



## **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

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:			Community Name:		
Assessor Parcel Number:	Tract:		Block:	Lot:	
Identification cont'd:					
Proposed Monument Property Type:	Building	Structure	Object	Site/Open Space	Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:					

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

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

## 3. STYLE & MATERIALS

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



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 4. ALTERATION HISTORY

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


## 5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

## 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

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



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 7. WRITTEN STATEMENTS

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

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

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

## 8. CONTACT INFORMATION

### *Applicant*

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

### *Property Owner*

Is the owner in support of the nomination?

Yes

No

Unknown

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

### *Nomination Preparer/Applicant's Representative*

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



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 9. SUBMITTAL

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

### APPLICATION CHECKLIST

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

## 10. RELEASE

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

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

Name: JAMES PASTON Date: 9/19/2023 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](http://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 its 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 (1906-1945) 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 Gottlieb 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.<sup>4</sup> 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.<sup>5</sup> The building was not in Kinsey's hands for very long, and was sold to James R.

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

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

4 "Operator's Deals in Week Totaled at \$1,500,000." *Los Angeles Times*, 4 July 1943.

5 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.<sup>6</sup> 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 Chateausque 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.

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<sup>6</sup> "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

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Engineering, 1850-1980 Theme: Beax Arts Classicism, Neoclassical, and Italian Renaissance Architecture, 1895-1940," ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2018.

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 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

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

10 "Charitable Unit to Rise." *Los Angeles Times*, 11 November 1928.

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

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

13 *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 multi-story 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 Chateausque 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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**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

2022





Current photo

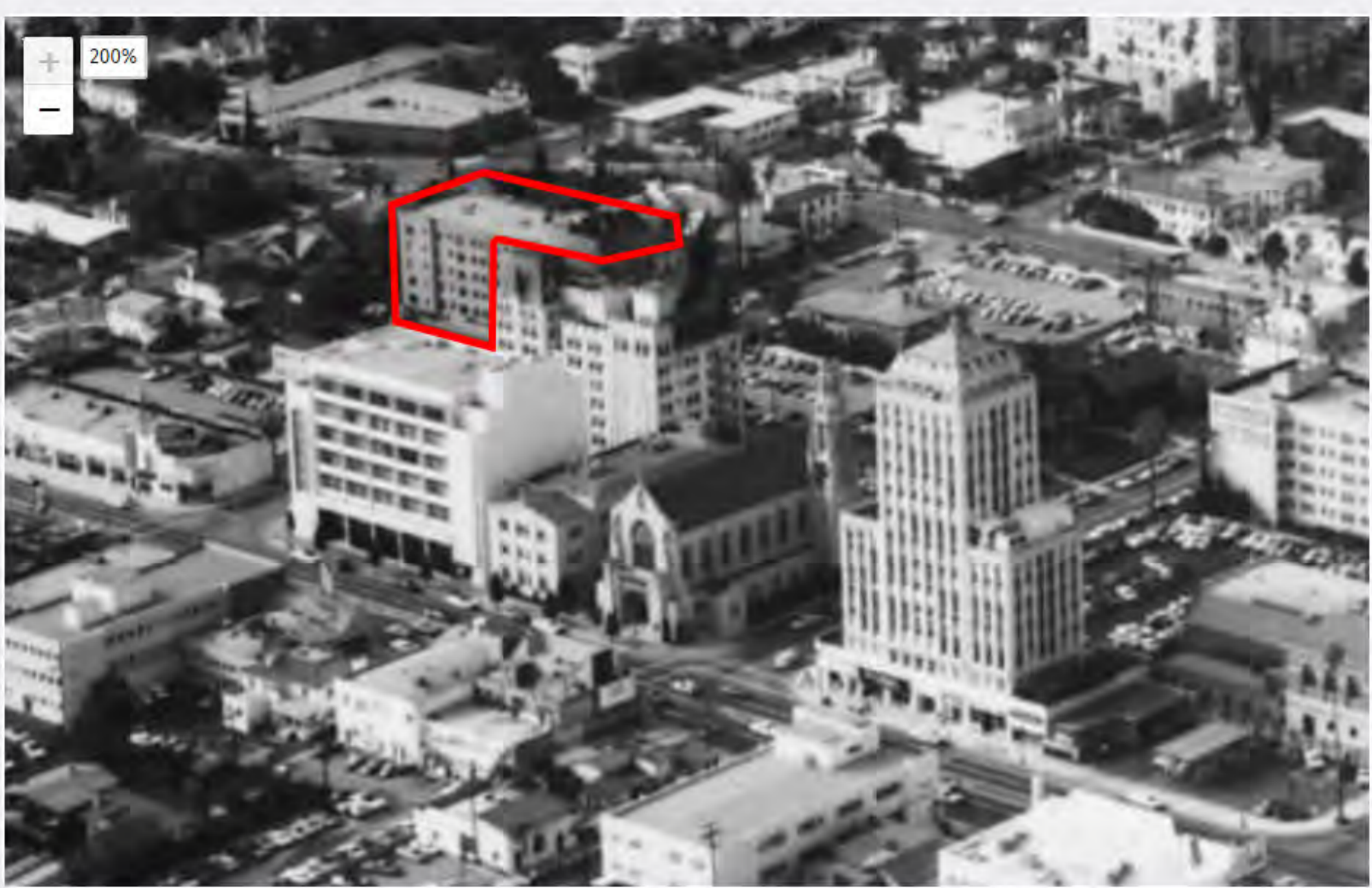
2022



Current photo

2022

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



📄 DOWNLOAD    🔄 SHARE

COPY ASSET LINK    [REQUEST THIS ASSET](#)

Linked Assets



Conceptually Similar



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)

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Identifier  
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IIIF ID  
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Unique identifier  
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Media Map Street View Schools Shop & Eat

Share Save X

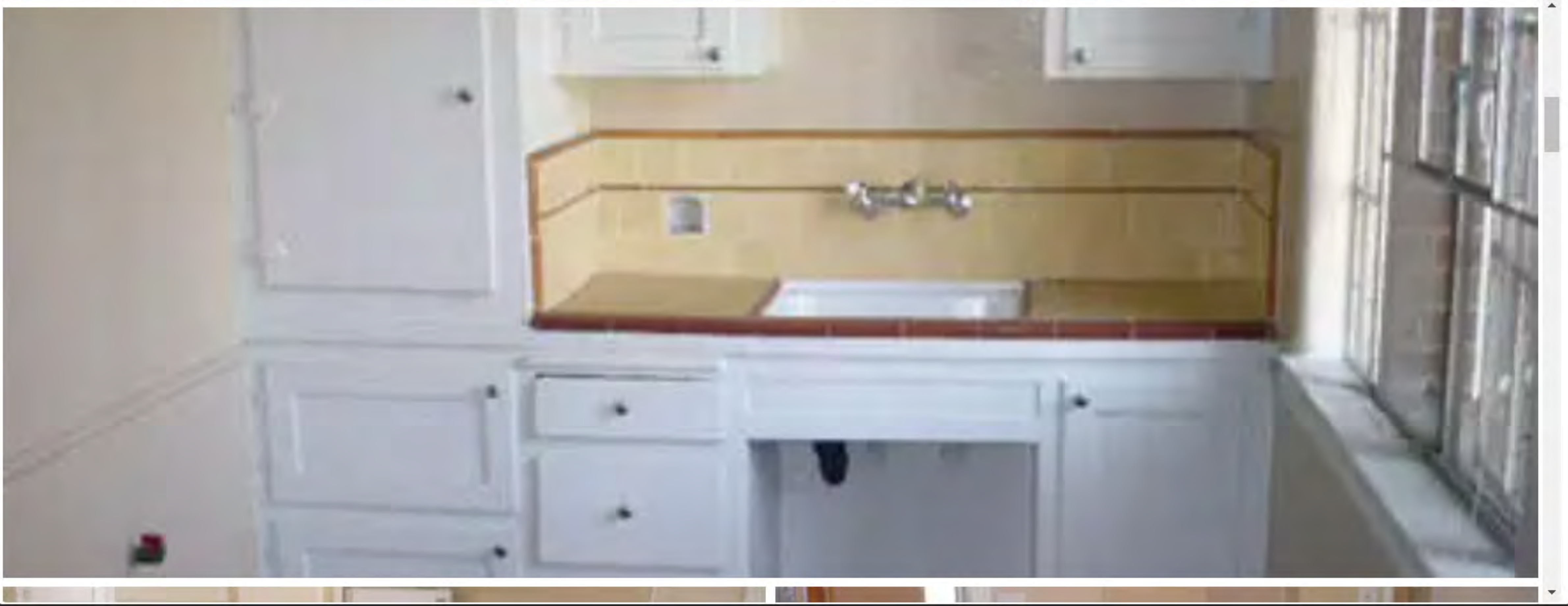
621 S Gramercy Pl #502 | 1 Bed 1 Bath

Listing Photos (10)



Media Map Street View Schools Shop & Eat Share Save X

621 S Gramercy Pl #502 | 1 Bed 1 Bath



Media Map Street View Schools Shop & Eat Share Save X

621 S Gramercy Pl #502 | 1 Bed 1 Bath





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

# Fenway Hall Apartments

621 S Gramercy Pl, Los Angeles, CA 90005

Koreatown

2 Weeks Ago



Commercial Property Management, Inc.

## Similar Rentals Nearby

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



\$2,398 - 3,098

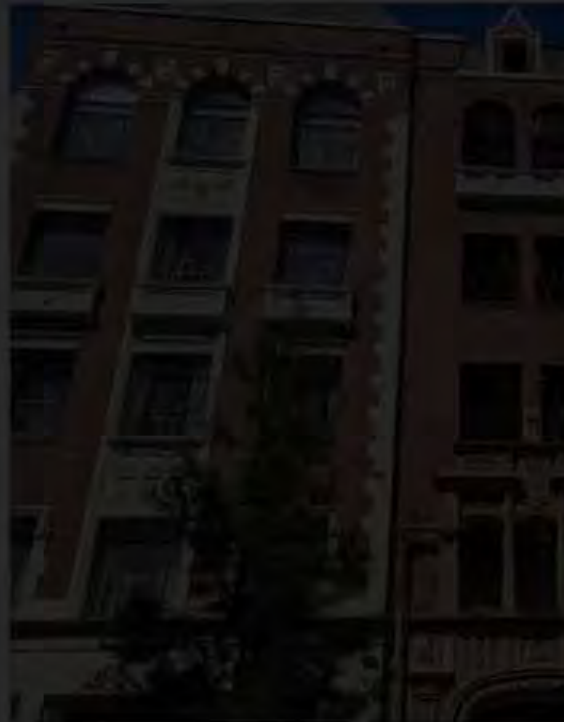
8 of 13

Check Availability

Favorite

Share

Pictures Map



Square Feet 550 SQFT

360

S Gramercy Pl #403 Los Angeles, CA 90005

Yes

Allowed?

Cats

ne?

[Request a live online tour](#)

Posted by:

Cusack Real Estate Inc. (Avail)  
(844) 311-0438 ext 6710

No Parking with Building - Street Parking Only. The Parkway Hall Apartments are located on the border of Koreatown and Hancock Park- Convenient to Miracle Mile & Hollywood. Studios & One Bedrooms - All Utilities

Paid... 12 mo  
120 Student Y  
Prices and a



applicants must meet Owners income & credit requirements... Cusack Real Estate Inc. CA DRE # 01986980...

"Information deemed Reliable but not Guaranteed"

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

Love this listing? We can alert you when



Check Availability

Favorite

Share

Pictures Map



Square Feet 650 SQFT

360

S Gramercy Pl #403, Los Angeles, CA 90005

Yes

Allowed?

Cats

ne?

Request a live online tour

Posted by: Cusack Real Estate Inc. (Avail) (844) 311-0438 ext. 6710

No Parking with Building - Street Parking Only... Koreanatown and Hancock Park - Convenient to Miracle Mile & Hollywood. Studios & One Bedrooms - All Utilities Paid... 12 mo...



Prices and a... applicants must meet Owners income & credit requirements... Cusack Real Estate Inc. CA DRE # 01986980...

"Information deemed Reliable but not Guaranteed!" Units, floorplans, amenities, dimensions, details, availability, and prices may be approximate and subject to change. Please contact a community representative for more information

Love this listing? We can alert you when

4 of 13

[Check Availability](#)
[Favorite](#)
[Share](#)

Pictures [Map](#)



Square Feet 550 SQFT

360

S Gramercy Pl #403, Los Angeles, CA

90005

Yes

Allowed?

Cats

ne?

[Request a live online tour](#)

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Paid... 12 mo  
120 Student



Prices and a... applicants must meet Owners income & credit requirements... Cusack Real Estate Inc. CA DRE # 01986980

"Information deemed Reliable but not Guaranteed"

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

Love this listing? We can alert you when

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or #: (Assigned by recorder) 621 S GRAMERCY PL

P1. Other Identifier: Fenway Hall

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles County  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Hollywood Date: 1996

c. Address: 621 S GRAMERCY PL City: LOS ANGELES Zip: 90005

d. UTM: (Give more than one for large and/or linear resources) Zone: \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: \_\_\_\_\_

APN:5504027005

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A) Property Type: residential B) Setting (general): residential area C) General characteristics. Architectural Style: Renaissance Revival, elements of Plan: rectangular No. of vertical divisions: 3 No. Stories: 5 Siding/Sheathing: brick, All Visible Roof: flat Roof: mansard, steep Construction: unknown D) Specific features. Fenestration: metal, casement, front, side Primary Entrance: front, recessed, distinctive entry G) Alterations or changes to the property. Retains integrity: high I) Related: arched entranceway with solomonic engaged columns, decorative brick work, balconettes, and decorative lintels and sills on the primary facade

\*P3b. Resource Attributes: (List attributes and codes) HP03

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of photo:

(View, data, accession #)

11/11/08

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

1929

Permit

\*P7. Owner and Address:

GRAMERCY VENTURE LLC

3800 RHODES AVE

STUDIO CITY, CA 91604

\*P8. Recorded by:

Jon Wilson

PCR Services Corporation

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

\*P9. Date Recorded: 12/12/2008

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources or enter "none.")

PCR Services Corporation Historic Resources Survey of the Wilshire Center/Koreatown Recovery Redevelopment Project Area.

Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with Chattel Architecture (lead) and

LSA Associates, Inc., March 2009.

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archeological Record  District Record  Linear Feature Record  Milling Station Record

Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_

Page 2 of 3

\*NRHP Status Code 3S

\*Resource Name or #: (Assigned by recorder) 621 S GRAMERCY PL

B1. Historic Name: Fenway Hall

B2. Common Name: 621 S GRAMERCY PL

B3. Original Use: Apartment B4. Present Use: \_\_\_\_\_

\*B5. Architectural Style: Renaissance Revival

\*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1929; Owner: Gordink and Rogoff; 116 rooms and 49 families

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

arched entranceway with solomonic engaged columns, decorative brick work, balconettes, and decorative lintels and sills on the primary facade

B9a. Architect: Louis Ladew b. Builder: Unknown

\*B10. Significance: Area: Los Angeles Theme: \_\_\_\_\_

Context: Residential Development and Suburbanization, 1913-1945 Theme: Apartment Streetcar Suburbs, 1906-1945; Context: Architecture, Engineering and Designed Landscapes, 1913-1945 Theme: The Architecture of Fantasy--Period Revival Styles, 1910-1940

Period of Significance: 1929 Property Type: Multi-family Resident Applicable Criteria: A/1, C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Theme: The Architecture of Fantasy – Period Revival Styles, 1910–1940

By the 1920s, architecture in Los Angeles at every scale – from the grandiose to the mundane – 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 Renaissance Revival styles became an additional source of aesthetic inspiration in production design and architecture.

