOT COMMENCE	EC IS PAID OR 180 DAY	/S AFTER FEE	IS PAID IF CON	STRUCTION IS			خبيطة لوح حسنانات نجنطنات			
				IONS A		•	_	15		
16.   hereb	y affirm that I an and Professions C	n licensed	under the	CONTRA provisions of	Chapte	er 9 (comme	ATION ncing with	section 700	of cit Division	3 of the
	Lic.	_	-			_	ractor	(SiAni	1411-14/ 	
<b>17.</b> I bereb	y affirm that I am	exempt fr		ER-BUILDE	_		<b>-</b>		·	see end
Profession prior to it	ns Code: Any city Is Issuance, also r	or county equires the	which requi	ires a permit for such perm	to con	struct, alter, le a signod :	improve, Italement	demolish, o	r repair any s entaid bursus	structure, nt to the
fessions (	s of the Contracto Code) or that he i cant for a permit a	s exempt	therefrom a	nd the basis	for the	alleged ax	emption.	Any violation	of Section 7	031.5 by
is not into	owner of the propended or offered for of property with	or sale (Se	ac. 7044, Bu	isiness and i	Prof <b>ess</b> i	ions Gode: T	he Contra	ictor's Liceni	je juw does r	not apply
provided one year	that such improve of completion, the	ments are	not intende	d or offered	for asi	e. If. howeve	ir, the bui	lding or impi	ovement is so	ld within
Business	owner of the proant Cand Professions C	ode: The C	Contractor's	License Law	does n	of apply to	in owner	of property w	tho Builds or I	improves
thereon, a	and who contracts exempt wheer Se	s for such	projects wi	ith a contrac	tor(e) 1	iconsed puri	want to the	he Contracto	r's license L	1W.).
Date	3/2//87		Ovne	r's Signature COMPENS			ATION			<del></del>
_a cortified	y affirm that I have copy thereof (Se	vo a cortif ic. 3800, L	icate of cor sb. C.).	nsent to self	• insure,	or a cervillo	ate of Wo	rker's Comp	ensation insur	ance, or
☐ Certi	fied copy is hereb	y furnished	l <b>.</b>				/	······································		<del></del>
	fied comy is filed t					Name of the last o				<del>ن بروایه تا بسم مس</del> ویین بز
Applicant's	Maining Address CERTIFICAT				ORK	RS' COM	PENSAT	ION INSU	RANCE	
so as to	that in the perfor	rmance of the Work	the work for lars' Compa	r which this	pormit s of Ca	islisseed.	shall not	employ any	person in any	manner ´
	O APPLICANT: I provisions of the					tion, you sh	ould beco	ome subject	to the Works	a' Com-
rayokwa.			CONST	RUCTION	LENDI	NG AGEN	CY			
<b>20.</b>   hereby (Sec. 3097	affirm that there		truction lend	ding agency	for the	performance	of the w	ork for which	i this parmit i	s issued
Lender's N	ame	MOV	0	<del></del>	_ Lende	er's Address	<del></del>	<del> </del>	<del> </del>	<del></del>
and county	that I have read y ordinances and	stete laws	relating to	philding cou	structio	information on, and here	is correct by author	. ! agree to	comply with	all city city to
1 l realiza	the above-mentlo that this permit is not authorize o	is an appli	ication for i	inspection, th	iat it de	oes not appr y with any i	ove or au Ipplicable	thorize the v	vork apecified	herein, of Los
Angeles n	or any board, dep sults of any work	Atment. o	titicer or em	iployee there	ioi mak	e any wastat	ity or sha	il be respon	sible for the p	perform-
<b>♣</b>	91.0202 LAMC)		Management of the Contract of	مسية	_	>WN=	R .	3/	27/87	
Signed -	(Owner or again)	having pro	perty owner	's consent)	مادد	Position				

147006000

ACKNOWLEDGMENT-

-General-Wolcotts Form 233CA-LA-Rev

₹)1982 WOLCOTTS.

STATE COUNTY OF LOS ANGELES 유 CALIFORNIA

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proved to me

on the basis

of satisfactory

evidence)

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the

person.

whose name

personally known to me

alpo

subscribed to the within instrument, and acknowledged to me that

executed it.

WITNESS my hand and official seal.

Notary Public in and to State.

Edica State nersonally in the year appeared

3

before

**∄** 

the undersigned,

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Nutary

Public

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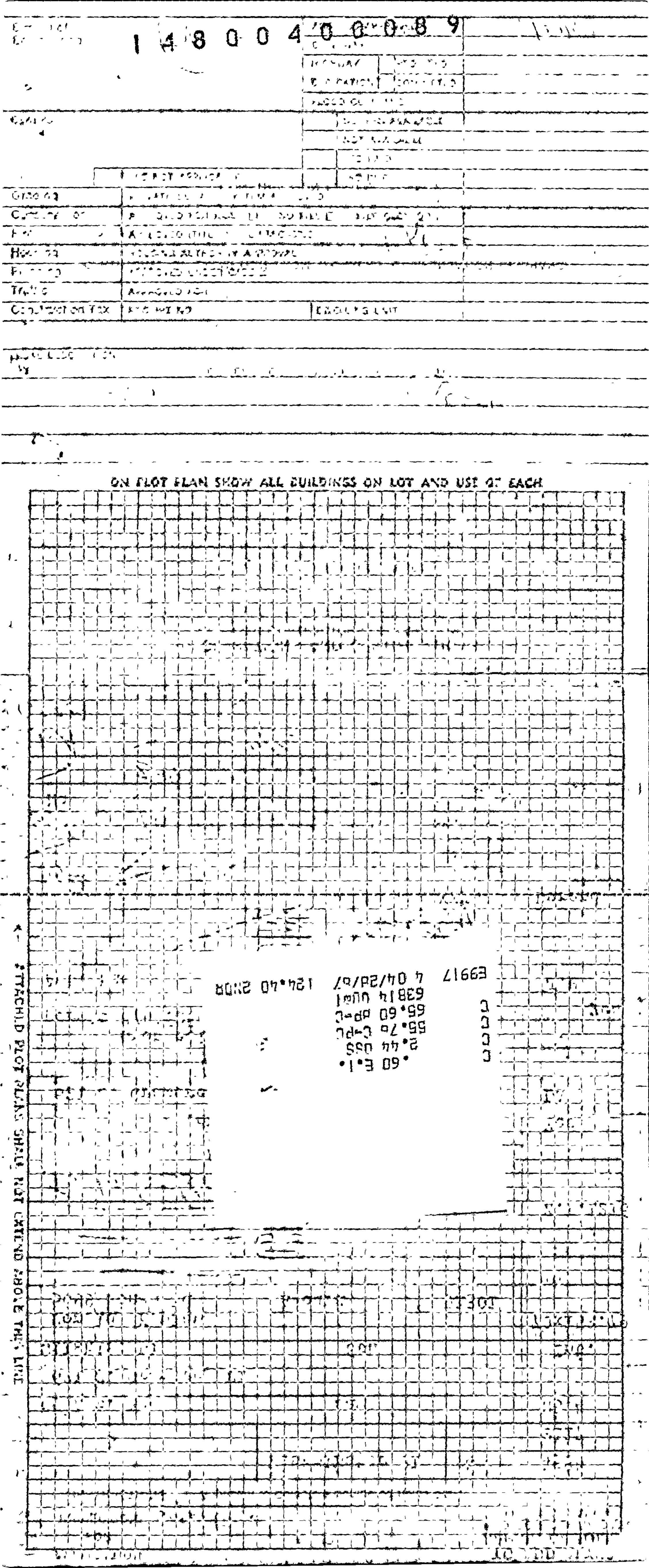
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GENERAL ACKNOWLEDGMENT	ပြု ပြု ကောက်သောက်သောက်သောက်သောက်သောက်သောကောက်သည်။ သည်သောသောသောက	NO A
State of Link Garageles SS.  County of Link Garageles	On this the ## 198	Z, before me,
County of Alexanders	the undersigned Notary Public, persona' y appeared	
OFFICIAL SEAL GEORGE C P LEE NOTARY PUBLIC - CAUFORNIA LOS ANGELES COUNTY My Comm. Expires Nov 18, 1989	personally known to me proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)sub- within instrument, and acknowledged that WITNESS my hand and official seal.	scribed to the executed it.
	Notary's Signature  Notary's Signature	

NATIONAL NOTARY ASSOCIATION 1/2012 Ventura Blvd. . P.O. Box 4525 . Woodland Hills, CA 91364