Furthermore, names that were given to apartment buildings, such as the St. Germaine and Chalfonte, evoked legitimacy, along...

B11. Additional Resource Attributes: (List attributes and codes) HP03

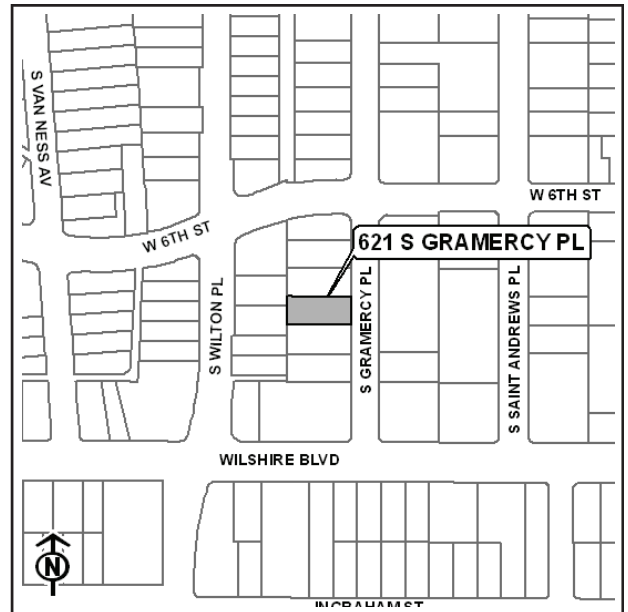
\*B12. References:

B13. Remarks:

\*B14. Evaluator: Jon Wilson

\*Date of Evaluation: 12/12/2008

(This space reserved for official comments.)



\*Recorded By: Jon Wilson \*Date: 12/12/2008  Continuation  Update

B10. Statement of Significance (continued): 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."

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.

S. GRAMERCY 808 PL.

816

835

S. WILTON PL.

815

8050

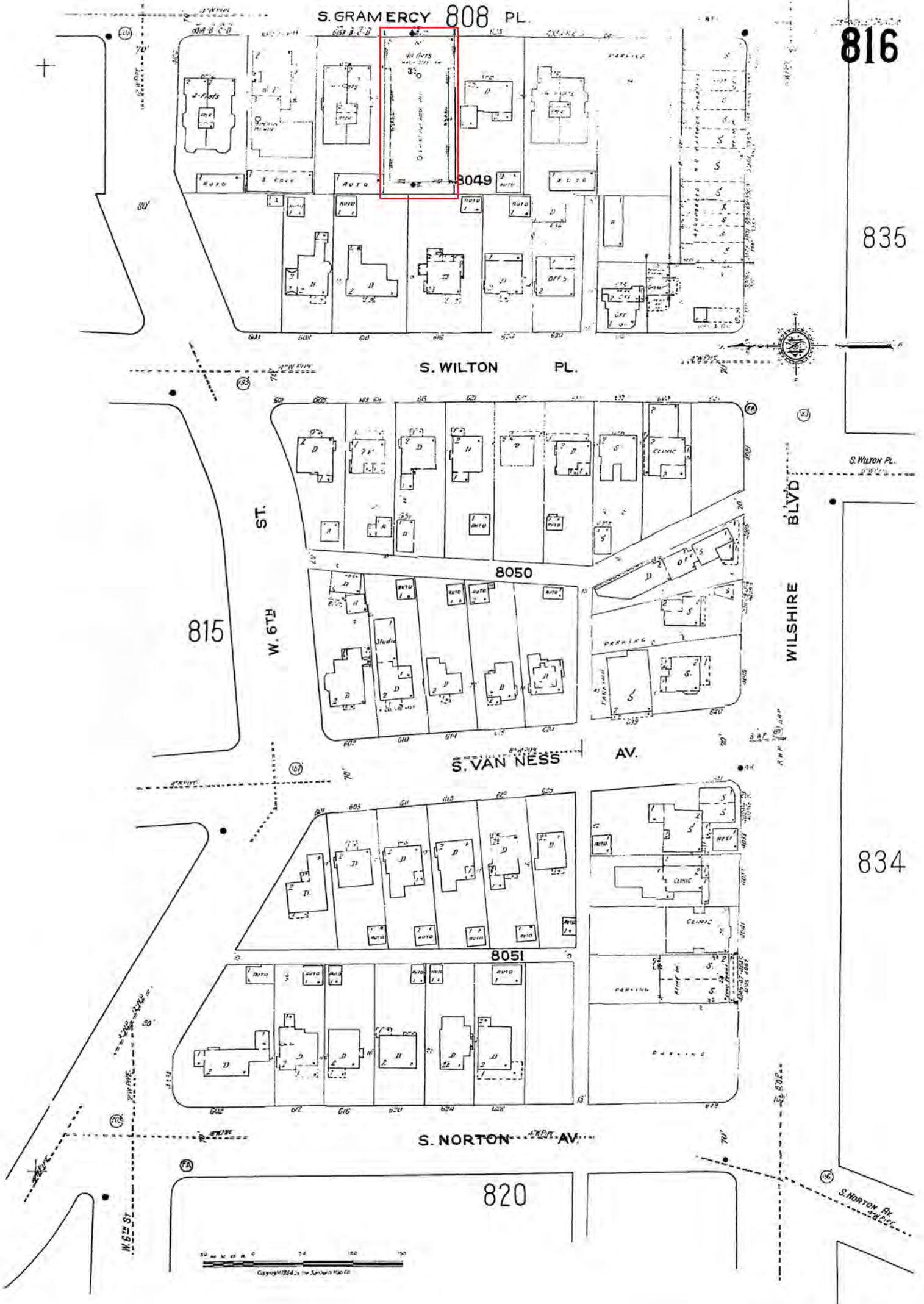
S. VAN NESS AV.

834

8051

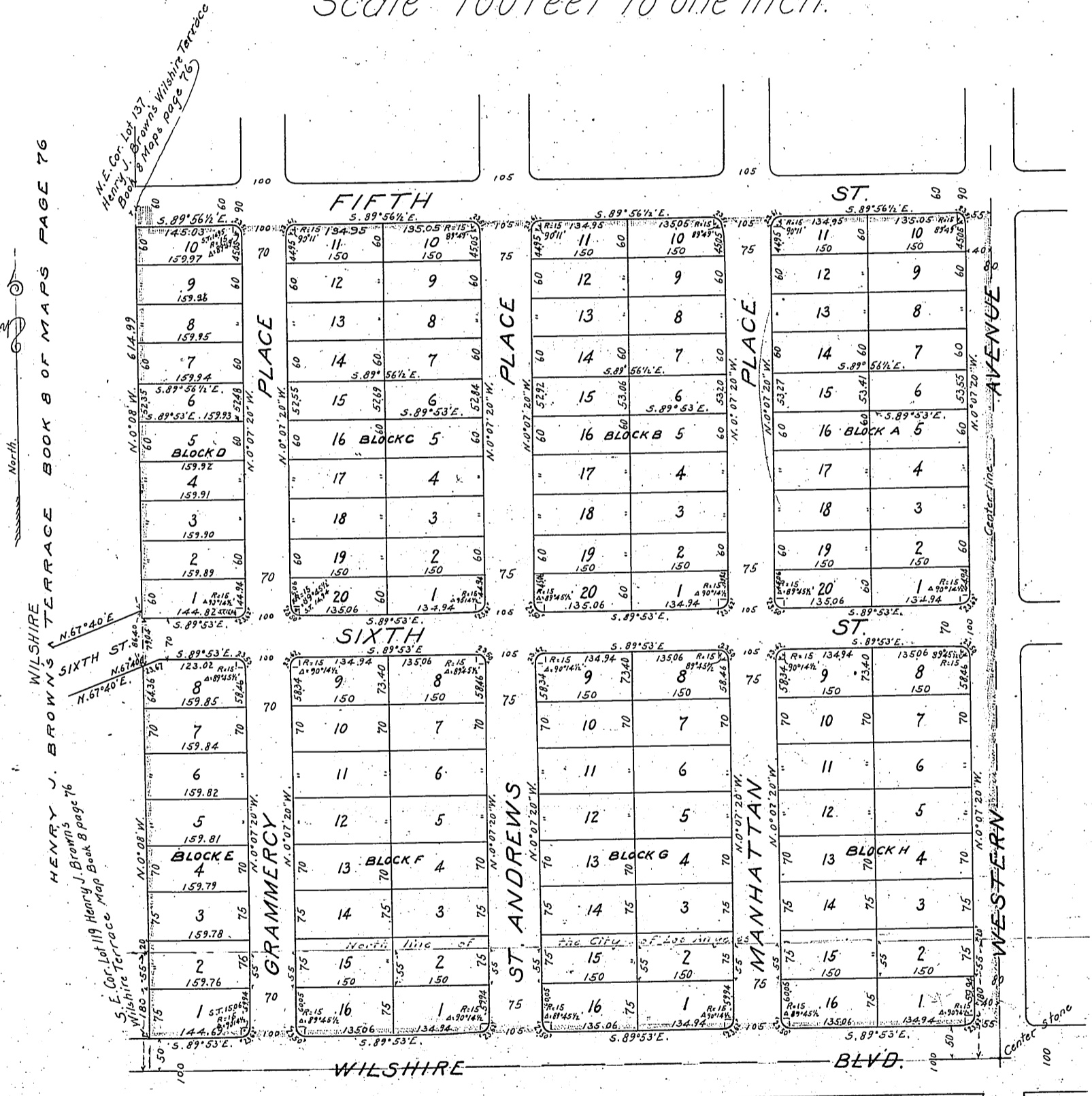
S. NORTON AV.

820



1914  
184  
4112

Map of  
**WESTMINSTER PLACE**  
 in the City of Los Angeles and the County  
 of Los Angeles, State of California.  
 Being a subdivision of the S.E. 1/4 of the S.E. 1/4  
 of Sec. 23 T.1 S. R.14 W. S.B.M.  
 Surveyed in January 1906  
 by V. J. Rowan Surveyor. True Courses.  
 Scale 100 feet to one inch.



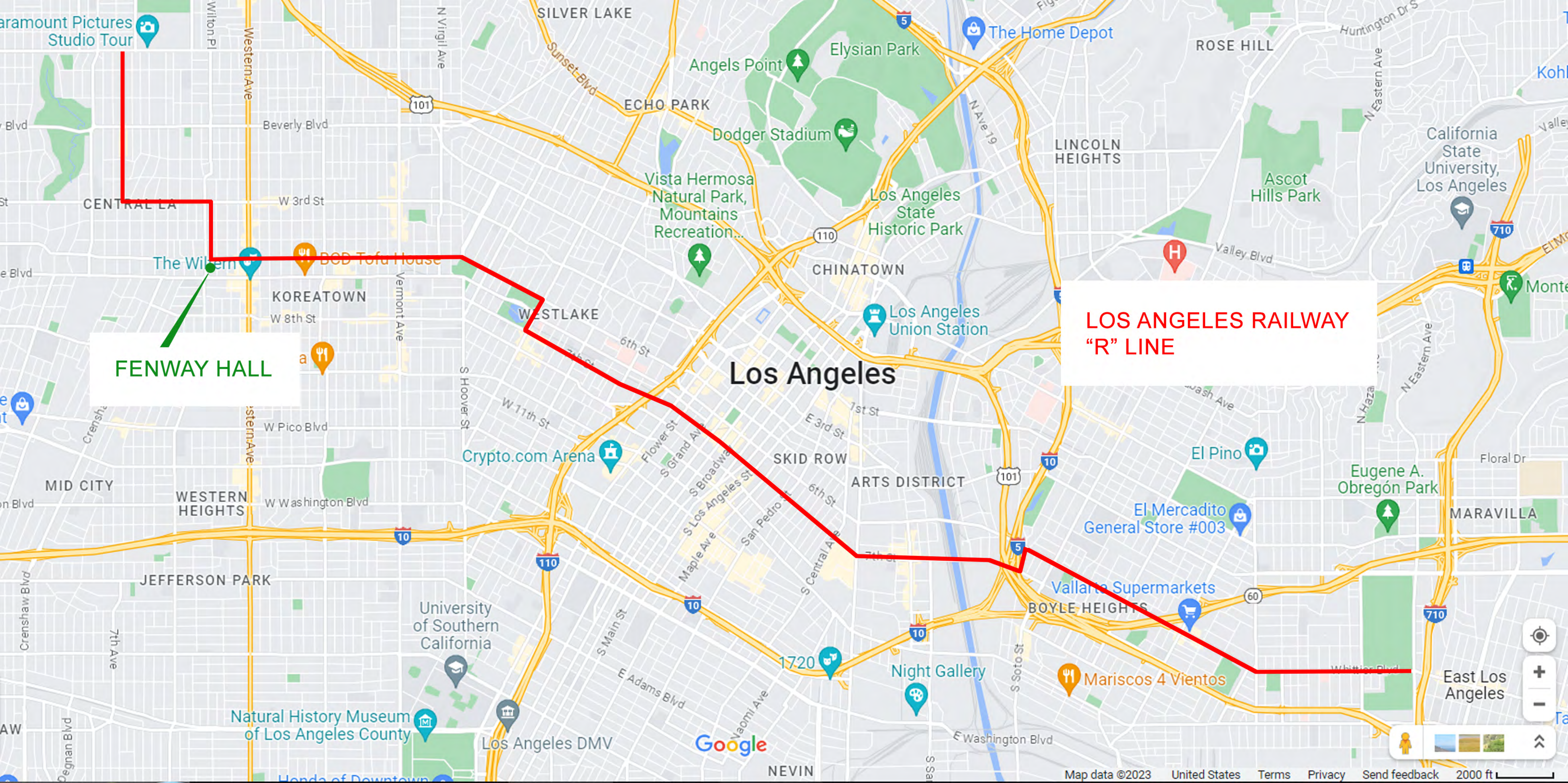
Owners: Wilshire Boulevard Land Co.  
 Los Angeles Trust Company.