2 APPLIC	<b>10</b>		~ A	O O	8 8	REPA	ADD-ALT IR-DEMO	LISH
INSPE	CTION ST	netur	2				OR CERTIF	
	RUCTIONS:		سور د این در این	le Numbered II				
I. LOT  LEGAL  DESCR.	5	BLOCK	Westm	inster E	DISTRI	IL CT NO.	CENSUS TRAC	<del></del>
2. PRESENT USE	·		NEW US	E OF BUILDING			ZONE 4	<del>/</del>
(05) Apt 3. JOB ADDRESS 621 S	· <u>····················</u>	rcy Pl		same			FIRE DIST.	<u></u>
4. BETWEEEN CR	OSS STREETS	T.CA LT	AND	6th	*, <u></u>		LOT IYPE Int.	
Wilshi  5. OWNER'S NAM  Donal	E 770 - 7	ລກ	<u></u>	O O L L	PHONE		TOT SIZE	.79
6. OWNER'S ADDI	Konan F	łd.	Agpu		ZIP 9130	)1		
7. ENGINEER		BUS. LI		CTIVE STATE LIC.			ALLEY	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
8. ARCHITECT OR		BUS. LI	<u>U</u>	TIVE STATE LIC.			BLDG. LINE	<u></u>
9. ARCHITECT OR	ENGINEER'S AD			WINE OTATE 110	ZIP		Z.I.1	216
10. CONTRACTOR	2e 50	Davi		OF EXISTING BUIL				
HTGLW	STING. BLDG. LENGTH	4	NO.	One	FLOOR	בכט טאו	P.C. REQ'D	<u></u>
12. CONST. MATER	BLDG. 滋分一)	KT. WALLS Brick		Tood	Wood STREET GUIDE		Yes DISTRICT OFF	ice
2 13. JOB AI 621 S	Grame	ercy Pl	50				LA SEISMIC STUD	
EQUIP!	MENT REQUIRED SE PROPOSED BL	TO OPERATE		\$ 860	0			FLOOD
15. NEW WORK (Describe)	_	eiling	on cor	ridors	( ammen	ds		
Permin Permin	R 87LA62		SIZE OF LADO	ITION	STORIES	HEIGHT	ZONED BY	CONS, 'es
Apt. I	Ise	FLOOR		DI MAIC MECKE			FILE WITH	<del></del>
	MAX	AREA		APPLICATION A	PPROVED !		TYPIŞT	<del></del>
UNITS COMS	PARKING REQ'D	1	E MOUJOED	I was to the same of the same	MAJ.S. KODINS.	E.Q.	INSPECTOR	
4 P.C. 55.76	Del	CONT.	COMP.	COMB GEN.		E.Í.	Duranc	B-3 (R 5,86)
SRC	P.M.		<del></del> _	Ċ	2,44 55,76	OSS		
₹8.1.65°C.	E.I. (,0	Claims for refund permits must be	filed: 1. Within	Y C	65, 60	BP-C		
✓ I.F. NO	F.H.		n one year from on of extension	3 E991	638 ] 4 7 2 04/1	1500 189/87	124.40	CHTD
0/5	0.5 S.2 44	SECTIONS 22.12 I	Jept. of S. & S.	IER'S	<u></u>			··
DIST. OFFICE	S O.C.S	SPRINKLERS REO'D SPEC. ENERGY	<u>//</u>	EAS.				
PLAN CHECK EXPINES OF YEARS AFTER FEE IS PAI	NE YEAR AFTER F	E IS PAID, PERMIT	T EXPIRES TWO					
NOT COMMENCED.	·						,	
46		LICENSE	D CONTRA	ND CERTIF	ARATION		val – 6 Minister –	0 -6 AL-
16. I hereby affirm Business and Pro	iessions Code,	and my ficense	is in full forc	e and effect.			חסופויינים זס נטי	3 01 111
Date	Lic. Class			R DECLARAT			ature)	<del></del>
prior to its issue	s: Any city or co	npt from the Co punty which request the applicant	ontractor's Lic juices a permit t for such per	ense Law for the to construct, all nit to file a signe	e following reas ter, improve, de ed statement tha	molish, d t he is lic	or repair any si censed pursuar	nt to the
provisions of the	Contractor's Li	cense Law (Cha amot therefrom	apter 9 (comm and the basis	encing with Section for the alleged malty of not more	on 7000) of Divi exemption. Any	sion 3 of violation	the Business in of Section 71	and Pro-
in not intended of	of the property,	or my employe	es with wages Business and	as their sole co Professions Code d who does such	mpensation, will The Contractor	do the v	vork, and the s se Law does n	iot apply
acoulded that an	ch improvement	k are oot inten	ded or offered	for sale. If, how en of proving the	ever. Ine bullair	ia or imp	rovement is so:	io within
Pusiness and Pro	feerione Code	The Contractor	's license lav	with ficensed condess not apply to ctor(s) licensed p	to an owner of t	DIODEILA A	vno dulias or i	mproves
Date	o contracts for it under Sec	Sucii piojecia	B. & P. C. for	this reason	X D	1/		
18. I hereby affirm	· / /	WORKERS	S' COMPEN	SATION DECL	ARATION		ensation insur	ance, or
a certified copy	thereof (Sec. 31							<del></del>
Certified co	py is filed with t	he Los Angeles		Bidg. & Salety.		<u></u>		
CEI	STIFICATE O	F EXEMPTIO	IN FROM V	YORKERS' QC	MPENSATIO	N INSU	IRANCE	
19. I certify that it	n the performan	ce of the work Workers' Com	for which this pensation Lav	permit is issued is of California.	anali not em	ploy any	person in any	
NOTICE TO APP	SIFANT IF A	ter making this	. Cartificate o	comply with su	anould become	e subject	to the Worker	rs' Com-
revoked.  20. I hereby affirm (Sec. 3097, Civ.		CONS construction is	TRUCTION ending agency	tending ag	ENCY ance of the work	(or whic	h this permit i	s issued
Lender's Name _			······································	Lender's Addre	• • • • • • • • • • • • • • • • • • •			<del></del>
21.1 certify that I and county ordinenter upon the al	ances and state	laws relating	to building co	nstruction, and r	on is correct. I nereby suthorize	represer	o comply with ntatives of this	all city city to
al realize that that it does not	his permit is an	application formit any violation	r inspection, ton or failure t	hat it does not a to comply with a	ny applicable la	iw, inai i	ieithar the City	y 01 LO3
Angeles nor any ance or results of (See Sec. 91.0202	of any work design	cribed herein or	r the condition	reof make any wa of the property	or soil upon s	which suc	ch work is pe	rtormea.
Signed	er or agent havi	no property our	iet's chisebil	OWNE.	R.	J.	/27/17	المناسبة المناسبة المناسبة المناسبة
(UMI)	WAIL HEAL				معالم برگر به بربار آن ما آنس از با انتخاب العسی <u>این میشی</u>	بيطيقه والقرار والمتحدد		



STATE OF CALIFORNIA	
COUNTY OF Low angelow	<b> S</b> S.
	On this <u>27 kk</u> day of <u>Opril</u> , in the year 19 <u>87</u> , before me, the undersigned, a Notary Public in and for said State, personally appeared
200000000000000000000000000000000000000	Meriald Kaplan
SYLVIA NENDEZ NOTARY PUBLIC-GALIFORMA	, personally known to me-
LOS ANGELES COUNTY MY COMM. EXP. MAR. 2,1990	(or proved to me on the basis of satisfactory evidence) to be the person whose name
MY COMM. EXP. MAR. 2,1990	executed it.
	WITNESS my hand and official seal.
	Juliua Mendey
ACKNOWLEDGMENT-General-Wolcotts Form 233CA-Rev. 5-82	Notary Public in and for said State.
© 1962 WOLCOTTS, INC. (price class #-2)	$- \sim - 0.087$



Permit #:

07016 - 10000 - 06588

Plan Check #: X07LA07054

Printed: 04/10/07 02:45 PM

Event Code:

City of Los Angeles - Department of Building and Safety Bldg-Alter/Repair Apartment APPLICATION FOR BUILDING PERMIT Express Permit AND CERTIFICATE OF OCCUPANCY

Ready to Issue Last Status: 04/10/2007 Status Date:

1. TRACT

No Plan Check

**BLOCK** 

BLK E 5

LOT(s)