Recorded Feb. 13 1906  
 (Scale reduced to 200=1")

AS1  
 All 9-B-2  
 Sht. 5 A-217-290

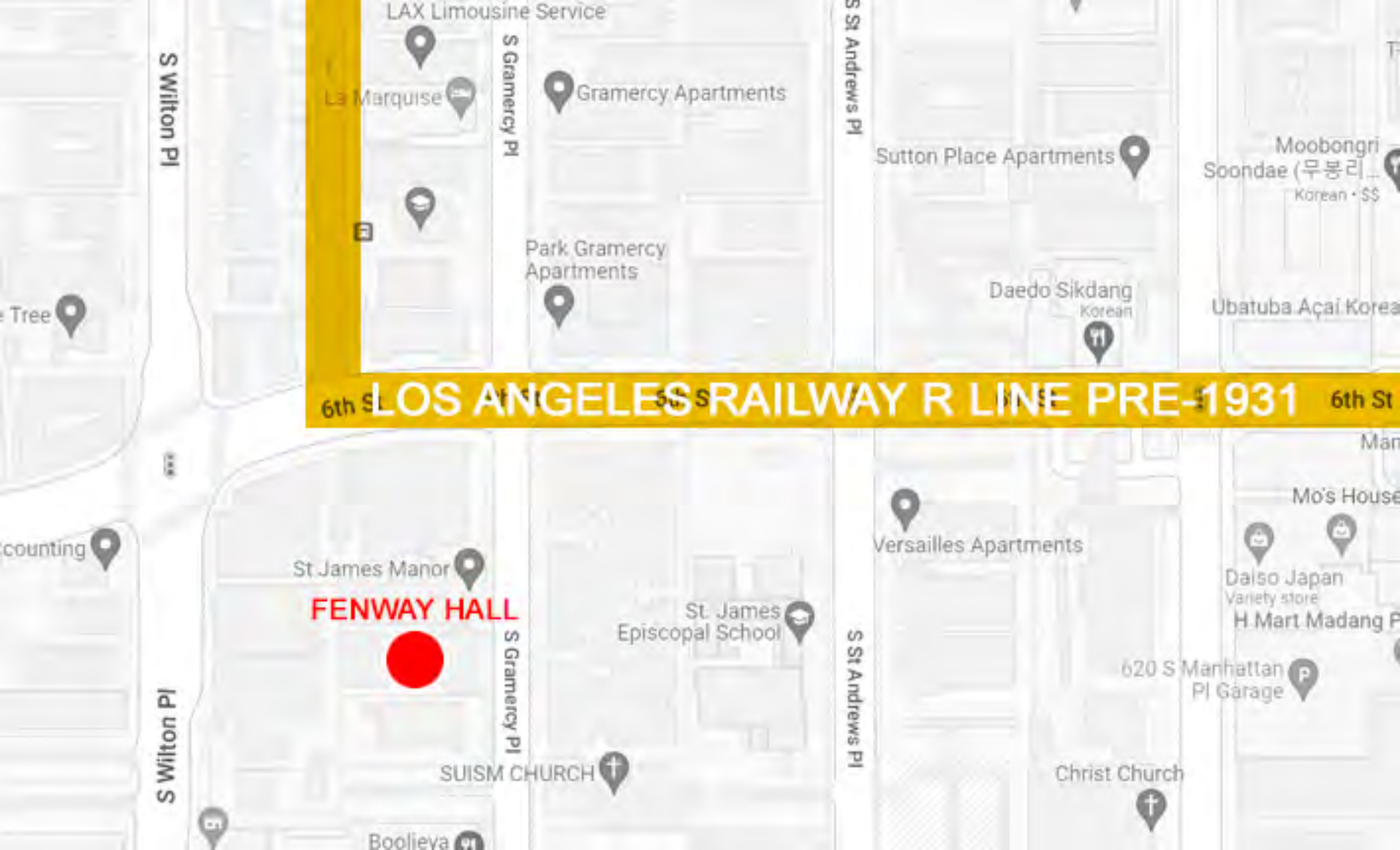






**LOS ANGELES RAILWAY  
"R" LINE**

**FENWAY HALL**



LOS ANGELES RAILWAY R LINE PRE-1931

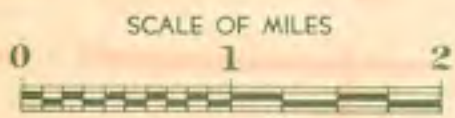
FENWAY HALL



# ROUTE MAP LOS ANGELES RAILWAY ELECTRIC CAR and BUS ROUTES

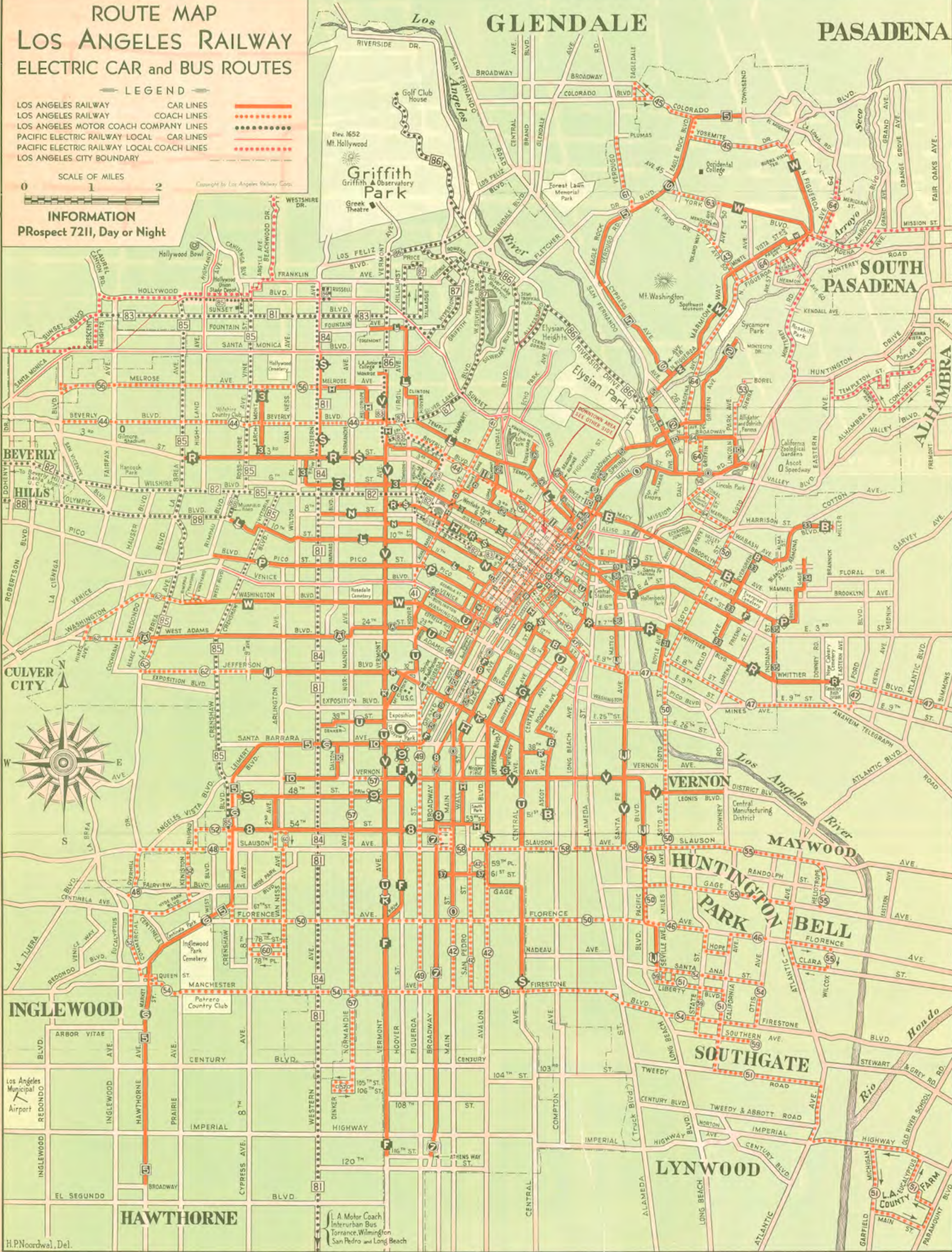
## LEGEND

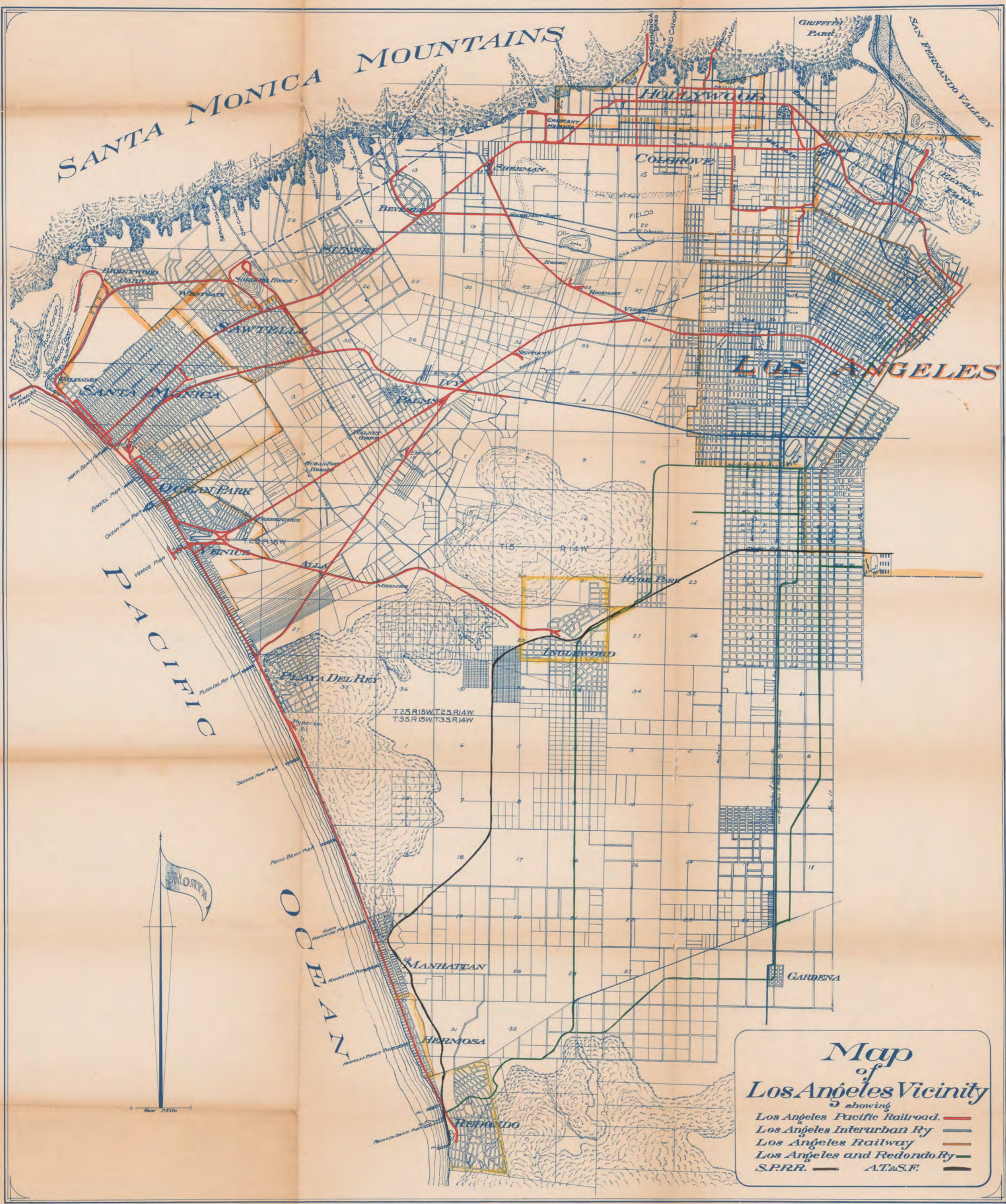
- LOS ANGELES RAILWAY CAR LINES —
- LOS ANGELES RAILWAY COACH LINES - - -
- LOS ANGELES MOTOR COACH COMPANY LINES · · · · ·
- PACIFIC ELECTRIC RAILWAY LOCAL CAR LINES · · · · ·
- PACIFIC ELECTRIC RAILWAY LOCAL COACH LINES · · · · ·
- LOS ANGELES CITY BOUNDARY - - -



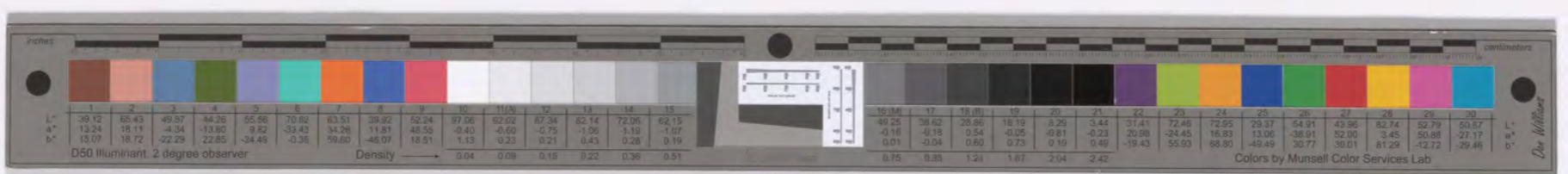
Copyright by Los Angeles Railway Corp.

**INFORMATION**  
PProspect 7211, Day or Night





**Map of Los Angeles Vicinity**  
 showing  
 Los Angeles Pacific Railroad. — (red)  
 Los Angeles Interurban Ry — (blue)  
 Los Angeles Railway — (orange)  
 Los Angeles and Redondo Ry — (black)  
 S.P.R.R. — (black)  
 A.T.&.S.F. — (black)



# All Applications Must be Filled out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

Bldg. Form 1

# 1

## DEPARTMENT OF BUILDING AND SAFETY

### Application for the Erection of Buildings

#### CLASS "X" - "B" - "C"

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 described in such permit.

TAKE TO  
ROOM No. 6  
REAR OF  
NORTH  
ANNEX  
1st FLOOR  
CITY CLERK  
PLEASE  
VERIFY

Lot No. 5 Block E  
(Description of Property)

Westminster Street Place

TAKE TO  
FIRST FLOOR  
242 SO.  
BROADWAY  
ENGINEER  
PLEASE  
VERIFY

District No. 3 M. B. Page 16 F. B. Page 116

No. 621 So. Gramercy Place Street  
(Location of Job)

bet Wilshire & Santa  
(USE INK OR INDELIBLE PENCIL)

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

- Purpose of Building Apartment No. of Rooms 116 No. of Families 49
- Owner's name Goldstein & Co. Inc. Phone \_\_\_\_\_
- Owner's address Conservatory Alley
- Architect's name Louis Seldou Phone TU 6191
- Contractor's name By owners Phone \_\_\_\_\_
- Contractor's address \_\_\_\_\_
- TOTAL VALUATION OF BUILDING {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 110,000 on hand  
125,000
- Any other building or permit for a building on lot at present? No How used? \_\_\_\_\_
- Size of proposed building 70 x 147 Size of lot 70 x 162 feet
- Number of stories in height 5 Height to highest point 60'
- Material of foundation Concrete Character of soil Hard clay
- Material of exterior walls Brick
- Material of interior construction Steel frame, wood joist
- Material of floors Wood
- Material of roof Composition

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

OVER Zone B (Sign here) Louis Seldou  
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. <b>18079</b>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>Seldou, by</u> Plan Examiner	Application checked and found O. K. <u>White</u> Clerk	Stamp here when permit is issued <b>RECEIVED</b> JUL 12 1929 T. H. ...
	Signature of Applicant: <u>Louis Seldou</u>		

*[Handwritten signatures and notes at the bottom of the page, including "C. N. # 391"]*

**FOR DEPARTMENT USE ONLY**

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

**REMARKS**

*230 barrels of cement  
52 tons of steel*

*Valuation reduced on more  
accurate figures.  
Town added*

The building referred to in this  
application will be *100* feet  
from *100* feet  
*Town added*  
Owner or Authorized Agent

*1627 #  
1391  
Town added*

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is 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 privileges to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building

621 So. Graneray Place (House Number and Street)

New location of building

(House Number and Street)

Between what cross streets

6th. + Wilshire Blvd.