**COUNTY MAP REF #** 

M B 9-61

PARCEL ID # (PIN #) 135B193 949

Thomas Brothers Map Grid - 633-H2

2. ASSESSOR PARCEL# 5504 - 027 - 005

3. PARCEL INFORMATION

Area Planning Commission - Central

LADBS Branch Office - LA

WESTMINSTER PLACE

Council District - 10

Certified Neighborhood Council - Wilshire Center - Kore Energy Zone - 9 Community Plan Area - Wilshire

Near Source Zone Distance - 5.2

Census Tract - 2117.01

Census Tract - 2117.02

District Map - 135B193

ZONE(S): R4-2 /

12-48

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May 1

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4. DOCUMENTS

ZI - ZI-1940 Wilshire Cntr/Koreatown R CPC - CPC-1986-834-GPC CDBG - BID-Wilshire Center RENT - YES

ORD - ORD-165302-SA170

CDBG - LARZ-Central City

CRA - ZI 1940 KOREATOWN

5. CHECKLIST ITEMS

6, PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

Gramercy Venture Llc

3800 Rhodes Ave

STUDIO CITY CA 91604

Tenant:

Applicant: (Relationship: Contractor)

**7.EXISTING USE** 

(05) Apartment

PROPOSED USE

102.44

65.00

0.50

1.71

5.13

5.10

5.00

20.00

8. DESCRIPTION OF WORK

REPLACE DRYWALL, DOOR, AND TILE IN SHOWER BATHROOM. NO STRUCTURAL CHANGES.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By:

DAS PC By: Coord. OK:

OK for Cashier: /Changl Burgess

|Signature:

Date:

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$1.000

PC Valuation:

FINAL TOTAL Bldg-Alter/Repair Permit Fee Subtotal Bldg-Alter/Repa

Fire Hydrant Refuse-To-Pay

E.Q. Instrumentation O.S. Surcharge

Sys. Surcharge Planning Surcharge Planning Surcharge Misc Fee

Permit Issuing Fee Permit Fee-Single Inspection Flag

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD (524-2845)

Outside LA County, call (213) 482-0000 or visit www.ladbs.org

For Cashier's Use Only 17 219918 04/1W/0# 071696588

\$65.00 BUILDING FERMIT COMM \$0.50 EI RESIDENTIAL \$20.00 BUILDING PLAN CHECK \$1.71 ONE STOP SURCH \$5.13 SYSTEMS DEVT FEE \$5.10 CITY PLANNING SURCH

Subtotal:

\$102.44

\$5.00

\$140.40

Carry Over FROM Tran# 219917

MISCELLANEOUS

Total Due: Credit Card:

\$242.84 \$42.84 \$200.00 Cash:



13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting nu .	meric value") 07016 - 10000 - 06588
•	
14. APPLICATION COMMENTS	In the event that any box (i.e. 1.16) is filled to conscitu it
	In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed 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) Spielman Sanford 10380 Wilshire Blvd #1604 Sw, Los Angeles, CA 90024	B 304028 3104732456
PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire 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 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 or conduct and conduct an inspection within 60 or conduct an inspection within 60 or conduct and conduct an inspection within 60 or conduct an inspection withi	for permits granted by LADBS (Sec. 22.12 & 22.13
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 my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of ability to take prime contracts or subcontracts involving specialty trades.	Division 3 of the Business and Professions Code, and the Business and Professional Code related to my
License Class: B Lic. No.: 304028 Contractor: SPIELMAN SANFORD	
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 which this permit is issued.	the Labor Code, for the performance of the work for
I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performant workers' compensation insurance carrier and policy number are:	ice of the work for which this permit is issued. My
Carrier: Fairmont Ins. Co. Policy Number:	80514389
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 a laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the provisions.	as to become subject to the workers' compensation Labor Code, I shall forthwith comply with those
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT A AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPE IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.	
19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of (909) 396-2336 and the notification form at <a href="https://www.aqmd.gov">www.aqmd.gov</a> Lead safe construction practices are required when doing repairs that disturb pa section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California (800) 524-5323 or the	the Health and Safety Code. Information is available at int in pre-1978 buildings due to the presence of lead per
20. CONSTRUCTION LENDING AGENCY DECLARATION  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 iss  Lender's name (if any):  Lender's address:	ued (Sec. 3097, Civil Code).
21. FINAL DECLARATION	
I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING T comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I fur work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. \$1.0106.4.3.4 LAMC).	to enter upon the above-mentioned property for inspection does not authorize or permit any violation or failure to any warranty, nor shall be responsible for the ther affirm under penalty of perjury, that the proposed
By signing below, I certify that:  (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Re	emoval Declaration / Lead Hazard Warning
Construction Lending Agency Declaration and Final Declaration; and  (2) This permit is being obtained with the consent of the legal owner of the property.	Inoval Declaration / Lead Hazard Warning,
Print Name: COUT (SU) MW Sign:	1007 Contractor Authorized Agent

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2144 W Sunset Blvd FS #20

Permit Application #: 07016 - 10000 - 06501

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

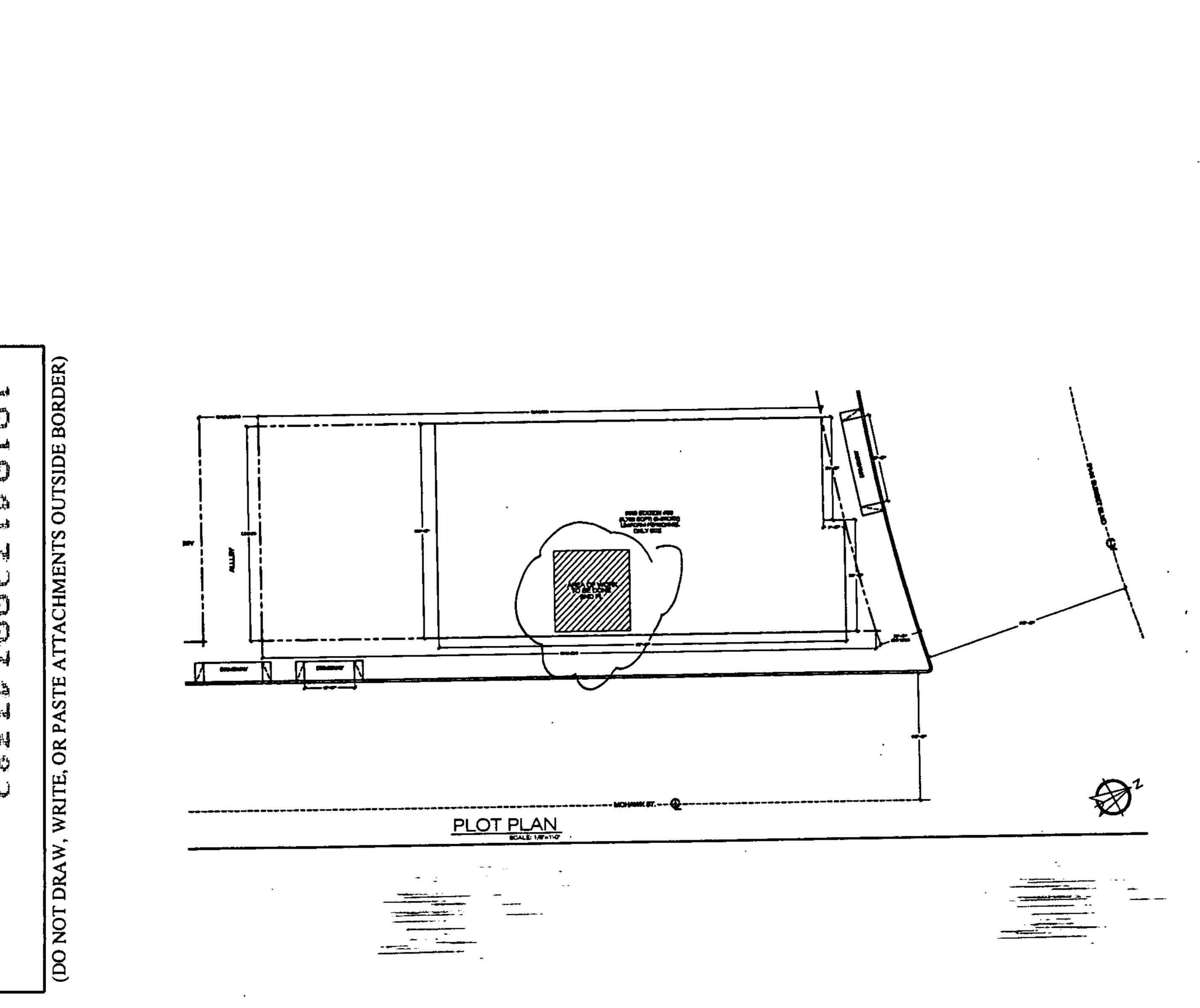
Plan Check #: B07LA03526 Initiating Office: METRO

Plan Check

Commercial

PLOT PLAN ATTACHMENT

Printed on: 04/10/07 13:53:49



#### Operator's Deals in Week Totaled at \$1,500,000

Purchase and sale of major and other properties by G. E. Kinsey, Los Angeles investor, in deals during the week just ended, that amounted to more than \$1,500,000 were announced by

\$1,500,000 were announced by him yesterday.