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building Apartment Families..... Rooms..... (Store, Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving Families..... Rooms.....

3. Owner (Print Name) ELSA GOTTLEIB Phone.....

4. Owner's Address 6487 Edinburgh

5. Certificated Architect State License No..... Phone.....

6. Licensed Engineer State License No..... Phone.....

7. Contractor Pacific Curving Co State License No. 22910 Phone. 8222

8. Contractor's Address 7420 Sunset Blvd.

9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) \$ 100.00

10. State how many buildings NOW on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building x..... Number of stories high..... Height to highest point.....

12. Class of building..... Material of existing walls..... Exterior framework..... (Wood or Steel)

Describe briefly and fully all proposed construction and work:

One walk canopy installed to comply with city ordinance

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY PERMIT NO. 48395 PLANS Rec'd. Plans and Specifications checked Zone Fire District No. Corrections verified Bldg. Line Street Widening Ft. Ft. Plans, Specifications and Applications rechecked and approved Application checked and approved 12/2/40 Mackler Clerk SPRINKLER Required Valuation Included Specified Yes-No Inspector J. K. Turner

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

NEW CONSTRUCTION

Size of Addition ... x ... Size of Lot ... x ... Number of Stories when complete ...
Material of Foundation ... Width of Footing ... Depth of footing below ground ...
Width Foundation Wall ... Size of Redwood Sill ... x ... Material Exterior Walls ...
Size of Exterior Studs ... x ... Size of Interior Bearing Studs ... x ...
Joists: First Floor ... x ... Second Floor ... x ... Rafters ... x ... Roofing Material ...

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here Pacific Ceiling Co (Owner or Authorized Agent)

By R. T. Fleeman

FOR DEPARTMENT USE ONLY

Table with 4 columns: Application, Fire District, Bldg. Line, Termite Inspection; Construction, Zoning, Street Widening, Forced Draft Ventil.

(1) REINFORCED CONCRETE

Barrels of Cement ...
Tons of Reinforcing Steel ...

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from ... Street

Sign Here (Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here (Owner or Authorized Agent)

(4) 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 Authorized Agent)

REMARKS: ...



3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building

# 621 50' Graymery Pl (House Number and Street)

New location of building

(House Number and Street)

Between what cross streets

Wilshire and 6th St.

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building... Apartment Bldg... Families 50 Rooms.....

2. Use of building AFTER alteration or moving... same... Families 50 Rooms.....

3. OWNER (Print Name)... Elso Gottlieb... Phone.....

4. Owner's Address... 621 Graymery Pl.....

5. Certificated Architect... Louis Felder... State License No. B-1326... Phone... 657 12

6. Licensed Engineer... None... State License No..... Phone.....

7. Contractor... None... State License No..... Phone.....

8. Contractor's Address.....

9. VALUATION OF PROPOSED WORK... \$ 900.00

10. State how many buildings NOW } One... (Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building... 65 x 140... Number of stories high 5... Height to highest point 55'

12. Class of building... B... Material of existing walls Brick... Exterior framework... (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Alteration consists of converting bed room of Apts # 5 into separate hotel rooms and providing new baths for them in the existing closets

INSIDE LOT KEY LOT CORNER LOT LOT SIZE 70 X 150

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

PERMIT NO. 48538 FOR DEPARTMENT USE ONLY 4584 Fee 5.50 Plans and Specifications checked, Corrections verified, Application checked and approved, Inspector

NO COST REVD



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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

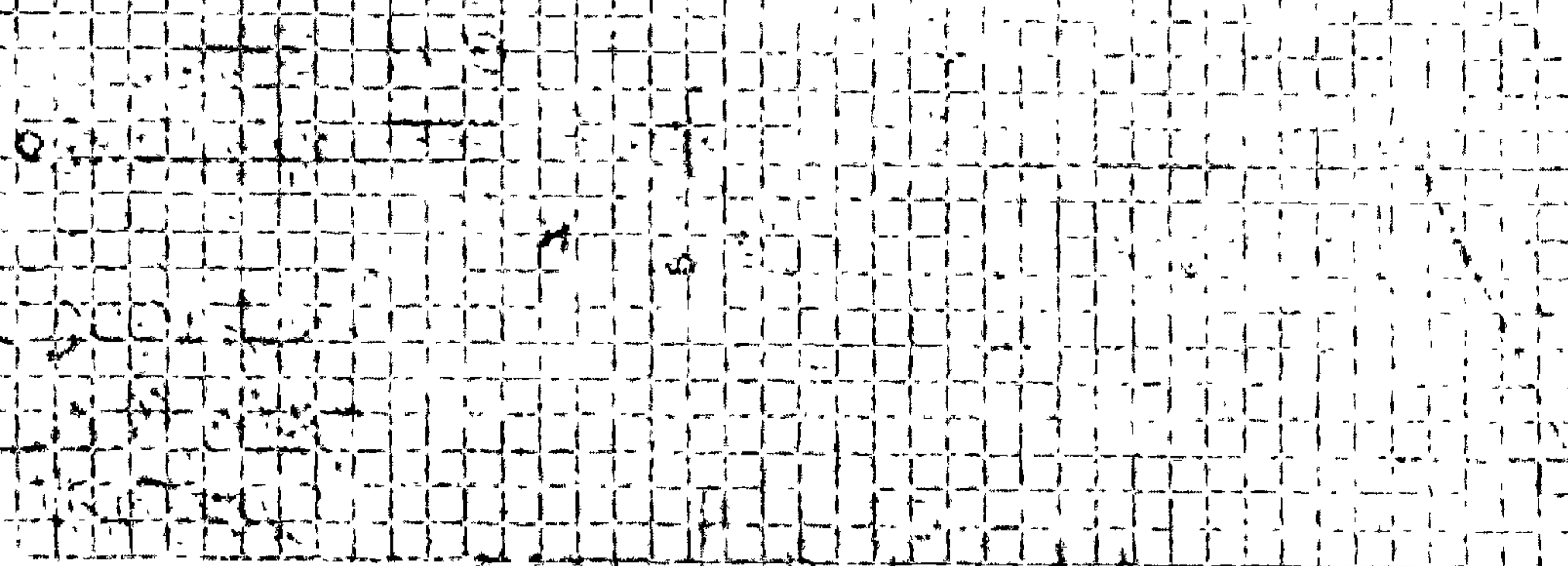
DIST. MAP <b>4584</b>	1. LEGAL LOT <b>Lot 5</b>	BLK. <b>F</b>	TRACT <b>Westminister Pl</b>
ZONE <b>R-5</b>	2. BLDG. ADDRESS <b>621 So Gramercy Pl.</b>		APPROVED
FIRE DIST.	3. BETWEEN CROSS STS. <b>6th St</b> AND <b>Wilshire</b>		
INSIDE KEY	4. PRESENT USE OF BLDG. <b>Apt House</b>	NEW USE OF BLDG. <b>Same</b>	
COR. LOT	5. OWNER <b>Irving <del>Shaffer</del> SHAFER DU 31717</b>		
REV. COR. LOT SIZE <b>No legal</b>	6. OWNER'S ADDRESS <b>Alvarado Hotel 2065 W 6th St. LA 57</b>		
REAR ALLEY	7. CERT. ARCH. <b>None</b>		STATE LICENSE NUMBER
SIDE ALLEY BLDG. LINE	8. LIC. ENG. <b>None</b>		STATE LICENSE NUMBER
AFFIDAVITS	9. CONTRACTOR <b>Owner</b>		STATE LICENSE NUMBER
BLDG. AREA	10. SIZE OF EX. BLDG.		
SPRINKLERS REQ'D. SPECIFIED	11. MATERIAL EXT. WALLS: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONG. BLOCK <input type="checkbox"/> STUCCO <input checked="" type="checkbox"/> BRICK <input checked="" type="checkbox"/> CONCRETE		STORIES <b>5</b> HEIGHT <b>10</b> ROOF CONST: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONG. <input type="checkbox"/> OTHER

<b>3</b>	<b>621 So Gramercy Pl.</b>	<b>LA</b>
VALIDATION	<b>LA 20858</b>	<b>NOV-16-55 20273 B - 2 CK 1.00</b>
TYPE <b>N.C.</b> GROUP <b>H-2</b>	MAX. OCC. <b>N.C.</b>	<b>NOV-16-55 20274 B - 1 CK 3.00</b>
DIST. OFFICE	<b>LA</b>	
C. OF O. ISSUED	<b>PC\$1 B.P. 3<sup>00</sup></b>	

<b>12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG.</b>	<b>\$400<sup>00</sup></b>	VALUATION APPROVED <i>[Signature]</i>
<b>13. SIZE OF ADDITION</b>	<b>new partitions &amp; vent fan</b>	APPLICATION CHECKED <b>Yaguchi</b>
<b>14. NEW WORK:</b>	MATERIAL EXT. WALLS	PLANS CHECKED <i>[Signature]</i>
	MATERIAL ROOF	CORRECTIONS VERIFIED <i>[Signature]</i>
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance. <i>[Signature]</i> SIGNED		PLANS APPROVED <i>[Signature]</i>
This form when properly validated is a permit to do the work described.		APPLICATION APPROVED <i>[Signature]</i>

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

0.5 1.5 — 2 3 4 5 6 7 8 9 10  
0.5 1.5 — 2 3 4 5 6 7 8 9 10



# 3

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT <b>5</b>	BLK. <b>E</b>	TRACT <b>Westminister Pl.</b>	DIST. MAP	
2. BUILDING ADDRESS <b>621 South Gramercy Place</b>		APPROVED	ZONE	
3. BETWEEN CROSS STREETS <b>Wilshire Blvd. AND 6th Street</b>		FIRE DIST		
4. PRESENT USE OF BUILDING <b>Apts. House</b>		NEW USE OF BUILDING <b>Same</b>		INSIDE KEY
5. OWNER <b>Mr. Irving Schafer</b>		PHONE		COR. LOT REV. COR. LOT SIZE
6. OWNER'S ADDRESS <b>621 South Gramercy Place</b>		P O. <b>L.A.</b>	ZONE	
7. CERT ARCH		STATE LICENSE	PHONE	
8. LIC. ENGR.		STATE LICENSE	PHONE	
9. CONTRACTOR <b>Williams Waterproofing &amp; Painting Co</b>		STATE LICENSE <b>160105</b>	PHONE <b>CI 78191</b>	
10. CONTRACTOR'S ADDRESS <b>3107 Fletcher Drive</b>		P O. <b>L.A.</b>	ZONE <b>5</b>	
11. SIZE OF EXISTING BLDG <b>70x147'</b>	STORIES <b>5</b>	HEIGHT <b>65</b>	NO OF EXISTING BUILDINGS ON LOT AND USE <b>One</b>	
12. MATERIAL EXT. WALLS. <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONG. BLOCK <input type="checkbox"/> ROOF <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> SPRINKLERS <input type="checkbox"/> STUCCO <input checked="" type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE <input type="checkbox"/> CONST <input type="checkbox"/> CONG. <input type="checkbox"/> OTHER <b>Compo.</b> <input type="checkbox"/> OTHER <input type="checkbox"/> OTHER <input type="checkbox"/> OTHER		ROOFING <b>Compo.</b>		SPRINKLERS REQ'D. SPECIFIED
<b>3</b> <b>621 South Gramercy Place</b>		DISTRICT OFFICE <b>Los Angeles</b>		
13. VALUATION, TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. <b>\$ 3300.00</b>				DWELL. UNITS
14. SIZE OF ADDITION STORIES HEIGHT		VALUATION APPROVED		PARKING SPACES
15. NEW WORK: EXT. WALLS ROOFING <b>Parapet wall correction along all four elevations. &amp; Dalcnic</b>		APPLICATION CHECKED		GUEST ROOMS
C. OF O. ISSUED		PLANS CHECKED		FILE WITH
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.		CORRECTIONS VERIFIED		CONT. INSP
SIGNED: <i>James E. South</i>		PLANS APPROVED		
This Form When Properly Validated is a Permit to Do the Work Described.		APPLICATION APPROVED		INSPECTOR
TYPE <b>IIIA</b>	GROUP <b>H-2</b>	MAX. OCC <b>N.C.</b>	P.C. <b>7.50</b>	S.P.C. <b>12.90</b>
B.P.	I.F.	O.S.	C/O	

VALIDATION

CASHIER'S USE ONLY

**LA 10485****SEP-17-58  
SEP-17-58****62875  
62876****WL = 2 CS  
WL = 1 CS****7.50  
12.90**

3

APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH

AS 3-12-70 AR-21

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLK.	#	TRACT	CENSUS TRACT
	5	E		Westminster Place	2117
2. PRESENT USE OF BUILDING		NEW USE OF BUILDING		DIST. MAP	
E, 05 apt.		E, 05 same		4584	
3. JOB ADDRESS					ZONE
621 S. Gramercy Pl.					R5-4
4. BETWEEN CROSS STREETS					FIRE DIST.
6th St. AND Wilshire					/
5. OWNER'S NAME			PHONE		LOT (TYPE)
Irving Shaefer					inside
6. OWNER'S ADDRESS			CITY	ZIP	LOT SIZE
same					70x159.8
7. ARCHITECT OR DESIGNER			STATE LICENSE No.	PHONE	
none					
8. ENGINEER			STATE LICENSE No.	PHONE	ALLEY
L. Paley 9811			274	7521	/
9. CONTRACTOR			STATE LICENSE No.	PHONE	BLDG. LINE
not yet					/
10. LENDER			BRANCH	ADDRESS	AFFIDAVITS
none					/
11. SIZE OF EXISTING BLDG.		STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
LENGTH 120	WIDTH 60	5	65	1-apt	
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.		EXT. WALLS	ROOF	FLOOR	
		brick	compo	wd/conc	
13. JOB ADDRESS					DISTRICT OFFICE
621 S. Gramercy Pl.					TA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING					GRADING
\$ 2500					/
15. NEW WORK: (Describe)					CRIT. SOIL
Repair of earthquake damage					/
					HIGHWAY DED.
					FLOOD

NEW USE OF BUILDING		SIZE OF ADDITION		STORIES	HEIGHT	FLOOD
(05) Apt. Use		None		N.C.		/
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	INSPECTION ACTIVITY			CONS.
TA-A	H-2	N.C.	COMB	GEN	MAJ. S.	CONS
BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED			ZONED BY
N.C.			[Signature]			Skomsold
DWELL. UNITS	GUEST ROOMS	PARKING REQ'D SPACES	PROVIDED	PLANS APPROVED		FILE WITH
N.C.		N.C.		[Signature]		
P.C. No.	CONT. INSP.	APPROVAL APPROVED			INSPECTOR	
					I	
P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
1235			19.00	/		

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

CASHIER'S USE ONLY	JUN-22-71	36752 E	•31242	T - 6 CK	12.35
	JUN-23-71	36753 E	•31242	T - 1 CK	19.00

STATEMENT OF RESPONSIBILITY

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

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

Signed: [Signature]	(Owner or Agent)	Name	Date
Bureau of Engineering	ADDRESS APPROVED	Dalton	6-17-71
	SEWERS AVAILABLE		
	NOT AVAILABLE		
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED		
	COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE		
	FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL		
	SYSTEM APPROVED		
Planning	APPROVED UNDER		
	CASE #		
Fire	APPROVED (TITLE 19)		
	(L.A.M.C.-S700)		
Traffic	APPROVED FOR		

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

I am aware that the local authorities authorized by this permit will not  
 make this building comply with current construction requirements  
 for certain historic districts as specified in the Los Angeles  
 Building Code. I also understand that such a nonconforming  
 building may be subject to removal or demolition in the event  
 legislation is passed requiring that unimproved masonry buildings be made  
 earthquake resistant or be demolished.

OWNER'S SIGNATURE

*[Handwritten Signature]*  
 Owner  
 Date: *June 21, 1971*

3

APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLK.	TRACT	CENSUS TRACT
	5	E	Westminster Pl	2117
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			DIST. MAP
Apartment Bldg.	(H) Unchanged			4584
3. JOB ADDRESS				ZONE
621 South Gramercy Place				RS-4
4. BETWEEN CROSS STREETS				FIRE DIST.
West Sixth St. AND Wilshire Blvd.				
5. OWNER'S NAME			PHONE	
Irving Shafer				
6. OWNER'S ADDRESS			CITY	ZIP
621 S. Gramercy Pl.			Los Angeles	90005
7. ARCHITECT OR DESIGNER			STATE LICENSE No. PHONE	
None				
8. ENGINEER			STATE LICENSE No. PHONE	
Geo. J. Fosdyke			S-149 482-5480	
9. CONTRACTOR			STATE LICENSE No. PHONE	
The Dennis Co.			B-184016 231-2181	
10. LENDER			BRANCH	ADDRESS
None				
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
LENGTH 147' WIDTH 59'	5	65'	1 Apartment Bldg.	
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	
	Brick	Wood	Wood	
13. JOB ADDRESS				DISTRICT OFFICE
3 621 South Gramercy Place				LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING				GRADING
\$5,000.00				
15. NEW WORK: (Describe)				CRIT. SOIL
Install stair enclosures, fire doors and remove and replace corridor doors.				HIGHWAY DED.
NEW USE OF BUILDING		SIZE OF ADDITION	STORIES	HEIGHT
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	INSPECTION ACTIVITY	
IIA	H2	NO	COMB	GEN MAJ. S. CONS
ELDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED	
N.C.				
DWELL. EXITS	GUEST ROOMS	PARKING REQ'D PROVIDED	PLANS APPROVED	
N.C.		N.C.	FILE WITH	
P.C. No.	CONT. INSP.	APPLICATION APPROVED		INSPECTOR
7352 SS	No storage of Comb. in Basement			
P.C.	S.P.C.	G.P.I.	B.P.	I.F.
2047			3150	

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

CASHIER'S USE ONLY

OCT-10-72	56421 E	59137	T=18X	2047
OCT-10-72	56422 E	59137	T=18X	3150

STATEMENT OF RESPONSIBILITY

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

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

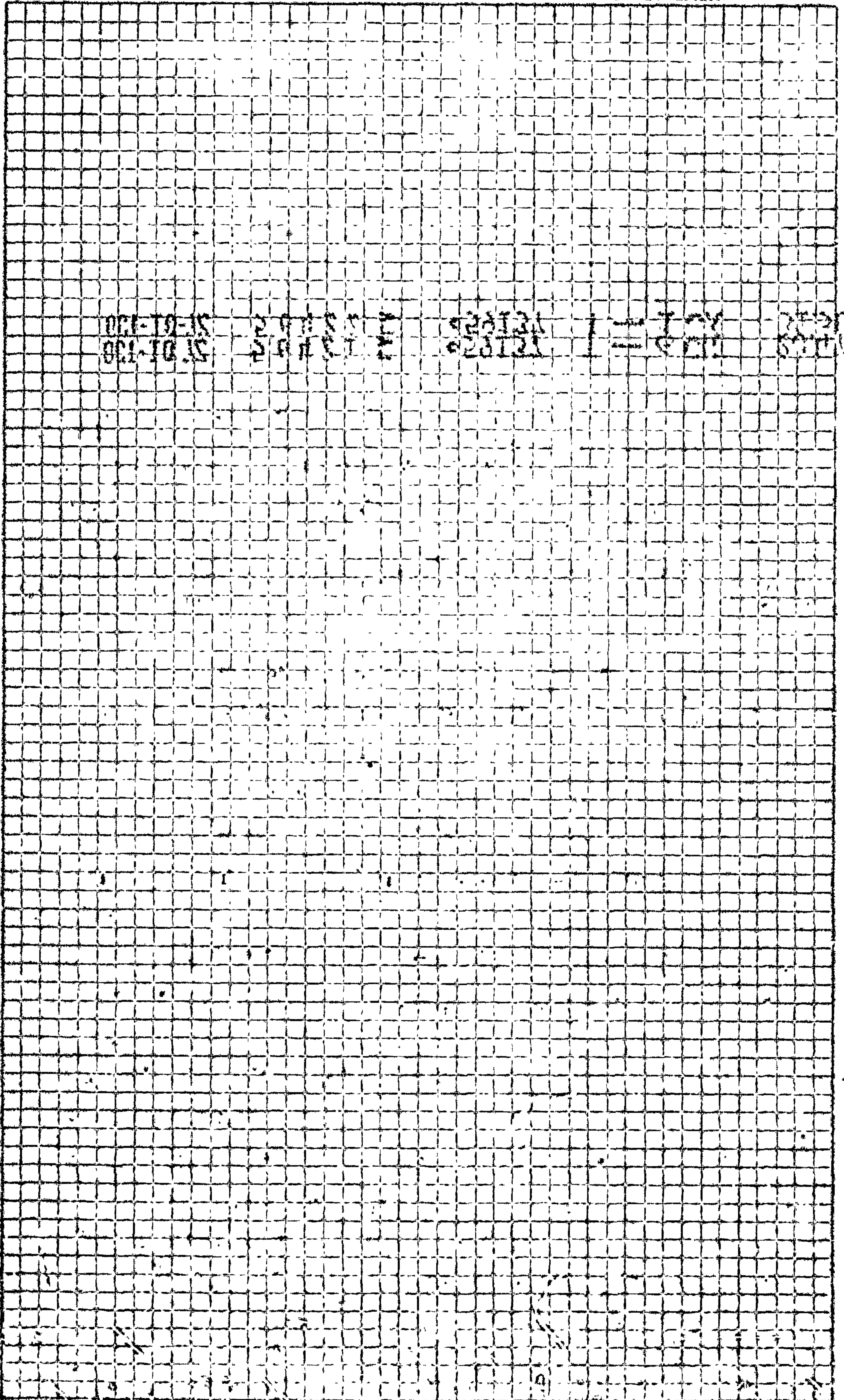
Signed: John M. Ferris (Owner's Agent)

Name	Date
Rodriguez	10-10-72

Bureau of Engineering	ADDRESS APPROVED
	SEWERS AVAILABLE
	NOT AVAILABLE
	DRIVEWAY APPROVED
	HIGHWAY DEDICATION REQUIRED COMPLETED
Conservation	FLOOD CLEARANCE APPROVED
	APPROVED FOR ISSUE
	FILE #
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED
Planning	APPROVED UNDER CASE #
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)
Traffic	APPROVED FOR



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



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

1. LEGAL DESCR.	LOT 5	BLK E	TRACT Westminister Place	COUNCIL DIST. NO. 4	DIST. NO. 4504				
2. PERMIT FOR:	PRIVATE POOL <input type="checkbox"/>	PUBLIC POOL <input type="checkbox"/>	SPA <input type="checkbox"/>	STD PLAN (# )	CONSTR <input type="checkbox"/>	ELECT <input type="checkbox"/>	PLUMB <input type="checkbox"/>	SUPPORT STRUC <input type="checkbox"/>	ZONE R5-4
3. JOB ADDRESS	621 S. Gramercy Pl.							SOLAR HEATER <input type="checkbox"/>	FIRE DIST. /
4. BETWEEN CROSS STREETS	W. 6th AND Wilshire							LOT (TYPE) inter	
5. OWNER'S NAME	Robert Shafer							PHONE	LOT SIZE 70X159.82
6. OWNER'S ADDRESS	621 S. Gramercy Pl.							CITY	ZIP 129.81
7. ARCHITECT OR ENGINEER	E.A. Katinszky		BUS. LIC. NO. 12900	ACTIVE STATE LIC. NO. 358622	PHONE 939-0226		ALLEY /		
8. ARCHITECT OR ENGINEER ADDRESS	6118 Venice		CITY LA	ZIP 90034	BLDG. LINE /				
9. CONTRACTOR	Dean Solar System		BUS. LIC. NO. 435116	ACTIVE STATE LIC. NO.	PHONE 326-4737		AFFIDAVITS ZI 1216		
10. QUALIFIED ELEC. INSTALLER	same		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE				
11. QUAL. PLUMB. INSTALLER	same		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	OR CITY REG. NO. PHONE				
12. MATERIAL OF CONSTRUCTION	metal/glass		NO. OF EXISTING BUILDINGS ON LOT AND USE 54						
13. JOB ADDRESS	621 S. Gramercy Pl.							STREET GUIDE	DISTRICT OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED POOL AND/OR SOLAR HEATER	\$ 37,000.00							SEISMIC STUDY ZONE /	
SWIMMING POOL	SIZE	4x10		SURFACE AREA	DEPTH		GRADING	FLOOD	
	HEATER	SOLAR <input type="checkbox"/> GAS <input type="checkbox"/>		POOL COVER REQUIRED	PLANS CHECKED		HWY DED.	CONS.	
SOLAR HEATING	SIZE OF COLLECTORS	4x10 (22)		TOTAL AREA	CONT. INSP.		ZONED BY		
	PURPOSE OF HEATER	SWIMMING POOL <input type="checkbox"/> HOT WATER <input type="checkbox"/> OTHER <input type="checkbox"/>		MATERIAL PLASTIC <input type="checkbox"/> METAL <input type="checkbox"/>	Lic Fab		FILE WITH		
INSPECTION ACTIVITY							INSPECTOR		
COMB   GEN   MAJ. S.   CONS									
203.50		BUILDING PERMIT FEE							B & SB-52 (R3.83)
/		+ (0.75BP) FOR MECHANICAL							
203.50		= PERMIT FEE TOTAL							
G.P.I.	I.F.	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.							
B.P.C. 172.97	P.P.C.								
S.P.C.	E.P. 59								
DIST. OFFICE	O.S.S. 7.58								
P.C. NO.	S.O.S.S.								
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.									

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

15. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.  
 Date JAN 19 1983 Lic. Class B Lic. Number 435116 Contractor *Dean Solar System*  
 Contractor's Mailing Address \_\_\_\_\_

OWNER-BUILDER DECLARATION

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

WORKERS' COMPENSATION DECLARATION

17. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).  
 Policy No. 83236834 Insurance Company Fremont indemnity  
 Certified copy is hereby furnished.  
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.  
 Date \_\_\_\_\_ Applicant's Signature *Dean Solar System*  
 Applicant's Mailing Address 6118 VENICE #201 C.A. CA. 90059

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

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

CONSTRUCTION LENDING AGENCY

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

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

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

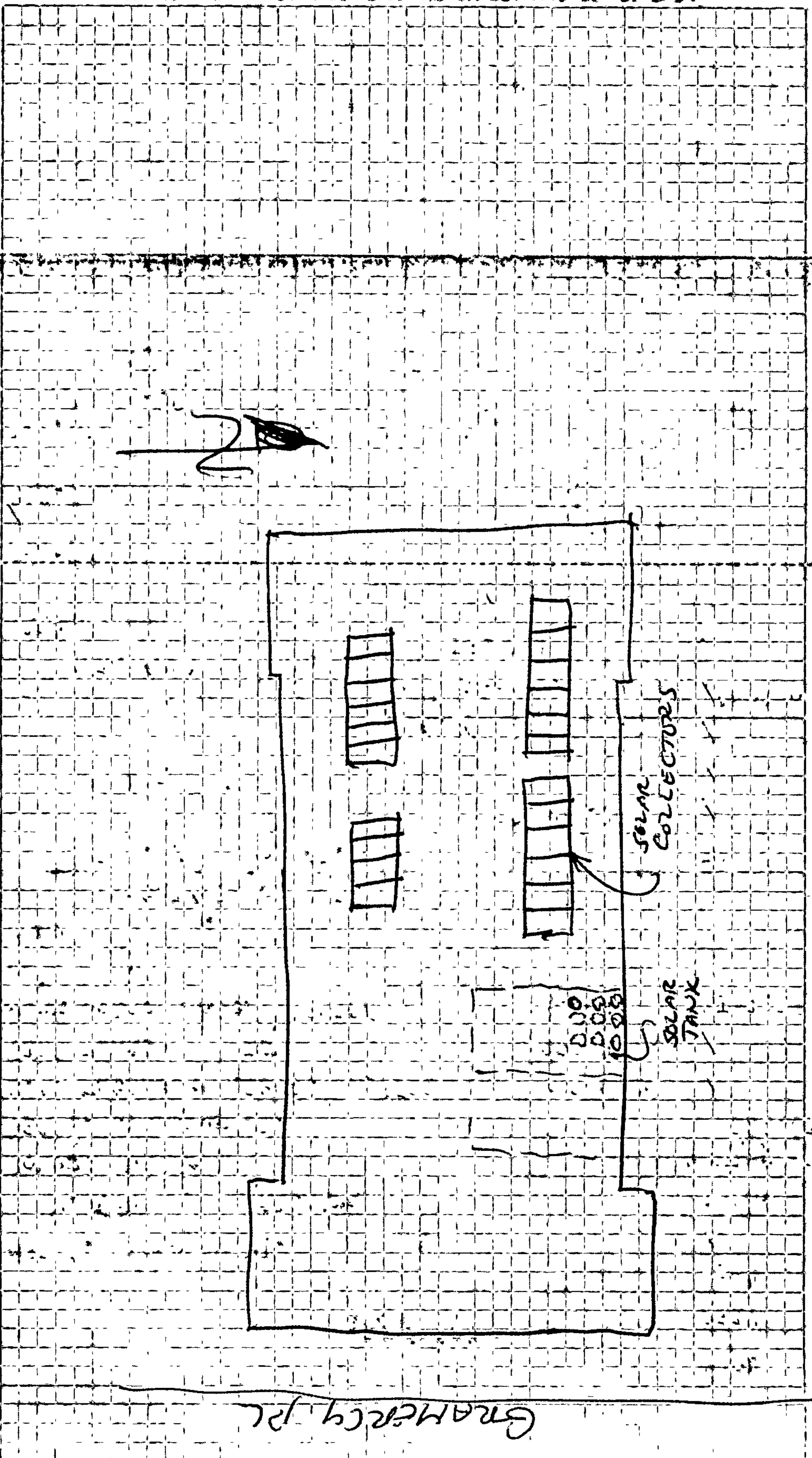
Signed *Dean Solar System* agent *Dean Solar System* JAN 19 1983  
 (Owner or agent having property owner's consent) Position Date

0 4 5 0 0 - 3 0 0 0 1 5

Bulland-1-9-884

Lot Area	17,000 sq. ft.	Area of Building	1,000 sq. ft.
Lot Dimensions	100' x 170'	Building Dimensions	20' x 50'
Setback	5' front, 5' side, 10' rear	Orientation	North
Compliance	Yes	Notes	