The largest transaction was sale of the Admiral Apartments six-story, 61-unit structure at 846 S. Serrano Ave., to Mr. and Mrs. Joseph Steinberg for approximately \$325,000. Mrs. Minerva Bush, Hollywood real estate broker, conducted the transaction.

tion.

Kinsey bought the five-story, 60-unit Fleur de Lis Apartments, 1825 N. Whitley Ave., Hollywood, from William C. McDuffie and immediately resold the property to Mary Preissman. The considerations in these two deals totaled approximately \$350,000. J. H. Sugarman and Lewis Drescher, realty brokers, represented buyer and seller in the resale.

Wilshire Deal Made

Wishire Deal Made
A \$125,000 business property
at 3832-44 Wishire Blvd. was
bought from the Union Bank &
Trust Co. O. H. Parkening handled the deal.
Kinsey bought the five-story
Fenway Hall Apartments, 621 S.
Gramercy Place, from M. S.
Bates. The building is valued at
\$225,000. Also purchased was
the Fenmore Apartments, at
1525 N. Van Ness Ave., Hollywood, from the Van Harold
Corp. The building is valued at
\$185,000, Kinsey disclosed. Buyer
and seller were represented by
Ray H. Phillips of the Ivan T.
Jones Co.
The four-story, 40-unit Holly
Manor Apartments at 1055 Sanborn Ave. was bought from the
Jambor Construction Co. for
ebout \$75,000.

Building in Deal

Building in Deal
The Wilshire Building, fourstory business and apartment
structure at the southwest corner of Western Ave. and Sixth
St., was bought for approximately \$125.000 from William C. MoDuffie to whom Kinsey sold two
apartment-buildings at the northwest corner of Eighth St. and
Dunsmuir Ave.
The 12-unit Norris Apartments, 285 Spalding Drive, Beverly Hills, was sold to Mrs. Laura C. Crawford and Mrs. La Jee
Crawford Pearson for \$60,000.
Several smaller properties:
were bought and sold in deals
totaling more than \$50,000. Building in

#### Firm's Dealings Run \$40,000

Nineteen properties that brought almost \$40,000 and included several business and residence-income lots, a San Fernando Valley homesite and acreage in Antelope Valley were transferred in June by the California Trust Co.

Report of the deals was made yesterday by Harold E. Phelps, associated with C. P. Thurtle in marketing unimproved sites for the company.

Sites as locations for multiple-housing structures and business buildings are among the properties that have been coming into stronger market position, according to the report.

#### Grover T. Russell

Plans New Activity Grover T. Russell, in announcing that he has resigned as subdivision sales manager of Edwin G. Hart, Inc., which position he occupied since 1927, has stated that hesides looking after his citrus and avocado orchard properties he plans to market orchard, ranch and other acreage in this region's coastal area.

He is past president of the lifornia Real Estate Associa-H

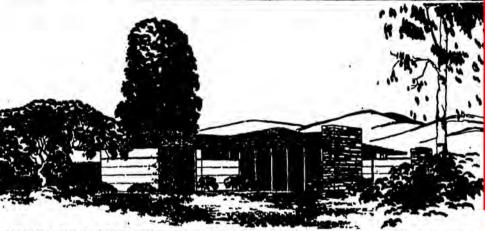
#### JADE BUDDHIST ROSARY TAKEN BY BURGLARS

Los Angeles Times (1923-1995); Dec 23, 1945; ProQuest Historical Newspapers: Los Angeles Times pg. A3

#### JADE BUDDHIST ROSARY TAKEN BY BURGLARS

A 500-year-old jade Buddhist rosary was stolen from the home of Mrs. Virginia Thomas of 105 S. Bunker Hill Ave., according to a report made to police, Mrs. Thomas said burgiars cut a screen jo gain admittance and also took other jade jewelry valued at \$1316.

#### Real Estate and Industry



GARDEN VIEW AND LIGHT—These details were given consideration in planning of this home to be built in Los Angeles. All but one of the rooms will face the garden. Large window space is a feature. Redwood and plaster will be used in outer-wall construction. The design of this residence was prepared by Architect Douglas McFarland.

#### New \$500,000 Program Told

Work has been started on a new administration building and a warehouse for the Premier Oil & Lead Works, paint manufacturing company, with cost of the two structures totaling \$500,000, it was announced yesterday. The new buildings, first to be constructed on a five-acre site directly across the street from the company's plant at 3950 Medford St., represent the fourth major expansion program of the company since it was founded here 20 years ago. Construction of the two new units is by the Austin Co.

The company's first factory here was a single garage building on Naud St., it was stated.

#### Branch Office Opened

Opening of a San Fernando Valley branch office by the Lawrence Block Co., Inc., Beverly Hills realiors, has been announced. It is at 17301 Ventura Blvd., Encino, and is under the nanagement of Faris Wheeler.

#### Large Realty Deals Closed

The Fenway Hall Apartments, six story building at 621 S. Gramercy Place, and the Hadden Hall Apartments at the southeast corner of Eighth and Fedora Sts., recently bought by James R. Fraser from G. E. Kinsey, have been sold by Fraser to Irving Shafer for \$250,000 and \$160,000, respectively, it was announced yesterday.

Also reported was sale of the Stanford Apartments, 636 S. Cochran Ave., to Morris and Pauline Appell by Fraser, who received in the transaction the Harvey Apartments, 1240 W. Sixth St. Fraser recently bought the Stanford Apartments from Louis J. Margolin et al.

#### Santa Monica Hotel Sold

Sale of the Carmel Hotel at Second St. and Broadway, Santa Monica, by the Carmel Hotel Co. to George Styllano of Los Angeles for a reported consideration in excess of \$245,000 was one of a number of recent deals announced in that city totaling more than \$600,000.

Other transactions included sale of 28 income buildings on 500 feet of Ocean Park Blvd. frontage near the Douglas factory by Mrs. Anna K. Rives to A. Warsaw and an associate for \$150,000.

#### Textile Bag Plant Start Scheduled

One of the new Industrial plants here early in 1946 will be a textile bag factory at 5401. Slauson Ave, to be operated by Bemis Bro. Bag Co., which has plants in various places broughout the country. A one-story building with more than 10,000 square feet of space has been leased for the new plant, t was stated. The Le Roy D. Dwen Co. handled the lease tegotiations.

#### Street Developments Will Set New Record

Expenditures for new municipal streets in the next five years will exceed all past records owing to the modest amount of repair work during the war and the paving required for the extensive new real estate developments about to be started, Claude C. Blair, president of the Paving Brick Institute, stated.

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Classified Ad 5 -- No Title

Los Angeles Times (1923-1995); Jan 20, 1930; ProQuest Historical Newspapers: Los Angeles Times
pg. A11

pg. All									
WANTED—LIELP— WANTED—SITUATIONS— Nate    Mate   Mat	Frofesions, Vecations -15-r		WANTED—SITUATIONS—	manus remaile	Day Work, Laundresses -10-L	To LET-HOOMS- Familiand. Lie.	TO LET-AUAUTMENTS-   Farnished West and Northwest -21-A		
Wanh A.1 maidh, cooka, coupira & Contact Man Prefere Los Angoles, and domestic lape, Good and Warth Washern Areneles, 120 A. Broadway, TU. 7813, 483 noteo Dr., Bev. 1888. OX. 9300. Santa Monica 24688. Whites to locate in Los Anyeles.	sires cood connection. Address R.	APT. HOUSE & HOTEL OWNERS Take notice, for efficient managers, call Miss Hamilton, charge of Co- tact Dept. Co-operative Apt. & Hotel Assn. 821 W. 8th et. VA. 6778, EUROPEAN college-bred exper. travpl-	Times Agency, Santa Monica.	college cook, country in the control of the college cook, country in the city of the control of	found-cleaning. Clean up chapty of furn. houses. Woodwork cleaning a apecialty. Also help movers. By day, hour of contract. AT. 7560.	Use of Divose 833 K. Mariporu.  NICELY furnished roams, excelle acrice in lovely priv. home, me	ANNOUNCING		
Agency or very good manufactur .c's	yrs, cxp. Address R. box 135, Times OPFICE MEOII. draftsman, cxp. mach. dea., oil tools, tech. grad. J. C. 1563 W. 49.	Times Office.	Long Beach, 1805 S. 1, 340-445.	*Eng. housekp., teach Span., dr we	EXP. white inundress & cleaner, knows hor so alread with her wh. Olyo perf. satis. Go appearance OR 7220.	WK. Lac. eleco, rma., ph. & pn. 75 apaco tree, After t p.m. 200 W.77 to TO LET-HOTEL-	The Opening		
	Farm and Garden —13-II OARDENER, have taken care of high- class residence for 15 rts. life exp., familiar with greenhouse, landscape, rock work, single. Swede. Best ref. DR. 1893. or address R. box 238.	dan wishes contract to drive by week or unle, Knows city thoroughly, Bet ref, Phone St. 4081.  OOMPANION, do beauty work, Cingre, Expert driver, some cookly, Refs, Address V, box 412, Times		Dosition in mother & daughter desires, bosition in mothericas home, trais ed nurse, references, good wages, 'A. 3742.	YOUNG Spanish girl wants have, by day or care of children, 273 E. Vernen ave.  NEAT exper. airl wants work by day or week. AK. 6427.	HOTEL PARKWAY  So, Coronedo at 7th, Steam he at 100 rooms. Ten min, to town, a wk. up. With bath \$1.50 day, \$8.1 k up. Can't beat that Dunkirk 11 7	FENWAY HALL.		
MIS. PATTENS EMP. AGENCY. domental sagency varying exclusive pomes with trained extrants, Male or female. 301-4 Western Mutual Life Bidg. 321 W. 3rd at. PA. 3011 Will. pive rm. & Goard to young school wirl for few hours work eve- times & Saturony. 205 B. Spranto. OERMAN sirl. New acrived pref. Assist housework & couching. MO. 5607. ICOTHER'S helper. white. young sirl. \$22 ynd. toon & board. 112. 0110.	WANT at lob on ranch or 50-50 mith.	REFINED young lady will care for cl- derly person or couple. Take care of business analize, type, drive car. Consider office work, DR, 1306.	FRANCE NURSE WILL CARE FOR INFANT OR SMALL CHILDREN, HERT LA & M.D. HEF TH. 3050.	District Call II Do: Interested. I U.I	YNG. Soulan Wants washing, froning & cleaning, Horne pilec. VA. A319, Pilest Class LAUNDRESS WANTS DAY WORK, HU, 0505-W. WUMAN, reliable, white, wants cleaning, day or hour. WE, 2006.	st Heart of City, \$6 W \ 200 modern rooms with 24-hr. ac y ice. Victoria Hotel, 7th & Ho so Moran Motel, 8th and Hope.	15 BLOCK WILEHINE RLVD. WILSHIRE'S ULTRA MODERN AND MOST LUXURIOUSLY PURNISHED ALARTMENT HOUSE READY FUR OCCUPANCY.		
NOTIFIET'S heiper, white, young strikes and the second experience and a second consistent work. J. Apr. cook to do downstern work. J. authlis, Seep on place, \$70, 110,0840.  Olific hot over 30, help with 3 chilling of the second consistent work. J. William of the second consistent with a chilling of the second consistent with a chilling of the second consistent with a children of the second consistency and a second consiste	Addres R. box 131. Times Office. IIANCII man, single, middle age, experienced, baching preferred. b. II. Lewis, Puente, Cal. YOUNG German, apeak little English,	BERVICES given for experience as cashier in hotel or rectaurant evenings & 5 day Bal. Best ref. Address it, how 148. Times Omco.  EDUCATEL, relined young lany wishes pastion as companion-accretion; hotely. No objection to traveling, Address.	UONPANION, nurse, masseuse, candree, will, travel, Any cose, 271. Olize, viii, 710 NURSE & masseuse will give masseuse at your frome or work part, time, Address R. box 40. Timer Office, Willies degless permanent, position in	COL. woman, first class cook to work is day afternoons by week, I U. 1500-6.  FOING cel. woman, 2nd maid or housework, no cooking, ref. call Monday, AT, 1903.	PHIST CLARS LAUNDIESS WARTS DAY WORK, HU, 6993-W. WOMAN, reliable, white, wanter tenning, day or hour, We, 2006, ENF. 601, mald, heat, part time, 689 ENF. 601, mald, heat, part time, 680 ENF. 601, mald, heat, he	No. All outshorms, Beaut, gare of New Hotel Grauman nomes, tobby 675 N. Kenners, Oct. 2 n \$1 Day—El Rey Hotel	Steam Heat Frigidaire		
. German Ager., 400 H. Main, R. 236. Address R. box 127. Times Off a	experienced sardener and charlers, wants position. Gail DR, 3408. LAWNS taked, tertilised, accurd, sarden work, Mr, Hunt, MO, 10958. OARIDENER & all around man wants work, Please call VA, 8425. SITUATION wanted, chorce, sarden, poultry, 546 Sunest Dr., Whitter.	lady. No objection to traveling, Address V. hox 300. Times Branch.  GRI. 21. wants pos. with writer, violinist or dancer in exch, for instruction and some salary, 11U. 0300-J.  YOUNG lady experienced traveler general control of the	private home. Reasonable 541875. Csil UE, 0347. B.O.S. I must work. Grad nucce: materity expert. do housework: anfithing jezithmate. Refs. LA. 2734.	A Middle Sec. in beauty work, C all A Middle Sec	CLEANING, fronting, etc., 40c lis. Re- liable exp. white lady. MU. 9497. UOL. lady, exp. wishes laundry work by day. HU. 0553-W. EXP. COL. WOMAN WANTS 12 DAY WORK. EM. 3680.	24-510 WR. New 10-story firepro of 501 E. 6711 STREET MR. 50 W HOTEL MELROSE, 120 S. ORAN IN 24 HIRS: SERVICE FREE PARKING PRIVATE BATH, 57 UP. MU. 52 IN	Fully-Tiled Baths Built-in Showers Large Dinettes		
Trafessions, Vocations —11-E COMPRETENT FOLL CHARGE 1000 K- NURSES WANTED KEEPER-ACCT. OFFICE MAN. Assistant physics city. Open.	BITUATION wanted, choree, sardell, poultry, 546 Sunset Dr., Whittler, LAWNS, ruked, fertilized, serded, tiarden wk, MR, HUNT, MO. 18958. CARDENERS helper, position desired by young American, OL. 4523.	Airea pos. as traveline communitos. State salari, references. Address. P. hox Wi, Times Office. REF. lady 35. companion cideriy. Insw. or child's nurse. Home intes or Sundaya off. TU. 8768. CAPABLE lady. unincumbered. tace	ORAD, nurse, as travel, or home comp, semi-linval, or eld, lady, UN, 5027.  ORADUATE forse wants pos. in good home to care for patient or talant. Best city ref. Wages reas. OR, 6924.	ELDERLY Roman to amiss 2 or 3 a dults. References, Home more than waters. Gentile, TR. 2244.  HELIAMEE mother with sirk used 9, destre room, board, amail sal, or household distre. Gb. 3824.	A-t hundress, bundles, Call, deliver, fine handwork, Pr. reas, AT, 5662. DERMAN hundress, 1st cl. Call & de- liver promptly, Reas, pr. MO, 19847 NG, white women, A-I worker, clean.	\$1 da. heart of city \$5 W K Winclow Hotel. 646 S spring 18 WK. Mid Serv. shwr. Jec pa iii 8 MIARA. 1000 S Kingslov L c 17 WK. NEW JEAN HOTEL—30 W Mod. Steam Beat. 540 S. Plower	French Windows Maid Service		