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



ATTACHED FLOOR PLANS SHALL NOT EXCEED 2000 SQ. FT. THIS DATE

**INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.**

1. LEGAL DESCR.	LOT 5	BLOCK E	TRACT Westminister Pl.	COUNCIL DISTRICT NO. 4	DIST. MAP 4584 CENSUS TRACT 2117
2. PRESENT USE OF BUILDING	(05) apartment		NEW USE OF BUILDING	same	
3. JOB ADDRESS	621 S. Gramercy Pl.				FIRE DIST.
4. BETWEEN CROSS STREETS	6th St.		AND	Wilshire Blvd.	
5. OWNER'S NAME	Robert <del>SHAFER</del> SHAFER		PHONE	387-4213	
6. OWNER'S ADDRESS	621 S. Gramercy Pl.		CITY	L.A. 90005	
7. ENGINEER	Conway Cooke		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE 636-8080
8. ARCHITECT OR DESIGNER			BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE
9. ARCHITECT OR ENGINEER'S ADDRESS	505 E. Compton Blvd.		CITY	Compton 90221	
10. CONTRACTOR	n/s		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE
11. SIZE OF EXISTING BLDG.	WIDTH 70	LENGTH 148	STORIES 5	HEIGHT 50	NO. OF EXISTING BUILDINGS ON LOT AND USE 1-apt. bldg.
12. CONST. MATERIAL OF EXISTING BLDG.	urm		ROOF	comp/wd	
			FLOOR	wd/conc	
13. JOB ADDRESS	621 S. Gramercy Pl.				DISTRICT OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 500,000				SEISMIC STUDY ZONE
15. NEW WORK (Describe)	full compliance, CLASS III w/ DIVISION 88				GRADING FLOOD HWY. DED. CONS.
NEW USE OF BUILDING	SAME		SIZE OF ADDITION	STORIES	HEIGHT
TYPE III-N	GROUP OCC. R-1	FLOOR AREA N/C	PLANS CHECKED	HAMD ESMANI	
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED	Hamed Casmali	
GUEST ROOMS	PARKING REQ.	PARKING PROVIDED	INSPECTION ACTIVITY	COMB GEN. MAJ. S. (EQ)	
P.C. 1229.95	G.P.I.	CONT. INSP. TORQUE TEST	CASHIER'S USE ONLY		
S.P.C.	P.M. 29.08		B & SB-3 (R.1.83)		
B.P. 1454.00	E.I. 35.00	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	C 1229.95 EQPC C 24.56 OSS 03012 4 02/04/85 1254.51 CHTD		
I.F.	O.S.S. 24.56		1464.00 1100.00 62.89 269.03		
O/S	S.O.S.S. 52.87		1100.00 62.89 269.03		
DIST. OFFICE	C/O	SPRINKLERS REQ'D SPEC.	B 514 5 12/13/85 2670.97 CHTD		
P.C. NO. B4597	F.H. 1100.00	ENERGY No	PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.		

**DECLARATIONS AND CERTIFICATIONS**

**LICENSED CONTRACTORS DECLARATION**

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

Date \_\_\_\_\_ Lic. Class \_\_\_\_\_ Lic. Number \_\_\_\_\_ Contractor \_\_\_\_\_ (Signature)

**OWNER-BUILDER DECLARATION**

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

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

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

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

Date 12-7-85 Owner's Signature \_\_\_\_\_

**WORKERS' COMPENSATION DECLARATION**

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

Policy No. \_\_\_\_\_ Insurance Company \_\_\_\_\_  
 Certified copy is hereby furnished.  
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.  
Date \_\_\_\_\_ Applicant's Signature \_\_\_\_\_

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

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

Date 12-7-85 Applicant's Signature \_\_\_\_\_

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

**CONSTRUCTION LENDING AGENCY**

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

Lender's Name \_\_\_\_\_ Lender's Address \_\_\_\_\_

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.9202, LAMC)

Signed \_\_\_\_\_ OWNER \_\_\_\_\_ 12-7-85  
(Owner or agent having property owner's consent) Position Date

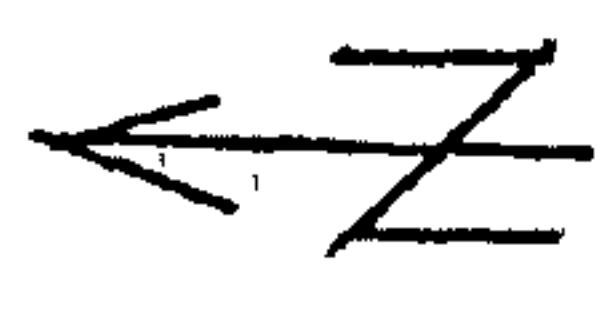
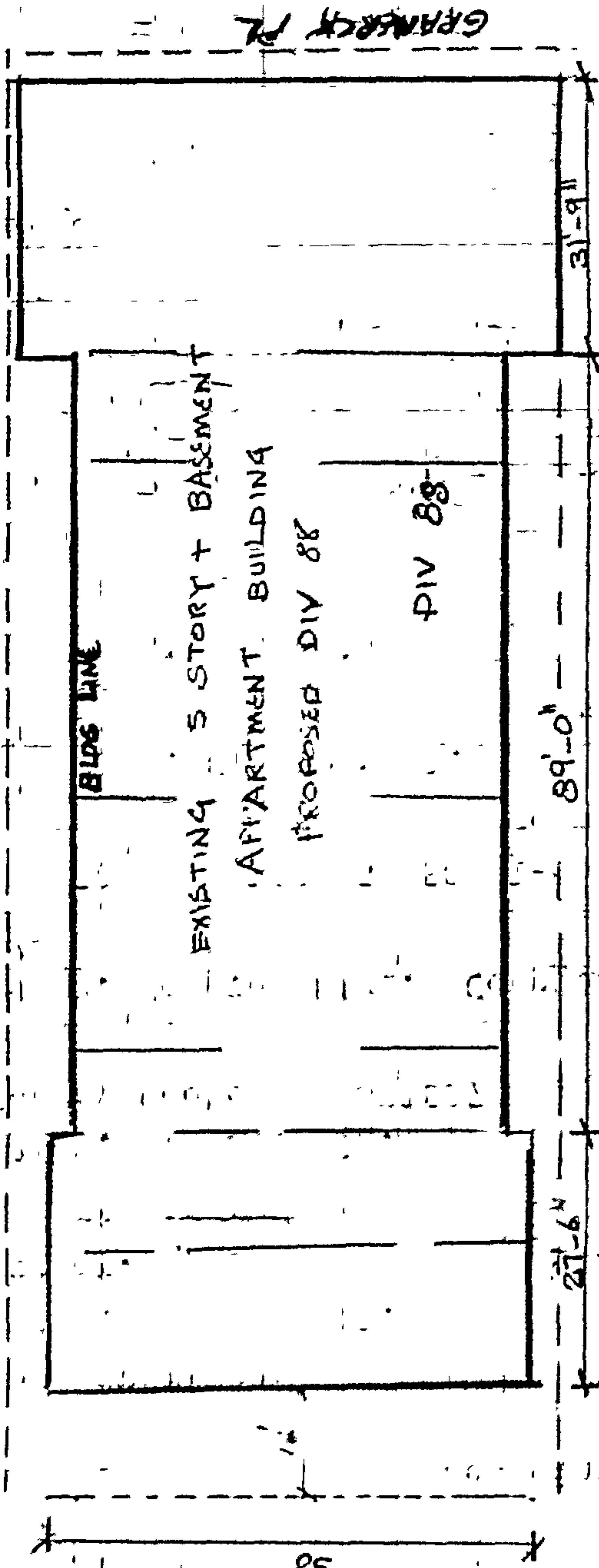
10400200218

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 height. I am aware that when ordered to comply with Ordinance 158,963 additional work may be required.

*[Handwritten Signature]*

12-7-25  
DWS



PLOT PLAN  
621 S. GRAMERCY PL



STATE OF CALIFORNIA

COUNTY OF Los Angeles

} SS.

On this the 7th day of December

19 85

, before me the undersigned, a

Notary Public in and for said County and State, personally appeared Robert Shafer

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_, personally known 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.

*Doreen R. Freeman*

Signature of Notary

FOR NOTARY SEAL OR STAMP



OFFICIAL SEAL  
DOREEN R. FREEMAN  
Notary Public-California  
LOS ANGELES COUNTY

My Comm. Exp. Sep. 29, 1989

CAL-375 (Rev. 8-82) Ack. Individual

Staple

Staple

3

APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

14700600094

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 5	BLOCK E	TRACT Westminister Pl.	COUNCIL DISTRICT NO 4	DIST. MAP 4584	CENSUS TRACT 2117
2. PRESENT USE OF BUILDING (05) Apt. Hse	NEW USE OF BUILDING ( ) same			ZONE R5-4		
3. JOB ADDRESS	621 S. Gramercy Pl			FIRE DIST.		
4. BETWEEN CROSS STREETS	Wishnie		AND 6th St	LOT TYPE Int		
5. OWNER'S NAME	Donald & Joanne Kaplan		PHONE 213/387-4213	LOT SIZE 70x152.02		
6. OWNER'S ADDRESS	5699 Kanan Rd		CITY LA ZIP 91301			
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY		
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE		
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY	ZIP	AFFIDAVITS			
10. CONTRACTOR	To be Selected		ACTIVE STATE LIC. NO.	PHONE	Z.I.1216	
11. SIZE OF EXISTING BLDG.	WIDTH 69.16	LENGTH 148	STORIES 5	HEIGHT 70	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 Apt. Hse	
12. CONST. MATERIAL OF EXISTING BLDG.	Brick		ROOF Wood	FLOOR Wood	P.C. REQ'D	
13. JOB ADDRESS	621 Gramercy Pl			STREET GUIDE		
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING				16,500 PC 27,000 BP		
15. NEW WORK (Describe)	To comply w/Dorothy Mae Ordinance			GRADING	FLCOD	
NEW USE OF BUILDING Apt. Hse.				SIZE OF ADDITION	STORIES	HEIGHT
TYPE III	GROUP OCC. R1	FLOOR AREA	PLANS CHECKED	ZONED BY Barmus		
DWELLING UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED	FILE WITH		
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY		INSPECTOR Durand	
P.C. 96.05	G.P.I.	CONT INSP.	COMB	GEN.	MAJS.	EQ.
S.P.C.	P.M.	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B & S. SECTIONS 22.12 & 22.13 LAMC.	CASHIER'S USE ONLY			
B.P. 165.50	E.I. 189		64881	96.05	165.50	1.89
I.F.	F.H.	SPRINKLERS REQ'D SPEC. DM	62801	62801	62801	62801
DIST. OFFICE LA.	S.O.S.S.	ENERGY	104/15/87	268.71	CHTD	
P.C. 97818	C/O		B&S-3 (R.50)			
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID PERMIT EXPIRES TWO YEARS AFTER FEL IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED						

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

OWNER-BUILDER DECLARATION

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

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

WORKERS' COMPENSATION DECLARATION

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

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

CONSTRUCTION LENDING AGENCY

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

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

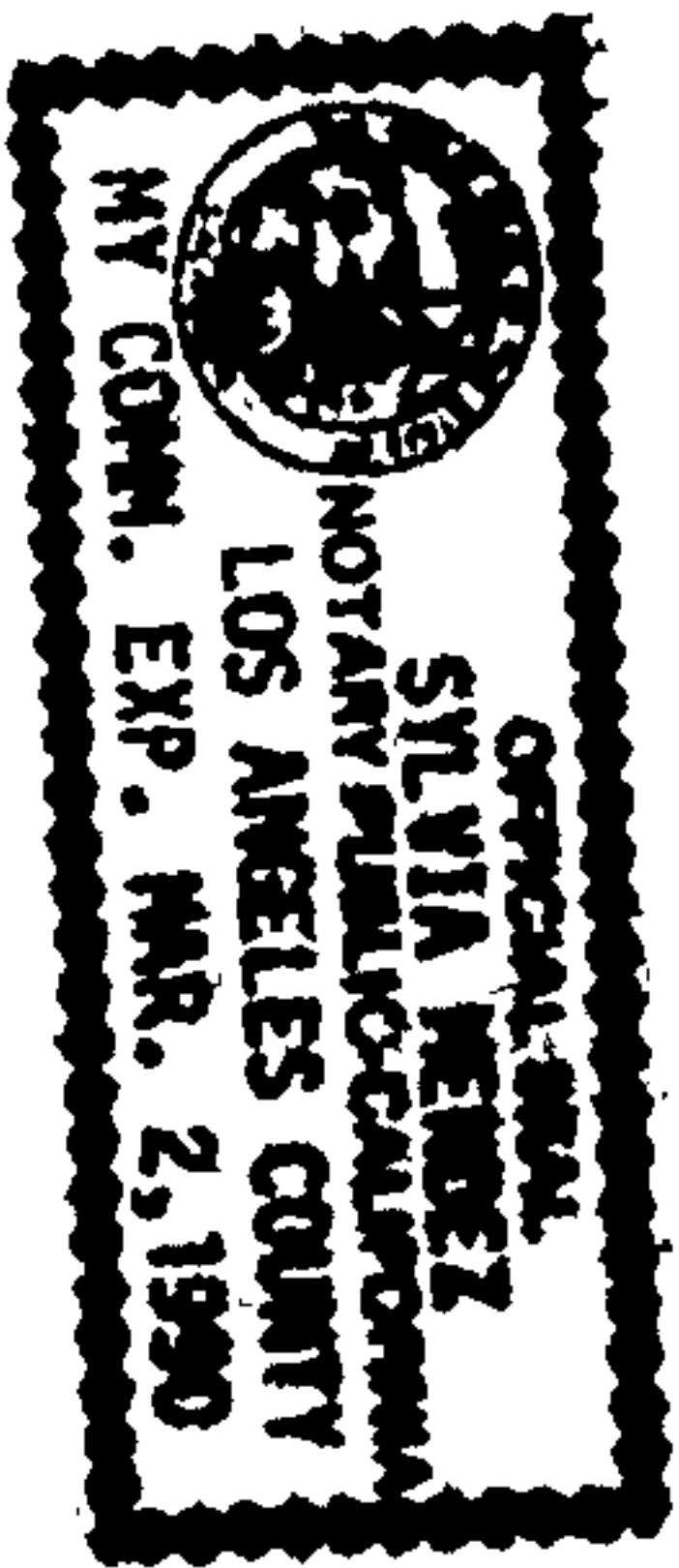
I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee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

Signed [Signature] OWNER 3/27/87

14700600095

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES



ACKNOWLEDGMENT—General—Wolcotts Form 233CA-LA—Rev 5-82  
©1982 WOLCOTTS, INC

ss.

On this 9th day of March, in the year 1987,  
before me, the undersigned, a Notary Public in and for said State, personally appeared

Richard Hager, personally known to me

(or proved to me on the basis of satisfactory evidence) to be the person whose name  
subscribed to the within instrument, and acknowledged to me that he  
executed it.

WITNESS my hand and official seal.

Sylvia Hendez  
Notary Public in and for said State.