HOME OF LAA (Age.) 702 W 17 St. BOOKKEEPER, fast, accurate. It en UNDER Orad, State Exp. stem, 870 rb, monthly, Financial statements, 10- Amesibetiat-Exp. records, 8115 fbl. come tas, please ring, Holland, Mit-	CKP, sardener wants 4 days a week. Address R, box 120. Times Office. UARDENER, Scoten, lirst class references. Tetephone RO, 8229. PIRST class sardener, age 30, 10 yrs. exper. Good refs, RO, 384.	CAPABLE lady, unincumbered, take full cluwre, country hotel or chicken dinner resort, A.5 ref. Bl. 3672, LADY of ability with local exper, wishes position as pet, or bungalew court manager, Beat of ref. AX.3253	C.B. nurse or companion of experi- ence. References, TR. 5451, R. 322, EXP. nurse desires case, invalid pres, \$18 wt. Refu. REpublic 4844, URADUATE nurse will care for chil- dren or convalencent. HU, 1437.	wants wort in home for room.	laund, etc., wk, or day, A'f. 6072, Ob. 21rl, day work, 50c hr. or cen- eral meld. Home nights, LA, 7011. OMP, white woman, hundry or clean- ing by hr. Ref. Ph. Bracon 9502.	TO LET-ROOMS-	Large, Beautifully Fur- nished Lounge and Lobby		
307 B. HILL ST. ROOM 308.  Stressment Required — U-K  ACCOUNTARY! theroughly Irained & control of the control o	JAPANESE, young gardener, chauffeur if dealer, Reis, Tom Wata, MU,7280	REP. lady, mgr., agat. apt. houre, exp., ref. Address W. box 401, Times Branch. COMPANION to ref. woman. C.S. pref. Traceled slid dependable. Ref. enclg., Address W. box 402, Times Branch.	PRACTICAL nurse, kind & emcloni, city references. VA. 5814. KIND, experienced practical nurse, declor's reference. WA, 2512. NURSE, efficient & kind, best of ref.	OERMAN Fromish, refined, mid, age. As cost of housekeeper in gentleman 's home. Ph. York 4291. COL. woman. cen. haws good co. E. cits ref. HI. Mid-R. wood co. E.	WANTISD—SITUATIONS— Male and Female —17 CHADIFEUR, over 20 years driving csp., drive any make car, a good	Westlake Hills Hotel and burgalous. Beautifully for a aunny rooms, some with priv. it baths, spacious parjors, ideal soc a	TWIN BED SINGLES SPACIOUS DOUBLES		
of office & savement and the savement of the s	House Corrents Caretakers 17.1	WRITER net as caretaker home dur, ing owner's absonce; comb., refs., Address V. box 314, Times Branch WANTED; Care of children in pil-	PROOF HE. 2074.  PRACTICAL mirse experienced, take any case. DR. 0311.  EXPERIENCED, practical murse wants permanent position, DR. 7823.  PRACTICAL MIRSE VONES, FORES, CX.	A-1 Col. cool or nurse. 1st class tal 3- 19. Ex. refs. \$55-593. AX. \$674. POS. by intr. class cook, cap., reliab c. Ph. TR. 2244. Rm. 303-6. UERMAN gril liners 2 753.) was ts pos. \$69. liners. 2400 flarcours a 2.	all-ground unceitable: also exp. laiddeape or flower cardener, wito as housemade have reference the past 10 Ferrs, whiles position for Feb. 1 in private home or country estate. Address C.A.B., P.O. box 550, Bur- bank, Cat.	bathe. Spacious pariors, ideal sec a environment, brautility view of most a tains. excellent means, free parkli is 321 S. AUVARADO DOAT.  OARLAND HOTTEL. 195 S. UARLAN II DOOK HOT STEEL	YOUR INSPECTION COMMISSION INVITED		
Box 1004.  PARTINER, catab. emp. seency. Must.  Wk. with me. Samil investment.  Address X. box 490. Times Branch.  Dos. as cate: in ant. or lotel. P.B. X.  Dos. as cate: in ant. or lotel. P.B. X.	YNG. Japanese man wants pos. use- ful butter (can ck.) 66 exp. trustroythy. Just 100 ft. 100 maky- ure 63 Loomin at TE. 971 ANIYOR. 13 or whole day, office or place, good plumber and electrician 110, 4011. 2119. exp. plan cook & nouse- boy, wants position, best ref. FA.	EXP. hotel or apt. maid wants pts. Past worker, 11U, 1460-M. CAPABLE CHILDREN'S NURSE REPERENCES 11O, 3817	PRACTICAL HURSE, efficient, kind care, chronic case preferred. TU, 8493.  NURSE, Prac. 30 yrs, experience, Best of references, HO, 3360.	WOUNCE CEPTIAN WOMAN WARLS NOW. C- WOTE and humber by day LA, 14 22 GOMPETENT WOMAN Withen sence al WOTE day or week, IU, 7599-R. REJIABLE white woman position se	FILENCIT cel. cpl. cook, but	NEW AMERICAN PLAN HOT T	MRS IDA G. CHAMBERGER		
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YOUNG men wants were Drive truck COLLEGE boy will chauffur after grootfy, packinghaupf erro, GL 2559, 1900 at the student. 3rd year, law omce of the packinghaupfur after t	Work: 40c hour. ME, 8145. P. housecleaner, hood polisher, etc. Refa. ME, 8232, Lundquist. VANTED—SITUATIONS— Female  EX	ENGRAPHIC position, 4 yrs exp. mincient, hod, sa, CH, 2501. PERT STENORAPHER, 10 rears whethere. Fl. 2011. Res. 424. Experience. Fl. 2011. Res. 424. Experience. ac 25. Phone IDIN. 7001. ENGRAPHER. exper. & compale. Endersi cline work. HE. 5182.	notel ME 6283. No. 302.  XPR. col. sirl wants spn. hawk. part time. Gd. cook. with ref. HU.0453-J  RL for gen. hawk. & care of children. Phone WE 6810.	day work. 33.50 day: wash, iron, LG clean. Refs. Please phone MA. 1895 PERIENCED woman will do any kind of work. HD. 5568-W.	E. im. 14. Walk. dist. Nr. Union t. 1522 SHATTO BT. EX. 7007. AUT cop., abwr., parkg., blk. H car. fobia mail employed. Gl. 1674.	CASA LOMA APTS.  JUST SEE THEM!  JOHN MENLO AVE.  1250 LA CRESTA APTS.  EX.	50 Up—Fairhaven Apts. 238 S. Mariposa. "5" Car. Desirable Sinolles unter modern. Printle, Nr. Ambassador. 5%, 1755. ARMITAGE APTS.		
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or note: Ref. Ph. 362, 8133, 8, 410. STENO, sep. of, circle, bepr. in or EMP. baker; and retaurant mana- out town. 1823 E. 07, 8t. JR. 3419. EMP. book-keeper, timeteeper, parroll man, Call Miller, ROob, 5615.  EM. 7404. And for "Santle."	ne children. Good zels. Speaks nr. French. Waces Sion. HU. 4508. n. RSE, ungrad, ekn., acsires work in TR. De's office or will care for invalid h. Tr. br. or day. EM. 6511.	AINED nurse will take battent in RI cer new home. Sunny private room, SI cest care. Auto rides, OR. 3814.	66 Second Intol. HO. 1298-W.  EAT., reliable col. girl: good cost A- for family, hest of ref. RO. 8440.  EP. elderly O.S. lady, companion & SW ili. hawk, reuple adults. EX. 9850.	The hand work Pr. ress. AT. 552. de VEDISH lady. Clashing, cooring by LA. Carro of children ever. Fl. 5235.	00-\$6.50. Lee, outside rms. walk, 181, 1012 W. 4th at. ar. Fremont. 181, 1012 from rm. twin beds, bath, 1911ahire dis. 504 S. Cecidental.	bedrins, oriental roas, maid aerrice, serase, 369 NO SUCAMORE, near Beverly Blvd. OR. 0113. WR. 2 rms. kitchien & living-rm. licht, sas, phone, linen & direct clided Parking sp. 1177 W. 31	opi, Ref. reg. 1401 Cutebn, GR. 5897. EWLY dec. furn. abs., also trent. Inc., ar. (t) & Plaueros, ME, 8936. 5 10 1- 21s. ovide, dress, rm., the leatures, 313 & RAMPARY		