60000  
64004

68-071 2NDR



GENERAL ACKNOWLEDGMENT

4700600

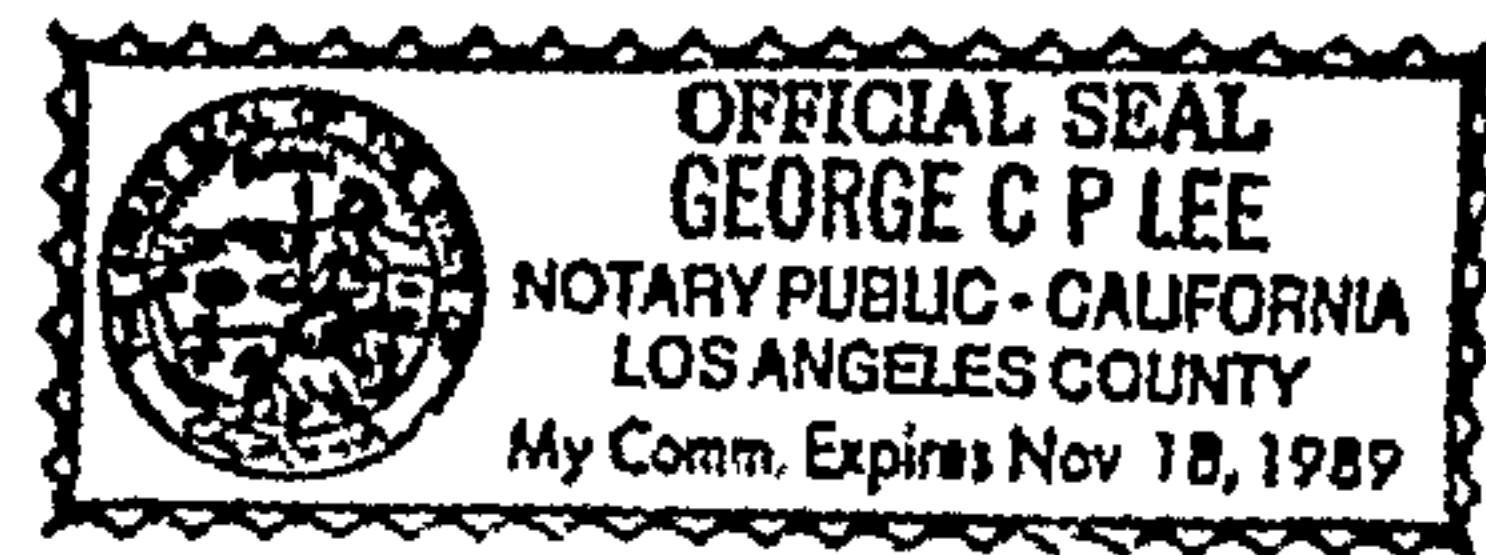
NO 201

State of California  
County of Los Angeles } SS.

On this the 10th day of April 1987, before me,

the undersigned Notary Public, personally appeared

W. Olson



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

George C. P. Lee  
Notary's Signature

3

APPLICATION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

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

FOR INSPECTION

Signature 0400088

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 5	BLOCK E	TRACT Westminster Pl	COUNCIL DISTRICT NO.	DIST. MAP 4584	CENSUS TRACT 2117
2. PRESENT USE OF BUILDING (05) Apt. Hse	NEW USE OF BUILDING ( ) same				ZONE R5.4	
3. JOB ADDRESS	621 S. Gramercy Pl					FIRE DIST.
4. BETWEEN CROSS STREETS	AND		6th		LOT TYPE Int.	
5. OWNER'S NAME	Donald Kaplan				LOT SIZE 70x153.79	
6. OWNER'S ADDRESS	5699 Konan Rd		CITY Agoura	ZIP 91301		
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY		
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE		
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY	ZIP	AFFIDAVITS Z.I.1216			
10. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	To be Selected		
11. SIZE OF EXISTING BLDG. WIDTH LENGTH	STORIES 4	HEIGHT 10.5	NO. OF EXISTING BUILDINGS ON LOT AND USE One		P.C. REQ'D	
12. CONST. MATERIAL OF EXISTING BLDG. →	EXT. WALLS Brick	ROOF Wood	FLOOR Wood	Yes		
13. JOB ADDRESS	621 S. Gramercy Pl				DISTRICT OFFICE LA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 8600				SEISMIC STUDY ZONE	
15. NEW WORK (Describe)	Drop ceiling on corridors ( amends permit 87LA62801				GRADING	FLOOD
NEW USE OF BUILDING	Apt. Hse		SIZE OF ADDITION	STORIES	HEIGHT	ZONED BY J.H
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED	FILE WITH		
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED?	TYPIST		
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY	INSPECTOR Durand		
P.C. 5576	DEL	CONT. INSP.	CASHIER'S USE ONLY			
S.P.C.	P.M.		C .60 E.I.			
B.P. 6560	E.I. 160	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	C 2.44 OSS			
I.F. No	F.H.		C 56.76 C-PC			
O/S	O.S.S. 244		C 65.60 BP-C			
DIST. OFFICE LA	S.O.S.S.	SPRINKLERS REQ'D SPEC. N/C	C 638.14 ODDI			
P.C. NO. G 9584	ONE	ENERGY	E9917 2 04/28/87 124.40 CHTD			

DECLARATIONS AND CERTIFICATIONS LICENSED CONTRACTORS DECLARATION

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

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).) I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.) I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.) I am exempt under Sec. B. & P. C. for this reason Date 9/27/87 Owner's Signature

WORKERS' COMPENSATION DECLARATION

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

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California. Date 9/27/87 Applicant's Signature NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

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

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

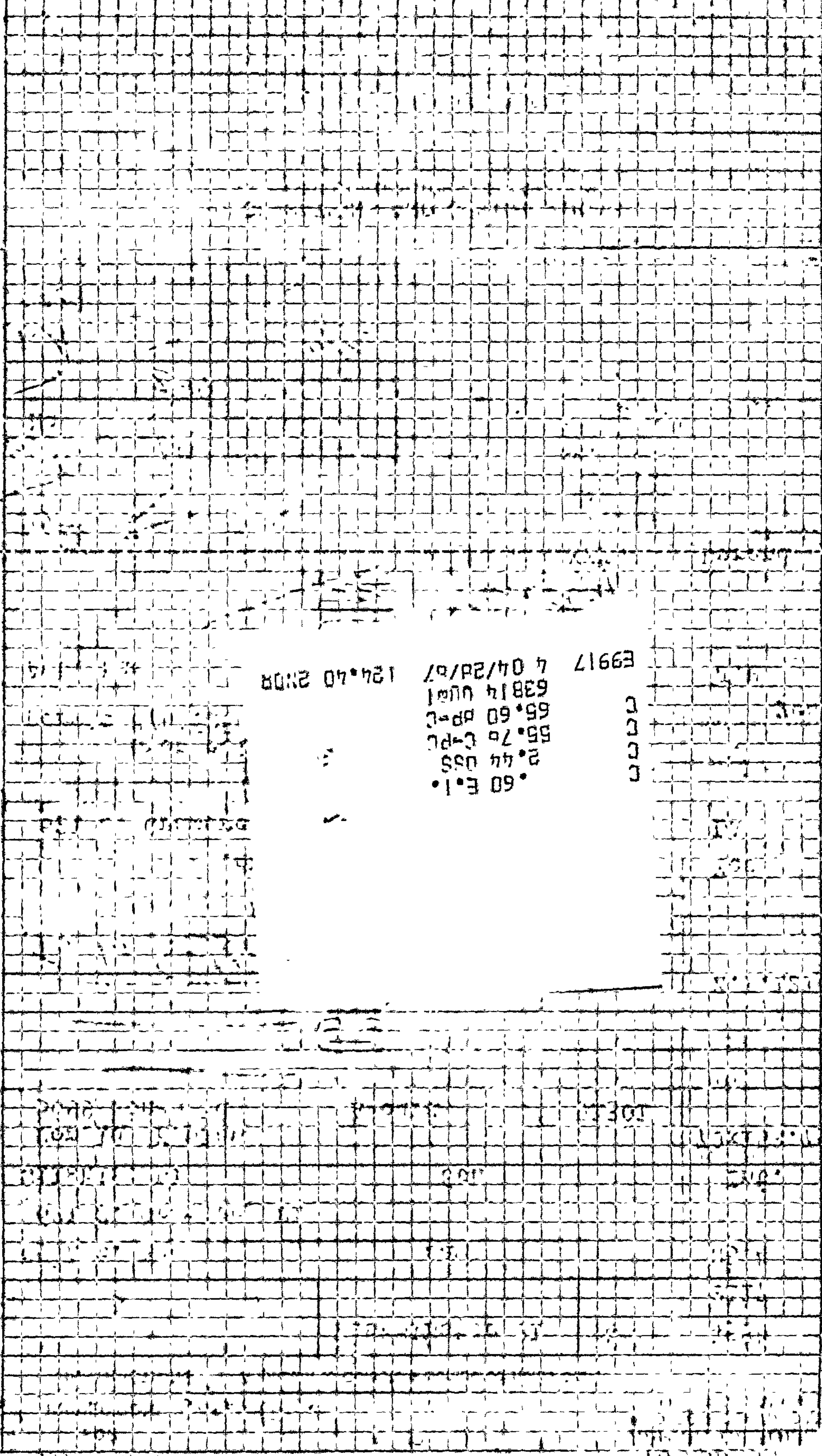
Signed (Owner or agent having property owner's consent) Position OWNER 9/27/87

14800400089

REGULAR	100
EXEMPTION	100
ADDED	
PROPERTY TAX	
LOCAL TAX	
TOTAL	

GRID NO	
CATEGORY	
AREA	
HIGHWAY	
FRONTAGE	
TAXES	
CONSTRUCTION TAX	

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



STATE OF CALIFORNIA

COUNTY OF Los Angeles

} SS.

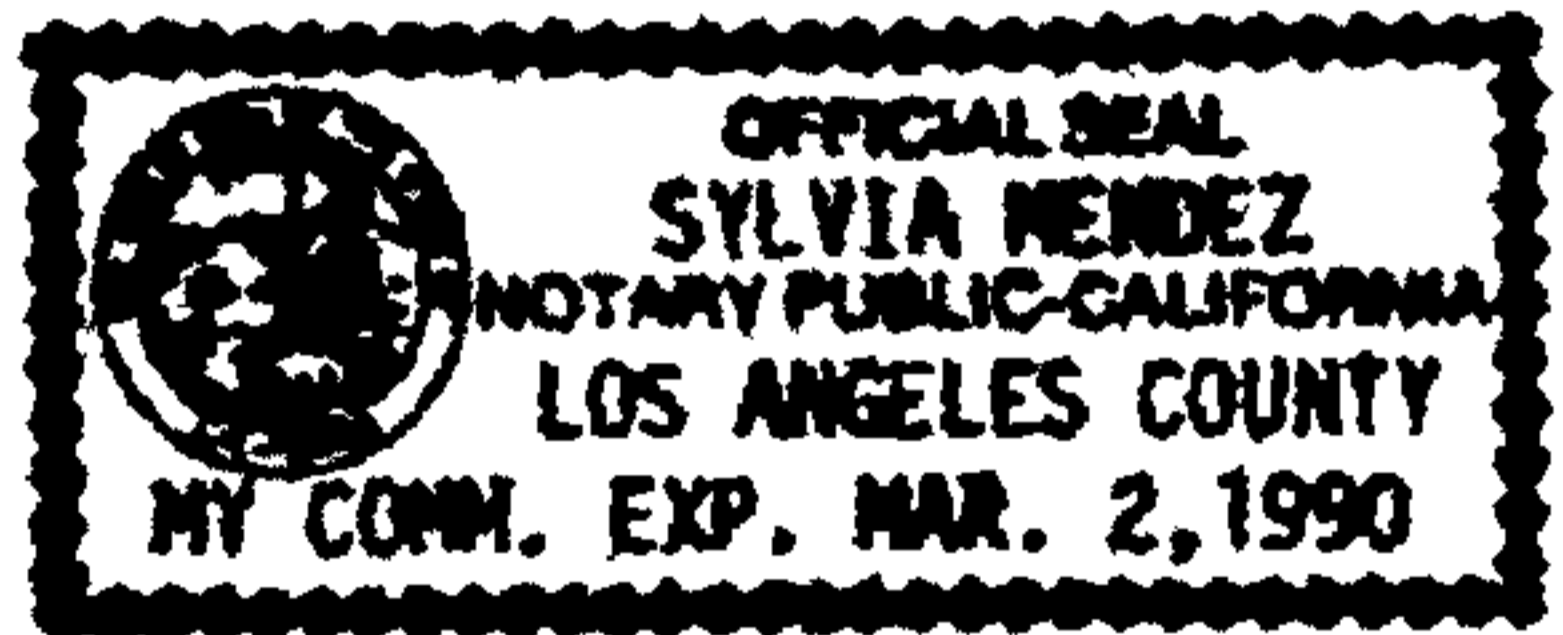
On this 27th day of April, in the year 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared

Ronald Kaplan

~~personally known to me~~  
~~(or proved to me on the basis of satisfactory evidence)~~ to be the person whose name \_\_\_\_\_  
subscribed to the within instrument, and acknowledged to me that he executed it.

WITNESS my hand and official seal.

Sylvia Mendez  
Notary Public in and for said State.



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Bldg-Alter/Repair Apartment Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT                  AND CERTIFICATE OF OCCUPANCY</b>	Last Status: Ready to Issue Status Date: 04/10/2007
---	---	--

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
WESTMINSTER PLACE	BLK E	5		M B 9-61	135B193 949	5504 - 027 - 005

<b>3. PARCEL INFORMATION</b>		
Area Planning Commission - Central LADBS Branch Office - LA Council District - 10 Certified Neighborhood Council - Wilshire Center - Kore Community Plan Area - Wilshire	Census Tract - 2117.01 Census Tract - 2117.02 District Map - 135B193 Energy Zone - 9 Near Source Zone Distance - 5.2	Thomas Brothers Map Grid - 633-H2

ZONE(S): R4-2 /

<b>4. DOCUMENTS</b>	
ZI - ZI-1940 Wilshire Cntr/Koreatown R RENT - YES ORD - ORD-165302-SA170 CRA - ZI 1940 KOREATOWN	CPC - CPC-1986-834-GPC CDBG - BID-Wilshire Center CDBG - LARZ-Central City

<b>5. CHECKLIST ITEMS</b>

<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>		
Owner(s): Gramercy Venture Llc	3800 Rhodes Ave	STUDIO CITY CA 91604
Tenant: Applicant: (Relationship: Contractor)		

7. EXISTING USE	PROPOSED USE
(05) Apartment	

<b>8. DESCRIPTION OF WORK</b>
REPLACE DRYWALL, DOOR, AND TILE IN SHOWER BATHROOM. NO STRUCTURAL CHANGES.