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G.E. Kinsey, Major Force Behind Sports Arena, Dies Bush. G M

Los Ángeles Times (1923-1995); Nov 14, 1983; ProQuest Historical Newspapers: Los Angeles Times pg. B19

#### G.E. Kinsey, Major Force Behind Sports Arena, Dies

By G.M. BUSH, Times Staff Writer

G.E. Kinsey, the man credited by many as the driving force behind the construction of the Los Angeles Sports Arena in the 1950s, died Saturday on his 89th birthday at his home on North Rossmore Avenue.

Born in Milan, Tenn., as Glaucus Edward Kinsey but known to his friends as George, Kinsey came to Los Angeles in 1923. He became a speculator in real estate ventures, many along Wilshire Boulevard. In one 18-month period in 1937-38, Kinsey bought and sold more than \$4 million worth of property—an astronomical figure in those days.

In 1956, Gov. Goodwin Knight appointed Kinsey to the 6th District Agricultural Assn., the controlling agency of Exposition Park and the Memorial Coliseum. Kinsey was later named chairman of the Coliseum Commission building committee, a position from which he spearheaded development of the Sports Arena.

William H. Nicholas, the former general manager of the Coliseum, hailed Kinsey as a "great fellow." Nicholas said Kinsey was "more responsible than anyone" and the "guiding patron" of the Sports Are-

---

He later became vice president of the board of directors of the Museum of Science and Industry, and—as a major contributor—was instrumental in building the museum's Kinsey Hall of Health, which opened in 1969.

Kinsey is survived by his wife, Mattie B. Kinsey; two daughters, Martha Carpenter and Margaret Brown, and two grandchildren.

Following private funeral services, Kinsey will be buried at Forest Lawn Memorial Park, Glendale.

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#### CHARITABLE UNIT TO RISE: Convalescent Home to Occupy Five Acres at Montebello, Society Announces

Los Angeles Times (1923-1995); Nov 11, 1928; ProQuest Historical Newspapers: Los Angeles Times

#### CHARITABLE UNIT TO RISE

Convalescent Home to Occupy Five Acres at Montebello, Society Announces



Plant have been completed by Architect Louis Selden for the build ing of a philanthropic institution to be known as the Los Angeles Convalescent Home at Montebello.

The main building will be amid orange trees on a five-acre tract. Ground will be broken for the new structure about the middle of January next. . The orchard tract has been purchased outright. The proposed structure, when completed,
will afford accommodations for forty
patients. Expansion is planned
later. Present plans call for an expenditure of \$35,000 on the building.
Funds for the upicep of the building will be augmented by the holding of a dinner-dance at the Blitmore Hotel Saturday evening, the
24th inst, by the Progressive Circles and its auxiliary, under whose
auspices the work of actually caring
for patients will fall.
The plans and specifications were
donated by Architect Louis Selden
and the officers are Mrs. William
Silverman, president; Mrs. A. Zemansky, first vice-president; Mrs.
A. W. Hackel, second vice-president,
and Isaac Pacht, chairman of the
board of directors. been purchased outright. The pro-

board of directors

#### CLASSES LAUNCHED RECENTLY

Educational Sessions for Realty Board Include General and Appraisal

Opening sessions of the educational courses of the Los Angeles Realty Board were held recently.

Two distinct courses are being given, one in general real estate education and one in appraisals. The general course is under the di-The general course is under the direction of George W. Zent, and will continue for twenty-six weeks, with sessions on each Tuesday evening. It covers practically every phase of real estate merchandising, including a study of the California real estate license law. In view of the fact that there is strong probability of salesmen being required to page an examination, under the direction of the real estate commissioner, in order to be eligible for license, many salesmen are taking this opportunity to fit themselves for the test, Mr. Zent stated.

stated.

Richard C. Willis, chairman of the Los Angeles Realty Board appraisal committee, is in charge of the appraisal course, classes in which also will meet weekly, on Tuesday evenings, for a period, of sixteen weeks. All classes are held in the new realty board huiding, 1137 South Grand avenue.

#### New Mains to Cost \$30,000

Contracts for water mains that will involve expenditures in excess of \$30,000 were signed this week by the Santa Monica Land and Water company, according to W. J. Moore, sales manager of Pacific Palisades. The areas affected are Chautau-qua, Western and Temescal Heights and a portion of Las Pulgas subdi-vision.

#### Improvements ... Completed on Homes Tract

The Los Angeles Investment Company this week completed its im-provements in a new unit opened in June at West Slauson and Overhill Drive. This unit contained thirty-seven acres and was improved with cement sidewalks, curbs, gutters and paved streets; water N. L. Brinker, director of sales for and gas placed and services ex- the El Rey Products Company.

#### New Shingles

Indicating the speed with which new products of local factories are distributed to a large market territory, shipments of the recently introduced El Rey "Tri-Tab" shingle already have been made to all parts of the Pacific Coast and to Honolulu, it was reported yesterday by

The new shingle, which was first It is the policy of the investment placed on the market on October company to improve each unit 2, last, is being sent regularly in opened immediately, so that the carload lots to Seattle. Portland, homes may be built; and occupied San Francisco, San Diego and the with all improvements in and paid Hawaiian Islands, according to the executive.

#### Sale of Homes Gain Market Far Eclipsing Record in 1927

Westwood Hills house sales for the first ten months of this year are 69 per cent ahead of the total for last year, Edwin Janes of the Janes Investment Company announced this week.

"Comparison of totals shows," Jans, said, "that our house sales for the first ten months of 1928 are more than 50 per cent ahead of the entire year's total for 1927. Because of the heavy demand for homes, particularly during the past nine-ty days, there is a distinct short-sage of homes in certain price classes."

#### A partment to Cost \$200,000

Green Gables has been selected as the name for a new \$200,000 apartment-house being erected at Marathon and Irving streets by the Interstate Mortgage and Investment Company, according to announcement yesterday by A. T. Pelton, president of the investment concern

Work is being rushed on the structure which will contain fifty-six apartments, including studio units. It will be of English architecture and three stories high, the site being 100x100 feet.

Scofield-Twaits has been awarded the contract for the construction of a four-story and basement Class A mercantile building at Broadway and Sixth street, San Diego, for Fox Gaynes Investment Company at a cost of \$300,000.

#### Outfall Sewer Project Starts in Valley Area

Construction of the second unit of the \$1,000,000 valley outfall sewer of the \$1,000,000 valley outfall sewer, which will connect with the main Los Angeles line, was started yeaterday at Radford avenue in Studio City. The unit extends from Vineland avenue to Pacoima avenue where it connects with the Studio City sewer system which has been completed.

completed.

The outfall sewer plans call for the boring of approximately twenty miles of trenches ten feet wide and running as deep as nineteen feet.

Edwards, Wildey & Dixon have a permit to construct an addition to a garage owned by the Firestone Tire and Rubber Company at 800 East Eighth street at a cost of

#### HOLLYWOOD SKYLINE IN NEW DRESS

Airplane View Discloses Tall Buildings Replacing Single Dwellings

"An airplane view of Hollywood taken a few days ago reveals many changes in the skyline. A short time ago only a few tall buildings dotted the landscape, today the height-limit building is the rule rather than the exception" said Avers J. Du-Bols, chairman of the Hollywood branch of the Los Angeles Realty

"Hollywood,, formerly & city of single dwellings, has added many large apartment-houses during the past three years. Our records show that since the first of January, 1927, building permits have been granted in the Hollywood district for 163 apartment-houses, valued at \$15,705,338. Sixty-five of these new buildings are four stories or more in height, six are seven stories, one twelve stories, one thirteen and one twenty-seven stories in height."

#### Clinic's Home to be Finished in December

Providing further facilities for the treatment of the sick in Los Angeles, the Good Hope Clinic, rising at 1241-1245 Shatto street, almost op-posite the Good Samaritan Hospital, is scheduled for completion Decem-ber 15, according to Will Sterling Hebbard, the architect who designed

Hebbard, the architect who designed the structure.

Built by and to be operated in conjunction with the hospital by the Good Hope Hospital Association, the clinic is a \$100,000 Class A rethe clinic is a \$100,000 Class A reinforced concrete unit housing the
latest equipment for medical research. It has a frontage of seventy-two feet on Shatto, between
Lucas and Wittner, and a depth
of 113 feet. The exterior will be
stucco finished and of imposing appearance, practically three stories in
height, the architect's report revealed.

In architectural style it will follow the same general lines as the
parent hospital, which was erected
about three years ago. L. J. Seckels
is the general contractor and fireproof partitions are being installed
throughout by the Pacific Pireproofing Company, Los Angeles, to conform with the Class A requirements
of the building.

#### HOMESITES SOLD

John H. Elerath of San Pernan-do and Dr. W. B. Percival of Pass-dena have just purchased home-sites in Pacific Pallsades and plan to build homes shortly, according to J. W. Moore, sales manager of the Pacific Palisades division of the Santa Monica Land and Water Company.



#### **City of Los Angeles Department of City Planning**

#### 10/19/2023 PARCEL PROFILE REPORT

**PROPERTY ADDRESSES** 

621 S GRAMERCY PL

**ZIP CODES** 

90005

**RECENT ACTIVITY** 

ENV-2023-7017-CE CHC-2023-7016-HCM

**CASE NUMBERS** 

CPC-2018-6005-CA

CPC-2013-3169

CPC-2002-1128-CA CPC-1986-834-GPC

ORD-175038

ORD-165302-SA170

ENV-2019-4121-ND

ENV-2018-6006-CE ENV-2013-3170-CE

ENV-2002-1131-ND

ENV-2002-1130-ND

**Address/Legal Information** 

PIN Number 135B193 949

Lot/Parcel Area (Calculated) 11,196.4 (sq ft)

PAGE 633 - GRID H2 Thomas Brothers Grid

Assessor Parcel No. (APN) Tract WESTMINSTER PLACE

Map Reference M B 9-61

Block **BLK E** 

Lot

Arb (Lot Cut Reference) None

135B189 Map Sheet

135B193

5504027005

**Jurisdictional Information** 

Community Plan Area Wilshire

Area Planning Commission Central

Neighborhood Council Wilshire Center-Koreatown CD 10 - Heather Hutt Council District

Census Tract # 2117.04

**LADBS** District Office Los Angeles Metro

**Permitting and Zoning Compliance Information** 

Administrative Review None

**Planning and Zoning Information** 

Special Notes None

R4-2 Zoning

Zoning Information (ZI) ZI-2452 Transit Priority Area in the City of Los Angeles

ZI-2488 Redevelopment Project Area: Wilshire Center/Koreatown

General Plan Land Use High Medium Residential

General Plan Note(s) Yes

Hillside Area (Zoning Code) No

Specific Plan Area ADAPTIVE REUSE INCENTIVE AREAS

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

RFA: Residential Floor Area District None

RIO: River Implementation Overlay No

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

None

SN: Sign District No
AB 2334: Very Low VMT Yes
AB 2097: Reduced Parking Areas Yes
Streetscape No

Adaptive Reuse Incentive Area Adaptive Reuse Incentive Area

Affordable Housing Linkage Fee

Residential Market Area Medium-High

Non-Residential Market Area High
Transit Oriented Communities (TOC) Tier 3
ED 1 Eligibility Eligible Site

RPA: Redevelopment Project Area Wilshire Center/Koreatown

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) 5504027005

Ownership (Assessor)

Owner1 SOSU INVESTORS LLC
Address 3251 W 6TH ST UNIT 109
LOS ANGELES CA 90020

Ownership (Bureau of Engineering, Land

Records)

Owner SOSU INVESTORS LLC
Address 3251 W 6TH ST STE 109
LOS ANGELES CA 90020

APN Area (Co. Public Works)\* 0.257 (ac)

Use Code 0500 - Residential - Five or More Units or Apartments (Any

Combination) - 4 Stories or Less

 Assessed Land Val.
 \$5,531,620

 Assessed Improvement Val.
 \$2,492,021

 Last Owner Change
 07/31/2013

 Last Sale Amount
 \$7,050,070

 Tax Rate Area
 6657

 Deed Ref No. (City Clerk)
 8-853

Building 1

Year Built 1929
Building Class C75
Number of Units 53
Number of Bedrooms 13
Number of Bathrooms 54

Building Square Footage 42,440.0 (sq ft)
Building 2 No data for building 2

Building 3

Building 4

Building 5

Rent Stabilization Ordinance (RSO)

No data for building 4

No data for building 5

No data for building 5

Yes [APN: 5504027005]

**Additional Information** 

Airport Hazard None
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 None
High Wind Velocity Areas No
Special Grading Area (BOE Basic Grid Map A-

13372)

#### **Seismic Hazards**

Wells

Active Fault Near-Source Zone

Nearest Fault (Distance in km) 1.38010392

Nearest Fault (Name) Puente Hills Blind Thrust
Region Los Angeles Blind Thrusts

None

Fault Type B

Slip Rate (mm/year) 0.70000000
Slip Geometry Reverse

Slip Type Moderately / Poorly Constrained

 Down Dip Width (km)
 19.0000000

 Rupture Top
 5.0000000

 Rupture Bottom
 13.0000000

 Dip Angle (degrees)
 25.0000000

 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 WILSHIRE CENTER

Hubzone Redesignated until Dec 2021

Jobs and Economic Development Incentive

Zone (JEDI)

None No

Opportunity ZoneNoPromise ZoneNoneState Enterprise ZoneNone

Housing

Direct all Inquiries to Los Angeles Housing Department

Telephone (866) 557-7368

Website https://housing.lacity.org
Rent Stabilization Ordinance (RSO) Yes [APN: 5504027005]

Ellis Act Property No
AB 1482: Tenant Protection Act No
Housing Crisis Act Replacement Review Yes

Housing Element Sites

HE Replacement Required N/A
SB 166 Units N/A
Housing Use within Prior 5 Years Yes

#### **Public Safety**

Police Information

Bureau West
Division / Station Olympic
Reporting District 2021

Fire Information

Bureau Central
Battallion 11
District / Fire Station 29
Red Flag Restricted Parking No

#### **CASE SUMMARIES**

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

Case Number: CPC-2018-6005-CA

Required Action(s): CA-CODE AMENDMENT

Project Descriptions(s): RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY

OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE

AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.

Case Number: CPC-2013-3169

Required Action(s): Data Not Available

Project Descriptions(s): THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24,

13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE

DEPARTMENT OF CITY PLANNING

Case Number: CPC-2002-1128-CA

Required Action(s): CA-CODE AMENDMENT

Project Descriptions(s):

Case Number: CPC-1986-834-GPC

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

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

Case Number: ENV-2019-4121-ND

Required Action(s): ND-NEGATIVE DECLARATION

Project Descriptions(s): RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT

OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE

AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.

Case Number: ENV-2018-6006-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY

OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE

AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.

Case Number: ENV-2013-3170-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24,

13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE

DEPARTMENT OF CITY PLANNING

Case Number: ENV-2002-1131-ND

Required Action(s): ND-NEGATIVE DECLARATION

Project Descriptions(s):

Case Number: ENV-2002-1130-ND

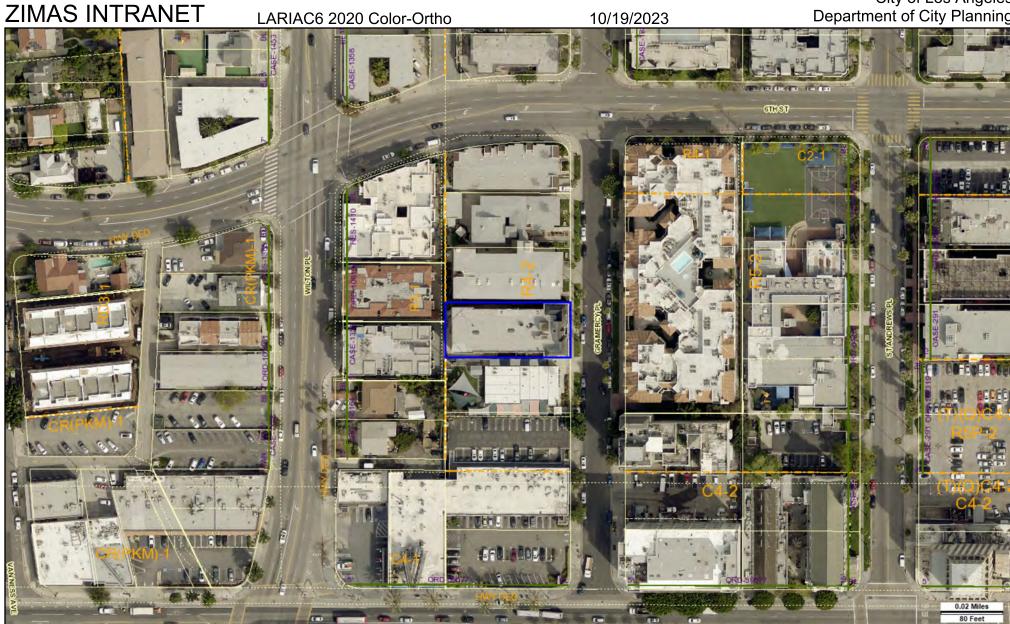
Required Action(s): ND-NEGATIVE DECLARATION

Project Descriptions(s):

#### **DATA NOT AVAILABLE**

ORD-175038

ORD-165302-SA170



Address: 621 S GRAMERCY PL

APN: 5504027005 PIN #: 135B193 949 Tract: WESTMINSTER PLACE

Block: BLK E

Lot: 5 Arb: None Zoning: R4-2

General Plan: High Medium Residential