<b>9. # Bldgs on Site &amp; Use:</b>

<b>10. APPLICATION PROCESSING INFORMATION</b>	
BLDG. PC By: OK for Cashier: Chanel Burgess Signature: <i>Chanel Burgess</i>	DAS PC By: Coord. OK: Date: 4/10/07

<b>11. PROJECT VALUATION &amp; FEE INFORMATION</b>	
Permit Valuation: \$1,000 FINAL TOTAL Bldg-Alter/Repair: 102.44 Permit Fee Subtotal Bldg-Alter/Rep: 65.00 Fire Hydrant Refuse-To-Pay E.O. Instrumentation: 0.50 O.S. Surcharge: 1.71 Sys. Surcharge: 5.13 Planning Surcharge: 5.10 Planning Surcharge Misc Fee: 5.00 Permit Issuing Fee: 20.00 Permit Fee-Single Inspection Flag	PC Valuation: Total Bond(s) Due:
Sewer Cap ID:	

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

LA Department of Building and Safety  
 For Cashier's Use Only LA 07 219918 04/10/07 02:45 PM

BUILDING PERMIT COMM	\$65.00
EI RESIDENTIAL	\$0.50
BUILDING PLAN CHECK	\$20.00
ONE STOP SURCH	\$1.71
SYSTEMS DEVT FEE	\$5.13
CITY PLANNING SURCH	\$5.10
MISCELLANEOUS	\$5.00
Subtotal:	\$102.44
Carry Over FROM Trans 219917	\$140.40
Total Due:	\$242.84
Credit Card:	\$42.84
Cash:	\$200.00

07LA 07059



1010217200747382

14. APPLICATION COMMENTS

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 if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

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 the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **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 as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

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

19. 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 the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at [www.aqmd.gov](http://www.aqmd.gov) Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per 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 at (800) 597-5323 or [www.dhs.ca.gov/childlead](http://www.dhs.ca.gov/childlead)

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 issued (Sec. 3097, Civil Code). Lender's name (if any): \_\_\_\_\_ Lender's address: \_\_\_\_\_

21. FINAL DECLARATION

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

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal 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.

Print Name: **Robert Guzman** Sign:  Date: **04/10/07**  Contractor  Authorized Agent

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B07LA03526

Commercial

Initiating Office: METRO

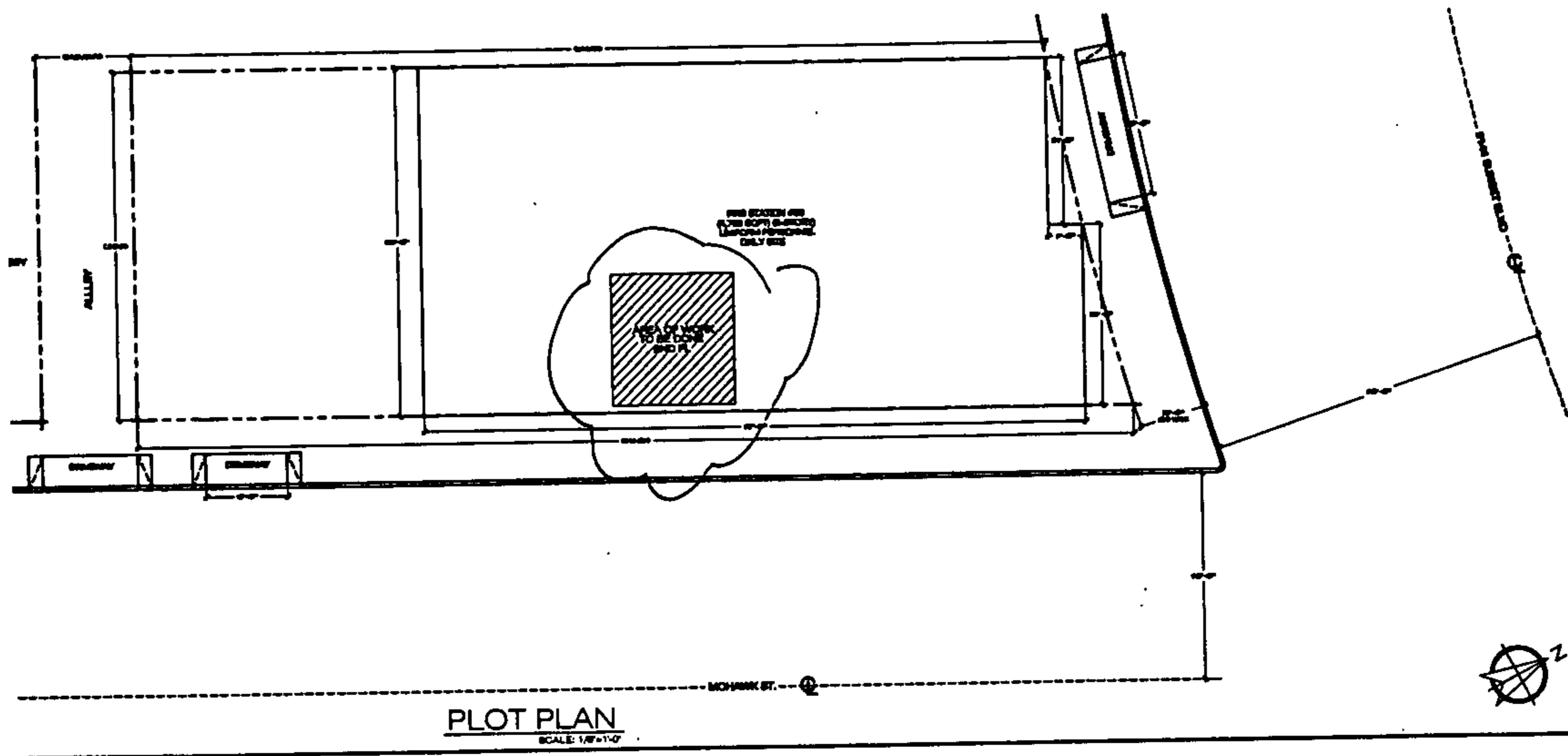
Plan Check

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

# PLOT PLAN ATTACHMENT

1010417200747382

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



# 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 him yesterday.

The largest transaction was sale of the Admiral Apartments six-story, 61-unit structure at 840 S. Serrano Ave., to Mr. and Mrs. Joseph Steinberg for approximately \$325,000. Mrs. Minerva Bush, Hollywood real estate broker, conducted the transaction.

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

A \$125,000 business property at 3832-44 Wilshire 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 about \$75,000.

## Building in Deal

The Wilshire Building, four-story business and apartment structure at the southwest corner of Western Ave. and Sixth St., was bought for approximately \$125,000 from William C. McDuffie 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.

# 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 besides 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 California Real Estate Association.



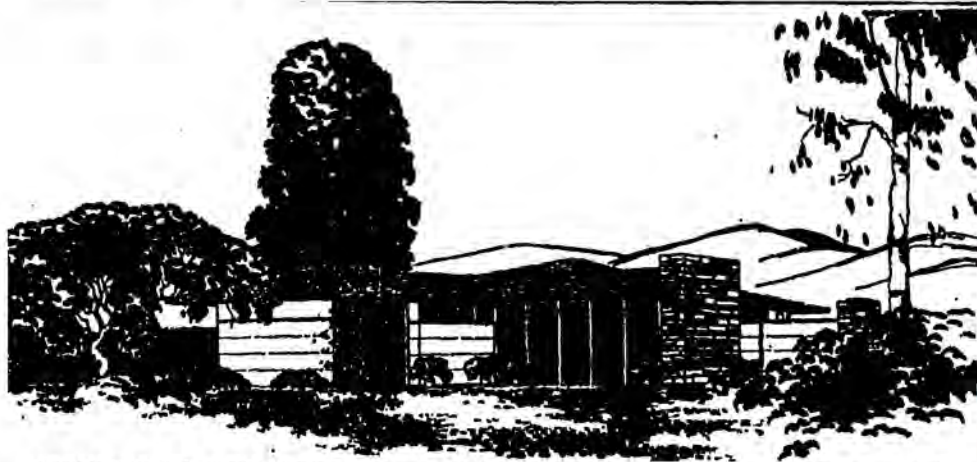
# JADE BUDDHIST ROSARY TAKEN BY BURGLARS

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 burglars cut a screen to 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.

## 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. Marzolin 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 600 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 E. Slauson Ave. to be operated by Bemis Bro. Bag Co., which has plants in various places throughout the country. A one-story building with more than 10,000 square feet of space has been leased for the new plant, it was stated. The Le Roy D. Owen Co. handled the lease negotiations.

## 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.

## 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 realtors, has been announced. It is at 17301 Ventura Blvd., Encino, and is under the management of Paris Wheeler.



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

Bush, G M

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

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# 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-

na.

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



PLANS FOR L.A. CONValescent HOME

Plans have been completed by Architect Louis Seiden for the building 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 upkeep of the building will be augmented by the holding of a dinner-dance at the Biltmore 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 Seiden and the officers are Mrs. William Silverman, president; Mrs. A. Zemanaky, first vice-president; Mrs. A. W. Hackel, second vice-president, and Isaac Pacht, chairman of the 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 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 pass 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.

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 building, 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 Chautauqua, Western and Temescal Heights and a portion of Las Pulgas subdivision.

## Improvements Completed on Homes Tract

The Los Angeles Investment Company this week completed its improvements in a new unit opened in June at West Slauson and Oyerhill Drive. This unit contained thirty-seven acres and was improved with cement sidewalks, curbs, gutters and paved streets; water and gas placed and services extended to the lot line.

It is the policy of the investment company to improve each unit opened immediately, so that the homes may be built and occupied with all improvements in and paid for.

## New Shingles Gain Market

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 N. L. Brinker, director of sales for the El Rey Products Company.

The new shingle, which was first placed on the market on October 2, last, is being sent regularly in carload lots to Seattle, Portland, San Francisco, San Diego and the Hawaiian Islands, according to the executive.

## Sale of Homes 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 Janss of the Janss Investment Company announced this week.

"Comparison of totals shows," Janss 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 ninety days, there is a distinct shortage of homes in certain price classes."

## Apartment 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. Peiton, 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-Traits 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, which will connect with the main Los Angeles line, was started yesterday at Radford avenue in Studio City. The unit extends from Vine-land avenue to Pacoima avenue where it connects with the Studio City sewer system which has been completed.

The outfall sewer plans call for the boring of approximately twenty miles of trenches ten-foot 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 \$30,000.

## 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 Ayers J. DuBols, chairman of the Hollywood branch of the Los Angeles Realty Board.

"Hollywood, formerly a 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 166 apartment-houses, valued at \$14,705,338. 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 opposite the Good Samaritan Hospital, is scheduled for completion December 15, according to Will Sterling 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 reinforced concrete unit housing the latest equipment for medical research. It has a frontage of seventy-two feet on Shatto, between Lucas and Witmer, and a depth of 118 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 fire-proof partitions are being installed throughout by the Pacific Fireproofing Company, Los Angeles, to conform with the Class A requirements of the building.

## HOMESITES SOLD

John H. Elerath of San Fernando and Dr. W. E. Percival of Pasadena have just purchased homesites in Pacific Palisades 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)
Thomas Brothers Grid	PAGE 633 - GRID H2
Assessor Parcel No. (APN)	5504027005
Tract	WESTMINSTER PLACE
Map Reference	M B 9-61
Block	BLK E
Lot	5
Arb (Lot Cut Reference)	None
Map Sheet	135B189 135B193

### Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Wilshire Center-Koreatown
Council District	CD 10 - Heather Hutt
Census Tract #	2117.04
LADBS District Office	Los Angeles Metro

### Permitting and Zoning Compliance Information

Administrative Review	None
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### Planning and Zoning Information

Special Notes	None
Zoning	R4-2
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 Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No

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

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 712647 49 2190367 1720742 1563844PR 1563844 1548289 1517769 1426870 1347728 1201835 1120538
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

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Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 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)	No
Wells	None

#### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.38010392
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

#### Economic Development Areas

Business Improvement District	WILSHIRE CENTER
Hubzone	Redesignated until Dec 2021
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

#### Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	Yes [APN: 5504027005]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes

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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
Battalion	11
District / Fire Station	29
Red Flag Restricted Parking	No



## CASE SUMMARIES

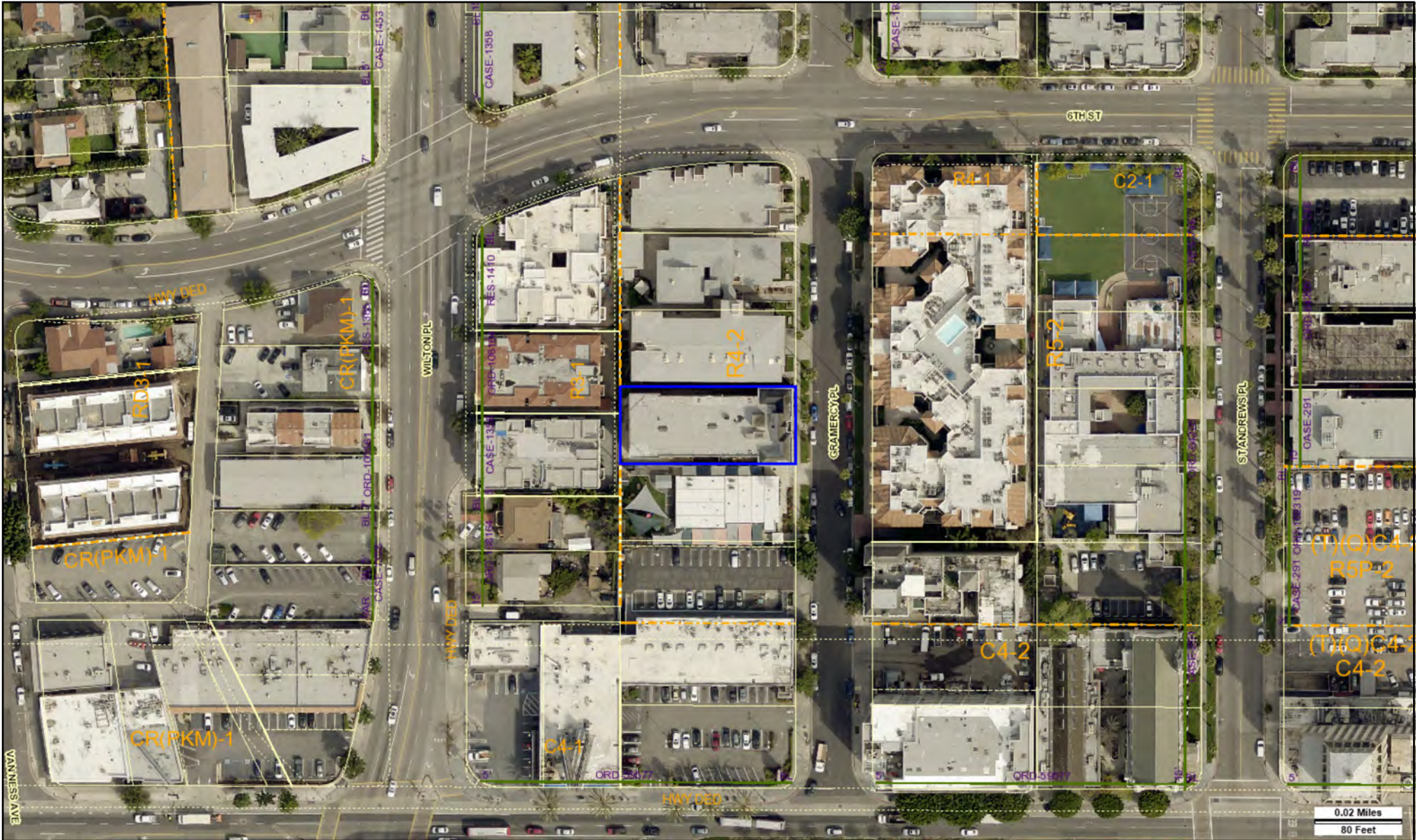
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

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 AUTHORITY 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 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 AUTHORITY 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 AUTHORITY 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

